

ANNOTATED MINUTES

Tuesday, May 15, 2001 - 9:30 AM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

BOARD BRIEFING

Interim-Chair Bill Farver convened the meeting at 9:36 a.m., with Commissioners Serena Cruz and Lonnie Roberts and Interim Commissioner Pauline Anderson present, and Vice-Chair Lisa Naito arriving at 9:38 a.m..

Interim Chair Bill Farver read a statement from Laddie Read regarding mental health.

B-1 Public Affairs Office Update on the 2001 Oregon Legislature. Presented by Gina Mattioda and Stephanie Soden.

**GINA MATTIODA AND STEPHANIE SODEN
LEGISLATIVE UPDATE PRESENTATION ON
ISSUES INCLUDING REVENUE FORECAST,
GOVERNOR'S NEW PROPOSED BUDGET,
PORTLAND HARBOR CLEAN UP BILL AND
SCHOOLS. STAFF TO DRAFT FLOOR LETTER
REFLECTING BOARD POSITION. DIANA BIANCO
PRESENTATION REGARDING HB 3245A-ENG
MENTAL HEALTH BILL AND REQUEST FOR
POLICY DIRECTION. BOARD DISCUSSION WITH
STEVE WEISS ON OREGON ADVOCACY BILL IN
RESPONSE TO RECENT SUICIDE AND THE NEED
FOR THOROUGH, UNBIASED, INDEPENDENT
INVESTIGATION, NOT BY COUNTY AGENCY
WHO MONITORS PROGRAM. MS. MATTIODA TO
TRACK BILL AND KEEP BOARD AND MS. BIANCO
INFORMED. MS. MATTIODA, MS. SODEN AND
HAROLD LASLEY PRESENTATION ON ISSUES
INCLUDING HB 3953A-ENG, REGIONAL
TRANSPORTATION AUTHORITY HB 3048, PERS
OMNIBUS BILL AMENDMENTS, DEPARTMENT
OF HUMAN RESOURCES REORGANIZATION,
OREGON HEALTH PLAN, MENTAL HEALTH,**

EARLY CHILDHOOD BUDGET, SCHOOL BASED HEALTH CLINIC, AFFORDABLE HOUSING, COMMUNITY LEARNING CENTER, COLUMBIA RIVER GORGE, COMMUNITY CORRECTIONS, CUSTODY UNITS, DEPARTMENT OF CORRECTIONS BUDGET, BILL TO EXPAND SCHOOLS IN JUVENILE DETENTION FACILITIES, OREGON YOUTH AUTHORITY BUDGET, LIVING WAGES, AND CHRISTMAS TREE BILL.

The briefing was adjourned at 10:30 a.m.

Tuesday, May 15, 2001 - 10:30 AM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

BUDGET DELIBERATIONS

Interim-Chair Bill Farver convened the meeting at 10:40 a.m., with Commissioner Lonnie Roberts and Interim Commissioner Pauline Anderson present, Commissioner Serena Cruz arriving at 10:44, and Vice-Chair Lisa Naito excused.

B-2 DEPARTMENT OF AGING AND DISABILITY SERVICES Fiscal Year 2001-2002 Budget Presentation. Presented by Jim McConnell, Director; Mary Shortall, Deputy Director; Rey España , Planning Manager; Tanya McGee, Long Term Care Manager; Nancy Harp, Community Services Manager; Fran Landfair, Elders in Action CBAC; and Steve Weiss, Disability Services CBAC.

- I. Who We Are at ADS
- II. How Services Are Accessed
- III. How We Are Organized
- IV. How Well We Deliver Services
- V. FY 2002 Budget
- VI. Issues and Challenges
- VII. CBAC Report and Recommendations

JIM MCCONNELL PRESENTATION. STEVE WEISS AND FRAN LANDFAIR PRESENTED CBAC REPORTS AND RESPONSE TO BOARD

QUESTIONS. JIM MCCONNELL, MARY SHORTALL, TANYA COLIE MCGEE, NANCY HARP, DON CARLSON AND REY ESPAÑA PRESENTATIONS AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION ON ISSUES INCLUDING FUNDING TO RETAIN MULTIDISCIPLINARY TEAM NURSES, NEED TO WORK WITH LEGISLATORS TO SEE THAT OREGON PROJECT INDEPENDENCE GETS FEDERAL FUNDING, AND BOARD DIRECTION TO THE DIRECT REPORT MANAGERS FOR DEVELOPMENT OF A COUNTYWIDE POLICY FOR THE BOARD'S FUTURE CONSIDERATION, TO ADDRESS STATE FUNDING FORMULA ISSUES SUCH AS GRANTS IN AID AND AGING AND DISABILITY SERVICES EQUITY ISSUES IN COLLABORATION AND PARTNERSHIP WITH THE DEPARTMENT OF HUMAN RESOURCES REORGANIZATION EFFORTS, AND LATINO ELDERS SERVICES SUCH AS ADDITIONAL HOUSING AND MULTI-GENERATIONAL COMMUNITY CENTER.

There being no further business, the meeting was adjourned at 11:48 a.m.

Tuesday, May 15, 2001 - 2:30 PM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

BUDGET DELIBERATIONS

Interim-Chair Bill Farver convened the meeting at 2:35 p.m., with Vice-Chair Lisa Naito, Commissioners Serena Cruz and Lonnie Roberts and Interim Commissioner Pauline Anderson present.

B-3 Discussion on Proposed Direction of Mental Health Redesign. Presented by Jim Gaynor and Staff.

**LOLENZO POE AND JIM GAYNOR
PRESENTATION OF MENTAL HEALTH SYSTEM
REDESIGN ACTION PLAN FOR MULTNOMAH**

COUNTY, PHASE I: RESOLVING THE ACUTE CARE CRISIS, AND RESPONSE TO BOARD QUESTIONS, DISCUSSION AND BOARD DIRECTION ON ISSUES INCLUDING TIMELINE FOR BUDGET DETAILS; PRIMARY ROLE OF PROVIDER; ALTERNATIVES OR TRADE OFFS IF PROPOSAL TOO EXPENSIVE; NEED TO NEGOTIATE PLAN FOR RAPID DEPLOYMENT OF CRISIS STABILIZATION SERVICES WITHIN 60 DAYS, IDENTIFY WHO WILL BE DEPLOYED TO DO THE WORK; COUNTY RISK TO PROVIDE SERVICES; NEED FOR COUNTY TO CONTINUE MANAGING SERVICES AND MAINTAIN GATE-KEEPING CONTROL FOR AUTHORIZING CARE; LANE COUNTY MODEL AND SHARING RISKS; AND NEED FOR THOUGHTFUL PLANNING. STAFF TO SET UP A MEETING WITH COMMISSIONER ANDERSON FOR FURTHER BRIEFING. BOARD DIRECTION FOR STAFF TO CLARIFY DIFFERENCES AND COSTS BETWEEN TODAY'S PLAN AND LANE COUNTY MODEL; ADDRESS BOARD CONCERN WHERE TODAY'S PLAN DOESN'T FOLLOW RESOLUTION CASE MANAGEMENT; COST ANALYSIS CONSISTENT WITH CASE MANAGEMENT FUNCTION; AND PROVIDE A WANTS COLLABORATIVE PROCESS UTILIZING COUNTY EXPERTISE AND THE PROVIDER NETWORKS. STAFF DIRECTED TO COME BACK WITH SPECIFIC CASE MANAGEMENT SCENARIOS WITHIN 30 DAYS. BOARD CONSENSUS ON BUDGET NOTE THAT STAFF COME BACK WITH PACKAGE OF BUDGET AMENDMENTS, OR REVISED MENTAL HEALTH BUDGET ON THE REDESIGN OF THE MENTAL HEALTH SYSTEM. CHAIR DIRECTED STAFF TO COME BACK IN LATE MAY OR EARLY JUNE FOR FURTHER BUDGET DISCUSSIONS.

There being no further business, the meeting was adjourned at 3:24 p.m.

Wednesday, May 16, 2001 - 9:30 AM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

BUDGET DELIBERATIONS

Interim-Chair Bill Farver convened the meeting at 9:35 a.m., with Commissioners Serena Cruz and Lonnie Roberts and Interim Commissioner Pauline Anderson present, and Vice-Chair Lisa Naito arriving at 9:40 a.m.

B-4 HEALTH DEPARTMENT Fiscal Year 2001-2002 Budget Presentation

- 1. Introduction: Lillian Shirley, Department Director**
Department Mission and three Public Health goals: setting the framework for the Health Department's Budget
- 2. Citizens Budget Advisory Committee Report: Bill Hancock, Community Health Council President and Sonia Manhas, Director's Office**
- 3. Budget Summary: Lillian Shirley**
Restorations and cuts. How department decisions were made
Revenues and Expenditure Summaries
- 4. Federal Financial Participation: Tom Fronk, Director's Office**
Health Department, County, and State work.
- 5. Budget and Operations Review: Dave Houghton, Bonnie Kostelecky, Patsy Kullberg, Gary Oxman, Consuelo Saragoza, and Jane Spence.**
 - Assuring Access To Necessary And Dignified Health Care
 - Promoting The Health Of All County Residents
 - Protecting The Health Of All County Residents
- 6. Addressing Community Health Disparities**
- 7. Final BCC Questions & Answers; Closing: Lillian Shirley**

CHAIR FARVER CONGRATULATIONS TO CHAIR-ELECT DIANE LINN AND COMMISSIONER-ELECT MARIA ROJO DE STEFFEY ON THEIR SUCCESSFUL ELECTION YESTERDAY AND ADVISED THEY WILL BE SWORN IN ON JUNE 5, 2001.

LILLIAN SHIRLEY INTRODUCED SONIA MANHAS, ANNE POTTER AND BILL HANCOCK. BILL HANCOCK PRESENTED THE CBAC REPORT. LILLIAN SHIRLEY, CAROL FORD, TOM FRONK, CONSUELO SARAGOZA AND BONNIE KOSTELECKY PRESENTATION AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION ON ISSUES INCLUDING CARE OREGON; FEDERAL FINANCIAL PARTICIPATION; OCHIN TRANSITION; OLDS TEAM FUNDING CONCERNS; OREGON CHILDRENS PLAN; STARS PROGRAM; CARES CHILD CARE GRANT; WORK WITH AGING AND DISABILITY SERVICES TO CONTINUE FUNDING 4 MULTI-DISCIPLINARY TEAM NURSES.

The meeting was recessed at 10:55 a.m. and reconvened at 11:07 a.m.

DAVE HOUGHTON AND GARY OXMAN PRESENTATION AND RESPONSE TO BOARD QUESTIONS REGARDING VECTOR CONTROL, DISEASE PREVENTION AND TREATMENT SERVICES CAPACITY, HIV/AIDS REPORTING, AND LEAD POISONING EDUCATION AND SCREENING SERVICES. LILLIAN SHIRLEY, GORDON EMPEY, JANE SPENCE, PATSY KULLBERG AND GARY OXMAN PRESENTATION AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION ON ISSUES INCLUDING EAST COUNTY SERVICE CENTER; PRIMARY CARE SERVICES AND REDESIGN; OREGON ACTION COALITION; CHARITABLE CARE RULES; LOW INCOME/UNINSURED CLIENTS; CORRECTIONS HEALTH; NEED FOR CORRECTIONS HEALTH STAFF TO BE INVOLVED WITH LOCAL PUBLIC SAFETY COORDINATING COUNCIL; AND MENTAL HEALTH ISSUES. BOARD CONSENSUS TO ADD BUDGET NOTE DIRECTING STAFF TO MONITOR CLIENT FLOW AND ACCESS ISSUES AND TO PROVIDE BOARD UPDATES ON PRIMARY CARE CLINIC REVENUES. BOARD CONSENSUS TO ADD BUDGET NOTES LOCAL

PUBLIC SAFETY REVIEW OF COUNTY'S PRE-TRIAL RELEASE SYSTEM FOR INCREASED EFFICIENCIES, EFFECTIVENESS AND POTENTIAL COST SAVINGS. JANE SPENCE, CONSUELO SARAGOZA, JOY BELCOURT AND BONNIE KOSTELECKY PRESENTATION AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION ON ISSUES INCLUDING MENTAL HEALTH AND DISABILITY DISCRIMINATION AND LACK OF FEDERAL REIMBURSEMENT FOR VETERANS AND SOCIAL SECURITY CLIENTS WHO ARE INCARCERATED; SCHOOL BASED HEALTH CENTERS; PHARMACEUTICAL COSTS, OUTREACH AND TREATMENT MODELS AND PARTNERSHIPS; EFFORTS TO PARTNER ON MATCHING FUNDS GRANTS TO ADDRESS AFRICAN AMERICAN INFANT MORTALITY AND OTHER HEALTH ISSUES. STAFF DIRECTED TO HAVE COUNTY ATTORNEY PROVIDE BOARD WITH LEGAL OPINION REGARDING VETERANS ADMINISTRATION POSITION NOT TO REIMBURSE COUNTY FOR SERVICES TO INCARCERATED VETERANS.

There being no further business, the meeting was adjourned at 12:15 p.m.

Wednesday, May 16, 2001 - 1:30 PM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

BUDGET DELIBERATIONS

Interim-Chair Bill Farver convened the meeting at 1:35 a.m., with Commissioners Serena Cruz and Lonnie Roberts and Interim Commissioner Pauline Anderson present, and Vice-Chair Lisa Naito arriving at 1:40 p.m.

