

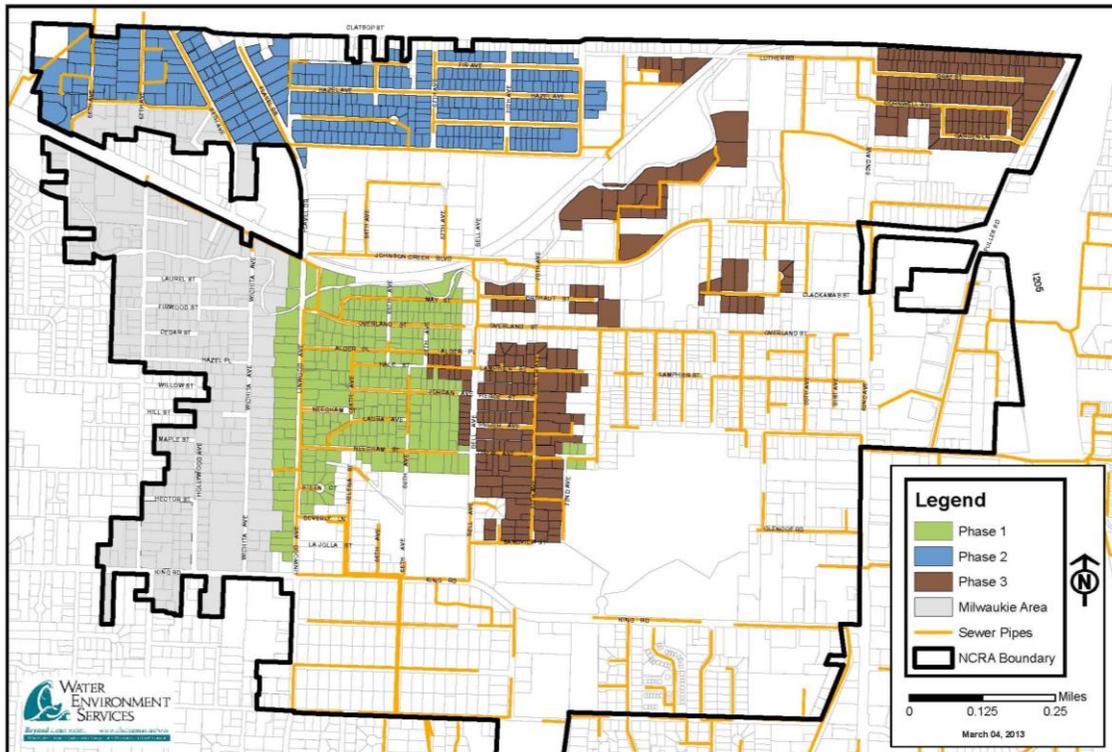
August 2014

WHAT'S NEW IN THE North Clackamas Revitalization Area



The North Clackamas Revitalization Area (NCRA) urban renewal district was created by Clackamas County in 2006 to support revitalization of the community as a safe, clean, affordable mixed-use residential neighborhood with retail, economic, educational, transportation and recreational opportunities.

NCRA programs now available to help with sewer assessment fees and connection costs



Though it's only been eight years since the North Clackamas Revitalization Area was founded, it is already providing residents with sanitary sewers, a new neighborhood park, housing rehabilitation and repair programs, and road safety improvements.

Public sewer service is now available throughout the Clackamas County Service District No. 1 (CCSD#1) area in the North Clackamas Revitalization Area (NCRA), and there are financial assistance options for property owners who need help paying assessment charges or connection fees.

In May 2013, the Board of County Commissioners levied assessments for the project that funded construction of the sanitary sewer system improvements (blue, green and brown areas on the map above) and final assessments were mailed to property owners.

Financial assistance options, described on the next page, include:

- Installment payments for assessments
- System Development Charge connection credit
- Limited grant funds to pay for private sewer connection costs

Installment Payments: If you own NCRA property and have not paid your assessment or made payment arrangements, the installment payment option is still available:

- There are no application fees, appraisal, income limits or prepayment penalties.
- Complete the Application to Pay Assessment in Installments (online at <http://www.clackamas.us/wes/documents/paymentapp.pdf> or by mail) and return it to CCSD#1 at 150 Beaver Creek Rd, Oregon City OR 97045.

SDC Connection Credit: The sanitary sewer system development charge (SDC) is a one-time fee that must be paid prior to connection to the system. The SDC funds capital improvements to the District's wastewater treatment facilities. Through an agreement between the Development Agency and CCSD#1, each developed property in the NCRA is eligible to receive a \$2,200 SDC credit upon connection. For more information, call Water Environment Services at 503-742-4567.

Grant Funds: Limited grant funds to pay for private sewer connection costs are available on a first-come, first-served basis to eligible property owners who are ready to connect to the new public sewer system.

