

## ORDINANCE No. 188438

\*Authorize the Intergovernmental Agreement with Multnomah County for the transfer of \$5,020,000 from the Multnomah County Affordable Housing Development Fund to the Portland Housing Bureau (Ordinance)

The City of Portland ordains:

Section 1. The Council finds that:

1. The Portland area is in an affordable housing crisis with low vacancy rates and limited affordable housing options. To provide some relief, PHB in partnership with Multnomah County (the "County"), the Portland Development Commission ("PDC"), and Home Forward, in an Affordable Rental Housing Notice of Funding Availability (the "NOFA"), made available in Fall 2015 up to \$61,600,000 in federal and local funds, as well as five sites and up to 100 project based Section 8 vouchers for development, rehabilitation and/or preservation of affordable housing.
2. PHB implements the housing policies of the City of Portland (the "City") by administering a program to loan public funds to owners of housing projects. These public funds are loaned at terms which are more favorable than those at which private funds would be made available in order to encourage the development of affordable housing units.
3. In fiscal year 2015, through the Home for Everyone Initiative ("HFE"), the County made available Five Million Dollars (\$5,000,000.00) and created the Multnomah County Affordable Housing Development Fund ("MCAHDF") for development of affordable housing in Multnomah County, whether inside or outside the City.
4. Based on PHB's considerable expertise in the development, issuance, evaluation, and administration of affordable housing solicitations, the County contributed the HFE \$5,000,000 to the NOFA, with selection of County-funded projects subject to the criteria, evaluation and award process established by the MCAHDF.
5. At the conclusion of the NOFA evaluation process, three (3) proposed projects were selected to receive MCAHDF funding. The project sponsor and project name are:
  - A. Central City Concern, 6905 North Interstate;
  - B. Central City Concern, Stark St. Apartments 1 & 2; and
  - C. Home Forward, Block 45 (collectively, the "Original HFE Projects").
6. Subsequently, the County committed additional funding for the Central City Concern, Eastside Health Center, which, together with the Original HFE Projects are collectively referred to as the "HFE Projects" and represent a collective

County investment of \$5,000,000 (the "MCAHDF Funding"). As PHB will be administering funding for the Eastside Health Center on the County's behalf and PHB is not contributing its funds to the project, the County has agreed to pay \$20,000 to PHB for its services. These funds are in addition to the \$5,000,000 for each of the four HFE Projects and brings the total funding through this IGA to \$5,020,000;

7. PHB is prepared and qualified to administer the HFE Projects.

NOW, THEREFORE, the Council directs:

- a. The PHB Director is hereby authorized to enter into the Intergovernmental Agreement substantially in accordance with the form attached hereto as Exhibit A.
- b. The PHB Director is further authorized to approve amendments or modifications to the Intergovernmental Agreement, subject to the approval as to form by the City Attorney's Office

SECTION 2. The Council declares that an emergency exists because a delay in the City's approval would impair the ability of PHB to make available the funds for the HFE projects; therefore, this Ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council:

JUN 08 2017

Mayor Ted Wheeler  
Prepared by: Karl Dinkelspiel  
Date Prepared: April 28, 2017

**Mary Hull Caballero**

Auditor of the City of Portland

By

  
Deputy

632

Agenda No.

ORDINANCE NO.

188438

Title

with

\*Authorize an Intergovernmental Agreement between the City of Portland and Multnomah County for the transfer of five million twenty thousand dollars (\$5,020,000.00) from the Multnomah County Affordable Housing Development Fund to the Portland Housing Bureau (Ordinance)

<b>INTRODUCED BY</b> Commissioner/Auditor: <b>Mayor Wheeler</b>	CLERK USE: DATE FILED <u>MAY 30 2017</u>
<b>COMMISSIONER APPROVAL</b> Mayor—Finance & Administration - Wheeler <i>ks</i> Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Eudaly	Mary Hull Caballero Auditor of the City of Portland  By: <i>[Signature]</i> Deputy
<b>BUREAU APPROVAL</b> Bureau: Portland Housing Bureau Bureau Head: Kurt Creager <i>[Signature]</i> Prepared by: Karl Dinkelspiel Date Prepared: May 8, 2017 Impact 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"/> <b>City Auditor Office Approval:</b> required for Code Ordinances <b>City Attorney Approval:</b> required for contract, code, easement, franchise, comp plan, charter <i>[Signature]</i> Council Meeting Date: <b>June 7, 2017</b>	ACTION TAKEN:  <b>JUN 07 2017 RESCHEDULED TO JUN 08 2017 AT 2:00 PM</b>

<b>AGENDA</b> <b>TIME CERTAIN</b> <input type="checkbox"/> Start time: _____ Total amount of time needed: _____ (for presentation, testimony and discussion) <b>CONSENT</b> <input checked="" type="checkbox"/> <i>Pulled</i> <b>REGULAR</b> <input type="checkbox"/> Total amount of time needed: _____ (for presentation, testimony and discussion)
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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. Eudaly	4. Eudaly	<input type="checkbox"/>	
Wheeler	Wheeler	<input checked="" type="checkbox"/>	