B-5 DEPARTMENT OF COMMUNITY AND FAMILY SERVICES Fiscal Year 2001-2002 Budget Presentation

- | | |
|---------------------------------|----------------------------------|
| I. Introduction | Lorenzo T. Poe, Jr., Director |
| II. CBAC Report | Doug Montgomery, CBAC Chair |
| III. Department Overview | Denise Chuckovich & Kathy Tinkle |

- Vision, Mission and Values
- Organizational Structure
- Expenditures, Revenues and FTE
- Efficiencies and Other Budget Reductions
- DCFS Services

IV. FY 2002 Issues and Challenges

- | | |
|-------------------------------------|----------------|
| • Developmental Disabilities | Howard Klink |
| • Behavioral Health | Janice Gratton |
| • SUN | Kathy Turner |
| • Community Programs & Partnerships | Mary Li |

V. Board Questions

LOLENZO POE INTRODUCTIONS. BILL MONTGOMERY PRESENTED CBAC REPORT. DENISE CHUCKOVICH, KATHY TINKLE, HOWARD KLINK, JANICE GRATTON AND KATHY TURNER PRESENTATION AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION ON ISSUES INCLUDING DEPARTMENT OVERVIEW; LETTER FROM LADDIE READ; DEVELOPMENTAL DISABILITIES PROGRAM BUDGET; SKIP SCREENING; BEHAVIORAL HEALTH DIVISION BUDGET; EARLY INTERVENTION PROGRAM FUNDING; SUN INITIATIVE AND CASEY GRANT, STRATEGIC INVESTMENT PROGRAM REVENUES; NEED TO WORK WITH SCHOOL BOARD; BUCKMAN AND CLEAR CREEK SCHOOLS.

The meeting was recessed at 3:05 p.m. and reconvened at 3:15 p.m.

MARY LI AND JIM CLAY PRESENTATION AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION ON ISSUES INCLUDING COMMUNITY PROGRAMS AND PARTNERSHIPS BUDGET; WEATHERIZATION PROGRAM AND COMMUNITY ACTION FUNDING SOURCE; MULTNOMAH COMMISSION ON CHILDREN AND FAMILIES BUDGET CUTS.

There being no further business, the meeting was adjourned at 3:40 p.m.

Thursday, May 17, 2001 - 9:00 AM
Multnomah Building, First Floor Commissioners Conference Room 112
501 SE Hawthorne Boulevard, Portland

EXECUTIVE SESSION

Interim-Chair Bill Farver convened the meeting at 9:03 a.m., with Commissioners Serena Cruz and Lonnie Roberts and Interim Commissioner Pauline Anderson present, and Vice-Chair Lisa Naito arriving at 9:05 a.m.

E-1 The Multnomah County Board of Commissioners will meet in executive session authorized pursuant to ORS 192.660(1)(f) to discuss confidential information that is protected under Federal and State housing provisions and other laws from disclosure and therefore exempt under either ORS 192.502(8) or (9) or both. Only representatives of the news media and designated staff are allowed to attend. Representatives of the news media and all other attendees are specifically directed not to disclose information that is the subject of the executive session. No final decision will be made in the executive session.

EXECUTIVE SESSION HELD.

There being no further business, the executive session was adjourned at 9:25 a.m.

Thursday, May 17, 2001 - 9:30 AM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

REGULAR MEETING

Interim-Chair Bill Farver convened the meeting at 9:30 a.m., with Vice-Chair Lisa Naito, Commissioners Serena Cruz and Lonnie Roberts and Interim Commissioner Pauline Anderson present.

CONSENT CALENDAR

***UPON MOTION OF COMMISSIONER NAITO,
SECONDED BY COMMISSIONER CRUZ, THE***

***CONSENT CALENDAR (ITEMS C-1 THROUGH C-6)
WAS UNANIMOUSLY APPROVED.***

DISTRICT ATTORNEY'S OFFICE

- C-1 Renewal of Intergovernmental Agreement 500167 with Tri-Met for the Continued Funding of 1 FTE Deputy District Attorney to the Tri-Met Neighborhood Based Prosecution Office

SHERIFF'S OFFICE

- C-2 Budget Modification MCSO 5 Appropriating \$45,000 from Portland Police Bureau Block Grant Revenue to Purchase 7 Mobile Data Centers for County Law Enforcement Vehicles

DEPARTMENT OF COMMUNITY AND FAMILY SERVICES

- C-3 Budget Modification CFS 50 Transferring \$15,021 Great Start Revenue from the Commission on Children, Families and Community Budget to Fund a .21 FTE Program Development Specialist Senior Position
- C-4 Budget Modification CFS 51 Adding a .13 FTE Program Development Specialist for the Victims' Panel Coordinator from DUII Victims Panel Fees
- C-5 Budget Modification CFS 52 Adjusting Expenditure and Revenue Budgets in Community Programs and Partnerships to Reflect Additional Unanticipated Low Income Energy Assistance Program Funds from the State
- C-6 Budget Modification CFS 53 Adjusting Expenditures and Revenues for SUN Schools to Reflect Actual Expenditures and Revenue Agreements, and Appropriating a \$1,000 Donation from the Oregon Community Foundation via the City of Portland

**REGULAR AGENDA
PUBLIC COMMENT**

Opportunity for Public Comment on Non-Agenda Matters. Testimony Limited to Three Minutes Per Person.

NO ONE WISHED TO COMMENT.

DEPARTMENT OF COMMUNITY AND FAMILY SERVICES

- R-1 PUBLIC HEARING on the 2000 Affordable Housing Development Program Property Transfer Recommendations and Consideration of a RESOLUTION Approving the Transfer of Tax-Foreclosed Properties to Non-Profit Housing Sponsors for Low Income Housing Purposes

COMMISSIONER NAITO MOVED AND COMMISSIONER ANDERSON SECONDED, APPROVAL OF R-1. HC TUPPER EXPLANATION AND RESPONSE TO BOARD QUESTIONS. LOREA ALBA, REPRESENTING POWERHOUSE, AND DENNY WEST REPRESENTING THE HOUSING AUTHORITY OF PORTLAND, TESTIMONY IN SUPPORT. HC TUPPER AND MATT RYAN RESPONSE TO BOARD QUESTIONS REGARDING MERGER OF NE CDCS AND COUNTY LOAN DOCUMENTS. BOARD COMMENTS IN SUPPORT. RESOLUTION 01-061 UNANIMOUSLY ADOPTED.

- R-2 NOTICE OF INTENT to Apply for a "Build Mentally Healthy Communities" Grant from the Center for Mental Health Services for the Multnomah County Incredible Years Program

COMMISSIONER NAITO MOVED AND COMMISSIONER CRUZ SECONDED, APPROVAL OF R-2. JANICE GRATTON, BARBARA BRADY, MARGIE MCCLLOUD AND LINDA CASTILLO EXPLANATION AND RESPONSE TO BOARD QUESTIONS AND COMMENTS IN SUPPORT. NOTICE OF INTENT UNANIMOUSLY APPROVED.

DEPARTMENT OF HEALTH

- R-3 PROCLAMATION Designating the Week of May 20 through 26, 2001 as EMERGENCY MEDICAL SERVICES WEEK

COMMISSIONER NAITO MOVED AND COMMISSIONER CRUZ SECONDED, APPROVAL OF R-3. BILL COLLINS EXPLANATION AND INTRODUCTION. RANDY LAUER OF AMR READ PROCLAMATION AND INTRODUCED LUCY DRUM IN AUDIENCE. PROCLAMATION 01-062 UNANIMOUSLY ADOPTED.

NON-DEPARTMENTAL

R-4 RESOLUTION Designating the Multnomah County Public Affairs Office to Coordinate the Public Involvement Processes for Siting of County-Owned and County-Leased Facilities and Repealing Resolution No. 98-164

COMMISSIONER NAITO MOVED AND COMMISSIONER ANDERSON SECONDED, APPROVAL OF R-4. GINA MATTIODA AND ALTHEA MILECHMAN EXPLANATION. BOARD COMMENTS IN SUPPORT. RESOLUTION 01-063 UNANIMOUSLY ADOPTED.

DEPARTMENT OF SUPPORT SERVICES

R-5 RESOLUTION Authorizing Issuance and Sale of Short-Term Promissory Notes, (Tax and Revenue Anticipation Notes), Series 2001 in the Amount of \$20,000,000

COMMISSIONER NAITO MOVED AND COMMISSIONER NAITO SECONDED, APPROVAL OF R-5. HARRY MORTON EXPLANATION AND RESPONSE TO QUESTION OF COMMISSIONER ROBERTS. RESOLUTION 01-064 UNANIMOUSLY ADOPTED.

DEPARTMENT OF SUSTAINABLE COMMUNITY DEVELOPMENT

R-6 RESOLUTION Approving Authorization for Facilities and Property Management Division to Utilize North Portland Health Clinic Project Contingency Funds to Assist the St. Johns Boosters Renovate and Improve Community Neighborhood Sign Adjacent to the North Portland Health Clinic Parking Lot

COMMISSIONER CRUZ MOVED AND COMMISSIONER NAITO SECONDED, APPROVAL OF R-6. PETER WILCOX EXPLANATION. JOE BEULLER, VICE-PRESIDENT OF ST. JOHN'S BOOSTERS, EXPLANATION AND COMMENTS IN SUPPORT. BOARD COMMENTS IN SUPPORT. RESOLUTION 01-065 UNANIMOUSLY ADOPTED.

AGING AND DISABILITY SERVICES DEPARTMENT

R-7 RESOLUTION: Acceptance of the Report of Contract Policy Team;
Adoption of Policies Governing Human Service Contracting

**COMMISSIONER NAITO MOVED AND
COMMISSIONER CRUZ SECONDED, APPROVAL
OF R-7. JIM MCCONNELL AND FRANNA
HATHAWAY EXPLANATION AND RESPONSE TO
BOARD QUESTIONS AND COMMENTS IN
SUPPORT. CHAIR FARVER ASKED THAT THE
BOARD CONTINUE SUPPORTING THIS EFFORT.
RESOLUTION 01-066 UNANIMOUSLY ADOPTED.**

The regular meeting was adjourned at 10:50 a.m.

Thursday, May 17, 2001 - 10:55 AM
(OR IMMEDIATELY FOLLOWING REGULAR MEETING)
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

BOARD BRIEFING

Interim-Chair Bill Farver convened the meeting at 10:55 a.m., with Vice-Chair Lisa Naito, Commissioners Serena Cruz and Lonnie Roberts and Interim Commissioner Pauline Anderson present.

B-6 Portland Development Commission's Gateway Regional Center Urban Renewal Area Plan. Presented by Kenny Asher and Don Mazzioti.

**ABE VARGAS, KENNY ASHER AND DICK HOOLIE
PRESENTATION AND RESPONSE TO BOARD
QUESTIONS AND DISCUSSION. STAFF TO
PREPARE RESOLUTION FOR BOARD
CONSIDERATION ON THURSDAY, MAY 31, 2001.**

There being no further business, the meeting was adjourned at 11:56 a.m.

Thursday, May 17, 2001 - 6:00 PM
North Portland Branch Library, Upstairs Meeting Room
512 N Killingsworth, Portland

PUBLIC HEARING

Interim-Chair Bill Farver convened the meeting at 6:03 a.m., with Vice-Chair Lisa Naito and Interim Commissioner Pauline Anderson present, Commissioner Serena Cruz arriving at 6:04 p.m., and Commissioner Lonnie Roberts excused.

PH-1 Opportunity for Public Input on the 2001-2002 Multnomah County Budget.
Testimony Limited to Three Minutes Per Person.

CHAIR FARVER ANNOUNCED CHAIR-ELECT DIANE LINN AND COMMISSIONER-ELECT MARIA ROJO DE STEFFEY WILL BE SWORN IN ON JUNE 5, 2001. DONNA PURDY AND DEANNA LYNN CALEF OF JEFFERSON CARING COMMUNITY TESTIMONY IN SUPPORT OF FUNDING FOR EARLY CHILDHOOD, READINESS TO LEARN, NATIVE AMERICAN AND VIOLENCE PREVENTION PROGRAMS. JACKIE MERCER, GEOFF ROTH, NORREEN SMOKEY-SMITH, SUE ZIGLINSKI AND MISOKE ALEX STONE OF NARA AND NW NATIVE RESPONSE TEAM TESTIMONY IN SUPPORT OF FUNDING FOR SERVICES TO NATIVE AMERICANS, INCLUDING CHILD CARE, NAYA ALTERNATIVE SCHOOL, YOUTH ALCOHOL PROGRAMS AND HEALTH CARE. ROBERT BERNSTEIN PRESENTED STUDENT LETTERS AND TESTIMONY IN SUPPORT OF FUNDING FOR NORTH PORTLAND YOUTH AND FAMILY CENTER PROGRAMS AND SERVICES. LANITA DUKE, LARINDA RODRIQUEZ, MARQUINDA BARBER, SASHA BELL, SANDRA JOHNSON, ANJEANETTE BROWN, LETICIA PERRY, DEANNA BROWN AND CHANTANAY PERRY TESTIMONY IN SUPPORT OF FUNDING FOR THE NORTH PORTLAND COMPONENT OF THE GIFT PROGRAM. CHIP SHIELDS, PATTY KATZ AND ROOSEVELT JOHNSON REPRESENTING BETTER PEOPLE, TESTIMONY IN SUPPORT OF \$40,000

BUDGET AMENDMENT FOR TRANSITIONAL EMPLOYMENT SERVICES FOR EX-OFFENDERS. PATRICIA WELCH AND NIA GRAY TESTIMONY IN SUPPORT OF GIFT PROGRAM FUNDING. JAY SWEDBLOM, LARRY JOHNSON, ARWEN BIRD AND ANETTE JOLIN REPRESENTING BETTER PEOPLE, TESTIMONY IN SUPPORT OF \$40,000 BUDGET AMENDMENT FOR TRANSITIONAL EMPLOYMENT SERVICES FOR EX-OFFENDERS. PAMELA TEMBURINO, VALUENT WHITE, DOROTHY CLARK, BARABARA BALSERO TESTIMONY IN SUPPORT OF FUNDING FOR MULTIDISCIPLINARY TEAM NURSES FOR SENIORS. MARILYN MILLER, JOSETTE HERRERA AND DEB MEADOWS-WEST TESTIMONY IN SUPPORT OF FUNDING FOR COMMUNITY AND FAMILY CENTER PROGRAMS. SUSAN MASIN AND JEYLEEN TORANZO TESTIMONY IN SUPPORT OF FUNDING FOR YWCA AND JOLANDA HOUSE. DIANE FELDT TESTIMONY IN SUPPORT OF FUNDING FOR NORTH PORTLAND COMMUNITY AND FAMILY CENTER, GIFT AND TEEN CONNECTIONS PROGRAMS. MS. FELDT READ A LETTER OF SUPPORT FROM MIKE VERBOUT. GAIL ALBERS TESTIMONY IN SUPPORT OF FUNDING FOR EAST COUNTY AGING SERVICES. JANICE BOOKER, CHEKAYA OLIVER, LACONDRA BROWN, DEBRA KNAPPER AND SARA STUMP TESTIMONY IN SUPPORT OF FUNDING FOR YWCA YOUNG FAMILIES PROGRAM. CAROL FORD EXPLANATION IN RESPONSE TO A QUESTION OF COMMISSIONER NAITO. WENDY MATTESON, LAURA LYBRAND, AMBER BARTON, MANI CANNON, TAMMY RAUSCHL, SHELLEY BRADLEY AND KRISTINE ELDRIDGE TESTIMONY IN SUPPORT OF FUNDING FOR COMMUNITY AND FAMILY CENTER PROGRAMS, TEEN CONNECTIONS, YWCA HOMELESS SHELTER PROGRAMS. JEAN DEMASTER EXPLANATION OF STATE BUDGET CUTS IN RESPONSE TO QUESTION OF CHAIR FARVER.

