

Portland, Oregon
FINANCIAL IMPACT and PUBLIC INVOLVEMENT STATEMENT
For Council Action Items

(Deliver original to City Budget Office. Retain copy.)

1. Name of Initiator Siobain Beddow	2. Telephone No. 503-823-3273	3. Bureau/Office/Dept. Portland Housing Bureau
4a. To be filed (hearing date): March 12, 2014	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 CBO Budget Analyst: February 26, 2014
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 construction and permanent financing up to an amount of \$4,045,295, and ground lease with REACH Gateway Senior Housing Limited Partnership for portions of City-owned property at 9929-9999 NE Glisan St. and 604-618 NE 99th Ave. to facilitate the final phase of the affordable housing redevelopment project known as Glisan Commons, and approval of development agreements for Glisan Commons; authorize disposition of land upon satisfaction of identified conditions (Ordinance)

2) Purpose of the Proposed Legislation:

This Ordinance provides City Council approval for city financing of a 60-unit senior multifamily project, and redevelopment rights and a ground lease for the final Phase 2 for Glisan Commons located at 9929-9999 NE Glisan St. and 604-618 NE 99th Ave. 222 NE 102nd Avenue.

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 type="checkbox"/> City-wide/Regional | <input checked="" 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 checked="" type="checkbox"/> East |
| <input type="checkbox"/> Central City | | | |

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 City will lease for \$1/year the Phase 2 portion of the consolidated property to an ownership entity affiliated with REACH CDC.

5) Expense: What are the costs to the City as a result of 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 year, including Operations & Maintenance (O&M) costs, if known, and estimates, if not known. 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 City currently pays an estimated \$10,000 per year to maintain this site; paid for out of the Housing Bureau's set-aside allocation of Gateway Regional Center Urban Renewal Area Tax Increment Funds. This expense will be eliminated at the execution of the ground lease.

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?**

This action will create 61 affordable senior housing units. Four of the units will rent to residents with incomes at or below \$14,600 (30% Median Family Income), with the remainder renting to residents with incomes at or below \$29,160 (60% Median Family Income).

- 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?**

The development team and Housing Bureau staff have presented plans for the Glisan Commons project to the Gateway Regional Center Project Advisory Committee (PAC) and Hazelwood Neighborhood Association. The development

team made two formal presentations to both the PAC and Hazelwood NA and has provided periodic brief updates.

The master plan for the entire property was heard before a City Hearings Officer on May 14, 2012. The City's Design Review Commission held a public hearing on the Phase 1 plans on May 17, 2012.

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

While there was some skepticism when first presented with the plans, the community has since been supportive of the development. The community has been especially enthusiastic about the jobs Ride Connection will bring. Input from community members helped shape the residential program leading to a project containing all one bedroom and studio units. This programming choice was in response to concerns about over-crowding in the David Douglas School District.

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

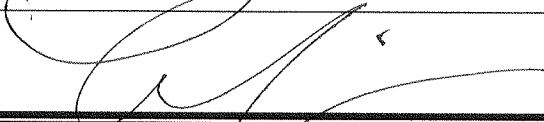
Public involvement was designed and implemented by the development team headed by Human Solutions Inc. Also involved were Ride Connection and the Housing Development Center in its role as lead consultant for the project. Housing Bureau staff also guided the design and participated in the implementation.

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

Karl Dinkelspiel, Program Coordinator, 503.823.1354
Karl.dinkelspiel@portlandoregon.gov

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

No.

	2/24/14
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Traci Manning, Director

Date