

RESOLUTION NO. 2324

A RESOLUTION AUTHORIZING SUBMISSION OF A HUD SECTION 18 LAND-ONLY DISPOSITION APPLICATION FOR THE FLOODWAY PARCEL ASSOCIATED WITH GLEN CREEK VILLAGE APARTMENTS

Whereas, the Housing Authority of the City of Salem (the “Authority”) is a public body corporate and politic organized pursuant to Oregon law to provide safe and sanitary housing for persons of low income; and

Whereas, the Authority owns and operates Glen Creek Village Apartments / AMP 3 (Development No. OR011203300) (the “Development”); and

Whereas, a portion of the Development site lies within a mapped floodway and is constrained for redevelopment (the “Floodway Parcel”); and

Whereas, the Floodway Parcel is approximately 1.473 acres and, upon disposition, the remaining Development site acreage is anticipated to be approximately 6.287 acres; and

Whereas, the Floodway Parcel materially impairs the Authority’s ability to reposition and preserve the remaining asset in a feasible and financeable manner; and

Whereas, the Authority desires to pursue a phased strategy in which Phase 1 is the disposition of the Floodway Parcel (land only), followed by Phase 2 consisting of a RAD/Section 18 Blend repositioning of the remaining portion of the Development, subject to separate Board actions and HUD approvals; and

Whereas, the Authority seeks approval from the U.S. Department of Housing and Urban Development (“HUD”) Special Applications Center (“SAC”) to dispose of public housing property under Section 18 and applicable regulations, including submission of HUD forms HUD-52860 and HUD-52860-A and supporting documentation; and

Whereas, the Authority has determined that the proposed Phase 1 action is a land-only disposition that will not remove dwelling units and is not expected to require resident relocation or TPVs; and

Whereas, HUD requires governing body authorization and certifications as part of the Section 18 disposition application package;

NOW, THEREFORE, THE HOUSING AUTHORITY OF THE CITY OF SALEM, OREGON, RESOLVES AS FOLLOWS:

Section 1. Authorization to Submit Application. The Commission hereby authorizes the Authority to prepare and submit to HUD/SAC a Section 18 disposition application for the Floodway Parcel (land only) associated with Glen Creek Village Apartments / AMP 3 (Development No. OR011203300), including HUD-52860 and HUD-52860-A and all required supporting documentation.

Section 2. Director of Housing Authority. The Board authorizes the Director of Housing, or designee, to execute and submit all forms, certifications, exhibits, and supporting documentation required by HUD in connection with the Section 18 disposition application, and to take all actions necessary to implement the submission.

Section 3. Consultation and Environmental Compliance. The Board directs staff to complete required resident consultation, local government consultation, and environmental review/clearance prior to HUD approval and disposition closing, and to maintain documentation of those steps as part of the application record.

Section 4. No Conveyance Prior to HUD Approval. No conveyance, transfer, sale, lease, or other disposition of the Floodway Parcel shall occur until HUD approval is obtained and any required releases of federal restrictions are secured.

Section 5. Proceeds. Any net proceeds from the disposition shall be used only for HUD-eligible purposes and in a manner approved by HUD, consistent with Authority policy and any additional Board approvals required by law or contract.

Section 6. Future Actions. The Commission acknowledges that the Authority anticipates pursuing a subsequent RAD/Section 18 Blend repositioning for the remaining portion of the Development (Phase 2), which will be brought to the Commission for separate review and approval as needed.

Section 7. Effective Date. This Resolution shall take effect immediately upon adoption.

ADOPTED by the Commission of the Salem Housing Authority this 26th day of May 2026.

ATTEST:

Recording Secretary

Approved by City Attorney: _____

Checked by: N. Utz