WILLIAM ROBINSON TESTIMONY IN SUPPORT OF ADULT COMMUNITY CORRECTIONS PROGRAM FUNDING. IN RESPONSE TO A QUESTION OF COMMISSIONER NAITO, CHAIR FARVER ADVISED THE PROGRAM IS FUNDED IN THE DEPARTMENT BUDGET. CHARLES JENNINGS OF BETTER PEOPLE TESTIMONY IN SUPPORT OF FUNDING FOR AFRICAN AMERICAN PROGRAM WITHIN ADULT COMMUNITY CORRECTIONS. TINA RUSSELL TESTIMONY IN SUPPORT OF FUNDING FOR THE YWCA SAFE HAVEN SHELTER AND COMMUNITY AND FAMILY SERVICE CENTER PROGRAMS. LARISSA WILLIAMS TESTIMONY IN SUPPORT OF FUNDING FOR RICHMOND PLACE AND YWCA PROGRAMS.

There being no further business, the meeting was adjourned at 8:25 p.m.

BOARD CLERK FOR MULTNOMAH COUNTY, OREGON

Deborah L. Bogstad



Multnomah County Oregon

Board of Commissioners & Agenda

connecting citizens with information and services

BOARD OF COMMISSIONERS

Bill Farver, Interim Chair

501 SE Hawthorne Boulevard, Suite 600
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Email: mult.chair@co.multnomah.or.us

Pauline Anderson, Interim

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Lisa Naito, Commission Dist. 3

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Lonnie Roberts, Commission Dist. 4

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ANY QUESTIONS? CALL BOARD

CLERK DEB BOGSTAD @ (503) 988-3277

Email: deborah.l.bogstad@co.multnomah.or.us

**INDIVIDUALS WITH DISABILITIES PLEASE
CALL THE BOARD CLERK AT (503) 988-3277,
OR MULTNOMAH COUNTY TDD PHONE
(503) 988-5040, FOR INFORMATION ON
AVAILABLE SERVICES AND ACCESSIBILITY.**

MAY 15, 16 & 17, 2001

BOARD MEETINGS

FASTLOOK AGENDA ITEMS OF INTEREST

Pg. 2	9:30 a.m. Tuesday Legislative Update
Pg. 2	10:30 a.m. Tuesday Aging & Disability Services Budget Deliberations
Pg. 2	2:30 p.m. Tuesday Proposed Direction of Mental Health Redesign Briefing
Pg. 3	9:30 a.m. Wednesday Health Budget Deliberations
Pg. 3	1:30 p.m. Wednesday Community & Family Services Budget Deliberations
Pg. 5-7	Thursday: 9:00 a.m. Executive Session; 9:30 Regular Meeting & 10:55 Briefing
Pg. 7	6:00 p.m. Thursday Budget Hearing at North Portland Branch Library

Thursday meetings of the Multnomah County Board of Commissioners are cable-cast live and taped and may be seen by Cable subscribers in Multnomah County at the following times:

Thursday, 9:30 AM, (LIVE) Channel 30
Friday, 11:00 PM, Channel 30
Saturday, 10:00 AM, Channel 30
(Saturday Playback for East County Only)
Sunday, 11:00 AM, Channel 30

Produced through Multnomah Community Television

Tuesday, May 15, 2001 - 9:30 AM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

BOARD BRIEFING

B-1 Public Affairs Office Update on the 2001 Oregon Legislature. Presented by Gina Mattioda and Stephanie Soden. 1 HOUR REQUESTED.

Tuesday, May 15, 2001 - 10:30 AM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

BUDGET DELIBERATIONS

B-2 **DEPARTMENT OF AGING AND DISABILITY SERVICES** Fiscal Year 2001-2002 Budget Presentation. Presented by Jim McConnell, Director; Mary Shortall, Deputy Director; Rey España, Planning Manager; Tanya McGee, Long Term Care Manager; Nancy Harp, Community Services Manager; Fran Landfair, Elders in Action CBAC; and Steve Weiss, Disability Services CBAC.

- I. Who We Are at ADS
 - II. How Services Are Accessed
 - III. How We Are Organized
 - IV. How Well We Deliver Services
 - V. FY 2002 Budget
 - VI. Issues and Challenges
 - VII. CBAC Report and Recommendations
-

Tuesday, May 15, 2001 - 2:30 PM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

BUDGET DELIBERATIONS

B-3 Discussion on Proposed Direction of Mental Health Redesign. Presented by Jim Gaynor and Staff.

Wednesday, May 16, 2001 - 9:30 AM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

BUDGET DELIBERATIONS

B-4 HEALTH DEPARTMENT Fiscal Year 2001-2002 Budget Presentation

- 1. Introduction: Lillian Shirley, Department Director**
Department Mission and three Public Health goals: setting the framework for the Health Department's Budget
 - 2. Citizens Budget Advisory Committee Report: Bill Hancock, Community Health Council President and Sonia Manhas, Director's Office**
 - 3. Budget Summary: Lillian Shirley**
Restorations and cuts. How department decisions were made
Revenues and Expenditure Summaries
 - 4. Federal Financial Participation: Tom Fronk, Director's Office**
Health Department, County, and State work.
 - 5. Budget and Operations Review: Dave Houghton, Bonnie Kostelecky, Patsy Kullberg, Gary Oxman, Consuelo Saragoza, and Jane Spence.**
 - Assuring Access To Necessary And Dignified Health Care
 - Promoting The Health Of All County Residents
 - Protecting The Health Of All County Residents
 - 6. Addressing Community Health Disparities**
 - 7. Final BCC Questions & Answers; Closing: Lillian Shirley**
-

Wednesday, May 16, 2001 - 1:30 PM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

BUDGET DELIBERATIONS

B-5 DEPARTMENT OF COMMUNITY AND FAMILY SERVICES Fiscal Year 2001-2002 Budget Presentation

- | | |
|--|----------------------------------|
| I. Introduction | Lorenzo T. Poe, Jr., Director |
| II. CBAC Report | Doug Montgomery, CBAC Chair |
| III. Department Overview | Denise Chuckovich & Kathy Tinkle |
| • Vision, Mission and Values | |
| • Organizational Structure | |
| • Expenditures, Revenues and FTE | |
| • Efficiencies and Other Budget Reductions | |
| • DCFS Services | |
| IV. FY 2002 Issues and Challenges | |
| • Developmental Disabilities | Howard Klink |
| • Behavioral Health | Janice Gratton |
| • SUN | Kathy Turner |
| • Community Programs & Partnerships | Mary Li |
| V. Board Questions | |

Thursday, May 17, 2001 - 9:00 AM
Multnomah Building, First Floor Commissioners Conference Room 112
501 SE Hawthorne Boulevard, Portland

EXECUTIVE SESSION

- E-1 The Multnomah County Board of Commissioners will meet in executive session authorized pursuant to ORS 192.660(1)(f) to discuss confidential information that is protected under Federal and State housing provisions and other laws from disclosure and therefore exempt under either ORS 192.502(8) or (9) or both. Only representatives of the news media and designated staff are allowed to attend. Representatives of the news media and all other attendees are specifically directed not to disclose information that is the subject of the executive session. No final decision will be made in the executive session. 15 MINUTES REQUESTED.
-

Thursday, May 17, 2001 - 9:30 AM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

REGULAR MEETING

CONSENT CALENDAR - 9:30 AM **DISTRICT ATTORNEY'S OFFICE**

- C-1 Renewal of Intergovernmental Agreement 500167 with Tri-Met for the Continued Funding of 1 FTE Deputy District Attorney to the Tri-Met Neighborhood Based Prosecution Office

SHERIFF'S OFFICE

- C-2 Budget Modification MCSO 5 Appropriating \$45,000 from Portland Police Bureau Block Grant Revenue to Purchase 7 Mobile Data Centers for County Law Enforcement Vehicles

DEPARTMENT OF COMMUNITY AND FAMILY SERVICES

- C-3 Budget Modification CFS 50 Transferring \$15,021 Great Start Revenue from the Commission on Children, Families and Community Budget to Fund a .21 FTE Program Development Specialist Senior Position

- C-4 Budget Modification CFS 51 Adding a .13 FTE Program Development Specialist for the Victims' Panel Coordinator from DUII Victims Panel Fees
- C-5 Budget Modification CFS 52 Adjusting Expenditure and Revenue Budgets in Community Programs and Partnerships to Reflect Additional Unanticipated Low Income Energy Assistance Program Funds from the State
- C-6 Budget Modification CFS 53 Adjusting Expenditures and Revenues for SUN Schools to Reflect Actual Expenditures and Revenue Agreements, and Appropriating a \$1,000 Donation from the Oregon Community Foundation via the City of Portland

REGULAR AGENDA - 9:30 AM
PUBLIC COMMENT - 9:30 AM

Opportunity for Public Comment on Non-Agenda Matters. Testimony Limited to Three Minutes Per Person.

DEPARTMENT OF COMMUNITY AND FAMILY SERVICES - 9:30 AM

- R-1 PUBLIC HEARING on the 2000 Affordable Housing Development Program Property Transfer Recommendations and Consideration of a RESOLUTION Approving the Transfer of Tax-Foreclosed Properties to Non-Profit Housing Sponsors for Low Income Housing Purposes
- R-2 NOTICE OF INTENT to Apply for a "Build Mentally Healthy Communities" Grant from the Center for Mental Health Services for the Multnomah County Incredible Years Program

DEPARTMENT OF HEALTH - 10:10 AM

- R-3 PROCLAMATION Designating the Week of May 20 through 26, 2001 as EMERGENCY MEDICAL SERVICES WEEK

NON-DEPARTMENTAL - 10:15 AM

- R-4 RESOLUTION Designating the Multnomah County Public Affairs Office to Coordinate the Public Involvement Processes for Siting of County-Owned and County-Leased Facilities and Repealing Resolution No. 98-164

DEPARTMENT OF SUPPORT SERVICES - 10:30 AM

R-5 RESOLUTION Authorizing Issuance and Sale of Short-Term Promissory Notes, (Tax and Revenue Anticipation Notes), Series 2001 in the Amount of \$20,000,000

DEPARTMENT OF SUSTAINABLE COMMUNITY DEVELOPMENT - 10:35 AM

R-6 RESOLUTION Approving Authorization for Facilities and Property Management Division to Utilize North Portland Health Clinic Project Contingency Funds to Assist the St. Johns Boosters Renovate and Improve Community Neighborhood Sign Adjacent to the North Portland Health Clinic Parking Lot

AGING AND DISABILITY SERVICES DEPARTMENT - 10:40 AM

R-7 RESOLUTION: Acceptance of the Report of Contract Policy Team; Adoption of Policies Governing Human Service Contracting

Thursday, May 17, 2001 - 10:55 AM
(OR IMMEDIATELY FOLLOWING REGULAR MEETING)
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

BOARD BRIEFING

B-6 Portland Development Commission's Gateway Regional Center Urban Renewal Area Plan. Presented by Kenny Asher and Don Mazzioti. 30 MINUTES REQUESTED.

Thursday, May 17, 2001 - 6:00 PM
North Portland Branch Library, Upstairs Meeting Room
512 N Killingsworth, Portland

PUBLIC HEARING

PH-1 Opportunity for Public Input on the 2001-2002 Multnomah County Budget. Testimony Limited to Three Minutes Per Person.

