

Feasibility Study

Memorandum
February 21, 2008

To: Interested Parties

From: Trell Anderson
Executive Director

Subject: HACC Public Housing Redevelopment Feasibility Analysis

Under this cover, please find the final draft of the “Financial and Development Feasibility Analysis of Public Housing Restructuring” for the Housing Authority of Clackamas County (HACC).

This analysis was commissioned to determine a range of redevelopment options and opportunities that may be considered for HACC’s public housing projects, to fully utilize existing assets, and reposition the housing portfolio.

At this date, no decisions have been made as to next steps. As you review the Analysis, please keep in mind that discussions with the HACC Board of Commissioners will now focus on the policy issues identified, what schedule we may want to precede on, and where we might start.

If you have any questions, please do not hesitate to contact me at 503.655.8506.

Executive Summary

Addenda

1. Notes from Advisory Committee Meetings/Guiding Principals
 - a. Summary of Advisory Committee & Staff input
 - b. August 1, 2007 Advisory Committee Meeting Minutes
 - c. Resident Letter

2. Existing Conditions:
 - a. Area maps
 - b. Site maps of existing layout
 - c. Aerial photos
 - d. Photos of existing buildings
 - e. Title Reports

3. Zoning - Meetings with Planning and Zoning Staff
 - a. City of Milwaukie meeting & excerpts of zoning code
 - b. Oregon City meeting minutes & excerpts of Zoning code
4. Tenant Demographics
 - a. Public housing residents
 - b. Wait list
5. Rent & Market Information
 - Comparable Projects
 - Homeownership comparables
6. Scenario Charts & Summary
 - Scenario Charts (XLS)
 - Scenarios
7. Proposed Site Plans
8. Financial Models
 - a. Overall summary chart
 - b. Project summaries
 - c. Full models
 - Scenario 1 (XLS)
 - Scenario 2 (XLS)
 - Scenario 3 (XLS)
 - Scenario 4 (XLS)
9. Sample Relocation Plan
10. HUD notices related to four types of dispositions
 - a. PIH 2007-10 voucher Funding in connection with Demolition or Disposition of Occupied housing units
 - b. Section 18 applicability - Streamlined Processing for Disposition in support of mixed-finance Housing developed pursuant to 24 CFR Part 94 Subpart F
 - c. Federal Register 24 CFR 990 Revisions to Public Housing Operating fund; Final Rule
 - d. Federal Register Public Housing Operating Fund Program guidance on implementation of asset management; Notice
 - e. Section 32 Guidance for PHA developing a Section 32 Homeownership Plan
11. Ballard Spahr "Housing Alert" on Public Housing Dispositions
12. Overview of Capital Grant Funds (XLS)
 - a. Breakdown of HACC's cap grant by project (XLS)
13. Administrative Facilities Models