



Clackamas Heights Redevelopment Advisory Group

Meeting Notes 2/25/2010

Members In Attendance: Nancy Walters, Ann Lininger, Chuck Robbins, Kim Parker, Erica Allison, Melody Landry, Ron Rubino, Linda Israelson, Kellie Fine

HACC Staff: Trell Anderson, Mary Bradshaw, Mary-Rain O'Meara, Andrea Sanchez

Consultants: Stephen Antiput, Erin Christensen, Deb Meihoff, Carolyn O'Doherty

Welcome and introductions

Co- Chair Lininger led introductions.

Design Workshop Recap / Review

Deb Meihoff asked for feedback from those who had participated in the workshop:

- Appreciation of how every demographic that will be touched by this plan was included in the planning effort. Neighbors, residents, the city, etc have all been involved. This is a model for other public planning processes moving forward.
- The workshop energized HACC staff in a way not seen over the past couple of years.
- Mithun has had a lot of fun working with community members and HACC staff.

Draft Concept Plan

Summary of public input and impact

Deb reviewed some highlights about what they heard during the week:

- Community garden should be used as a small scale working farm
- WIFI should cover the neighborhood
- Need for a tool lending library and community repair shop
- HACC Staff asked for a place to go to relax and get some respite from work
- A volunteer or workforce training shuttle might be a good transportation alternative that will also help provide training opportunities for resident.
- Edible landscape should be incorporated throughout the site
- Community policing office
- Daycare center
- Housing over the retail
- Embrace and express the cultural history of the area

Overview of Refined Draft Plan and Goals

Erin reviewed the goals and main proposals for the project

- Planned with the long term health of the community in mind, taking into consideration energy and water use, open space, and health, access to trails, parks, etc.
- Streets can be refigured to increase connectivity
- Job training and other services to promote self sufficiency
- Flexible community center space

- Showcase green technology in the office building
- Eco Farmsteads
- Improve transportation options
- Holcomb Hub for non- residential uses, daycare, Steve’s Market, etc
- Promote a diverse community and healthy lifestyle
- Support strong social fabric and support people of different incomes

Development program and potential phasing

Andrea Sanchez review potential phasing strategy and considerations

Phasing Considerations Include:

- Availability of funding sources
- Relocation of residents and HACC operations
- Establishing the new community image
- Demolition and infrastructure logistics
- Efficient construction and minimal disruption
- Anticipate multiple phases: 5 year build out with HOPE VI Funding
- The First Phase will include all infrastructure improvements (streets, parks, and the community garden)
- Phase 2 will include all HACC owned non-residential square footage as well as HACC owned residential units
- Phase 3 and Phase 4 will include an estimated 100 Low Income Housing Tax Credit affordable rental units.
- Phase 5 is homeownership.

Discussion

Q: Will there be people living on the property while construction is being completed? How will you ensure the safety of children?

A: We will have big fences around construction zones to ensure that people cannot enter. Another opportunity will be to hire Section 3 guards on site that can look out for the safety of children and other community members.

Q: Why not wait until the end of construction to move everyone in?

A: There are a number of reasons for this including demand for the housing and operating income coming into the Housing Authority. In addition it will be good to have people move in as soon as possible to help begin to build that community identity, prevent vandalism, etc.

Q: How will phasing work over the existing land use (housing)? Will you move everyone at the same time.

A: We anticipate moving everyone in the summer and fall of 2011 and demolition will start once we get the site empty.

Q: Where will the current residents go?

A: We will use section 8 vouchers for the majority of residents to move them to different housing. Some may choose to move to another public housing property. Each household will have a relocation counselor assigned to them that will determine the best case scenario for that individual household. We will work with residents

to ensure that stress is minimized throughout the process.

Q: Do you get a voucher for each PH unit that you take away?

A: Part of the HOPE VI process is the ability for a housing authority to apply for Section 8 vouchers to assist with relocation. HACC will apply for the vouchers once we receive notice that we have been funded through the HOPE VI program.

Q: How are you ensuring that a public housing unit will be added for each scattered site that you take away?

A: HACC drafted a replacement plan as part of the scattered site disposition effort. Each Public Housing unit that is sold will be replaced. Public Housing is a subsidy stream that is attached to a particular unit. When we sell a unit we do not lose the subsidy. We will simply move it to another unit.

