

**CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS**

**Study Session Worksheet**

Presentation Date: September 22, 2009

Time: 1:30 – 2:30 p.m.

Length: 1 Hour

Presentation Title: Update on Housing Authority Redevelopment Efforts

Presenters: Trell Anderson and Cindy Becker

Invited: Housing Authority Advisory Group Members: Gary DiCenzo, Tom Cusack, Betty Dominguez; Erica Allison, HACC Board Member

**POLICY QUESTION**

There are no policy questions per se. This session is intended to provide an update and discussion time on the following topics:

1. Introduction of new members of the advisory group to the Executive Director; discuss their role in relationship to the Board's role.
2. Update on Clackamas Heights redevelopment efforts reviewing timelines, decision making, and upcoming policy issues.
3. Update on the "demolition and disposition" application of scattered site units and property search.
4. Regarding the sale of scattered site units, offering the opportunity for existing residents to purchase the home.
5. Regarding the relocation of residents in existing units, discussion on a new HACC Relocation Policy for redevelopment and sale of scattered site units.

## **ISSUE & BACKGROUND**

The Board approved the Housing Authority's Strategic Direction to Redevelop and Reposition the HACC Housing Portfolio in May of 2008. In conjunction to the Strategic Direction, the Board also approved a 5-Year Action Agenda to:

1. Redevelop an existing public housing site, which is now Clackamas Heights in Oregon City;
2. Perform work to apply for a HUD HOPE VI grant for redevelopment;
3. Begin selling the scattered site portfolio to general new resources for new housing units; and
4. Acquire new development opportunities for the replacement of scattered site units and new unit production.

HACC staff members have made progress on all four of these action items and wish to update the Board and set the stage for future policy discussions related to development activities.

When new Commissioners came to the Board we discussed the establishment of an advisory group to the Executive Director. Commissioners Lininger and Austin have been serving in this capacity since the spring of 2009 and we have recruited additional community members who bring a thorough understanding of housing authority administration and housing development. Their role will be to assist in program/policy evaluation and developing recommendations for the full Board of Commissioners to consider.

## **QUESTION(S) PRESENTED FOR CONSIDERATION**

Discussion will be on the following topics:

1. Introduction of advisory group members and discussion on their role in comparison to the role of the Board.
2. Regarding Clackamas Heights redevelopment, the selection of a consultant firm, Mithun architects, and timeline for community engagement, site design, land use planning and regulatory application, architectural schematics, preparation of a HOPE VI application.
3. Regarding the relocation of residents, the creation of a new Relocation Policy that follows the Uniform Relocation Act standards?
4. Regarding the sale of scattered site units, selling homes to current residents.
5. Regarding the sale of scattered site units to current residents, setting the sale price at market rates.

**OPTIONS AVAILABLE**

As there this is an update and discussion session, no options are being presented.

**RECOMMENDATIONS**

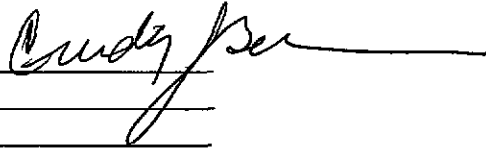
There are no recommendations at this time. The outcome of discussions from this work session will be used to develop recommendations for future Board action.

**SCHEDULE FOR STUDY SESSION**

Division Director/Head Approval \_\_\_\_\_

Department Director/Head Approval \_\_\_\_\_

County Administrator Approval \_\_\_\_\_

A handwritten signature in cursive script, appearing to read "Cindy Per", is written over the signature lines for the Division Director/Head Approval, Department Director/Head Approval, and County Administrator Approval.