

MEMORANDUM

MEMORANDUM DATE: January 25, 2006
AGENDA DATE: February 8, 2006

TO: Board of HACSA Commissioners
AGENCY: Housing and Community Services Agency of Lane County
PRESENTED BY: James R. McCoy, Development Director
AGENDA ITEM TITLE: ORDER/In the Matter of Authorizing the Purchase of a Vacant Site in Florence for the Development of the 18-unit New Winds Apartments.

I. MOTION:

IT IS MOVED THAT THE EXECUTIVE DIRECTOR OR DEPUTY DIRECTOR IS AUTHORIZED TO CARRY OUT THE ACQUISITION OF THE REAL PROPERTY, MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A", IN FLORENCE, OREGON.

II. AGENDA ITEM SUMMARY:

Board approval is required to carry out the acquisition of the vacant site located at the SE corner of 8th Street and Laurel Street for the development of the New Winds Apartments, a proposed 18-unit apartment building in Florence.

III. BACKGROUND:

A. Introduction:

In May 2005, the Oregon Housing and Community Services Department (OHCS) issued a special Request for Applications (RFA) to develop an 18-unit apartment in Florence for adults with chronic mental illness. In this solicitation, OHCS offered a site, a preliminary design, and grants from its housing subsidy programs. HACSA

responded to the State's RFA and was notified in late July 2005 that its proposal had been received favorably. Project development is under way and it is time to acquire the site from the Oregon Housing and Community Services Department.

B. Analysis

Site Description

The site is a 19,440-square-foot, rectangular site, located on the southeast corner of 8th Street and Laurel Street. It is essentially level and is fully served by utilities. The site is zoned Multi-family Residential (RM) by the City of Florence. Schematic design indicates that it will accommodate the improvements anticipated for the New Winds Apartments.

In October 2005, HACSA obtained an appraisal of the site establishing the value at \$115,000. The appraised value has been used to establish the purchase price.

The location of this complex is well-suited for the proposed population (which almost always consists of single individuals without cars because it is within easy walking distance to many commercial and other services, as well as to support services offered by non-profit agencies.

Financing

The cost of the site is reasonable and the acquisition of the site will be paid for within the range of subsidies that are available to this project.

C. Recommendation.

Approve the proposed Motion.

E. Timing.

Upon approval of the Order, the Executive Director will take the necessary actions to carry out the acquisition.

IV. IMPLEMENTATION/FOLLOW-UP:

Same as Item III. E. above.

V. ATTACHMENTS:

Exhibit "A" Legal Description.

**IN THE BOARD OF COMMISSIONERS OF THE
HOUSING AND COMMUNITY SERVICES AGENCY
OF LANE COUNTY, OREGON**

ORDER

In the Matter of Authorizing the Purchase of a Vacant Site in Florence for
the Development of the 18-unit New Winds Apartments.

WHEREAS, HACSA recognizes the need to address the community issues of homelessness and increasing and maintaining the supply of permanent, affordable housing for lower income households;

WHEREAS, the Oregon Housing and Community Services Department has made available a site and other subsidies to develop affordable housing for people with severe, persistent mental illness;

WHEREAS, HACSA wishes to purchase the site from Oregon Housing and Community Services Department to carry out the development of an 18-unit affordable apartment building ("New Winds Apartments");

NOW IT IS HEREBY ORDERED:

That the Order Be Approved to Authorize the Executive Director or Deputy Director to Carry Out the Acquisition of the real property described in Exhibit "A" (Legal Description).

DATED this _____ day of _____, 2006

Chair, HACSA Board of Commissioners

APPROVED AS TO FORM

Date 1/30/06 Lane County
Terese J. Galt
OFFICE OF LEGAL COUNSEL

In the Matter of Authorizing the Purchase of a Vacant Site in Florence
to Develop the New Winds Apartments

Exhibit "A"

Legal Description
New Winds Apartments

The West 6 feet of Lot 4 and all of Lots 5, 6, 7, 8, 9 and 10, Block 35, AMENDED PLAT OF CHICAGO ADDITION TO FLORENCE, as platted and recorded in Book 25, page 552, Lane County Oregon Plat Records, in Lane County, Oregon,

Together with those portions of the vacated 8th Street and Alley inuring to said land by operation of law under Ordinance 14, Series 2004, Recorded December 9, 2004 Reception Number 2004-094150