



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. (Scheduled for BCC 8/21/12)

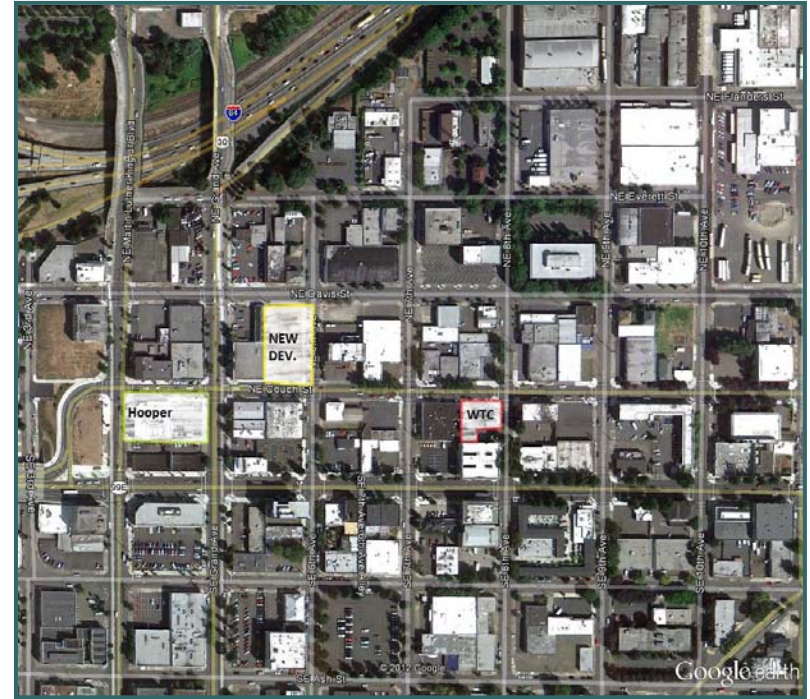


HISTORY



- The properties were originally leased in 1992 for “Women’s Intervention Services”, then purchased by Multnomah County in 2001.
- Funds to purchase and renovate the facilities came from interest on the Public Safety Bond; a PDC Grant; and, County General Fund.
- DCJ’s Couch Street Transitional Housing Program served women on post-incarceration supervision with a history of addiction who were transitioning into the community from residential treatment.
- The women who resided in the houses were either living with their children or working on reunification.
- Couch Street worked with various programs and services in the community. DCJ will continue to serve women and children by partnering with other housing agencies through case management support, and as needed rent assistance.

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.

ZONING



Zoning	
Property	
Zone	EX
Description	Central Employment
Overlay	d
Comp Plan	EX
Comp Plan Overlay	
Historic District	
Conservation District	
Plan District	CC
NRMP District	
Urban Renewal District	Central Eastside
Zoning Map	3031



CONDITIONAL USE PERMIT: *Post-incarceration* Group Living. CUP remains in place with property unless use discontinued for three continuous years.

ASSET



736
Couch

732
Couch

722
Couch

TOTAL

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

ACQUIRED:

2001: Acquisition 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



DISPOSITION



- Request for Proposals
 - Martha Washington, Medical Examiner
 - Larger, unique property types
- Affordable Housing Development Program Application Process
 - Competitive Process
 - Used to transfer residential properties received by the County through tax foreclosure to non-profits for affordable housing
 - Program managed by DCHS
 - Applications evaluated by a review committee; final disposition approved by the Board of County Commissioners



RECOMMENDATION



- Per Budget Note, the workgroup recommends:
- Keep the properties in the use of affordable housing.
- County Attorney and CFO need to confirm if the source of acquisition funding encumbers the asset.
- Director of Facilities and Property Management make a recommendation of Surplus Declaration at the earliest advisable opportunity, subject to schedule.
- Exempt the properties from the surplus property process (allowed under Resolution 04-185) and offer the properties through the competitive Affordable Housing Development Program (AHDP) as updated in Resolution 2012-093.
- Allow applications for these properties for all uses authorized in AHDP except homeownership to meet the housing needs of lower income people/families
- DCJ, FPM, and DCHS establish a Project Charter in consultation with Board Staff to determine responsibilities through final disposition.



DRAFT SCHEDULE



August 1:	Strategic Projects assembles base property information (45 days)
August 21:	Board Briefing on Budget Note
August 31:	Properties to be vacated by all families at latest per DCJ
Sept. 4-8:	Inspection by DCJ, FPM, DCHS to establish condition, responsibilities
Sept. 4-24:	DCJ remove program contents, use existing (ACS, et al.) resources to “broom clean” condition
Sept. 24-Oct. 15:	FPM review condition of houses and address deferred maintenance and other issues
October 10:	Board Filing Packet for Director's Surplus Declaration Recommendation
October 18:	Board Agenda: Declaration of Surplus
October 21:	DCHS to commence AHDP Process
May 2, 2013:	Public Hearing and Approval for transfer of properties by BCC at regular meeting
June 30, 2013:	Target Closing for Disposition