

ORDINANCE No. 188084

*Approve financing not to exceed \$13,262,131 using Lents Town Center tax increment urban renewal funds for the Oliver Station Apartments at 5932 SE 92nd Avenue and 9138 SE Foster Road to develop 126 units of affordable rental housing within a mixed use and mixed income development (Ordinance)

The City of Portland ordains:

SECTION 1. The Council finds that:

1. On behalf of the City of Portland, the Portland Housing Bureau (“PHB”) administers affordable housing programs using resources, including tax increment proceeds and federal funds to support the development of affordable housing.
2. As a result of PHB’s joint participation in PDC’s 2014 public solicitation that included community involvement in the selection of the development team, PHB is seeking to make available up to \$13,262,131 of Lents Town Center Urban Renewal Area (“LTCURA”) tax increment funds (the “City Funding”) for the affordable housing component of a mixed use and mixed income development to be constructed in the LTCURA neighborhood in Southeast Portland at the intersection of Foster Road and 92nd Avenue known as “Oliver Station Apartments” (the “Project”).
3. The affordable housing component of the Project (the “Affordable Component”) will be developed and operated by Palindrome Lents Limited Partnership (“Palindrome”).
4. The Affordable Component will have 126 residential units including 6 reserved for households earning up to 30% of the area Median Family Income (“MFI”), 119 reserved for households earning up to 60% MFI, and 1 unrestricted manager’s unit.
5. The location in southeast Portland provides new affordable housing in a neighborhood with easy access to employment, transportation, and other Portland amenities.
6. The City Funding is necessary to leverage more than \$27.8 Million of other public and private financing needed for the Affordable Component from sources including Citibank N.A., City Real Estate Advisors, the State of Oregon Housing and Community Services, Home Forward, Metro, PGE, and the Energy Trust of Oregon.
7. On October 13, 2016, the PHB Housing Investment Committee recommended approval of the City Funding for the Affordable Component subject to Council authorization.

NOW, THEREFORE, the Council directs:

- a. The Director of PHB is authorized to expend the City Funding and to execute any regulatory agreements, loan documents, trust deeds, and such other documents in form and substance as required to commit the City Funding to the Palindrome to implement the Affordable Component of the Project, subject to the approval as to form of such documents by the City Attorney's Office.
- b. The Director of PHB is further authorized to approve amendments or modifications to the financing documents within the maximum amounts approved under this Ordinance, subject to the approval as to form of such documents by the City Attorney's Office.

SECTION 2. The Council declares that an emergency exists because a delay in the City's Funding would impair Palindrome's ability to adhere to the timeline required by other financing sources and would delay the implementation the Affordable Component of the Project; therefore, this Ordinance shall be in full force and effective from and after its passage.

Passed by the Council: **NOV 09 2016**
Commissioner: Dan Saltzman
Prepared by: John Marshall
Date Prepared: November 9, 2016

MARY HULL CABALLERO



Auditor of the City of Portland

By


Deputy

Agenda No. **188084**
ORDINANCE NO.
 Title

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INTRODUCED BY Commissioner/Auditor: Dan Saltzman	CLERK USE: DATE FILED NOV 01 2016
COMMISSIONER APPROVAL Mayor—Finance and Administration - Hales Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Novick	Mary Hull Caballero Auditor of the City of Portland By:  Deputy
BUREAU APPROVAL Bureau: Portland Housing Bureau Bureau Head: Kurt Creager Prepared by: John Marshall Date Prepared: October 19, 2016 Financial Impact & Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/> Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> City Auditor Office Approval: required for Code Ordinances City Attorney Approval: 	ACTION TAKEN:
Council Meeting Date November 9, 2016	

AGENDA TIME CERTAIN <input type="checkbox"/> Start time: _____ Total amount of time needed: _____ (for presentation, testimony and discussion)
CONSENT <input type="checkbox"/>
REGULAR <input checked="" type="checkbox"/> Total amount of time needed: 20 mins (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	<input checked="" type="checkbox"/>	
2. Fish	2. Fish	<input checked="" type="checkbox"/>	
3. Saltzman	3. Saltzman	<input checked="" type="checkbox"/>	
4. Novick	4. Novick	<input checked="" type="checkbox"/>	
Hales	Hales	<input checked="" type="checkbox"/>	