2001-2002 Multnomah County Budget Deliberations Schedule
***All sessions to be held in the Multnomah Building,**
Commissioners Boardroom 100, 501 SE Hawthorne
Boulevard, except as noted*

Thur, April 26, 2001	9:30 to noon	Executive Budget Overview Presentation to Board and Regular Board Meeting
Tue, May 1, 2001	9:00 to 3:00 p.m.	Board Budget Work Session on Issues
Thur, May 3, 2001	9:30 to noon	Executive Budget Message and Board Approval of Budget for Transmission to Tax Supervising and Conservation Commission, Regular Board Meeting
Tue, May 8, 2001	9:30 to noon	Central Citizen Budget Advisory Committee Report & Department of Library Services Budget Hearing
Tue, May 8, 2001	1:30 to 4:00 p.m.	Department of Sustainable Community Development Budget Hearing
Wed, May 9, 2001	1:30 to 4:00 p.m.	Non-Departmental and Special Service Districts Budget Hearings
*Thur, May 10, 2001	6:00 to 8:00 p.m.	Public Hearing and Testimony on the Multnomah County Budget, Midland Branch Library, 805 SE 122nd Avenue, Portland
Tue, May 15, 2001	9:30 to noon	Public Affairs Office Legislative Update discussion, followed by Department of Aging and Disability Services Budget Hearing

2001-2002 Multnomah County Budget Deliberations Schedule
***All sessions to be in held in the Multnomah Building,**
Commissioners Boardroom 100, 501 SE Hawthorne
Boulevard, except as noted*

Tue, May 15, 2001	2:30 to 4:00 p.m.	Mental Health System Briefing
Wed, May 16, 2001	9:30 to noon	Health Department Budget Hearing
Wed, May 16, 2001	1:30 to 4:00 p.m.	Department of Community and Family Services Budget Hearing
*Thur, May 17, 2001	6:00 to 8:00 p.m.	Public Hearing and Testimony on the Multnomah County Budget, North Portland Branch Library, 512 N Killingsworth, Portland
Tue, May 22, 2001	9:30 to noon	District Attorney's Office Budget Hearing
Tue, May 22, 2001	1:30 to 4:00 p.m.	Department of Juvenile and Adult Community Justice Budget Hearing
Wed, May 23, 2001	9:30 to noon	Sheriff's Office Budget Hearing
Wed, May 23, 2001	1:30 to 3:00 p.m.	Department of Support Services Budget Hearing
*Wed, May 23, 2001	6:00 to 8:00 p.m.	Public Hearing and Testimony on the Multnomah County Budget, Gresham Branch Library, 385 NW Miller, Gresham
Tue, May 29, 2001	9:30 to noon	Capital Program Budget Hearing

2001-2002 Multnomah County Budget Deliberations Schedule
***All sessions to be in held in the Multnomah Building,**
Commissioners Boardroom 100, 501 SE Hawthorne
Boulevard, except as noted*

Tue, May 29, 2001	1:30 to 4:00 p.m.	Mental Health Council Briefing and Discussion, Follow-up Info, Review Budget Amendments Work Session
Wed, May 30, 2001	9:30 to noon	Discussion, Follow-up Info, Review Budget Amendments Work Session
Wed, May 30, 2001	1:30 to 4:00 p.m.	Discussion, Follow-up Info, Review Budget Amendments Work Session
Tue, June 5, 2001	9:30 to noon	Discussion, Follow-up Info, Review Budget Amendments Work Session
Tue, June 5, 2001	1:30 to 4:00 p.m.	Discussion, Follow-up Info, Review Budget Amendments Work Session
Wed, June 6, 2001	9:30 to noon	Discussion, Follow-up Info, Review Budget Amendments Work Session
Thur, June 7, 2001	1:30 to 3:00 p.m.	Tax Supervising and Conservation Commission Public Hearing and Testimony on Multnomah County Budget (quorum of BCC to attend)
Thur, June 7, 2001	6:00 to 8:00 p.m.	Public Hearing and Testimony on the Multnomah County Budget
Thur, June 14, 2001	9:30 to noon	Public Hearing and Testimony and Adoption of Budget and Amendments and Regular Board Meeting

MEETING DATE: May 17, 2001
AGENDA NO: C-1
ESTIMATED START TIME: 9:30 AM
LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Renewal of Intergovernmental Agreement between the District Attorney's Office and Tri-Met for continued funding of 1 FTE deputy district attorney to the Tri-Met neighborhood based prosecution office

BOARD BRIEFING: DATE REQUESTED: _____
REQUESTED BY: _____
AMOUNT OF TIME NEEDED: _____

REGULAR MEETING: DATE REQUESTED: 5/17/01
AMOUNT OF TIME NEEDED: N/A

DEPARTMENT: District Attorney DIVISION: District Court

CONTACT: Scott Marcy TELEPHONE #: (503) 988-3863
BLDG/ROOM #: 101/600

PERSON(S) MAKING PRESENTATION: (consent calendar item)

ACTION REQUESTED:

INFORMATIONAL ONLY POLICY DIRECTION APPROVAL OTHER

SUGGESTED AGENDA TITLE:

Renewal of Intergovernmental Agreement 500167 with Tri-Met for the Continued Funding of 1 FTE Deputy District Attorney to the Tri-Met Neighborhood Based Prosecution Office

05/17/01 originals to KATHY GRAHAM

SIGNATURES REQUIRED:

ELECTED OFFICIAL: Michael D. Schrunk
(OR)
DEPARTMENT MANAGER _____

MULTNOMAH COUNTY
CLERK
01 MAY 11 PM 2:20
COUNTY COMMISSIONERS

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email
deborah.l.bogstad@co.multnomah.or.us

MEETING DATE: MAY 17 2001
AGENDA NO: C-1
ESTIMATED START TIME: 9:30

(Above Space for Board Clerk's Use ONLY)

SUBJECT: Renewal of Intergovernmental Agreement between the District Attorney's Office and Tri-Met for continued funding of 1 FTE deputy district attorney to the Tri-Met neighborhood based prosecution office.

BOARD BRIEFING: DATE REQUESTED:
REQUESTED BY:

AMOUNT OF TIME NEEDED:
REGULAR MEETING: DATE REQUESTED: 5/17/01
AMOUNT OF TIME NEEDED: 1 minute

DEPARTMENT: District Attorney **DIVISION:** District Court

CONTACT: Scott Marcy **TELEPHONE #:** 988-3863
BLDG/ROOM #: 101/600

PERSON(S) MAKING PRESENTATION: (consent calendar item)

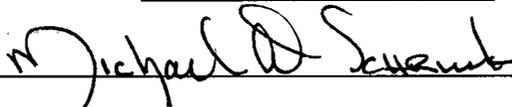
ACTION REQUESTED:

INFORMATIONAL ONLY POLICY DIRECTION APPROVAL OTHER

SUGGESTED AGENDA TITLE:

Renewal of Intergovernmental Agreement between the District Attorney's Office and Tri-Met for the continued funding of 1 FTE deputy district attorney to the Tri-Met neighborhood based prosecution office.

SIGNATURES REQUIRED:

ELECTED OFFICIAL: 
(OR)
DEPARTMENT MANAGER _____

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ 988-3277

CLERK OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY
OREGON
01 MAY -9 AM 8:45

MULTNOMAH COUNTY CONTRACT APPROVAL FORM

Contract #: 500167

Amendment #: 5

Pre-approved Contract Boilerplate (with County Counsel signature) Attached Not Attached

CLASS I	CLASS II	CLASS III
<input type="checkbox"/> Professional Services not to exceed \$50,000 (and not awarded by RFP or Exemption) <input type="checkbox"/> Revenue not to exceed \$50,000 (and not awarded by RFP or Exemption) <input type="checkbox"/> Intergovernmental Agreement (IGA) not to exceed \$50,000 <input type="checkbox"/> Expenditure <input type="checkbox"/> Revenue <input type="checkbox"/> Architectural & Engineering not to exceed \$10,000 (for tracking purposes only)	<input type="checkbox"/> Professional Services that exceed \$50,000 or awarded by RFP or Exemption (regardless of amount) <input type="checkbox"/> PCR Contract <input type="checkbox"/> Maintenance Agreement <input type="checkbox"/> Licensing Agreement <input type="checkbox"/> Construction <input type="checkbox"/> Grant <input type="checkbox"/> Revenue that exceeds \$50,000 or awarded by RFP or Exemption (regardless of amount)	<input checked="" type="checkbox"/> Intergovernmental Agreement (IGA) that exceeds \$50,000 <input type="checkbox"/> Expenditure <input checked="" type="checkbox"/> Revenue <p style="text-align: center;">APPROVED MULTNOMAH COUNTY BOARD OF COMMISSIONERS</p> <p style="text-align: center;">AGENDA # <u>C-1</u> DATE <u>05.17.01</u> DEB BOGSTAD, BOARD CLERK</p>

Department: Nondepartmental Division: District Attorney Office Date: 5/01/01
 Originator: Scott Marcy Phone: 988-3863 Bldg/Rm: 101/600
 Contact: Kathy Graham Phone: 988-5330 Bldg/Rm: 101/600

Description of Contract: Renewal of Intergovernmental Agreement between the District Attorney Office and Tri-Met to continue funding 1 FTE deputy district attorney to the Tri-Met Neighborhood Based Prosecution Office.

RENEWAL: PREVIOUS CONTRACT #(S): 500167
 RFP/BID: _____ RFP/BID DATE: _____
 EXEMPTION #/DATE: _____ EXEMPTION EXPIRATION DATE: _____ ORS/AR #: _____
 CONTRACTOR IS: MBE WBE ESB QRF N/A NONE (Check all boxes that apply)

Contractor <u>Tri-Met</u> Address <u>4012 SE 17th Avenue</u> <u>Portland, OR 97202</u> Phone <u>503-238-3805</u> Employer ID# or SS# <u>93-0579353</u> Effective Date <u>07/01/01</u> Termination Date <u>06/30/02</u> Original Contract Amount \$ <u>62,619</u> Total Amt of Previous Amendments \$ <u>289,266</u> Amount of Amendment \$ <u>88,065</u> Total Amount of Agreement \$ <u>439,950</u>	Remittance address _____ (If different) _____ Payment Schedule / Terms <input type="checkbox"/> Lump Sum \$ _____ <input type="checkbox"/> Due on Receipt <input type="checkbox"/> Monthly \$ <u>Quarterly</u> <input type="checkbox"/> Net 30 <input checked="" type="checkbox"/> Other \$ <u>22,016.25</u> <input type="checkbox"/> Other <input type="checkbox"/> Requirements Not to Exceed \$ _____ Encumber <input type="checkbox"/> Yes <input type="checkbox"/> No
--	---

REQUIRED SIGNATURES:

Department Manager Michael Sorenson DATE 05-03-01
 Purchasing Manager _____ DATE _____
 (Class II Contracts Only)
 County Counsel Sandra Duff DATE 5.5.01
 County Chair Bob Faura DATE 05.17.01
 Sheriff _____ DATE _____
 Contract Administration _____ DATE _____
 (Class I, Class II Contracts only)

LGFS VENDOR CODE						DEPT REFERENCE					
LINE #	FUND	AGENCY	ORG	SUB ORG	ACTIVITY	OBJ/ REV	SUB OBJ	REP CAT	LGFS DESCRIPTION	AMOUNT	INC DEC
01											
02											
03											

**MULTNOMAH COUNTY AND TRI-COUNTY METROPOLITAN TRANSPORTATION
DISTRICT OF OREGON
INTERGOVERNMENTAL AGREEMENT
Contract 500167
Amendment 5**

THIS AGREEMENT is between Multnomah County (hereinafter referred to as "County"), by and through the Multnomah County District Attorney's Office and the Tri-County Metropolitan Transportation District of Oregon (Tri-Met).

WITNESSETH:

Recitals:

1. Tri-Met and County have mutual interest in improving the public safety services for all transit riders in and round Multnomah County; and
2. The Multnomah County District Attorney is prepared to continue a neighborhood-based prosecution project in the area served by Tri-Met; and
3. Tri-Met and County have authority under ORS Chapter 190 to enter into this Agreement; and
4. Sufficient funding is available for the project to operate for the fiscal year beginning July 1, 2001.

I. Description of Project and Responsibilities

1. The Multnomah County District Attorney shall be completely responsible for the management of the project.
2. The project shall be substantially as outlined in the statement of duties, dated June 1, 1995, which is attached as Exhibit A and hereby incorporated by reference into this Agreement.
3. Tri-Met's federal obligations are outlined in Exhibit B which is attached and incorporated by reference into this agreement.

II. Term

The term of this agreement shall be from July 1, 2001 to June 30, 2002.

III. Financing

Total compensation to County for services provided under this Agreement shall be the sum of \$88,065. Funds provided are to pay for salary, benefits and other expenses incurred by County for performance of the services described in Exhibit A. County shall submit four equal quarterly billings to Tri-Met's Finance Department, Accounts Payable, 4012 SE 17th Avenue, Portland, OR 97202 for payment of the \$88,065 (September 30, 2001; December 31, 2001; March 31, 2002; and June 30, 2002.) Each billing shall contain a reference to Contract No. _____, and shall be copied to Tri-Met's Project Manager, 210 NW 1st Avenue, Portland, OR 97209-4005. County shall be compensated within thirty (30) days after Tri-Met's receipt of an approved invoice.

IV. Miscellaneous

A. Laws of Oregon

This agreement shall be governed by the laws of the State of Oregon. All provisions required by ORS Chapter 279 to be included in public contracts are hereby incorporated by reference and made a part of this Agreement as if fully set forth herein.

B. Maintenance and Inspection of Records

(1) Required records

Comprehensive records and documentation relating to the work conducted under this Agreement shall be kept by County.

(2) Audit and Inspection of Records

County shall permit the authorized representative of Tri-Met to inspect and audit all data and records of County relating to its performance under this Agreement for a period of three (3) years after expiration of this Agreement.

C. Adherence to law

County shall adhere to all applicable laws governing its relationships with its employees, including but not limited to laws, rules, regulations, and polices concerning workers' compensation, and minimum and prevailing wage requirements, and all other applicable federal and state laws and regulations.

D. Mutual Indemnification

In accordance with the provisions of the Oregon Tort Claims Act, ORS 30.260 through 30.300, including the limits of liability for public bodies provided for therein, County and Tri-Met mutually agree to defend, hold harmless and indemnify each other for their own negligence and that of their respective directors, officers, employees and agents, against any liability, settlements, costs, losses or expenses in connection with any third party claim, suit or action.

E. Project Managers

The County's Project Manager is Deputy District Attorney Wayne Pearson. Tri-Met's Project Manager is Security Director Captain Cliff Jensen. All routine correspondence and communication regarding this Agreement shall be between the Project Managers.

F. Workers Compensation

County shall comply with ORS 656.017 which requires subject employers to provide workers' compensation for all subject workers. County warrants that all persons engaged in contract work and subject to the Oregon workers compensation laws are covered by a workers' compensation plan or insurance policy that fully complies with Oregon law. County shall indemnify Tri-Met for any liability incurred by Tri-Met as a result of County's breach of the warranty under this Paragraph.

