

ORDINANCE No. 187844

*Authorize the purchase of property located at 5020 N. Interstate Ave. at a price not to exceed \$2,000,000 to support the development of affordable housing (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. On behalf of the City of Portland, the Portland Housing Bureau (“PHB”) administers programs using resources including tax increment financing (“TIF”) to support the development of affordable housing.
2. Through an extensive public process, PHB in partnership with the Mayor and the Housing Commissioner developed the North/Northeast Neighborhood Housing Strategy (the “Strategy”). The Strategy was created to help address displacement of low and moderate income households that had been historical residents of this area of Portland. As part of the Strategy’s implementation, PHB earmarked \$3M in Interstate Corridor Urban Renewal Area (“ICURA”) TIF for site acquisition.
3. PHB has identified a site at 5020 N. Interstate Ave. within the ICURA (the “Property”). The approximately 20,000 square foot Property is currently zoned Central Employment (“EX”). PHB believes redeveloping the Property could lead to the creation of at least 50 housing units that would serve low and moderate income households. In addition, for the newly created units, PHB would utilize its Preference Policy, also initiated through the Strategy, to prioritize households that historically lived or had family members that lived in the area.
4. Having identified the Property as appropriate for affordable housing, PHB negotiated an Agreement to purchase the Property (the “Agreement”) dated April 26, 2016 (the “Effective Date”) for \$2,000,000 (the “Purchase Price”).
5. PHB staff have completed review of due diligence materials including environmental reports, the hazardous building materials report, the title report and a survey and have determined that the Property is suitable for affordable housing development.
6. The Agreement contemplates a closing date ninety (90) days from the Effective Date (the “Closing”). PHB has determined it has sufficient funds in its ICURA budget to execute the Closing.

NOW, THEREFORE, the Council directs:

- a. The PHB Director is hereby authorized to acquire the Property for the Purchase Price and to enter into any/all agreements related to the transaction and to pay customary costs related to the Closing.
- b. The PHB Director is further authorized to approve amendments or modifications to the Agreement or other related agreements 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 PHB to acquire the Property as contemplated by the Closing; therefore, this Ordinance shall be in full force and effective from and after its passage.

Passed by the Council, JUN 22 2016

Commissioner Dan Saltzman
Prepared by: Karl Dinkelspiel
Date Prepared: May 31, 2016

MARY HULL CABALLERO

Auditor of the City of Portland

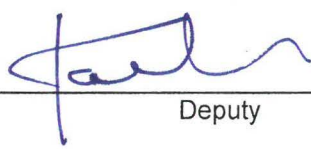
By

Susan Parsons
Deputy

Agenda No.
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Title

187844

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<p>INTRODUCED BY Commissioner/Auditor: Dan Saltzman</p>	<p>CLERK USE: DATE FILED JUN 14 2016</p>
<p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p>	<p>Mary Hull Caballero Auditor of the City of Portland</p> <p>By:  Deputy</p>
<p>BUREAU APPROVAL</p> <p>Bureau: Portland Housing Bureau Bureau Head: Kurt Creager</p> <p>Prepared by: Karl Dinkelspiel Date Prepared: May 31, 2016</p> <p>Financial Impact & Public Involvement Statement</p> <p>Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>City Auditor Office Approval: required for Code Ordinances</p> <p>City Attorney Approval:</p>	<p>ACTION TAKEN:</p>
<p>Council Meeting Date June 22, 2016</p>	

<p>AGENDA</p> <p>TIME CERTAIN <input checked="" type="checkbox"/> <i>10:15 PM 6/20</i></p> <p>Start time:</p> <p>Total amount of time needed: (for presentation, testimony and discussion)</p>
<p>CONSENT <input type="checkbox"/></p>
<p>REGULAR <input checked="" type="checkbox"/></p> <p>Total amount of time needed: 10-15 minutes (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	✓	
4. Novick	4. Novick	✓	
Hales	Hales	✓	