

ORDINANCE No. 188440

Approve Rental Rehabilitation Conditional Grant Product Guidelines (Ordinance; amend Code Section 30.01.090)

The City of Portland ordains:

Section 1. The Council finds:

1. In the 16/17 Adopted Budget, Portland City Council approved General Fund resources for the Portland Housing Bureau (PHB) to develop a Rental Rehabilitation Program, with allocated budget to be focused in East Portland.
2. The Portland Housing Bureau (PHB) Rental Rehabilitation Program is intended to prevent displacement of low-income families living in privately owned rental properties by providing City subsidies up to \$25,000 per unit to address habitability and property maintenance issues as described in Attachment A.
3. Owners of properties enrolled in the Rental Rehabilitation Program will receive a Rental Rehabilitation Conditional Grant that will be forgiven after 10 years if the full conditions of the grant have been met, including ongoing rental affordability for households under 60% of Area Median Income.
4. City Code Section 30.01.090 currently requires any project receiving City subsidies for the purpose of creating or preserving affordable rental housing to be subject to a minimum of 60-year affordability contract requirements. PHB desires to amend Subsection 30.01.090 to include 10-year affordability requirements for properties receiving a Rental Rehabilitation Conditional Grant from PHB.

NOW THEREFORE, The Council directs:

- a. The Rental Rehabilitation Conditional Grant Product Guidelines are approved in accordance with the attached Exhibit B.

b. Subsection 30.01.090 A. City Subsidy Projects – Long-Term Affordability Requirements is amended as follows:

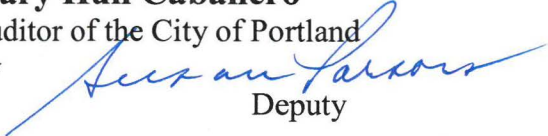
- A. City Subsidy Projects that in the future request and receive a City Subsidy from PDC, PHB or other City bureau or agency for the purpose of creating or preserving rental housing affordable to households below 80 percent of MFI, will be subject to a minimum of 60-year affordability contract requirements developed by PHB consistent with the implementing charge in Subsection 30.01.090 B. Notwithstanding the foregoing, City Subsidy Projects that receive a Rental Rehabilitation Conditional Grant will be subject to a minimum of 10 year affordability contract requirement in accordance with the Rental Rehabilitation Conditional Grant Product Guidelines.

Passed by the Council: JUN 08 2017

Mayor Ted Wheeler
Prepared by: Andrea Matthiessen
Date prepared: March 1, 2017

Mary Hull Caballero
Auditor of the City of Portland

By



Deputy

562-607 643

Agenda No. **188440**
ORDINANCE NO.
Title

Approve Rental Rehabilitation Conditional Grant Product Guidelines (Ordinance; amend Code Section 30.01.090)

INTRODUCED BY Commissioner/Auditor: Mayor Ted Wheeler	CLERK USE: DATE FILED <u>MAY 16 2017</u>
COMMISSIONER APPROVAL Mayor—Finance and Administration - Hales <i>Wheeler KJD</i>	Mary Hull Caballero Auditor of the City of Portland
Position 1/Utilities - Fritz	By: <u><i>Susan Parsons</i></u> Deputy
Position 2/Works - Fish	
Position 3/Affairs - Saltzman	
Position 4/Safety - Eudaly	
BUREAU APPROVAL Bureau: Portland Housing Bureau Bureau Head: Kurt Creager <i>Mc for KC</i>	
Prepared by: Andrea Matthiessen Date Prepared: March 1, 2017 Financial Impact & Public Involvement Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/>	JUN 07 2017 RESCHEDULED TO JUN 08 2017 AT 2:00 PM
Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	
City Auditor Office Approval: required for Code Ordinances <i>✓ Town</i>	
City Attorney Approval: <i>OK</i>	
Council Meeting Date March 22, 2017 April 26, 2017 <i>May 24th</i>	

APR 26 2017
May 24th

AGENDA

TIME CERTAIN
 Start time: _____
 Total amount of time needed: _____
 (for presentation, testimony and discussion)

CONSENT

REGULAR
 Total amount of time needed: 15
 (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	✓	
4. Eudaly	4. Eudaly	_____	
Hales	<i>Wheeler</i> Hales	✓	