G. Assignment

County may not assign, delegate, or subcontract for performance of any of its responsibilities under this Agreement without Tri-Met's prior written consent.

H. Termination

(1) Termination for Convenience

Tri-Met may terminate this Agreement upon determining that termination is in the public interest, which shall be effective upon delivery of written notice of termination to County. County shall be entitled to payment in accordance with the terms of the Agreement for work completed prior to the notice of termination, and for reasonable contact close-out costs. Within thirty (30) days after termination, County shall submit to Tri-Met's Project Manager an itemized request for such reimbursement. Tri-Met shall not be liable for any costs invoiced after thirty (30) days.

(2) Termination for Default

Either Tri-Met or County may terminate this agreement for default. Prior to terminating for default, the non-breaching party shall provide written notice of the default to the other party, specifying the manner in which the party is in default and allowing the party no less than fifteen

(15) business days in which to remedy the default. If the default is not remedied within the time specified in the notice, the non-breaching party may terminate all or any part of this Agreement.

I. No Waiver

A party's failure to object to any breach of this Agreement shall not constitute a waiver of that party's right to object to any additional breach or to require specific performance of this Agreement.

J. Independent Contractor

County shall be an independent contractor for all purposes, and shall be entitled to no compensation other than the compensation provided for in Paragraph III, Financing.

K. Federal Funding

Tri-Met receives funding from the U.S. Department of Transportation, Federal Transit Administration (FTA). This agreement is subject to all provisions required by the FTA to be included in third party agreements, including those provisions set forth in the attached Exhibit B, which is incorporated into and made part of this Agreement.

L. Authority

The representatives signing on behalf of the parties certify that they are duly authorized by the party for which they sign to make this Agreement.

M. Integration

This Agreement constitutes the entire, complete and final expression of the Agreement of the parties, and may only be modified by mutual written agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates hereinafter indicated.

MULTNOMAH COUNTY, OREGON

TRI-MET

By Bill Farver
Bill Farver, Interim County Chair
Multnomah County Board of Commissioners

By _____

Date: MAY 17, 2001

Date: _____

By Michael Schrunck
MICHAEL D. SCHRUNK
District Attorney

Date: 05-03-01

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By Sandra Duffy
Assistant County Attorney

Date: 5.7.01

APPROVED MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # C-1 DATE 05-17-01
DEB BOGSTAD, BOARD CLERK

ATTACHMENT A
June 1, 1995

Duties of Tri-Met Deputy District Attorney

1. **Must perform only transit-related work, per procurement/accounting laws.**
2. **Provide consulting and assistance in the other counties of Tri-Met system.**
3. **Provide training to police, employees, as needed.**
4. **Participate in pro-active projects, community affairs, etc.**
5. **Be on-call, prepared to advise in handling of crime investigations, arrests, etc., respond to a scene.**
6. **Participate in Tri-Met meetings, etc., as needed.**
7. **Visit, observe Tri-Met operations, processes to develop orientation and familiarity. Recommend needed improvements relating to prosecutions of crimes.**
8. **Evaluate current legislation, develop improvements as pertain to transit security.**

EXHIBIT B

This Exhibit B contains federal provisions required to be included in FTA funded contracts. Federal requirements may be amended from time to time, which amendments will apply to this Contract, unless determined otherwise by the Federal Government. As used in this Exhibit B, the term "Contractor" shall mean the County.

1. Disadvantaged Business Enterprises

The DBE goal for this contract is zero percent (0%). Pursuant to 49 CFR 23.43(a), it is the policy of the U.S. Department of Transportation (DOT) and Tri-Met that DBEs as defined in 49 CFR Part 23 shall have the maximum opportunity to participate in the performance of contracts financed in whole or in part with Federal funds under this contract. Consequently, the DBE requirements of 49 CFR Part 23 apply to this contract. Contractor agrees to ensure that DBEs as defined in 49 CFR Part 23 have the maximum opportunity to participate in the performance of contracts and subcontracts financed in whole or in part with Federal funds provided under this contract. In this regard, Contractor shall take all necessary and reasonable steps in accordance with 49 CFR Part 23 to ensure that DBEs have the maximum opportunity to compete for and perform contracts. Contractor shall not discriminate on the basis of race, color, national origin or sex in the award and performance of DOT-assisted contracts.

Contractor's failure to carry out the requirements set forth herein shall constitute a breach of contract, and may result in termination of the contract by Tri-Met or such other remedy as Tri-Met deems appropriate.

2. Civil Rights

A. Nondiscrimination. In accordance with Title VI of the Civil Rights Act, as amended, 42 U.S.C. §2000d, Section 303 of the Age Discrimination Act of 1975, as amended, 42 U.S.C. §6102, section 202 of the Americans with Disabilities Act of 1990, 42 U.S.C. §12132, and Federal Transit Act at 49 U.S.C. §5332, the Contractor agrees that it will not discriminate against any employee or applicant for employment because of race, color, creed, national origin, sex, age, or disability. In addition, the Contractor agrees to comply with applicable Federal implementing regulations and other implementing requirements FTA may issue.

B. Equal Employment Opportunity.

In accordance with Title VII of the Civil Rights Act, as amended, 42 U.S.C. §2000e, and Federal transit laws at 49 U.S.C. §5332, the Contractor agrees to comply with all applicable equal employment opportunity requirement of U.S. Department of Labor (U.S. DOL) regulations, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor," 41 C.F.R. Part 60 et seq (which implement Executive Order No. 11246, "Equal Employment Opportunity," as amended by Executive Order NO. 11375, "Amending Executive Order 11246 Relating to Employment Opportunity," 42 U.S.C. §2000e note. The Contractor agrees to take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, creed, national origin, sex, or age. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor agrees to comply with any implementing requirements FTA may issue.

In accordance with Section 4 of the Age Discrimination in Employment Act of 1967, as amended, 29 U.S.C. §§623 and Federal transit law at 49 U.S.C. §5332, the Contractor agrees to refrain from discrimination against present and prospective employees for reason of age. Contractor agrees to comply with any implementing requirements FTA may issue.

In accordance with Section 102 of the Americans with Disabilities Act, as amended, 42 U.S.C. §12112, the Contractor agrees that it will comply with the requirements of U.S. Equal Employment Opportunity Commission, "Regulations to Implement the Equal Employment Provisions of the American with Disabilities Act," 29 C.F.R. Part 1630, pertaining to employment of persons with disabilities. Contractor agrees to comply with any implementing requirements FTA may issue.

Contractor agrees to include the above requirements in each subcontract financed in whole or in part with Federal assistance provided by FTA, modified only if necessary to identify the affected parties.

3. Debarred Bidders

Neither Contractor, nor any officer or principal (as defined at 49 C.F.R. § 29.105(p) of Contractor, is currently, or has been previously, on any debarred bidders list maintained by the United States Government or by the State of Oregon.

4. Reporting, Record Retention and Access

A. Contractor shall comply with reporting requirements of the U.S. Department of Transportation grant management rules, and any other reports required by the Federal Government.

1. REQUEST FOR PLACEMENT ON THE AGENDA FOR: 5/1/2001
 (Date)

DEPARTMENT: Multnomah County Sheriff's Office DIVISION: N/A

CONTACT: Larry Aab PHONE: 988-4489

* NAME(S) OF PERSON MAKING PRESENTATION TO BOARD: _____

SUGGESTED AGENDA TITLE (To assist in preparing a description for the printed agenda)

Budget Modification to appropriate \$45,000 of Revenue from the Portland Police Bureau Block Grant to pay for new Mobile Data Center's for enforcement vehicles

2. DESCRIPTION OF MODIFICATION: [Explain the changes being made: What budget does it increase / decrease? What do the changes accomplish? Where does the money come from?]

PERSONNEL CHANGES ARE SHOWN IN DETAIL ON THE ATTACHED SHEET

This bud modifications adds \$45,000 in additional revenue to our Enforncement budget to purchase 7 new Mobile Data Centers for our vehicles. This revenue was awarded to the Sheriff's Office from a Federal Block Grant distributed through the Portland Police Bureau. This revenue will increase the supplies line item in the Enforcement Administration Federal State Fund.

01 MAY - 9 AM 9-15
 CLERK'S OFFICE
 MULTNOMAH COUNTY
 OREGON

3. REVENUE IMPACT: [Explain revenues being changed and reason for the change]

Adds revenue from Portland Police Bureau Federal Block Grant Funds	\$45,000
TOTAL \$45,000	

4. CONTINGENCY STATUS [To Be Completed by Budget & Planning]

_____ Fund Contingency BEFORE THIS MODIFICATION (as of _____): \$ _____
 (Specify Fund) AFTER THIS MODIFICATION: \$ _____

Originated By: <u>[Signature]</u> Date: <u>5/02/01</u>	Department Director: <u>[Signature]</u> Date: <u>5-4-01</u>
Plan / Budget Analyst: <u>[Signature]</u> Date: <u>5-9-01</u>	Employee Services: _____ Date: _____
Board Approval: <u>[Signature]</u> Date: <u>05-17-01</u>	_____ Date: _____

BUDGET MODIFICATION: # MCSO 5
EXPENDITURES & REVENUES

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with MERLIN.

Line No.	Fund Center	Fund Code	Accounting Unit			Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	
			Internal Order	Cost Center	WBS Element						
1	60-50	1505		601602		50195	0	(45,000)			Fed Revenue
2	60-50	1505		601602		50320	0	(5,495)			Cash Transf
3	60-50	1505		601602		60240	0	45,000			supplies
4	60-50	1505		601602		60350	0	5,495			Indirect
5	60-50	1000		601625		60240	10,000	4,505	(5,495)		supplies
6								0			
7								0			
8								0			
9								0			
10								0			
11								0			
12								0			
13								0			
14								0			
15								0			
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25								0			
26								0			
27								0			
28								0			
29								0			
									(5,495)	0	Total - Page
									(5,495)	0	GRAND TO

Larney



CITY OF
PORTLAND, OREGON
BUREAU OF POLICE

VERA KATZ, MAYOR
Mark A. Kroeker, Chief of Police
1111 S.W. 2nd Avenue
Portland, Oregon 97204

*Larney Prob
for your attention
and follow up!*
[Signature]

MEMORANDUM

December 7, 2000

TO: Michael Schrunk, Multnomah County District Attorney
Beverly Stein, Multnomah County Chair
Dan Noelle, Sheriff – Multnomah County Sheriff's Office
Cliff Madison, Captain – School Police

SUBJECT: 2000 Law Enforcement Block Grant Award

CONGRATULATIONS! The City has received the 2000 Local Law Enforcement Block Grant. The Federal share (90% of the project) is now available. The remaining share (matching dollars of 10%) will be your agency's responsibility. The federal dollar awards are as follows:

Multnomah County District Attorney	\$145,124	2 DA's for 1 year
Multnomah County – S.T.O.P.	\$225,000	Drug Court Program
Multnomah County Sheriff's	\$135,000	O/T and MDC's
Portland Public School Police	\$ 51,813	O/T and MDC's

The following are grant administration guidelines to assist you in managing your grant dollars:

PROJECT MANAGER'S RESPONSIBILITIES

Financial Issues:

These funds have been awarded for specific purposes. The grant period began October 20, 2000 and continues until the award is spent or until October 31, 2002, whichever comes first. Only expenditures directly related to this grant that have been incurred since October 20, 2000, may be eligible for grant funding. . **There is an administrative modification with this grant. All funds must be obligated and expended prior to October 31, 2002. Outstanding purchase orders that have not been paid by October 31, 2002, will not qualify for reimbursement. In order to meet this deadline, your final reimbursement request must be submitted to Portland Police Fiscal Division no later than October 15, 2002.**

Because your jurisdiction is not within the purview of the City of Portland, your program/project will require an intergovernmental agreement with PPB, and an ordinance will need to be submitted to City Council. Expenditures are not to exceed award amount. If they do, you will need to fund the difference. Each agency handles their project funds differently. There are several payment options available. These can be addressed in your intergovernmental agreements. If you are working jointly with a PPB Division, you

will need to coordinate with that division. If you are authorized to hire additional personnel through the grant, these positions are authorized for the term of the grant only or when grant funds have been exhausted, whichever comes first.

Reporting Requirements:

Program progress reports are a requirement of this grant. Please provide, in memorandum form, a narrative description on the progress of your project. This should be limited to one or two pages describing the activity and results that have been achieved with Block Grant funds. Forward your reports to Susan Crabtree at PPB Fiscal Services, 1111 SW 2nd, Room 1406, Portland OR 97204. BJA may require additional information, so on-going communication with Portland Police Fiscal Services is necessary. If we are told of additional requirements, we will inform you. The following schedule depicts reporting timelines:

	Reporting Period	Due Date
Report #1	October 20, 2000 through December 31, 2000	January 15, 2001
Report #2	January 1, 2001 through June 30, 2001	July 15, 2001
Report #3	July 1, 2001 through December 31, 2001	January 15, 2002
Report #4	January 1, 2002 through June 30, 2002	July 15, 2002
Report #5	July 1, 2002 through October 31, 2002	November 15, 2002

PPB FISCAL SERVICE'S RESPONSIBILITIES

Susan Crabtree is the Bureau's Grant Coordinator. She can be reached at 503.823.0370. Financial and program reports will be processed through PPB Fiscal Services. We will review all documentation for compliance with grantor financial and program requirements. These records are subject to federal audit. Sometimes audits will require your assistance to explain purchases. We will inform you if this is the case. Site visits from the Bureau of Justice Assistance may also occur. PPB Fiscal will coordinate these visits and give you as much advance notice as possible.