Private connection costs eligible for funding include decommissioning the current onsite waste-water disposal system and hiring a contractor to re-plumb and connect to the public sanitary sewer. The program does not cover sewer assessments, system development or other connection charges, or monthly sewer fees.

Homeowners are eligible for the grant if:

- They own or are buying the property
- The owner resides on property, and
- The owner meets program income limits based on total household size and maximum annual gross income as set by the US Department of Housing & Urban Development.

The grant program is available through CCSD#1, the Development Agency and Clackamas County Community Development. For more information: 503-742-4567 or go to <http://www.co.clackamas.or.us/wes/ncra.jsp>.

For more about assessments, connecting to the new sewer system or financial assistance: Water Environment Services, 503-742-4567 or WES-SewerInfo@clackamas.us.

Please note: Public sanitary sewer service is available to all properties in the assessment district; but people are not required to connect. Property owners may continue to use their current on-site wastewater disposal system so long as it functions properly. Oregon Department of Environmental Quality regulations do require property owners to connect to the public sanitary sewer system once their old system fails.

The installation of sewer lines also resulted in the reconstruction of 8.5 miles of streets. Shown below is SE Alberta Street before and after sewer installation and road work. Needham Ct, May St, Overland St and Alder Dr between Linwood and Bell were paved as part of Phase 1 of the NCRA sewer project in fall 2010; Hazel, Fern, Alberta and SE 62nd were paved during Phase 2, and the Garden Lane area east of SE 82nd and portions of streets east of Bell and in the industrial area north of Johnson Creek Blvd were paved during Phase 3.

The program was partially funded with \$300,000 in Community Development Block Grants and a 20% match from the Development Agency. These contributions help decrease the assessments of property owners in the sewer project area.



Road upgrades continue; construction planned for Bell Ave, 70th Ave; Monroe design options to be considered

BELL AVENUE: In response to public input, Clackamas County is constructing improvements to SE Bell Avenue from SE King Road to SE Brehaut Street over the next 12-18 months. The improvements are being completed in two phases.

- Phase One, King to Sandview: Construction began in April 2014 and is expected to be done by September 2014. This phase includes:
 - A sidewalk and retaining wall on the west side
 - Improved stormwater collection system
 - New, improved accessible ramps on sidewalks
 - Restriping to provide dedicated bicycle lanes
 - Replacing the temporary traffic signal at the King Road intersection
- Phase Two, Sandview to Brehaut: Construction begins in spring 2015 and will be completed by fall 2015. While this phase is still in the design stage, the project includes:
 - Sidewalks on both sides of Bell
 - Improved stormwater collection system
 - New and improved accessible ramps on sidewalks
 - Restriping the street to provide dedicated bicycle lanes



Both phases will result in limited traffic delays and possible intermittent lane closures during construction. Flaggers and signs will help guide travelers. For the latest news on the project, check the project website at <http://www.clackamas.us/engineering/kingatbellsignalrepair.html>.

SE 70th AVENUE: Reconstruction of SE 70th Avenue from King Road to Monroe Avenue is also expected to begin this year. The project will include:

- Sidewalk and storm sewer improvements
- Paving unimproved road sections

MONROE STREET: Monroe between Linwood and Fuller is another roadway identified as needing enhancements, both by the public when the NCRA began and as part of the County's Transportation System Plan. Area residents were invited to take a survey this spring to help the County better understand the wishes of the local community. There will be more public involvement in coming months.



In the meantime, Milwaukie is beginning a greenway concept design project for the portion of Monroe in the city, between 21st Ave and Linwood. More information is available at <http://www.milwaukieoregon.gov/planning/monroe-street-neighborhood-greenway-concept-design-project> or by contacting Brett Kelter, City of Milwaukie Associate Planner, at kelverb@milwaukieoregon.gov or 503-786-7657.

For more information, contact Ken Iteel, 503.742.4324 or kennethite@co.clackamas.or.us, or go to www.clackamas.us/transportation/renewal/northclack.

Housing repair, rehab grants and loans available

The Development Agency's housing programs continue for NCRA property owners. Available programs for those qualified include the following:

- owner-occupied rehabilitation loans and grants,
- home access and critical repair grants,
- rental property rehabilitation loans, and
- help with down-payments and closing costs for first-time homebuyers.



The loans are low-interest and deferred payment, which means loan payments are not required until a property changes ownership.

An added bonus is that owner-occupied rehab loans and down-payment assistance loans are forgiven if the applicant maintains the home as their primary residence for 10 years.

For more information, go to <http://www.clackamas.us/development/northclack.html> and scroll to *Housing Rehab & Homebuyer Assistance Programs*, or contact Mary Anderson. 503-742-4323 or maryand2@clackamas.us.

For more information about the NCRA, go to <http://www.clackamas.us/transportation/renewal/northclack.htm> or contact Ken IteI at 503-742-4324 or kennethite@clackamas.us.

**Clackamas County Development Agency
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