



Staff Report

File #: 16-394
Version: 1

Date: 12/5/2016
Item #: 3.2a.

TO: Chair and Housing Authority Commissioners

THROUGH: Steve Powers, Executive Director

FROM: Andrew Wilch, Administrator

SUBJECT:

Authority to apply to the City of Salem for \$750,000 of Federal Community Development Block Grant (CDBG) funds to renovate Yaquina Hall

Ward(s): All Wards

Commissioners(s): All Commissioners

Neighborhood(s): All Neighborhoods

ISSUE:

Shall the Board of Commissioners adopt Resolution No. 2201 authorizing submittal of an application and acceptance of funding up to \$750,000 through the City of Salem FY 2017-2018 Community Development Block Grant Program to facilitate the renovation of Yaquina Hall?

RECOMMENDATION:

Adopt Resolution No. 2201 authorizing submittal of an application and acceptance of funding up to \$750,000 through the City of Salem FY 2017-2018 Community Development Block Grant Program to facilitate the renovation of Yaquina Hall.

SUMMARY AND BACKGROUND:

Yaquina Hall is a two-story-with-basement, brick-faced building located on the west side of the Oregon State Hospital North Campus. Built in 1947 as a residence hall for nurses, this 51,420 SF U-shaped structure was later converted into offices and eventually abandoned as a fully functional facility. As it is within a Public Historic District listed on the National Register of Historic Places, any renovation to the building or grounds requires approval by the Salem Historic Landmarks Commission.

The Salem Housing Authority envisions conversion of Yaquina Hall into a residential facility with (50)

1-bedroom apartments ranging from 420 - 650 SF in size, most of which would be either fully accessible or adaptable-into-accessible. The project would also include a community room, conference room, laundry facility, storage lockers, and an office center for building management and for providing services to the residents.

To accomplish this conversion from offices into apartment units, and to provide an up-to-date, code-compliant construction, the building would be almost entirely "gutted." All existing (single-pane) windows would be replaced with double-glazed fenestration in the style of the original, and insulation would be added to the exterior (concrete) walls. All new wiring, plumbing, and energy-efficient heating and air-conditioning systems would be installed. The building will also require new elevators.

Adjacent to the building a new 58-space parking lot would be constructed to serve the residents and their guests.

FACTS AND FINDINGS:

The building is currently under the control of the Oregon State Department of Administration (DAS). DAS has been interested in selling Yaquina Hall and Salem Housing Authority (SHA) is interested purchasing the property to increase affordable housing in Salem. SHA submitted a tentative Purchase and Sale offer to DAS in October 2016. Subsequently, DAS has accepted the SHA offer, which is contingent upon approval by the SHA Commission. The Purchase and Sale Agreement is on tonight's agenda for SHA Commission consideration.

The \$750,000 CDBG funding would be used for Yaquina Hall building renovation.

Andrew Wilch
Administrator

Attachments:

1. Resolution No. 2201
2. Yaquina Draft Sources and Uses
- 3.

11/29/2016