Mark A. Kroeker *smg*
Chief of Police

- c: Susan Crabtree, Fiscal
- Scott Rowe, Fiscal
- Elizabeth Urbana, Fiscal
- Dennis Rochek, City Grants Office



Multnomah County Sheriff's Office

501 SE Hawthorne Blvd. Ste 350. Portland, OR 97214

DAN NOELLE
SHERIFF

Phone: (503) 988-4300
TTY: (503) 988-4500

BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM BRIEFING—SUPPLEMENTAL STAFF REPORT

To: Board of County Commissioners
From: Barbara Simon
Today's Date: May 8, 2001
Requested Placement Date: May 16, 2001

- I. Recommendation/Action Requested:**
Approve \$45,000 in additional revenue from Law Enforcement Block Grant to purchase 7 new Mobile Data Centers for patrol cars
- II. Background Analysis**
The Local Law Enforcement Block Grant Program is administered by the US Department of Justice through the Bureau of Justice Assistance. In 2000, the LLEBG allocation to the City of Portland totaled \$1,901,876. The revenues for this bud mod are from this grant.
- III. Financial Impact**
All revenues for this grant come from the LLEBG. There is no general fund impact.
- IV. Legal Issues**
None
- V. Controversial Issues**
None
- VI. Link to Current County Policies**
Good Government
- VII. Citizen Participation**
Unknown
- VIII. Other Government Participation**
City of Portland

1. REQUEST FOR PLACEMENT ON THE AGENDA FOR:

(Date)

DEPARTMENT: COMMUNITY AND FAMILY SERVICES/CCFC

DIVISION: N/A

CONTACT: CHRIS YAGER/JEANETTE HANKINS

PHONE: 26777/86981

* NAME(S) OF PERSON MAKING PRESENTATION TO BOARD:

WENDY LEAR / MIKE WADDELL/JIM CLAY

SUGGESTED AGENDA TITLE (To assist in preparing a description for the printed agenda)

Budget Modification CFS50 transfers \$15,021 in Great Start Revenue from the Commission on Children, Families to the Department of Community & Family Services to fund a .21 FTE Program Development Specialist Senior position for Early Childhood planning and coordination through Commissioner Naito's Office.

2. DESCRIPTION OF MODIFICATION: [Explain the changes being made: What budget does it increase / decrease? What do the changes accomplish? Where does the money come from?]

[X] PERSONNEL CHANGES ARE SHOWN IN DETAIL ON THE ATTACHED SHEET

Budget Modification CFS50 makes a one time only transfer of \$15,021 of Great Start Revenue from the Commission on Children, Families, and Community to the Department of Community & Family Services. Modification CFS50 increases Department of Community & Family Services personnel expenses by \$15,021, indirect by \$2,237, service reimbursement from the Fed/State by \$2,085 to insurance fund and \$2,237 to the General Fund.

Budget Modification CFS50 reduces Commission of Children, Families & Community professional services by \$17,258, \$2,237 service reimbursement from the Fed/State to the General Fund as a one time only transfer of CGF .

NOTE: THERE IS CURRENTLY NO ONGOING FUNDING FOR THIS POSITION IN THE FY 02 APPROVED BUDGET. IT HAS BEEN ASSUMED THAT THE OREGON CHILDREN'S PLAN WILL COVER THE COST OF THIS POSITION IN FY 02.
 -mj. BUDGET OFFICE

3. REVENUE IMPACT: [Explain revenues being changed and reason for the change]

Increase service Reim F/S to Insurance Fund	\$2,085
Increase CFS Great Start Revenue	15,021
Decrease CCFC Great Start Revenue	(15,021)
Increase CGF indirect Support	2,237

TOTAL \$4,322

01 MAY - 3 PM 4-20
 MULTNOMAH COUNTY
 CLERK'S OFFICE

4. CONTINGENCY STATUS [To Be Completed by Budget & Planning]

_____ Fund Contingency BEFORE THIS MODIFICATION (as of _____): \$ _____
 (Specify Fund) AFTER THIS MODIFICATION: \$ _____

Originated By: <i>Chris Yager</i>	Date: <i>5/8/2001</i>	Department Director: <i>Wendy Lear</i>	Date: <i>5/17/01</i>
Plan / Budget Analyst: <i>Michael D. Jones</i>	Date: <i>5/8/2001</i>	Employee Services: <i>S. Yager</i>	Date: <i>5/8/01</i>
Board Approval: <i>Dorothy C. Boister</i>	Date: <i>05/17/01</i>		

BUDGET MODIFICATION: # 50

EXPENDITURES & REVENUES

Budget Fiscal Year: 00/01

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with MERLIN.

Ln No.	Fund Center	Fund Code	Accounting Unit			Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
			Internal Order	Cost Center	WBS Element						
1	20-30	23980			DCCPECCE-CCFC.GRST	60000	0	10,580	10,580		Permanent
2	20-30	23980			DCCPECCE-CCFC.GRST	60130	0	2,356	2,356		Salary related
3	20-30	23980			DCCPECCE-CCFC.GRST	60140	0	2,085	2,085		Insurance
4	20-30	23980			DCCPECCE-CCFC.GRST	50180	0	(15,021)	(15,021)		IG Direct State Source
5										0	
6	20-30	76010			DCPPDMGTGCF	60350	796,118	798,355	2,237		Indirect @ 14.89%
7	20-30	76010			DCPPDMGTGCF	50370	(36,029)	(38,266)	(2,237)		Indirect Revenue
8										(0)	
9	10-50	1505			CCFCMKEW	60170	182,833	165,575	(17,258)		Professional Services
10	10-50	23980			CCFCMKC02	50180	(210,500)	(195,479)	15,021		IG Direct State Source
11	10-50	76010			CCFCMKCO9	50320	(37,361)	(35,124)	2,237		Cash Transfer OTO CGF
12										0	
13	70-80	3500		708000		60330		2,085	2,085		Insurance
14	70-80	3500		70800		50310		(2,085)	(2,085)		Svc Reim F/S Insurance
15										0	
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29											
									0	0	Total - Page 1

BUDGET MODIFICATION: CFS #50

5. ANNUALIZED PERSONNEL CHANGE

Change on a full year basis even though this action affects only a part of the fiscal year (FY).

							ANNUALIZED			
Fund	Cost Center	JCN	HR Org Unit	Position Title	Position Number	FTE	BASE PAY	FRINGE	INSUR	TOTAL
1505	204100	9115	61396	Program Dev Spec Sr		1.00	50,784	11,309	10,007	72,100
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
TOTAL ANNUALIZED CHANGES						1.00	50,784	11,309	10,007	72,100

6. CURRENT YEAR PERSONNEL DOLLAR CHANGE

Calculate costs/savings that will take place in this FY; these should explain the actual dollar amounts being changed by this Bud Mod.

							CURRENT YEAR			
Fund	Cost Center	JCN	HR Org Unit	Position Title	Position Number	FTE	BASE PAY	FRINGE	INSUR	TOTAL
1505	204100	9115	61396	Program Dev Spec Sr		0.21	10,580	2,356	2,085	15,021
										0
										0
										0
										0
										0
										0
										0
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										0
										0
										0
										0
										0
										0
										0
TOTAL CURRENT FY CHANGES						0.21	10,580	2,356	2,085	15,021



MULTNOMAH COUNTY OREGON

DEPARTMENT OF COMMUNITY AND FAMILY SERVICES
421 SW SIXTH AVENUE, SUITE 700
PORTLAND, OREGON 97204-1618
PHONE (503) 988-3691
FAX (503) 988-3379
TDD (503) 988-3598

BOARD OF COUNTY COMMISSIONERS
BEVERLY STEIN • CHAIR OF THE BOARD
DIANE LINN • DISTRICT 1 COMMISSIONER
SERENA CRUZ • DISTRICT 2 COMMISSIONER
LISA NAITO • DISTRICT 3 COMMISSIONER
SHARRON KELLEY • DISTRICT 4 COMMISSIONER

MEMORANDUM

TO: Board of County Commissioners

FROM: Lorenzo Poe, Director *Lorenzo Poe*
Department of Community and Family Services
Jim Clay *Jim Clay*
Commissioner of Children & Families & Community

DATE: May 4, 2001

SUBJECT: Budget Modification CFS50

I. RECOMMENDATION/ACTION REQUESTED: Budget Modification CFS50 makes a one time only transfer of \$15,021 of Great Start revenue from the Commission on Children & Families & Community to the Department of Community & Family Services to fund a .21 FTE Program Development Specialist Senior position.

II. BACKGROUND ANALYSIS: The position will be in the Division of Community Program & Partnership and the duties will include Early Childhood planning and coordination through Commissioner Naito's office.

III. FINANCIAL IMPACT: Budget Modification CFS50 makes a one time only transfer of \$15,021 of Great Start Revenue from the Commission on Children, Families, and Community to the Department of Community & Family Services. Modification CFS increases Department of Community & Family Services personnel expenses by \$15,021, indirect by \$2,237, service reimbursement from the Fed/State by \$2,085 to insurance fund and \$2,237 to the General Fund.

IV. LEGAL ISSUES: N/A

V. CONTROVERSIAL ISSUES: N/A

VI. LINK TO CURRENT COUNTY POLICY: N/A

VII. CITIZEN PARTICIPATIONS: N/A

VIII. OTHER GOVERNMENT PARTICIPATION

NOTE: THERE IS CURRENTLY NO ONGOING FUNDING FOR THIS POSITION IN THE FY 02 APPROVED BUDGET. IT HAS BEEN ASSUMED THAT THE OREGON CHILDREN'S PLAN WILL COVER THE COST OF THIS POSITION IN FY 02.

- *MJ* BUDGET OFFICE



Department of Community and Family Services
MULTNOMAH COUNTY OREGON

421 SW Sixth Avenue, Suite 700
Portland, Oregon 97204-1618
(503) 988-3691 phone
(503) 988-3379 fax
(503) 988-3598 TDD

MEMORANDUM

TO: Board of County Commissioners

FROM: Lorenzo Poe, Director
Department of Community and Family Services
Jim Clay
Commission on Children & Families & Community

DATE: May 4, 2001

SUBJECT: Budget Modification CFS50

I. RECOMMENDATION/ACTION REQUESTED: Budget Modification CFS50 makes a one time only transfer of \$15,021 of Great Start revenue from the Commission on Children & Families & Community to the Department of Community & Family Services to fund a .21 FTE Program Development Specialist Senior position.

II. BACKGROUND ANALYSIS: The position will be in the Division of Community Program & Partnership and the duties will include Early Childhood planning and coordination through Commissioner Naito's office.

III. FINANCIAL IMPACT: Budget Modification CFS50 makes a one time only transfer of \$15,021 of Great Start Revenue from the Commission on Children, Families, and Community to the Department of Community & Family Services. Modification CFS increases Department of Community & Family Services personnel expenses by \$15,021, indirect by \$2,237, service reimbursement from the Fed/State by \$2,085 to insurance fund and \$2,237 to the General Fund.

IV. LEGAL ISSUES: N/A

V. CONTROVERSIAL ISSUES: N/A

VI. LINK TO CURRENT COUNTY POLICY: N/A

VII. CITIZEN PARTICIPATIONS: N/A

VIII. OTHER GOVERNMENT PARTICIPATION: N/A

Note: There is currently no ongoing funding for this position in the FY 02 Approved Budget. It has been assumed that the Oregon Children's Plan will cover the cost of the position in FY 02.

-Budget Office

1. REQUEST FOR PLACEMENT ON THE AGENDA FOR:

(Date)

DEPARTMENT: COMMUNITY AND FAMILY SERVICES

DIVISION: N/A

CONTACT: CHRIS YAGER

PHONE: 26777

* NAME(S) OF PERSON MAKING PRESENTATION TO BOARD:

WENDY LEAR / MIKE WADDELL

SUGGESTED AGENDA TITLE (To assist in preparing a description for the printed agenda)

Budget Modification CFS51 adds a .13 Program Development Specialist (.50 annualized) for the Victims' Panel Coordinator reducing professional services by \$6,514 .

2. DESCRIPTION OF MODIFICATION: [Explain the changes being made: What budget does it increase / decrease? What do the changes accomplish? Where does the money come from?]

[] PERSONNEL CHANGES ARE SHOWN IN DETAIL ON THE ATTACHED SHEET

Budget Modification CFS51 reduces Professional Services by \$6,514 and increase Personnel expenses by like amount. The Victims' Panel Coordinator is responsible for all aspects of the Victims' Panel, such as planning, organizing, collecting fees, liaison with the Courts & Community Justice, and serving on the DUII Advisory Board. The funding is from DUII Victims Panel fees. Service reimbursement from the Fed/State fund to Insurance fund increases by \$986.

COUNTY COMMUNITY SERVICES
 01 MAY - 8 PM 4: 20
 MULTNOMAH COUNTY
 OREGON

3. REVENUE IMPACT: [Explain revenues being changed and reason for the change]

Increase Svc Reim F/S to Insurance Fund \$986

TOTAL \$986

4. CONTINGENCY STATUS [To Be Completed by Budget & Planning]

_____ Fund Contingency BEFORE THIS MODIFICATION (as of _____): \$ _____
 (Specify Fund) AFTER THIS MODIFICATION: \$ _____

Originated By: <i>Michelle Waddell</i>	Date: 5/4/2001	Department Director: <i>Lorenzo Ramirez</i>	Date: 5/7/01
Plan / Budget Analyst: <i>Michael E. Jansen</i>	Date: 5/8/2001	Employee Services: <i>S. Angelo</i>	Date: 5/8/01
Board Approval: <i>Deborah C. Bogstad</i>	Date: 05-17-01		

BUDGET MODIFICATION: # 51

EXPENDITURES & REVENUES

Budget Fiscal Year: 00/01

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with MERLIN.

