

Project Background

The Housing Authority of the County of Clallam (HACC) is in the early stages of background research and analysis to create a Master Plan (MP) for the public housing property known as Mt. Angeles View. In 2009, HACC selected the Mithun team to create a redevelopment plan and financing strategy for Mt. Angeles View in accordance with local land use and zoning codes and U. S. Department of Housing and Urban Development (HUD) requirements for demolition and/or disposition of public housing. The objective of the project is to develop an effective plan for HACC with the community that coordinates public and private actions to successfully and sustainably redevelop the public housing property.

HACC is committed to raising the awareness of residents and property owners within and around Mt. Angeles View about the forthcoming redevelopment, as well as to giving them an opportunity to comment during the Master Plan's development. HACC will involve the City of Port Angeles, local government, public housing residents, local non-profit service providers, educational institutions, and the local business community as key stakeholders to ensure that a wide range of needs and interests are considered. Through the public involvement process, the Master Plan will identify mechanisms for the public to provide feedback on goals, visioning, design options, and community needs in order to develop a mixed-use and mixed-income site that will compliment the existing residential neighborhood and community.

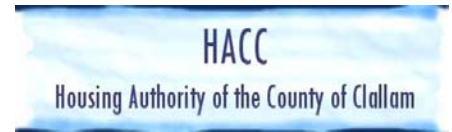
Meeting Format

The Housing Authority of the County of Clallam advertised the resident kickoff meeting by mailing a notice to the residents of Mt. Angeles View. The meeting included a presentation by the Mithun team about the project followed by a Question & Answer Session. The presentation covered the following topics:

- What is HACC Doing Now?
- Why is HACC Doing a Master Plan?
- What's in the Future?
- Examples of Future Redevelopment.
- What Happens to the People Living Here?
- How Can Residents Participate in the Planning Process?

Attendees were provided with a FAQ sheet and a comment form. After the presentation, HACC staff and the consulting team were available to answer general questions about the Master Plan.

September 23, 2009 Resident Kickoff Meeting DRAFT Report



The following staff attended the resident kickoff meeting:

Staff and Consultant Attendance

Pam Tietz, Housing Authority of the County of Clallam

Mandy Treadway, Housing Authority of the County of Clallam

Matt Sullivan, Mithun

Laura Curry, Mithun

Shanon Kearney, Norton-Arnold & Company

Meeting Summary

The resident kickoff meeting was held from 5:30 to 7:30p.m. at the Boys & Girls Club at 2620 South Francis Street on the Mt. Angeles View property. Approximately 15 residents attended the open house. No written comment forms were received. In summary, the main issues raised by residents were concerns surrounding loss of affordable housing, road maintenance, and possible future relocation. A couple of residents had concerns about redevelopment, and after speaking with staff about the planning process, felt reassured that development would only occur through thorough discussions with residents and other stakeholders. Below is a list of comments made at the event.

What are your comments or questions about this project?

- Preserve the million dollar views. Take advantage of the views for everybody when planning the redevelopment.
- Who will maintain the roads?
- What can the site sustain in terms of density?
- What is a Hope VI grant and who has to apply for it?
- What kind of veto power do the residents have if they do not like the preferred Master Plan design?
- Bryan Maple encouraged meeting attendees to visit Mt. Angeles View Manor Apartments to see their new deck. He said they never would have built it if the community had not had a voice and spoken up.
- One woman asked if there was an opportunity to include any retail in the community's Master Plan.
- The bus stop is only a half a block away. However, it only travels to Safeway downtown it does not go to Albertsons.
- Sidewalks are not always connected on the property or within the larger community which makes the area not very walkable.
- Is Mt. Angeles View going to look like High Point in West Seattle when it's done?
- I am glad we are considering redevelopment. I just hope the community gets involved.