

ORDINANCE No. 190261

*Authorize new construction financing in an amount not to exceed \$17,454,910 for an affordable housing project to be developed by Cathedral Village Partners Limited Partnership or a Related Northwest, Inc. / Catholic Charities affiliate (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 Portland Housing Bonds (Portland Bonds), to support the development of affordable housing.
2. In the spring of 2019, PHB published a Bond Opportunity Solicitation (BOS) to invite developers to submit proposals for affordable rental housing projects. On October 7, 2019 PHB issued an Award Letter to Related Northwest, Inc. (Related) and Catholic Charities indicating selection of their project to receive Portland Bond funds. This is the fourth BOS project to be presented to City Council for approval.
3. Related and Catholic Charities will form a limited partnership, Cathedral Village Partners Limited Partnership (Borrower), to develop a new 4-story multifamily rental project known as Cathedral Village (Project). The Project is located at 8614 N. Crawford Street in the St. Johns neighborhood and consists of 110 affordable rental units.
4. Eight (8) Permanent Supportive Housing (PSH) units in the Project will receive additional funding support provided through the BOS from the Joint Office of Homeless Services (JOHS) totaling up to \$10,000 per year per unit. PSH units are intended to serve the homeless or those at risk of homelessness.
5. Seventy-three (73) units in the Project will be affordable to individuals and families earning up to 60% of area median income (AMI). The remaining 37 units will serve households earning up to 30% AMI. Eight (8) units will be PSH units affordable at the 30% AMI level and will house individuals and families exiting homelessness with services funded by JOHS. The Project does not include any manager's units.
6. The Project includes 17 studios, 37 one-bedroom units, 45 two-bedroom units, and 11 three-bedroom units. Family-sized units, consisting of two- and three-bedroom units, comprise more than half (56) of the total units.
7. The Borrower will enter into regulatory agreements with PHB to maintain the affordability requirements for the Project for 20 years to comply with the Portland Bond requirements and for up to 99 years to comply with additional City requirements.
8. The proposed City funding leverages more than \$20 million of other public and private financing contributed by Related, Umpqua Bank, the Oregon Housing and Community Services Department and other funders, and City development incentives in the form of System Development Charge exemptions.

9. On December 3, 2020 the PHB Housing Investment Committee recommended approval of the use of Portland Bond funds for development of the Project.

NOW, THEREFORE, the Council directs:

- a. The Director of PHB is hereby authorized to execute any and all financing and related documents necessary to provide an amount not to exceed \$17,454,910 to the Borrower or a Related Northwest, Inc. / Catholic Charities affiliate for the construction and operation of the Project.
- b. The Director of PHB is authorized to approve amendments or modifications to any and all financing and related documents, within the maximum amounts approved under this Ordinance, and 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 approval would impair the ability of the Project to meet the timeline required by other financing sources and would delay the Project and could affect the budget: therefore, this Ordinance shall be in full force and effective from and after its passage.

Passed by the Council: January 13, 2021

Commissioner Dan Ryan
Prepared by: Lindsay Brown
Date Prepared: 12/15/20

Mary Hull Caballero
Auditor of the City of Portland

By *Keslan McClymont*
Deputy

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Agenda No.

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INTRODUCED BY Commissioner/Auditor: Commissioner Ryan	CLERK USE: DATE FILED <u>January 5, 2021</u>
COMMISSIONER APPROVAL Mayor—Finance & Administration - Wheeler Position 1/Utilities - Rubio Position 2/Works - Ryan <i>[Signature]</i> Position 3/Affairs - Hardesty Position 4/Safety - Mapps	Mary Hull Caballero Auditor of the City of Portland By: <u><i>Keelan McClymont</i></u> Deputy
BUREAU APPROVAL Bureau: Housing Bureau Head: <i>[Signature]</i> <small>DocuSigned by: [Signature] 8A88F65DDAFB4CD...</small> Prepared by: Lindsay Brown Date Prepared: 12/15/2020 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"/> City Auditor Office Approval: required for Code Ordinances City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter <small>Digitally signed by Adrienne DelCotto Date: 2021.01.13 15:45:00 -0800</small> Council Meeting Date [REDACTED] 1/13/2021	ACTION TAKEN:

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"/> 30 mins Total amount of time needed: _____ (for presentation, testimony and discussion)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 30%;">FOUR-FIFTHS AGENDA</th> <th colspan="2">COMMISSIONERS VOTED AS FOLLOWS:</th> </tr> <tr> <th></th> <th>YEAS</th> <th>NAYS</th> </tr> <tr> <td>1. Rubio</td> <td style="text-align: center;">✓</td> <td></td> </tr> <tr> <td>2. Ryan</td> <td style="text-align: center;">✓</td> <td></td> </tr> <tr> <td>3. Hardesty</td> <td style="text-align: center;">✓</td> <td></td> </tr> <tr> <td>4. Mapps</td> <td style="text-align: center;">✓</td> <td></td> </tr> <tr> <td>Wheeler</td> <td style="text-align: center;">✓</td> <td></td> </tr> </table>	FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:			YEAS	NAYS	1. Rubio	✓		2. Ryan	✓		3. Hardesty	✓		4. Mapps	✓		Wheeler	✓	
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