Q: Will they still be owned by the Housing Authority?

A: Yes

Q: Will the Public Housing Units be built in the first phase?

A: Yes. The Public Housing units will be built in the first phase along with the HACC Offices and an estimated 50 affordable rental units..

Q: Where will residents be relocated to?

A: This will be determined through the conversation between the individual household and the relocation specialist. The residents will be given choices and options and the Relocation Specialist will help support them through this process.

Q: Will the Relocation Specialist be Housing Authority Staff?

A: We do not have the in house capacity to provide a staff person to serve as a relocation specialist, but we do have an Intergovernmental Agreement with the Housing Authority of Portland to handle some of our current relocations with the scattered site housing and it is a possibility that we would extend this over to the relocation efforts of Clackamas Heights. The money to support relocation will come from the HOPE VI Grant.

Q: Are these enhanced vouchers?

A: The vouchers are not enhanced.

Q: What if the bottom tier request for Section 8 vouchers isn't granted? (For Scattered Site Houses)

A: HACC will be applying for vouchers to relocate the households in Phase 1 of the Scattered Site Disposition. If we do not receive enough or none at all, HACC will utilize vouchers from the current voucher pool.

Q: Are the vouchers portable?

A: Yes they could be moved somewhere else, as long as the local Housing Authority accepts porting.

Q: How many residents said they wanted to come back and live at Clackamas Heights after redevelopment?

A: About 25% said they would want to come back in our resident survey. This is a normal response, and most public housing redevelopments have an even smaller actual return rate. Once people are relocated for two years, many decide not to move a second time.

Q: Does HACC get a lot of ported vouchers from HAP?

A: Actually, it is the other way around. We end up sending more ports up to HAP

Q: What is the plan for deconstruction of the site?

A: HACC is working with the Rebuilding Center in Portland for potential reconstruction services. This is another great area with Section 3 and job training opportunities.

Q: What groups will you work with for job training?

A: PDX Youth Build, Habitat for Humanity, Clackamas Community College, and other organizations.

Entitlements/permitting strategy (process underway)

The Mithun design team and HACC staff met with the City of Oregon City on Tuesday, February 23 for a pre-application meeting. The city staff were very supportive of the master plan concept that has been developed. Questions were asked about various components of the plan including fire access, roads layout and stormwater management. City staff will provide formal comments to the design team in early March. The final concept development plan will be submitted mid-April. We anticipate a late summer approval of the plan.

AG Evaluation on Draft Concept Plan

Comment: It will be important to develop a long term communications strategy moving forward through construction of the site. Neighbors will need to know in advance what this plan will be, how they will be kept informed, who they can go to with questions, etc. Contractors should have point people to answer questions and information should be well posted and distributed to neighbors. Potential challenges may arise around work on gas lines, electrical work, asbestos abatement, etc.

Next Steps Toward Redevelopment

Technical

Erin reviewed the Land Use application timeline, and informed everyone that a zone change will not be necessary.

Master Developer

Through a public procurement process, HACC will solicit a Master Developer to assist with the HOPE VI application, serve as the direct liaison, in partnership with HACC, to HUD, build out all of the site improvements (including parks and community garden space) , , develop all of the HACC owned non-residential square footage as well as the HACC owned residential units. A key criteria for the Master Developer is extensive HOPE VI experience..

Financial / Funding

HACC anticipates requesting the maximum amount possible (\$20 million) in HOPE VI Revitalization Grant funds. Chuck Robbins of Clackamas County Community Development explained that their office has already committed \$3.75 million of their HOME funding, over five year period, to the redevelopment of Clackamas Heights. \$350,000 in CDBG funds are also committed to the project to pay for infrastructure improvements. Other potential sources of funding include, but are not limited to, Low Income Housing Tax Credits, Capital Fund Financing Program, Oregon Housing Trust Fund and New Market Tax Credits.

Public outreach

A letter writing campaign will be conducted to gather letters of support from involved residents and neighborhood members to submit with the land use application. Upcoming community events include an Open House on March 20th, and a Neighborhood Meeting on April 22nd.