



Agenda 10-11-12



Declaring the Women's Transition Center Properties,
Located at 722, 732, and 736 N.E. Couch Street, Portland,
Oregon, as Surplus Property and Authorizing the
Department of County Human Services to Offer the
Properties through the Affordable Housing Development
Program



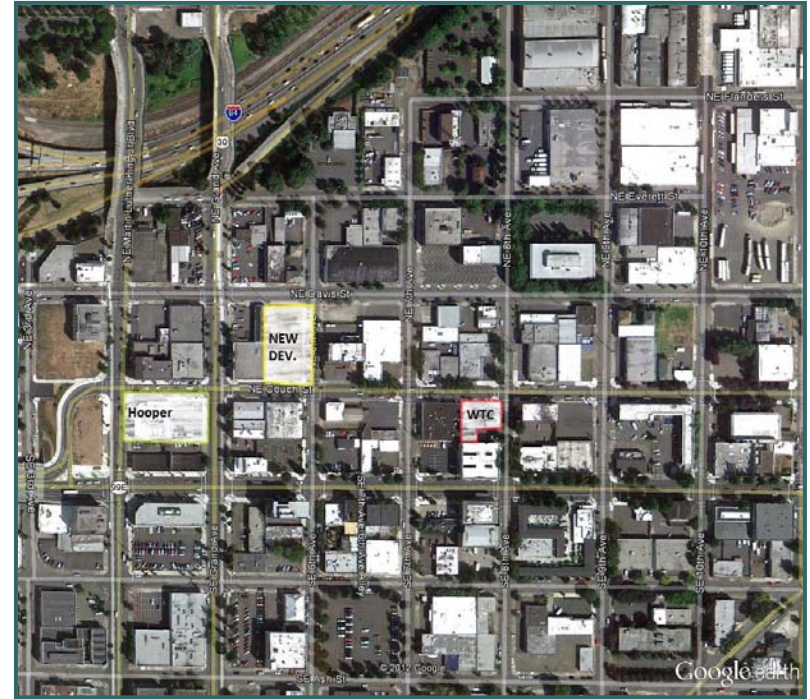
COUCH STREET TRANSITIONAL HOUSES BUDGET NOTE



BUDGET NOTE:

The Couch Street Transitional Houses are an asset to the County and the community, as they provide affordable transitional housing options for women under the supervision of the Department of Community Justice. With the understanding that there are fiscal challenges to the continued ownership of these houses, the Board requests DCJ form a workgroup, including members of Board staff, to look at similar County disposition processes and return to the Board by August with recommendations. The Board also requests that the recommendations include how we maintain transitional housing options for this population. (Board Briefing 8/21/12)

LOCATION



CENTRAL EASTSIDE INDUSTRIAL DISTRICT (CEID): Along Burnside-Couch couplet near Street Car route. Mixed area with a range of existing to new development, surface parking lots, and mixed commercial and industrial uses.

ASSET



	736 Couch	732 Couch	722 Couch	TOTAL
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Built	1901	1901	1899	<i>source: DART</i>
House SF	2,006	2,040	2,414	6,460
Lot SF	1,500	1,500	3,750	6,750
2011	\$284,130	\$265,730	\$260,420	\$810,280
2010	\$309,890	\$289,370	\$282,680	\$881,940
2009	\$320,250	\$298,690	\$291,310	\$910,250
2008	\$328,750	\$306,300	\$298,370	\$933,420

ACQUISITION:

2001: Acquired for \$450,000 from Public Safety bond interest per Resolution 01-018.

2001-2005: Renovation from \$180,000 PDC grant plus \$225,000 County-funded from Public Safety Bond interest per Resolution 01-169.

CONDITION:

Fair; \$140,000 budgeted for FY13 foundation, leak, and water intrusion capital work-on hold.

PROGRESS



- August 21: Work Group briefed the Board on options for disposition of the Properties.
- September 4: DCJ relocation of families completed.
- September 5 to October 5: DCJ and Facilities Property Management completed move-out after twenty years of occupancy. Significant donations made to non-profits of furniture, equipment, and materials. Facilities completed inspections, pending repairs, and mothballing.





DISPOSITION RECOMMENDATION



Dispose of properties through the Affordable Housing Development Program Application Process

- Competitive Process managed by DCHS (In lieu of Surplus Process managed by Facilities).
- Authorized by State Statute (ORS 271) and County Ordinance 27.100-108. Updated application approved by the Board in July.
- Used to transfer residential properties received by the County through tax foreclosure to non-profits to be used as affordable housing but the statute covers transfer of any government owned properties.
- Applications evaluated by a technical review committee. Includes County Commissioners staff, representatives from Gresham and Portland, banking, real estate, and philanthropic communities, and County Citizen Involvement Committee.
- Final disposition approved by the Board of County Commissioners.



AHDP Process



- Only non-profit project sponsors may apply.
- Properties can only be used for rental housing, homeownership, group homes, or shelter programs.
- Rental, group home and shelter projects must remain in use for 60 years.
- Homeownership projects must remain with low income buyers for 30 years.
- Property is transferred at no cost other than nominal application and transfer fees but no development funds are included.
- Projects are rated for quality and financial feasibility as well as policy targets around sustainability, health, and social equity.
- Recommendations are made by the Technical Review Committee and public hearings are required by statute.
- Board of County Commissioners makes the final disposition decision.



SCHEDULE



October:	Convene Technical Review Committee (TRC) to review process and Properties; Announce workshop; Notify non-profits and other partners.
November:	AHDP Workshop and Application release (must post 45 days); Two Open Houses to inspect the Properties.
December:	AHDP applications due with application fee.
January:	Review and to score applications (within 60 days); Brief BCC on recommendations; TRC finalizes; Approval by County Attorney.
February:	Public hearing notice of transfers (post for two weeks); Notice to neighborhood associations.
March:	Public hearing & approval of transfers at BCC Meeting (at least 15 days after TRC finalizes recommendations); Official notice to bidders.
May:	Target Closing for Disposition.