

IMPACT STATEMENT

Legislation title:

* Authorize financing in an amount not to exceed \$3,213,319 for the redevelopment of the Oak Leaf Mobile Home Park (Ordinance)

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Presenter name: Shannon Callahan, Interim Director, PHB

Purpose of proposed legislation and background information:

- This Ordinance requests City Council approval of financing in an amount up to \$3,213,319 using Community Development Block Grant (CDBG) funding from fiscal years 2018-2019 and provide authority for the execution of loan documents by the Director of the Portland Housing Bureau.
- The purpose of funding is to allow St. Vincent de Paul Society of Lane County Inc. to acquire and redevelop the Oak Leaf Mobile Home Park.
- The Project will provide 22 units at or below 60% median family income (MFI), most of which are currently renting at 30% MFI or below.

Financial and budgetary impacts:

- PHB is required to regulate and monitor all affordable rental projects that contain City allocated funding for sixty years. PHB elects to require a 99-year affordability period. The ongoing cost of this work is anticipated in PHB staffing budget.

Community impacts and community involvement:

Frequent meetings were held with the occupants of the park at the time City Council directed PHB intervention. Although CASA of Oregon had initially established a cooperative, it became apparent that this legal structure would not be effective or timely. CASA backed out, and Living Cully stepped in to acquire the park for a brief period so that another non-profit developer could be identified. St. Vincent de Paul Society of Lane County Inc.(SVDP), located in Eugene, OR, stepped in and acquired the park from Living Cully in 2017, and has operated the park since that time while performing due diligence around redeveloping the site. During the holding period, SVDP had frequent interaction with the residents around relocation issues.

Information about the post-redevelopment status of the park is shown in the table below.

Total Units	22
No. at or below 30% MFI	0 units
No. at or below 60% MFI	22
Total	22
Population Specific Units	Five “spaces only” are for current units owned by residents and not the mobile home park. The remainder of the units are a combined mobile home/space. As the

	owned units leave over time, the park may opt to convert the “spaces only” to a combined mobile home/space for rental rather than just a space for rent.
PHB Subsidy	\$3,213,319

100% Renewable Goal:

New mobile home units being purchased for this Project will be certified Energy Star Compliant and will contribute to the City’s goals to reach 100% energy needs with renewable energy by 2050 by decreasing total energy use.

Budgetary Impact Worksheet**Does this action change appropriations?**

- ☐ **YES:** Please complete the information below.
☒ **NO:** Skip this section