



Staff Report

File #: 17-612

Version: 1

Date: 12/11/2017

Item #:

TO: Chair and Housing Authority Commissioners

THROUGH: Steve Powers, Executive Director

FROM: Andrew Wilch, Administrator

SUBJECT:

HOME Investment Partnerships Program 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. 2221 authorizing submittal of an application and acceptance of funding up to \$400,000 through the City of Salem FY 2018-2019 federal HOME Program to facilitate the renovation of Yaquina Hall?

RECOMMENDATION:

Adopt Resolution No. 2221 authorizing submittal of an application and acceptance of funding up to \$400,000 through the City of Salem FY 2018-2019 federal HOME Program to facilitate the renovation of Yaquina Hall.

SUMMARY AND BACKGROUND:

SHA is requesting \$400,000 in HOME funding to be used for Yaquina Hall building renovation. The estimated total project cost is \$14,711,379.

The Salem Housing Authority will convert Yaquina Hall into a residential facility with (50) one-bedroom apartments ranging from 420 - 650 SF in size, either fully accessible or adaptable-into-accessible. The project will include a community room, conference room, laundry facility, storage lockers, and an office center for building management and for providing services to the residents.

The building will be almost entirely "gutted." All existing (single-pane) windows will 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

will be installed. The building will require new elevators. The building is in 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.

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.

FACTS AND FINDINGS:

SHA has a signed Purchase and Sale Agreement with the state of Oregon for \$522,280, with close of the purchase scheduled for the first quarter of 2018. All due diligence is complete except the final historic approval.

Andrew Wilch
Administrator

Attachments:

1. Resolution No. 2221
2. Yaquina Draft Sources and Uses

12/6/2017