Ln No.	Fund Center	Fund Code	Accounting Unit			Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
			Internal Order	Cost Center	WBS Element						
1	20-70	49050			bhd victims panel	60170	38,854	32,340	(6,514)		Professional Services
2	20-70	49050			bhd addiction victims P	60000	0	4,521	4,521		Permanent
3	20-70	49050			bhd addiction victims P	60130	0	1,007	1,007		Salary Related
4	20-70	49050			bhd addiction victims P	60140	0	986	986		Insurance
5										0	
6											
7	70-80	3500		708000		60330	5,296	6,282	986		Insurance
8	70-80	3500		708000		50310	2,107,753	2,106,767	(986)		Svc Reim F/S to Insurance Fund
9										0	
10											
11											
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BUDGET MODIFICATION: CFS #51

5. ANNUALIZED PERSONNEL CHANGE

Change on a full year basis even though this action affects only a part of the fiscal year (FY).

							ANNUALIZED			
Fund	Cost Center	JCN	HR Org Unit	Position Title	Position Number	FTE	BASE PAY	FRINGE	INSUR	TOTAL
		6021	61405	Program Development Spc		0.50	18,082	4,026	3,942	26,050
										0
										0
										0
										0
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										0
										0
										0
										0
TOTAL ANNUALIZED CHANGES						0.50	18,082	4,026	3,942	26,050

6. CURRENT YEAR PERSONNEL DOLLAR CHANGE

Calculate costs/savings that will take place in this FY; these should explain the actual dollar amounts being changed by this Bud Mod.

							CURRENT YEAR			
Fund	Cost Center	JCN	HR Org Unit	Position Title	Position Number	FTE	BASE PAY	FRINGE	INSUR	TOTAL
		6021	61405	Program Development Spc	708331	0.13	4,521	1,007	986	6,514
										0
										0
										0
										0
										0
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										0
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										0
										0
TOTAL CURRENT FY CHANGES						0.13	4,521	1,007	986	6,514



Department of Community and Family Services
MULTNOMAH COUNTY OREGON

421 SW Sixth Avenue, Suite 700
Portland, Oregon 97204-1618
(503) 988-3691 phone
(503) 988-3379 fax
(503) 988-3598 TDD

MEMORANDUM

TO: Board of County Commissioners

FROM: Lorenzo Poe, Director
Department of Community and Family Services

DATE: May 4, 2001

SUBJECT: Budget Modification CFS51

I. RECOMMENDATION/ACTION REQUESTED: The Department of Community and Family Services recommends the approval of Budget Modification CFS51. Budget Modification CFS51 adds a .13 Program Development Specialist (.50 annualized) for the Victims' Panel Coordinator reducing professional services by \$6,514.

II. BACKGROUND ANALYSIS: The Victims' Panel Coordinator is responsible for all aspects of the Victims' Panel, such as planning, organizing, collecting fees, liaison with the Courts & Community Justice, and serving on the DUII Advisory Board. The funding is from DUII Victims Panel fees.

III. FINANCIAL IMPACT: Budget Modification CFS51 reduces Professional Services by \$6,514 and increase Personnel expenses by like amount. Service reimbursement from the Fed/State fund to Insurance fund increases by \$986

IV. LEGAL ISSUES: N/A

V. CONTROVERSIAL ISSUES: N/A

VI. LINK TO CURRENT COUNTY POLICY: N/A

VII. CITIZEN PARTICIPATIONS: N/A

VIII. OTHER GOVERNMENT PARTICIPATION: N/A

1. REQUEST FOR PLACEMENT ON THE AGENDA FOR:

(Date)

DEPARTMENT: COMMUNITY AND FAMILY SERVICES

DIVISION: N/A

CONTACT: CHRIS YAGER

PHONE: 26777

* NAME(S) OF PERSON MAKING PRESENTATION TO BOARD:

WENDY LEAR / MIKE WADDELL

SUGGESTED AGENDA TITLE (To assist in preparing a description for the printed agenda)

Budget Modification CFS#52 adjusts expenditure and revenue budgets in Community Programs & Partnerships to reflect additional unanticipated Low Income Energy Assistance Program (LIEAP) funds received from the State.

2. DESCRIPTION OF MODIFICATION: [Explain the changes being made: What budget does it increase / decrease? What do the changes accomplish? Where does the money come from?]

[X] PERSONNEL CHANGES ARE SHOWN IN DETAIL ON THE ATTACHED SHEET

Budget Modification CFS#52 increases LIEAP pass through expenditures by \$1,478,412 for weatherization, energy assistance and administrative costs.

Budget Modification CFS#52 increases the Department's FTE by .07 CFS Supervisor (.15 FTE annualized) and corresponding personnel expenditures by \$5,150. Temporary personnel expenses and professional services expenses are increased by \$104,945 and \$10,000, respectively for pre-weatherization inspection audits and data entry. Materials & services costs increase by \$89,676 for additional weatherization supplies, printed materials and staff training. Indirect costs increase by \$41,584.

Budget Modification CFS#52 increases service reimbursement from the Fed/State Fund to the General Fund by \$41,584 and to the Insurance Fund by \$326.

COUNTY COMMISSIONERS
 MAY - 9 PM 4:20
 COUNTY RECORDS

3. REVENUE IMPACT: [Explain revenues being changed and reason for the change]

Increase LIEAP Energy Assistance	\$1,109,446
Increase LIEAP Weatherization Program	\$346,836
Increase LIEAP Admin	\$231,901
Increase CGF Indirect Support	\$41,584
Increase Svc Reim F/S to General Fund	\$41,584
Increase Svc Reim F/S to Insurance Fund	\$326

TOTAL: \$1,771,677

4. CONTINGENCY STATUS [To Be Completed by Budget & Planning]

_____ Fund Contingency BEFORE THIS MODIFICATION (as of _____): \$ _____
 (Specify Fund) AFTER THIS MODIFICATION: \$ _____

Originated By: <i>Scott A. White</i>	Date: <i>5/4/01</i>	Department Director: <i>Lolando Boemus</i>	Date: <i>5/7/01</i>
Plan / Budget Analyst: <i>Michael D. Gump</i>	Date: <i>5/8/01</i>	Employee Services: <i>Schyers</i>	Date: <i>5/8/01</i>
Board Approval: <i>Wendy Lear / Mike Waddell</i>	Date: <i>05/17/01</i>		

BUDGET MODIFICATION: #52

EXPENDITURES & REVENUES

Budget Fiscal Year: 00/01

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with MERLIN.

Ln No.	Fund Center	Fund Code	Accounting Unit			Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
			Internal Order	Cost Center	WBS Element						
1	20-30	20720			DCPPWXEGEGY.LIEAPADFFY01	60160	0	108,740	108,740		Pass Through
2	20-30	20720			DCPPWXEGEGY.LIEAPADFFY01	50190	0	(108,740)	(108,740)		IG-Fed Thru State
3										0	
4	20-30	20720			DCPPDMGT.LIEAPAD.FFY01	60000	0	3,624	3,624		Permanent
5	20-30	20720			DCPPDMGT.LIEAPAD.FFY01	60100	0	80,097	80,097		Temporary
6	20-30	20720			DCPPDMGT.LIEAPAD.FFY01	60130	0	1,200	1,200		Salary Related Expense
7	20-30	20720			DCPPDMGT.LIEAPAD.FFY01	60140	0	326	326		Insurance Benefits
8	20-30	20720			DCPPDMGT.LIEAPAD.FFY01	60170	0	10,000	10,000		Professional Services
9	20-30	20720			DCPPDMGT.LIEAPAD.FFY01	60180	0	10,000	10,000		Printing
10	20-30	20720			DCPPDMGT.LIEAPAD.FFY01	60240	0	7,914	7,914		Supplies
11	20-30	20720			DCPPDMGT.LIEAPAD.FFY01	60260	0	10,000	10,000		Education & Training
12	20-30	20720			DCPPDMGT.LIEAPAD.FFY01	50190	0	(123,161)	(123,161)		IG-Fed Thru State
13										0	
14	20-30	20725			DCPPWXEGEGYLIEAPCLEGYPMT	60160	1,775,715	2,833,278	1,057,563		Pass Through
15	20-30	20725			DCPPWXEGEGYLIEAPCLEGYPMT	50190	(1,775,715)	(2,833,278)	(1,057,563)		IG-Fed Thru State
16										0	
17	20-30	20730			DCPPDMGT.LIEAPWXFFY00AD	60000	4,090	0	(4,090)		Permanent
18	20-30	20730			DCPPDMGT.LIEAPWXFFY00AD	60100	6,600	11,437	4,837		Temporary
19	20-30	20730			DCPPDMGT.LIEAPWXFFY00AD	60180	10,000	9,253	(747)		Printing
20										0	
21	20-30	20730			DCPPDMGT.LIEAPWXFFY01AD	60000	0	4,090	4,090		Permanent
22	20-30	20730			DCPPDMGT.LIEAPWXFFY01AD	60100	0	20,011	20,011		Temporary
23	20-30	20730			DCPPDMGT.LIEAPWXFFY01AD	60180	0	2,509	2,509		Printing
24	20-30	20730			DCPPDMGT.LIEAPWXFFY01AD	50190	0	(26,610)	(26,610)		IG-Fed Thru State
25										0	
26	20-30	20724			DCPPWXEGEGY.LIEAPEDFFY01	60160	3,796	55,679	51,883		Pass Through
27	20-30	20724			DCPPWXEGEGY.LIEAPEDFFY01	50190	(3,796)	(55,679)	(51,883)		IG-Fed Thru State
28										0	
29											
									0	0	Total - Page 1

BUDGET MODIFICATION: #52

EXPENDITURES & REVENUES

Budget Fiscal Year: 00/01

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with MERLIN.

Ln No.	Fund Center	Fund Code	Accounting Unit			Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
			Internal Order	Cost Center	WBS Element						
30	20-30	20730			DCPPWXEGWXJOBLPWXFFY00PG	60160	317,690	370,284	52,594		Pass Through
31	20-30	20730			DCPPWXEGWXJOBLPWXFFY00PG	50190	(317,690)	(370,284)	(52,594)		IG-Fed Thru State
32										0	
33	20-30	20730			DCPPWXEGWXJOBLPWXFFY01PG	60160	0	207,632	207,632		Pass Through
34	20-30	20730			DCPPWXEGWXJOBLPWXFFY01PG	60240	0	60,000	60,000		Supplies
35	20-30	20730			DCPPWXEGWXJOBLPWXFFY01PG	50190	0	(267,632)	(267,632)		IG-Fed Thru State
36										0	
37	20-30	76010			DCPPDMGTCGF	60350	796,118	837,702	41,584		Indirect @ 14.89% & .7%
38	20-30	76010			DCPPDMGTCGF	50370	(36,029)	(77,613)	(41,584)		Indirect Subsidy
39	20-00	1000	1			60560	37,448,847	37,490,431	41,584		Cash Transfer
40	19			9500001000		50310	(26,098,003)	(26,139,587)	(41,584)		Svc Reimb (Indirect)
41										0	
42	70-80	3500		708000		60330	5,296	5,622	326		Insurance Benefits
43	70-80	3500		708000		50310	2,107,753	2,107,427	(326)		Svc Reimb F/S Insurance Fund
44										0	
45											
46											
47											
48											
49											
50											
51											
52											
53											
54											
55											
56											
57											
58											
									0	0	Total - Page 2

BUDGET MODIFICATION: CFS #52

5. ANNUALIZED PERSONNEL CHANGE

Change on a full year basis even though this action affects only a part of the fiscal year (FY).

							ANNUALIZED			
Fund	Cost Center	JCN	HR Org Unit	Position Title	Position Number	FTE	BASE PAY	FRINGE	INSUR	TOTAL
1505	203000	9008	61385	CFS Supervisor		0.15	7,765	2,571	699	11,035
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
TOTAL ANNUALIZED CHANGES						0.15	7,765	2,571	699	11,035

6. CURRENT YEAR PERSONNEL DOLLAR CHANGE

Calculate costs/savings that will take place in this FY; these should explain the actual dollar amounts being changed by this Bud Mod.

							CURRENT YEAR			
Fund	Cost Center	JCN	HR Org Unit	Position Title	Position Number	FTE	BASE PAY	FRINGE	INSUR	TOTAL
1505	203000	9008	61385	CFS Supervisor		0.07	3,624	1,200	326	5,150
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
										0
TOTAL CURRENT FY CHANGES						0.07	3,624	1,200	326	5,150



Department of Community and Family Services
MULTNOMAH COUNTY OREGON

421 SW Sixth Avenue, Suite 700
Portland, Oregon 97204-1618
(503) 988-3691 phone
(503) 988-3379 fax
(503) 988-3598 TDD

MEMORANDUM

TO: Board of County Commissioners

FROM: Lorenzo Poe, Director
Department of Community and Family Services

DATE: May 4, 2001

SUBJECT: Budget Modification CFS52

I. RECOMMENDATION/ACTION REQUESTED: The Department of Community and Family Services recommends the approval of Budget Modification CFS52 to adjust expenditure and revenue budgets in Community Programs & Partnerships to reflect additional unanticipated Low Income Energy Assistance Program (LIEAP) funds received from the State.

II. BACKGROUND ANALYSIS: The State of Oregon has provided an additional \$1,688,183 in unanticipated funding for the Low Income Energy Assistance Program. Revenue increases include: (1) \$1,109,446 for client energy assistance, (2) \$346,836 for additional weatherization needs, and (3) \$231,901 for administrative support.

III. FINANCIAL IMPACT: Budget Modification CFS52 increases LIEAP pass through expenditures by \$1,478,412 for weatherization, energy assistance and administrative costs. In addition, this budget modification increases the Department's FTE by .07 CFS Supervisor (.15 FTE - annualized) and corresponding personnel expenditures by \$5,150. Temporary personnel expense and professional services expenses are increased by \$104,945 and \$10,000, respectively for pre-weatherization inspection audits and data entry. Materials & services costs increase by \$89,676 for additional weatherization supplies, printed materials and staff training. Indirect costs increase by \$41,584. Budget Modification CFS52 increases service reimbursement from the Fed/State Fund to the General Fund by \$41,584 and to the Insurance Fund by \$326.

