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191365

Emergency Ordinance

*Authorize Intergovernmental Agreement with Prosper Portland in support of the ongoing implementation of housing functions at the Portland Housing Bureau and economic opportunity functions at Prosper Portland

Passed

The City of Portland ordains:

Section 1. The Council finds:

1. The City of Portland (the "City") consolidated the housing and economic opportunity functions that existed at the City's Bureau of Housing and Community Development and Prosper Portland through Ordinance No. 182465 on January 7, 2009, and established the Portland Housing Bureau (PHB) to assume such housing functions; and moved economic opportunity functions to Prosper Portland.
2. Prosper Portland, as the duly-designated urban renewal agency of the City is granted broad powers under ORS 457 for the planning and implementation of urban renewal programs, projects and activities.
3. Prosper Portland's urban renewal activities include housing rehabilitation, finance and development consistent with ORS Chapter 457.
4. The City Charter charges Prosper Portland with implementing the vision and goals of the City relating to affordable housing as adopted by the City Council. In accord with City Ordinance number 184329, PHB is charged with developing Citywide housing policy and delivering programs that increase the supply of affordable housing, preventing and ending homelessness, and increasing homeownership for households of color.
5. PHB is responsible for implementation of the City's housing policy, and is the representative bureau for the City of Portland as a participating jurisdiction receiving federal grant funds from the US Department of Housing and Urban Development (HUD).
6. In order to promote greater coordination between the housing rehabilitation, finance and development projects undertaken as urban renewal activities and the City's housing policy implemented by PHB,

Introduced by

[Commissioner Carmen Rubio](#)

Bureau

[Housing Bureau](#)

Contact

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Email preferred. Voice messages will be returned.

Requested Agenda Type

Consent

Date and Time Information

Requested Council Date

July 12, 2023

and as authorized by ORS 457.210, Prosper Portland desires to contract with PHB for the implementation of that portion of Prosper Portland's urban renewal activities involving affordable housing rehabilitation, finance and development and other affordable housing activities historically performed by Prosper Portland; Prosper Portland desires to provide federal grant-funded economic opportunity activities and PHB desires to provide reimbursement for those activities.

7. Through this intergovernmental agreement, and the consolidation and clarification of roles, PHB will produce greater efficiencies and a better return on taxpayer investment.

NOW, THEREFORE, the Council directs:

- A. The Commissioner in Charge of PHB is hereby authorized to execute the Intergovernmental Agreement for Housing Rehabilitation, Finance and Development, Housing Support Services, and the Economic Opportunity Initiative substantially in accordance with the form attached hereto as Exhibit A (the "IGA").
- B. The Mayor and City Auditor are hereby authorized to pay for the contract from City general funds, Community Development Block Grant, Portland Housing Bond funds and other funding sources in the PHB adopted budget.
- C. The Interim Director of PHB is hereby delegated the authority to modify, by amendment, the IGA, per its provisions.

Section 2. The Council declares that an emergency exists in order to continue the implementation of housing and economic opportunity functions; therefore, this Ordinance shall be in full force and effect from and after its passage by the Council.

Documents and Exhibits

 [Exhibit A \(https://www.portland.gov/sites/default/files/council-documents/2023/exhibit-a-fy23-24-phb-iga.docx\)](https://www.portland.gov/sites/default/files/council-documents/2023/exhibit-a-fy23-24-phb-iga.docx) 152.44 KB

An ordinance when passed by the Council shall be signed by the Auditor. It shall be carefully filed and preserved in the custody of the Auditor (City Charter Chapter 2 Article 1 Section 2-122)

Passed by Council
July 12, 2023

Auditor of the City of Portland
Simone Rede

Impact Statement

Purpose of Proposed Legislation and Background Information

The City of Portland consolidated the housing functions that existed at the City and Prosper Portland through Ordinance No. 182465 on January 7, 2009, and established the Portland Housing Bureau (PHB). The transition of housing functions to PHB from Prosper Portland and economic opportunity functions at Prosper Portland was implemented based upon Ordinance 183903 passed June 16, 2010, to better coordinate housing and economic opportunity activities in the City of Portland.

The IGA is necessary to carry out housing functions at PHB, and enable the PHB to receive reimbursement of TIF expenditures; to carry out economic opportunity activities at Prosper Portland; and enable Prosper Portland to receive reimbursement of federal grant funded expenditures.

Three agreements are necessary for the continued implementation of the housing portion of Prosper Portland's urban renewal activities at PHB, the federal grant funded economic opportunity activities at Prosper Portland, and to spell out the rights and responsibilities for the respective parties. This ordinance will approve the IGA for the twelfth year of this working arrangement.

Financial and Budgetary Impacts

The ordinance creates the mechanism by which TIF funds will flow through Prosper Portland to the City on a reimbursement basis, and by which federal grant funds will flow from PHB to Prosper Portland. This funding is reflected in the bureau's FY 2023-24 Adopted Budget.

Community Impacts and Community Involvement

PHB conducts a public process each spring as part of an annual Action Plan required by the federal Department of Housing and Urban Development regarding the use of grant funds, which includes the planned expenditure of economic opportunity grant funds covered by the IGA. The intergovernmental agreement is not controversial, and the process to develop them has been collaborative with Prosper Portland staff and legal and City staff and legal. PHB estimates that 85% of the approximately 1,600 clients served by economic opportunity programs funded through this IGA are in the 0-30% area median income (AMI) range. Approximately 15-25% of the housing units funded through this IGA are planned to serve residents in the 0-30% AMI range.

100% Renewable Goal

This action does not impact the City's goal of meeting 100 percent of community-wide energy needs with renewable energy by 2050.

Budget Office Financial Impact Analysis

The ordinance creates the mechanism by which TIF funds will flow through Prosper Portland to the City on a reimbursement basis, and by which federal grant funds will flow from PHB to Prosper Portland. This funding is reflected in PHB's FY 2023-24 Adopted Budget. The IGA is necessary to carry out housing functions at PHB, and to enable PHB to receive reimbursement of TIF expenditures; to carry out economic opportunity activities at Prosper Portland; and enable Prosper Portland to receive reimbursement of federal grant funded expenditures. The scope of work for PHB includes: Affordable Set Aside Housing Projects (\$40,738,363), North/Northeast Community Development Initiative (\$1.8 million); Regulatory Compliance Support Services (\$5,000); and GIS Mapping & Data Analysis (\$35,000). CDBG funds passed through from PHB to Prosper include \$2,262,907 for the following contracted services: Microenterprise Development and Adult & Youth Workforce Development and Community Navigator.

Agenda Items

577 Consent Agenda in [July 12-13, 2023 Council Agenda](https://www.portland.gov/council/agenda/2023/7/12)
(<https://www.portland.gov/council/agenda/2023/7/12>)

Passed

Commissioner Rene Gonzalez Yea

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Commissioner Dan Ryan Yea

Mayor Ted Wheeler Yea