

IMPACT STATEMENT

Legislation title: Authorize an Intergovernmental Agreement with Home Forward to allow the Percent for Green Program to fund the construction of a green street facility as part of Home Forward's construction project at St. Francis Apartments at SE 11th Ave., SE 12th Ave., SE Stark St. in the amount of \$113,936 (Ordinance)

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Presenter name: no presentation

Purpose of proposed legislation and background information:

The Percent for Green program was established with the Green Street Policy and Cross Bureau Report in April of 2007 through Resolution No. 36500. The program funds stormwater management in the right-of-way (green streets) not required by the Stormwater Management Manual.

This IGA is to fund the "optional" green streets and pedestrian improvements that Home Forward and Catholic Charities is proposing as part of the St. Francis Park Apartments.

The Percent for Green Program has funded about 37 projects since 2008, leveraging funding for watershed improvements, pipe capacity protection, Safe Routes to School and community initiated improvements. The approved projects go above and beyond the Stormwater Management Manual requirements.

Past Percent for Green project agreements include inter-agency agreements, inter-bureau agreements and contracts.

Financial and budgetary impacts:

The funds are already budgeted for this project thru the Percent for Green program. There are not any changes to budgeting required. The amount is a final award and any expenses over the awarded funds will be the responsibility of Home Forward.

Bureau of Environmental Services will assume long term maintenance responsibility after the 2-year plant establishment of the green street stormwater facility.

The result of this legislation will be an Intergovernmental Agreement with Home Forward.

Community impacts and community involvement:

As the largest provider of affordable housing in Oregon, Home Forward offers a variety of housing options to low-income individuals and families making housing available to individuals, families, people with disabilities or special needs and seniors.

With Home Forward serving as the developer, Catholic Charities' Caritas Housing is the general partner and will serve as owner of St Francis Park Apartments. Their mission is to provide affordable housing for low-income individuals and families; many with disabilities and/or special needs. At this property, 106 units will be affordable to people earning 60% of the area median income (AMI) or below (including 20 units which will be deeply subsidized for people earning 30% AMI). Catholic Charities Housing Transitions Program will provide services to 20 dedicated units for women transitioning from homelessness; five units will be dedicated to women escaping domestic and/or sexual violence and receiving aid from Project UNICA. A marketing plan

will provide outreach to those in the service industries and working in the inner southeast area including people who have been displaced during the rapid gentrification occurring in the neighborhood. Overall, these 106 units provide an essential increase towards the City's need for more affordable housing and creation of a more equitable Portland.

During outreach early in the project design process, adjacent business owners, the Buckman Community Association and the Central Eastside Industrial Area have been supportive of the need for affordable housing at the site. The main concern to surface during the design review period was the lack of on-site parking. Catholic Charities remains open to facilitating a community parking discussion and has hired an intern to inventory existing parking utilization during summer 2016.

Catholic Charities and Home Forward are working closely with St. Francis Catholic Church to provide affordable equitable housing opportunities while demonstrating the core values of social justice, hospitality to others, and respect for the earth and the environment. Home Forward has contributed \$750,000 in support of the apartment development. Portland Housing Bureau has awarded \$6.5 million in support of this development. Additionally, the St. Francis Park team will seek non-competitive Oregon Housing and Community Services 4% Low Income Housing Tax Credits to support the apartment development and Metro Nature in the Neighborhood grant funds to improve the vacated Oak Street between 11th and 12th Street. Each of these sources are potential matching dollars for the green street improvements.

This development ensures equitable access to opportunities as it includes the design team from MWA Architects and the CM/GC, O'Neill/Walsh Community Builders, LLC (OWCB). Each of these firms consistently increases participation and engagement with MWESB firms. Most recently, OWCB achieved 34% minority and female apprentice participation on the Butte Hotel Renovations project; and 47% minority and female apprentice and 39% Section 3 apprentice participation on the Beech Street Apartments project. For housing projects, MWA Architects' consultant base is consistently comprised of 30% to 40% MWESB-qualified firms. Each agency/firm has extensive proven track records for measuring and attaining equity goals. This is further described in our development team summary and equity plan.

Once the development is completed, Cascade Management will ensure the equitable and fair housing practices are followed and promoted during lease up and ongoing operations. This is further identified in the Equity and Affirmative Fair Housing Marketing Plan sections of the application.

MWA was established as an African-American-owned firm in 1988, qualified as a minority-owned business when the Portland office opened, and remains 50% minority-owned. MWA has graduated from the MWESB program and understands the impact and benefit that it can have in providing companies with opportunities. For St. Francis Park, MWA is planning to utilize two MWESB qualified firms as primary design partners. Additional MWESB firms have been identified for secondary professional services that will be needed as the work scope progresses.

It is not known if any groups will testify.

Budgetary Impact Worksheet

Does this action change appropriations?

☐ YES: Please complete the information below.

☒ NO: Skip this section

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