

CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

Staff Presentation Worksheet

Presentation Date: 1/19/10 Time: 10:30 – 11:00 Length: 30 minutes

Presentation Title: Luther Road Housing Development

Department: Health Housing and Human Services and Department of Transportation and Development

Presenters: Cindy Becker, Trel Anderson, Barb Cartmill, Chuck Robbins

Invited: Ken Itef, DTD; Andrea Sanchez, HACC; Jillian Detweiler, Tri-Met

POLICY QUESTION

Should the Housing Authority, Community Development, and Urban Renewal Agency jointly create an affordable housing transit-oriented development approach to the Fuller Road light rail station area; and participate with Tri-Met to apply for federal funding to acquire property?

ISSUE & BACKGROUND

With the opening of the Green Line and the Fuller Road light rail station, there is an opportunity for the County to facilitate transit-oriented development that reflects the development policies of the County and Metro. The Housing Authority, Urban Renewal Agency, and Community Development have jointly obtained a study of the area to evaluate the housing and commercial market. The results of the study suggest that within the next 10 years the strongest market is for the development of affordable housing.

With this, transit-oriented affordable housing projects may be considered the catalyst for future development in the area, both private developments as well as publicly subsidized projects.

Through the Urban Renewal Agency, the County currently has site control of a key parcel on the south side of the area with access from SE Otty. The market study is accompanied by an affordable housing development financial feasibility analyses that considers the acquisition and development of parcels within the same proximity – the northeast corner of SE Otty and Fuller Road.

Additional background material is attached.

Tri-Met has recently approached the Housing Authority (HACC) to join in an application for federal funding that includes asking for funds to acquire property within the Fuller

Road station area. HACC would provide match resources should Tri-Met be awarded these funds.

QUESTION(S) PRESENTED FOR CONSIDERATION

Should the Urban Renewal Agency, the Housing Authority, and Community Development jointly develop a transit-oriented affordable housing approach for the Fuller Road light rail station area? This should include land acquisition, providing necessary subsidy and land covenant restrictions to assure affordability, and transit-oriented project design.

To pursue this, should the Housing Authority participate with Tri-Met to apply for federal funds that may be used to acquire property within the station area and on other infrastructure items to facilitate transit-oriented affordable housing development?

Should the Housing Authority provide up to \$250,000 in match funds if Tri-Met is successful in obtaining the federal grant? Match funds could come from HACC Local Project reserves (intended to be used for development), and/or fund proceeds from the sale of HACC scattered site units.

OPTIONS AVAILABLE

Give the Urban Renewal Agency, the Housing Authority, and Community Development the direction to use their resources in a joint initiative to be a catalyst for transit-oriented development in the Fuller Road station area, creating affordable housing development opportunities. With this, give the Housing Authority direction to participate in a grant application for federal funds that may be used for property acquisition and provide match funds.

Do not encourage the Urban Renewal Agency, the Housing Authority, and Community Development to use their resource in a joint initiative; do not use affordable housing development opportunities as a catalyst for transit-oriented development; do not participate in a grant application for federal funds with Tri-Met.

RECOMMENDATIONS

Give the Urban Renewal Agency, the Housing Authority, and Community Development the direction to use their resources in a joint initiative to be a catalyst for transit-oriented development in the Fuller Road station area.

The initiative should be to create affordable housing development opportunities in the Fuller Road station area using transit-oriented development, keeping in mind that this new development will serve to set the model of future development in the area.

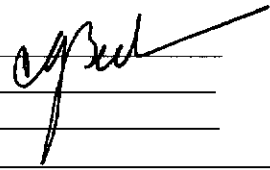
Give the Housing Authority direction to participate in a grant application with Tri-Met for federal funds that may be used for property acquisition, and that HACC would provide match funds if Tri-Met is awarded the grant.

SUBMITTED BY:

Division Director/Head Approval _____

Department Director/Head Approval _____

County Administrator Approval _____



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*2/2008 Version