

Agenda No. 163

ORDINANCE No. 190328

*Authorize new construction financing not to exceed \$17,037,077 to CCC-Westwind Apartments Limited Partnership or a Central City Concern affiliate for development of a 100-unit affordable housing project (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”) and Multnomah County Sales Proceeds, 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 Central City Concern (CCC) indicating selection of their project to receive Portland Bond funds and Multnomah County Sales Proceeds.
3. CCC has formed a limited partnership, the CCC-Westwind Apartments Limited Partnership (Borrower), to develop a new 7-story, multifamily 100-unit affordable rental project known as the Westwind Apartments (Project), located at 333 NW Sixth Avenue in the Oldtown neighborhood.
4. Seventy (70) Permanent Supportive Housing (PSH) units in the Project will receive additional funding support provided by the Joint Office of Homeless Services (JOHS)

Introduced by
Commissioner Ryan

Bureau
Housing Bureau

Prepared by
John Marshall

Date Prepared
February 23, 2021

Requested Council Date
March 17, 2021

Requested Agenda Type
Regular

Time Requested
20 minutes

Date Filed with Clerk
March 9, 2021

totaling up to \$10,000 per year per unit. PSH units are intended to serve the homeless or those at risk of homelessness. All seventy (70) of the PSH units will have rental support from Project-Based Section 8 vouchers.

5. The Project is approximately .2 of a mile from Central City Concern's Richard L. Harris Building that provides a wide variety of services and affordable housing. The Project is comprised of seventy-two (72) Single Room Occupancies (SROs) and twenty-eight (28) studios.
6. Ninety-two (92) units in the Project will be affordable to individuals earning up to 0-30% of area median income (AMI). The remaining eight (8) units will be affordable to individuals earning up to 0-60% of area median income (AMI) but the rents will be initially 50% AMI.
7. The Borrower will enter into regulatory agreements with PHB in accordance with City policies to maintain the affordability of 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 nearly \$16.8 million of other public and private financing contributed by US Bank, Central City Concern, and the Oregon Housing and Community Services Department.
9. On February 23, 2021, the PHB Housing Investment Committee recommended approval of the use of Portland Bond funds and other City funds for 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 \$17,037,077 to the Borrower or a Central City Concern 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, consistent with City housing policies, 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 Council: March 17, 2021

MARY HULL CABALLERO

Auditor of the City of Portland

By *Megan Lehman*

Deputy

Action taken:

Four Fifths Agenda	Commissioners voted as follows:		
		YEAS	NAYS
1. Rubio	1. Rubio	✓	
2. Ryan	2. Ryan	✓	
3. Hardesty	3. Hardesty	✓	
4. Mapps	4. Mapps	✓	
Wheeler	Wheeler	✓	