

Portland, Oregon

# FINANCIAL IMPACT and PUBLIC INVOLVEMENT STATEMENT For Council Action Items

(Deliver original to Financial Planning Division. Retain copy.)

1. Name of Initiator Barbara Shaw	2. Telephone No. 823-3339	3. Bureau/Office/Dept. Portland Housing Bureau
4a. To be filed date 10/31/2012	4b. Calendar (Check One) Regular <input checked="" type="checkbox"/> Consent <input type="checkbox"/> 4/5ths <input type="checkbox"/>	5. Date Submitted to Commissioner's office and FPD Budget Analyst: 10/23/2012
6a. Financial Impact Section: <input checked="" type="checkbox"/> Financial impact section completed		6b. Public Involvement Section: <input checked="" type="checkbox"/> Public involvement section completed

**1) Legislation Title:**

Authorize a Disposition Agreement with Multnomah County for the eastern lots of Block U (Ordinance)

**2) Purpose of the Proposed Legislation:**

Authorize the execution of a Disposition Agreement (DA) for the transfer of City-owned property, the remaining eastern portion of Block U comprising 17,500 square feet, to the County of Multnomah Oregon for the development of a new Multnomah County Health Department clinic and headquarters.

**3) Which area(s) of the city are affected by this Council item? (Check all that apply—areas are based on formal neighborhood coalition boundaries)?**

- |  |                                    |                                    |                                |
|--|------------------------------------|------------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> City-wide/Regional     | <input type="checkbox"/> Northeast | <input type="checkbox"/> Northwest | <input type="checkbox"/> North |
| <input type="checkbox"/> Central Northeast                 | <input type="checkbox"/> Southeast | <input type="checkbox"/> Southwest | <input type="checkbox"/> East  |
| <input checked="" type="checkbox"/> Central City           |                                    |                                    |                                |
| <input type="checkbox"/> Internal City Government Services |                                    |                                    |                                |

**FINANCIAL IMPACT****4) Revenue: Will this legislation generate or reduce current or future revenue coming to the City? If so, by how much? If so, please identify the source.**

The legislation will not directly increase or decrease revenue coming to the City.

The land has an estimated value of almost \$2M and a City "book value" of \$363,638. PHB will convey the land at no cost to the County for a community facility. Although this might be seen as foregoing future revenue, in practice, PHB generally provides financial resources, including real property at no cost, to assist in making targeted projects feasible or affordable.

The land value estimate of almost \$2M is based on old appraisals and County data on other land transactions. The value of the parcel will be determined by appraisal before conveyance.

**5) Expense:** What are the costs to the City related to this legislation? What is the source of funding for the expense? *(Please include costs in the current fiscal year as well as costs in future years. If the action is related to a grant or contract please include the local contribution or match required. If there is a project estimate, please identify the level of confidence.)*

The County is covering all PHB costs of conveyance.

**6) Staffing Requirements:**

- Will any positions be created, eliminated or re-classified in the current year as a result of this legislation? *(If new positions are created please include whether they will be part-time, full-time, limited term, or permanent positions. If the position is limited term please indicate the end of the term.)*

No.

- Will positions be created or eliminated in future years as a result of this legislation?

No.

*(Complete the following section only if an amendment to the budget is proposed.)*

**7) Change in Appropriations** *(If the accompanying ordinance amends the budget please reflect the dollar amount to be appropriated by this legislation. Include the appropriate cost elements that are to be loaded by accounting. Indicate "new" in Fund Center column if new center needs to be created. Use additional space if needed.)*

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

**PUBLIC INVOLVEMENT**

**8) Was public involvement included in the development of this Council item (e.g. ordinance, resolution, or report)? Please check the appropriate box below:**

☐

YES: Please proceed to Question #9.

☒

NO: Please, explain why below; and proceed to Question #10.

9) If "YES," please answer the following questions:+

a) **What impacts are anticipated in the community from this proposed Council item?**

County staff has described the overall reaction of neighborhood stakeholders as "cautiously supportive." Stakeholders acknowledge that the development could benefit the neighborhood but also voice concern that the appropriate balance be struck between essential social services, businesses and residential needs. Residents and businesses are enthusiastic about having more people with disposable income to shop and eat in the neighborhood but are also concerned about possible impacts of the many health clinic clients, specifically parking. There is concern about any additional concentration of social services in the neighborhood. There is overall consensus that this project would serve as a compatible neighbor to the Bud Clark Commons and that development of a vacant lot is highly desirable.

b) **Which community and business groups, under-represented groups, organizations, external government entities, and other interested parties were involved in this effort, and when and how were they involved?**

Staff from the Multnomah County Health Department and from Chair Cogen's Office were responsible for public involvement and community outreach. As part of that work, in late 2011 they began to meet with many interested parties including the individuals listed below to explain the nature of the project and the potential sources of funding.

- Dorian Yee – President, Old Town China Town Business Association (also on board for Transition Projects, Inc.)
- Howard Wiener, Livability Community Chair, Old Town Chinatown Neighborhood Association
- Doreen Binder – Executive Director, Transition Projects, Inc.
- Dave Davis – Chair, Pearl District Neighborhood Association
- Nancy Stovall – Chair, Old Town Chinatown Neighborhood Association
- David Gold – Goldsmith Blocks, LLC
- Ed Blackburn - Executive Director, Central City Concern
- Thomas Manley, President of Pacific Northwest College of Art
- Al Solheim, Board Chair of Pacific Northwest College of Art
- Stephen McGeady, Board Vice-Chair, Pacific Northwest College of Art
- Adele Nofield, President of Pearl District Business Association (also General Manager of Wilfs)
- Stephen Ying, Chair, Oregon Commission on Asian and Pacific Islander Affairs
- Louis Lee, Community Leader
- Patrick Gortmaker - Chair, Old Town Chinatown Land Use Committee (also from Kalberer Co. and River District URAC)

- Paul Verhoeven - Vice Chair, Old Town Chinatown Land Use Committee (also Executive Director of Portland Saturday & Sunday Market)
- Patty Gardner – Transportation & Design Review Committee Chair, PDNA Planning; River District URAC Chair

**c) How did public involvement shape the outcome of this Council item?**

By pursuing the development of this building, Multnomah County is responding to a well-known need of the Health Department – which serves all 735,000 Multnomah County residents. Citizen involvement is pivotal to the Health Department's decision-making. Citizens serving on the County's Community Health Council work closely with County leaders to provide community guidance on all programs and policies affecting the health of county residents. In this particular effort, Multnomah County leaders started engaging with community stakeholders in surrounding neighborhoods in 2011, and are committed to continuing open lines of communication so that this project can meet the needs of all affected.

In addition, the PDC Board recently approved a Third Amendment to the River District URA Plan which was required for this project. Public involvement helped shape the PDC Board's decision to take that action.

**d) Who designed/implemented the public involvement related to this Council item?**


Home Forward worked on community outreach with the County. Staff of the Multnomah County Health Department and Multnomah County are responsible for public involvement.

**e) Primary contact for more information on this public involvement process (name, title, phone, email):**

Julie Sullivan-Springhetti, Senior Communication Analyst  
Multnomah County  
503-709-9858 [julie.sullivan-springhetti@multco.us](mailto:julie.sullivan-springhetti@multco.us)

**10) Is any future public involvement anticipated or necessary for this Council item? Please describe why or why not.**

Yes, the County will continue to offer opportunities for public involvement and will manage public input as the project unfolds.

	10/24/12
Traci Manning, Bureau Director	Date