

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Staff Presentation Worksheet

Presentation Date: August 16, 2011 Time: 2:30PM

Length: ¹⁵~~30~~ minutes

Presentation Title: Dangerous Building Demolition Proposal - 21432 E. Glacier Court

Departments: County Counsel, Emergency Management, Transportation and Development

Presenters: Scot Sideras, Jay Wilson, Scott Caufield

POLICY QUESTION

Should the County assume the responsibility of demolishing a flood-damaged private residence, which the County has determined to be dangerous and that poses an imminent threat to the public and the environment, prior to the funding through the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program? FEMA and Oregon Emergency Management (OEM) consider flood acquisitions as the most cost-effective and permanent form of flood mitigation and are currently processing the grant application for this high-risk flood acquisition on the Sandy.

ISSUE & BACKGROUND

Background - This property at 21432 E. Glacier Ct (Attachment 1) was one of many on the Sandy River that did not have flood insurance due to FEMA's underestimating the potential flood risk and one of three properties applying for FEMA buyouts. This house was undermined during the January flood event on the Sandy River (Attachment 2) and the out-of-state homeowner has been earnest in working with the County on applying for a FEMA flood acquisition grant. We have been informed by the Zigzag Village Home Owners Association that children have been seen playing under the house's hanging foundation or loitering inside. The owner understands the terms of the County's Dangerous Building Notice (Attachment 3) and has acquired the necessary demolition permit but has no financial means to demolish the property.

Issue - The owner is having financial hardship and is unable to afford the demolition prior to the buyout. She has requested and given permission (Attachment 4) for the County to pursue demolition as soon as possible to remove the dangerous building while the FEMA grant application for the buyout is in process. Staff estimates a maximum demolition budget of \$30,000.

If the Board approves this project, 100% of the demolition will be reimbursed to the County with the remainder going to the homeowner. The FEMA grant covers 75% of eligible buyout expenses including the demolition and the remaining 25% will be reimbursed to the County from the grant settlement with property owner. The project can be pre-funded with existing dollars in the Emergency Management Department budget, to be followed by FEMA reimbursement. A dedicated funds supplemental budget would be submitted for Board approval through the Finance Department.

QUESTION(S) PRESENTED FOR CONSIDERATION

Will the Board approve funds to cover the immediate demolition while the flood acquisition grant application is being processed by FEMA?

OPTIONS AVAILABLE


- 1. Fund emergency demolition now and have reimbursement provided by FEMA Hazard Mitigation Program Grant:
 - a. Pro – Removes dangerous building, seal off utilities and clear site before return of winter weather and high water;
 - b. Con – County will need to provide advance funding and preliminary staff support before FEMA funds are awarded.


- 2. Do not demolish house and wait for FEMA funding to be approved:
 - a. Pro – does not require expenditure of County funds or commitment of staff.
 - b. Con – FEMA grant may not be funded for several months. House may collapse and cause injury to trespassers and/or environmental impacts to Sandy River.

RECOMMENDATIONS

Staff respectfully recommends the Board approve utilizing \$30,000 from the current Emergency Management Department budget for the expedited demolition and clean up of the dangerous building and property at 21432 E Glacier Court in Zigzag Village; and permit staff to continue work as necessary, to complete this process and secure reimbursement from FEMA.

SUBMITTED BY:

Division Director/Head Approval 

Department Director/Head Approval 

County Administrator Approval _____

For information on this issue or copies of attachments, please contact Jay Wilson @ 503-723-4848