

ORDINANCE No. 152944

An Ordinance authorizing the loan of \$65,000.00 in Housing and Community Development funds to the Receiver appointed in Circuit Court Case No. A8112-07779 for the purpose of repairing certain imminently dangerous conditions at the Evergreen Apartments, 1920 NW 26th Avenue, Portland, Oregon, to preserve that building for use as low income, multi-family housing; transferring appropriations within the Housing and Community Development fund; amending Contract No. 19651 between the City and the Portland Development Commission; authorizing the drawing and delivery of warrants; and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. The supply of low income, multi-family housing in the City has steadily decreased in recent years and is likely to decrease further.
2. Low income, multi-family housing is an important and necessary part of the housing stock in the City.
3. In an effort to preserve the Evergreen Apartments, 1920 NW 26th, Portland, Oregon, as low income, multi-family housing, it is necessary for the Council to authorize a loan of \$65,000.00 in Housing and Community Development funds to the Receiver, Mr. Dale Goldsmith; such funds are to be used only to repair certain imminently dangerous conditions at this building.
4. An appropriation of \$65,000.00 must be transferred in the Housing and Community Development fund in order to make that amount available for a special multi-family emergency repair loan through the Portland Development Commission.
5. Contract No. 19651 between the City and the Portland Development Commission must be amended to increase the total amount by \$65,000.00.

NOW, THEREFORE, the Council directs:

- a. That a loan of \$65,000.00 in Housing and Community Development funds to Mr. Dale Goldsmith, Receiver in Multnomah County Circuit Court Case No. A8112-07779, or his

successor in interest, is approved; such funds are to be used only to repair certain imminently dangerous conditions at the Evergreen Apartments, 1920 NW 26th Avenue, subject to the following conditions:

(A) Such funds are only to be utilized for the following repairs:

1. Provide heating facilities in all apartments sufficient to provide 70° heat in all habitable rooms. This includes 59 units on the second floor.
2. Provide operable and properly located smoke detectors in Apartments 248, 244, 254, 256, 258, 242, 240, 239, 238, 228, 226, 201, 202, 210, 214, 215, 115, 111, 121, 122, 107, 118, 104, 103 and all other apartments that lack smoke detectors.
3. Remove padlock hasps and replace with locks which may be operated from interior that do not require special knowledge for operation (standard entrance sets) on Apartments 247, 248, 246, 249, 250, 252, 255, 256, 243, 257, 258, 242, 241, 239, 238, 237, 235, 234, 233, 231, 230, 229, 227, 202, 204, 207, 209, 224, 214, 215, 217, 218, 219, 222, 223, 224 and other apartments equipped with padlock hasps.
4. Provide protective grill on electric baseboard heater in Apartment 103.
5. Remove excessive amount of combustible materials stored in Apartment 251.
6. Open east exit door and replace stairway to grade that has been removed from south second story corridor.
7. Provide automatic sprinkler protection in hallways with heads installed on both sides of the openings on the first and second floors.
8. Provide updated and modern hard-wired house alarm system that is audible in all halls and corridors.
9. Provide smoke detectors in halls and intertie them to house alarm to provide early fire warning.
10. Provide exit signs at every required exit.

11. Repair all plaster finish in ceilings and walls in corridors on first and second floors.
 12. Enclose opening from first to second floor in center area at main entrance.
 13. Repair roof as necessary.
- (B) The Receiver shall agree after obtaining court approval that after paying the basic operating expenses for such building, including utilities, other essential expenses, and his professional fee, but excluding debt service, on a monthly basis, then he shall pay 80 percent of the remaining gross income from the Apartments to the City as repayment of this loan, on a monthly basis.
- (C) The Receiver shall agree to such other conditions as are determined necessary or appropriate by the City Attorney and the Director of the Portland Development Commission, including a provision that the building will be retained as low-cost multi-family housing until the loan has been repaid.
- b. The City Attorney and the Director of the Portland Development Commission are directed to draft a loan agreement incorporating the conditions specified herein.
- c. The FY 1981-82 budget hereby is amended as follows:
- | <u>Housing and Community Development Fund</u> | <u>From</u> | <u>To</u> |
|---|---------------|-------------|
| General Operating Contingency | (\$65,000.00) | |
| Housing and Community Development AU532 | | \$65,000.00 |
| BUC 53300014/260/4000 | | |
- d. Contract No. 19651 between the City and the Portland Development Commission is amended by increasing the total amount by \$65,000.00 to provide for a special multi-family emergency repair loan described in this Ordinance.
- e. The Mayor and the Auditor are authorized to draw and deliver warrants on the Housing and Community Development fund in the amount of \$65,000.00 to carry out the provisions of this Ordinance.

Section 2. No final actions shall be taken under this Ordinance until Portland Development Commission has filed with the Auditor a

ORDINANCE No.

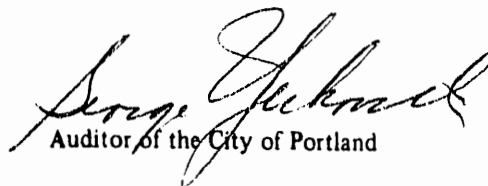
written acceptance of the terms and conditions hereof in a form approved by the City Attorney.

Section 3. The Council declares that an emergency exists because tenants of the Evergreen Apartments may be required to vacate the building if the imminently dangerous conditions are not promptly repaired; therefore, this Ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council, **MAR 4 1982**

COMMISSIONER STRACHAN
CPThomas/KHScoumpedis:djb
March 3, 1982

Attest:


Auditor of the City of Portland

Calendar No. 572

ORDINANCE No 152314

Title

An Ordinance authorizing the loan of \$65,000.00 in Housing and Community Development funds to the Receiver appointed in Circuit Court Case No. A8112-07779 for the purpose of repairing certain imminently dangerous conditions at the Evergreen Apartments, 1920 NW 26th Avenue, Portland, Oregon, to preserve that building for use as low income, multi-family housing; transferring appropriations within the Housing and Community Development fund; amending Contract No. 19651 between the City and the Portland Development Commission; authorizing the drawing and delivery of warrants; and declaring an emergency.

Filed MAR 3 1982

GEORGE YERKOVICH
Auditor of the CITY OF PORTLAND

By Anderson
Deputy

As Amended

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
JORDAN	1	
LINDBERG	1	
SCHWAB	1	
STRACHAN	1	
IVANCIE	1	

FOUR-FIFTHS CALENDAR	
JORDAN	<i>CG/AJ</i>
LINDBERG	<i>M.D.S. 1/29/82</i>
SCHWAB	<i>M.D.S.</i>
STRACHAN	<i>M.D.S. (cc)</i>
IVANCIE	

INTRODUCED BY
COMMISSIONER STRACHAN

NOTED BY THE COMMISSIONER
Affairs
Finance and Administration
Safety
Utilities <i>M.D.S.</i>
Works

BUREAU APPROVAL
Bureau:
Prepared By: <i>CP Thomas</i> Date:
<i>KHScomperdis:djb; 3-3-82</i>
Budget Impact Review:
<input type="checkbox"/> Completed <input type="checkbox"/> Not required
Bureau Head:

CALENDAR	
Consent	Regular

NOTED BY
City Attorney
City Auditor
City Engineer