

ORDINANCE No. 189429

*Amend contract with OPC, LLC, to increase contract value by \$1,422,620 for relocation assistance payments to residential and commercial tenants of the Westwind Apartments (Ordinance; amend Contract No. 31001374)

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. PHB acquired certain real property located at 618 NW Flanders St., the Westwind Apartments, (the “Property”) on November 30, 2018 for the purpose of preserving affordable housing for low income tenants.
3. The Property has approximately 55 high barrier, low-income residential tenants and 2 commercial tenants.
4. In April 2018 the Portland Housing Bureau reviewed proposals submitted by relocation consultants for on-call relocation services. Subsequent to the RFP selection process, two consultants OPC (then Overland, Pacific, and Cutler) and Epic Land Management were selected. Each consultant was awarded a contract of up to \$100,000 to provide relocation advisory services to the Bureau on an on-call basis.
5. At the time of the RFP, there were no relocation activities scheduled.
6. With the Property acquisition PHB initially planned to keep tenants in place while the Property, in need of substantial building repairs, was rehabilitated; however, after an analysis of needed repair costs and the costs associated with a long-term temporary relocation of tenants, it was ultimately decided to demolish the Property, permanently relocate the tenants, and build a new Multi-family project on the site.
7. The City plans to have all tenants of the Property permanently relocated by September 30, 2019 and the Property demolished as soon as reasonably feasible thereafter.
8. Per ORS.510 if the City acquires property, it is required to follow The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, As Amended (URA) for temporary or permanent relocation of the tenant population.
9. The projected costs of relocation assistance to the tenants for required moving expenses, replacement housing payments, and reestablishment is \$1,146,350. A 20% contingency of \$276,270 has been added to this amount for a total of \$1,422,620.

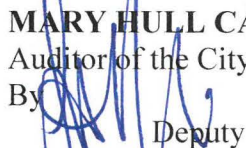
9. The projected costs of relocation assistance to the tenants for required moving expenses, replacement housing payments, and reestablishment is \$1,146,350. A 20% contingency of \$276,270 has been added to this amount for a total of \$1,422,620.

NOW, THEREFORE, the Council directs:

- a. The Director of PHB is hereby authorized to increase the scope and target value of the OPC contract, in a form substantially similar to Exhibit A, to include administering required relocation assistance payments to residential and commercial tenants of the Westwind Apartments.
- b. The Director of PHB is hereby authorized to make payments to OPC, LLC for both the pass-through payments to tenants and the relocation services provided.

SECTION 2. The Council declares that an emergency exists because a delay in relocation activities will delay the Tenants vacating the Property and the subsequent demolition and rebuilding of affordable housing units mandated by the General Obligation Housing Bond; therefore, this Ordinance shall be in full force and effective from and after its passage.

Passed by the Council: MAR 20 2019
Mayor Ted Wheeler
Prepared by: Cheyenne Sheehan
Date Prepared: February 15, 2019

MARY HULL CABALLERO
Auditor of the City of Portland
By  Deputy

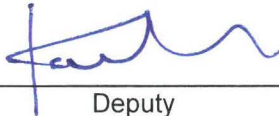
Agenda No.
ORDINANCE NO. 189429

Title





contract

* Authorize an amendment to the On-Call Price Agreement for Relocation Services with OPC, LLC to increase contract value by \$1,422,620 to allow for relocation assistance payments to residential and commercial tenants of the Westwind Apartments (Ordinance; amend Price Agreement 31001374)

Contract No.

<p>INTRODUCED BY Commissioner/Auditor: Mayor Wheeler</p>	<p>CLERK USE: DATE FILED <u>MAR 12 2019</u></p>
<p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance & Administration - Wheeler <i>MP</i></p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Hardesty</p> <p>Position 4/Safety - Eudaly</p>	<p>Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <u></u> Deputy</p>
<p>BUREAU APPROVAL</p> <p>Bureau: Portland Housing Bureau Bureau Head: Shannon Callahan <i>SC</i></p>	<p>ACTION TAKEN:</p>
<p>Prepared by: Cheyenne Sheehan Date Prepared: 2/20/19</p>	
<p>Impact Statement</p> <p>Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p>	
<p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document.</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>City Auditor Office Approval: required for Code Ordinances</p>	
<p>City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter <i>3/17/19</i></p>	
<p>Council Meeting Date March 20, 2019</p>	

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

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	1. Fritz	
2. Fish	2. Fish	
3. Hardesty	3. Hardesty	
4. Eudaly	4. Eudaly	
Wheeler	Wheeler	