

10/24/17

Oregon City Commission
625 Center Street
Oregon City, OR
97045

MEMO: Oregon City View Manor Disposition Application Request for Letter of Support

Dear Mayor Holladay and Commissioners,

On behalf of the Housing Authority of Clackamas County, we are requesting a Letter of Support to include with our Section 18 Disposition application to the U.S. Department of Housing and Urban Development (HUD), seeking permission to sell Oregon City View Manor, a 100 unit public housing property.

The Housing Authority is seeking to sell the majority of the site in order to leverage funding to build new, quality affordable housing in areas closer to services and amenities. Our request to HUD will include a plan to sell approximately 17-19 of the 22 acres at Fair Market Value, with the remaining acreage retained for future affordable housing development. On the 3-5 acres that are retained, HACC or a non-profit developer will build 30-50 units of housing in the cottage cluster design style.

HUD's Section 18 Disposition application requires the Housing Authority to engage with both the impacted residents and leaders of the local jurisdiction throughout the planning process. In my presentation to the Oregon City Commission on September 12th, 2017, I outlined our development plans and process for disposition of the site, if approved by HUD.

I appreciate the time that Mayor Holladay and City Commissioners have invested in considering this plan and our request for a letter of support for the application. Please don't hesitate to contact me if I can offer additional information on our plan for Oregon City View Manor.

Sincerely,



Chuck Robbins
Executive Director
Housing Authority of Clackamas County

Oregon City View Manor Disposition:

Leveraging Redevelopment for the Oldest Housing Authority in the State of Oregon

The Housing Authority of Clackamas County (HACC) was established in 1938 as the first Housing Authority in the state of Oregon. Clackamas County is located in the Portland Metropolitan Region and includes over 400,000 residents in both Urban, Suburban and Rural communities. Like many Housing Authorities across the nation, HACC is faced with diminishing Capital Fund contributions available to maintain Public Housing. In assessing its capital needs HACC determined that the current annual Capital Fund gap for maintaining all 545 public housing units is \$1,387,902.

Working to address this problem, HACC is launching redevelopment of its Public Housing portfolio including a mix of Disposition and Rental Assistance Demonstration projects in order to rebuild, reposition, and revitalize its aging and obsolescent housing.

The first project will be Oregon City View Manor; a 22-acre public housing community with 100 single and duplex units built in 1962. The site is underutilized and not located in an area close to services and amenities. The Housing Authority will seek to sell the property through a Section 18 Disposition application to be submitted to the U.S. Department of Housing and Urban Development (HUD) in the fall of 2018. If approved, all 100 families will be relocated to new homes using Section 8 vouchers.

The sale of Oregon City View Manor will generate funds to leverage the construction of around 400 new affordable housing units scattered throughout the county. Ultimately all of the 545 Public Housing units will be evaluated for sale, redevelopment or modernization. Over the next 10 years, HACC will be guided by the following development objectives to achieve portfolio-wide revitalization:

1. Ensure a replacement unit for every Public Housing unit sold or demolished that will serve households earning 30% or less of area median Income (AMI).
2. Build 1,000 new, high quality affordable housing units (serving residents earning 60% or less of AMI) dispersed throughout the County.
3. Provide supportive services to help residents reach their full potential.
4. Commit to transparent and consistent communication with current Public Housing residents as we plan these new communities.
5. We will strive to place new housing within desirable neighborhoods near parks, green space and natural beauty.
5. Whenever possible we will create mixed income communities close to natural resources, public transportation, good schools, jobs and opportunities for the residents.
6. Provide relocation assistance for any household required to move due to a rehabilitation or sale of a public housing community.

HACC is seeking federal-level support in the approval of its Section 18 Disposition application for Oregon City View Manor. This project's success is key to HACC's ability to leverage funds and proceed with transformation of its aging public housing portfolio into a wide range of income-diverse, service-rich, quality built affordable housing communities that will serve the most vulnerable in Clackamas County, Oregon.

OREGON CITY VIEW MANOR



<u>Size of Unit</u>	<u>Number of Units</u>
Efficiency 1-Bedroom	12
1-Bedroom Duplex	24 (2 ADA)
2-Bedroom Duplex	30 (2 ADA)
3-Bedroom House	24
4-Bedroom House	10 (1 ADA)

Elderly Residents	9% (18)
Disabled Residents	31% (59)
Residents under 18	45% (86)
Households with 1+ children	45% (44)
Single Person Households	43% (42)

Oregon City View Manor



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OCVM					
Zone			R3.5- Medium Density		
Allowed Density			1 Single Family or Duplex unit per 3500/Sq Feet		
Units Per Acre (Single Family)		12			
Units Per Acre (Duplex)		25			
Max units for five acres		124			
Total Acres		22.2			