IV. LEGAL ISSUES: N/A

V. CONTROVERSIAL ISSUES: N/A

VI. LINK TO CURRENT COUNTY POLICY: N/A

VII. CITIZEN PARTICIPATIONS: N/A

VIII. OTHER GOVERNMENT PARTICIPATION: N/A

1. REQUEST FOR PLACEMENT ON THE AGENDA FOR:

(Date)

DEPARTMENT: COMMUNITY AND FAMILY SERVICES DIVISION: N/A

CONTACT: CHRIS YAGER PHONE: 26777

* NAME(S) OF PERSON MAKING PRESENTATION TO BOARD: WENDY LEAR / MIKE WADDELL

SUGGESTED AGENDA TITLE (To assist in preparing a description for the printed agenda)

Budget Modification CFS53 adjust expenditures and revenues for SUN Schools to bring the budget in line with actual expenditures and revenue agreements. This modification also recognizes \$1,000 donation from the Oregon Community Foundation via the City of Portland.

2. DESCRIPTION OF MODIFICATION: [Explain the changes being made: What budget does it increase / decrease? What do the changes accomplish? Where does the money come from?]

[] PERSONNEL CHANGES ARE SHOWN IN DETAIL ON THE ATTACHED SHEET

Budget Modification CFS53 decreases professional services by \$49,999 and moves the funds to pass through for services at Robert Gray Middle School. Printing costs increase by \$1,000 for after school programs via a \$1,000 Ron Tonkin donation to the Oregon Community Foundation. Indirect cost decrease by \$7,120 and service reimbursement from the Fed/State to General Fund decreases by \$7,120.

01 MAY - 8 PM 4:20
 CLERK OF COUNTY COMMISSIONERS
 MULTNOMAH COUNTY
 OREGON

3. REVENUE IMPACT: [Explain revenues being changed and reason for the change]

Increase Donations	\$1,000
Decrease CGF Indirect Support	(\$6,945)
Decrease Svc Reim F/S to General Fund	(\$6,945)

TOTAL (\$12,890)

4. CONTINGENCY STATUS [To Be Completed by Budget & Planning]

_____ Fund Contingency BEFORE THIS MODIFICATION (as of _____): \$ _____
 (Specify Fund) AFTER THIS MODIFICATION: \$ _____

Originated By: <i>Late Alwala</i>	Date: <i>5/4/01</i>	Department Director: <i>Lolenz P...</i>	Date: <i>5/7/01</i>
Plan / Budget Analyst: <i>Michael D. J...</i>	Date: <i>5/8/01</i>	Employee Services:	Date:
Board Approval: <i>NEBORAH CROUSTON</i>	Date: <i>05/17/01</i>		

BUDGET MODIFICATION: # 53

EXPENDITURES & REVENUES

Budget Fiscal Year: 00/01

Please show an increase in revenue as a negative value and a decrease as a positive value for consistency with MERLIN.

Ln No.	Fund Center	Fund Code	Accounting Unit			Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
			Internal Order	Cost Center	WBS Element						
1	20-00	76010			CFSDO SUN CGF	60160	334,267	359,267	25,000		Pass Through
2	20-00	76010			CFSDO SUN CGF	60170	151,931	126,931	(25,000)		Professional Services
3	20-00	76010			CFSDO SUN CGF	60350	77,450	74,052	(3,398)		Indirect @ 14.89% & .7%
4	20-00	76010			CFSDO SUN CGF	50370	(77,450)	(74,052)	3,398		Indirect Revenue
5										0	
6	20-00	76010			CFSDO ADMIN CGF	60160	0	24,999	24,999		Pass Through
7	20-00	76010			CFSDO ADMIN CGF	60170	60,000	35,001	(24,999)		Professional Services
8	20-00	76010			CFSDO ADMIN CGF	60350	152,075	148,528	(3,547)		Indirect @ 14.89% & .7%
9	20-00	76010			CFSDO ADMIN CGF	50370	(158,919)	(155,372)	3,547		Indirect Revenue
10										0	
11	20-00	67030			CFSDO SUN PRIVATE	60180	3,868	4,868	1,000		Printing
12	20-00	67030			CFSDO SUN PRIVATE	50300	(3,868)	(4,868)	(1,000)		Donations
13										0	
14	20-00	1000	1			60560	37,285,223	37,278,278	(6,945)		Cash Transfer
15	19			9500001000		50310	(26,059,856)	(26,066,801)	6,945		Svc Reim (Indirect)
16								26,052,911		0	
17											
18											
19											
20											
21											
22											
23											
24											
25											
26											
27											
28											
29											
									0	0	Total - Page 1



Department of Community and Family Services
MULTNOMAH COUNTY OREGON

421 SW Sixth Avenue, Suite 700
Portland, Oregon 97204-1618
(503) 988-3691 phone
(503) 988-3379 fax
(503) 988-3598 TDD

MEMORANDUM

TO: Board of County Commissioners
FROM: Lorenzo Poe, Director
Department of Community and Family Services
DATE: May 4, 2001
SUBJECT: Budget Modification **CFS53**

I. RECOMMENDATION/ACTION REQUESTED: The Department of Community and Family Services recommends the approval of Budget Modification **CFS53**. This modification adjust expenditures and revenues for SUN Schools to bring the budget in line with actual expenditures and revenue agreements. This modification also recognizes \$1,000 donation from the Oregon Community Foundation via the City of Portland.

II. BACKGROUND ANALYSIS: Budget Modification **CFS53** brings expenses and revenue in line with current revenue agreements and donations. The funding will support services at the Robert Gray Middle School and after school programs.

III. FINANCIAL IMPACT: Budget Modification **CFS53** decreases funding for professional services by \$49,999 and moves funds to pass through. Printing costs increase by \$1,000 for after school programs via a \$1,000 Ron Tonkin donation to the Oregon Community Foundation. Indirect cost decrease by \$7,120 and service reimbursement from the Fed/State to General Fund decreases by \$7,120.

IV. LEGAL ISSUES: N/A

V. CONTROVERSIAL ISSUES: N/A

VI. LINK TO CURRENT COUNTY POLICY: Educational Success Benchmark is top priority for community school model.

VII. CITIZEN PARTICIPATIONS: N/A

VIII. OTHER GOVERNMENT PARTICIPATION: N/A

#1

SPEAKER SIGN UP CARDS

DATE 5-18-01
NAME Lorea Alba
ADDRESS 3531 NE 15th St
Port 97212
PHONE 503 287 6068 x235
SPEAKING ON AGENDA ITEM NUMBER OR
TOPIC Foreclosure - Powerhouse
GIVE TO BOARD CLERK

#2

SPEAKER SIGN UP CARDS

DATE 05/17/01
NAME Denay West
ADDRESS HAP
PHONE _____
SPEAKING ON AGENDA ITEM NUMBER OR
TOPIC R1 - AFFORDABLE HOUSING
GIVE TO BOARD CLERK PROCT

MEETING DATE: May 17, 2001
AGENDA NO: R-1
ESTIMATED START TIME: 9:30 AM
LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: 2000 Affordable Housing Development Program Transfer Recommendations

BOARD BRIEFING: DATE REQUESTED: _____
REQUESTED BY: _____
AMOUNT OF TIME NEEDED: _____

REGULAR MEETING: DATE REQUESTED: Thursday, May 17, 2001
AMOUNT OF TIME NEEDED: 30 minutes

DEPARTMENT: DCFS DIVISION: DCPP

CONTACT: HC Tupper/Cecile Pitts TELEPHONE #: (503) 988-3999, ext83114
BLDG/ROOM #: 166/500

PERSON(S) MAKING PRESENTATION: Cecile Pitts, HC Tupper

ACTION REQUESTED:

INFORMATIONAL ONLY POLICY DIRECTION APPROVAL OTHER

SUGGESTED AGENDA TITLE:

PUBLIC HEARING on the 2000 Affordable Housing Development Program Property Transfer Recommendations and Consideration of a RESOLUTION Approving the Transfer of Tax-Foreclosed Properties to Non-Profit Housing Sponsors for Low Income Housing Purposes
05/17/01 copies to HC Tupper

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____
(OR)

DEPARTMENT MANAGER: Lorenzo T. Poe, Jr.

01 MAY 11 PM 12:46
MULTNOMAH COUNTY
OREGON
COUNTY COMMISSIONER'S
OFFICE

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email
deborah.l.bogstad@co.multnomah.or.us



MULTNOMAH COUNTY OREGON

DEPARTMENT OF COMMUNITY AND FAMILY SERVICES
DIVISION OF COMMUNITY PROGRAMS & PARTNERSHIPS
421 SW Sixth Avenue, Suite 500
PORTLAND, OREGON 97204-1620
(503) 988-3999 fax # (503) 988-3332

BOARD OF COUNTY COMMISSIONERS
BEVERLY STEIN • CHAIR OF THE BOARD
DIANE LINN • DISTRICT 1 COMMISSIONER
SERENA CRUZ • DISTRICT 2 COMMISSIONER
LISA NAITO • DISTRICT 3 COMMISSIONER
SHARRON KELLEY • DISTRICT 4 COMMISSIONER

MEMORANDUM

TO: Board of County Commissioners

FROM: Technical Review Committee for the Multnomah County Affordable Housing Development Program (AHDP)
VIA: Mary T. Li, DCPP Manager
VIA: Lorenzo T. Poe Jr, DCFS Manager *Lorenzo Poe Jr*

RE: 2000 Affordable Housing Development Program Disposition Recommendations

DATE: April 1, 2001

I. Recommendation/action requested:

The Board of County Commissioners is scheduled to conduct a public hearing on the recommendation for disposition of tax foreclosed property for low income housing purposes as detailed in the attachments. Following the receipt of testimony and consideration by Board members, the Board is recommended to transfer 10 properties to applicant non profit housing agencies to foster the development of affordable housing for low income families in our community.

This memo transmits the report from the Affordable Housing Development Program (AHDP) Technical Review Committee. The report includes: a matrix summary of the properties applied for, agency applicants and Technical Review Committee recommendation; an AHDP rating report for each application submitted, and a board resolution for transfer in accordance with the committee recommendations. The special needs housing rating reports are transmitted under a separate cover memo for review in closed executive session.

II. Background/analysis:

The Affordable Housing Development Program is established to consider the use of tax foreclosed property to foster the development of affordable housing serving low income families in our community. The program is authorized by County Ordinance No. 950. This ordinance allows for no-cost transfer of property to non-profit housing sponsors and sets notification, selection, and transfer requirements.

The AHDP application for this year has been completely revised. The minimum term of affordability required from AHDP applicants is 30 years for homeownership projects and 60 years for rental and special needs housing projects. Preference for projects serving very low-income beneficiaries is also built into the new application. The competing agencies responded to the new requirements by producing the most complete and compelling applications reviewed by the current technical review committee.

When the Board of County Commissioners approved the revised application and program rules last year, protection of tenant confidentiality and privacy emerged as a major policy concern. In response, the community notification and support category in the application were changed to provide fair program access to agencies providing housing and services to disabled clients. Three of the projects recommended for transfer by the Technical Review Committee propose to house special needs tenants. This will be the first year that the Board will hear special needs housing applications to the AHDP in closed executive session. We are carefully trying to balance the fair access and confidentiality of disabled people with the need for neighborhood involvement in publicly supported housing projects.

The committee recommends transfer of 10 properties to 6 non-profit housing agencies at nominal cost for the purpose of fostering the development of affordable housing. The recommended transfer will result in the development of 5 rental housing units, including: 4 – 1 bedroom units and a five-bedroom group home.

All rental units created by this recommendation are affordable to families at or below 50% of the area median income. The minimum length of affordability is 60 years for the rental housing developed by this recommendation. The rental portion of this recommendation results in a community investment in permanent housing affordability.

Eight of the available properties have been recommended for transfer and development as home ownership opportunities for lower income families. A variety of financing mechanisms and restrictions has been employed by the housing sponsors to make the houses affordable to lower income families. Six of the home ownership projects employ resale restrictions and equity limiting agreements in partnership with the Portland Community land trust, to ensure affordability over a ninety-nine year period. This also has the effect of preserving the subsidy of the County donated land in the form of retained affordability. Twelve new dwelling units with 28 bedrooms will be developed for sale under this recommendation, many suitable for larger families. The homeownership projects are being marketed to persons and families that would otherwise not be able to afford to buy a home. The family income of the households projected to benefit from the

AHDP supported homeownership projects ranges between 35% - 70% of the area median income.

III. Financial impacts:

The 10 properties recommended for transfer represent a total of \$68,207.84 in unpaid taxes and expenses owed to the county. The county assessor's records report the most recent value of these properties to be \$372,520.00. The recommended recipients for the properties propose to generate \$2,103,656.00 in development funding to carry out the proposed projects. This is a development contribution ratio of almost \$6.00 for every \$1.00 of assessed value.

IV. Legal issues:

State law permits the Board of County Commissioners to make rules necessary for the administration and disposition of tax foreclosed property. County Ordinance 950 provides criteria and time lines for disposition of such property under the procedures of the Affordable Housing Development Program. The recommendation of the technical review committee for the AHDP is consistent with governing guidelines of Ordinance 950.

As the new AHDP program rules require that special needs housing project applicants are brought before the Board in closed executive session, AHDP staff is working with the County Attorney's office to assure the best measures are taken to preserve confidentiality and fair access to the AHDP for disabled persons.

V. Controversial issues:

As previously mentioned this year was the inaugural year for the revised AHDP application. The agency responses were complete, careful and competitive. All of the properties received competing applications. Many of the applications were very compelling. In almost every instance the Committee had to weigh the entire package of benefits each agency brought to bear on the proposed project: from the services provided to the renter or homebuyer, to the financing plan and the actual housing costs it generated, to the affordability of the construction means and methods. Still many of the decisions were close and debated. Almost all of the competitive applications not recommended for transfer were both feasible and met the AHDP goals. The Technical Review Committee evaluated the proposals using the Board adopted AHDP criteria and its best collective judgement.

A number of tax foreclosed properties have also been requested for greenspaces uses. The Board of Commissioners will have to determine the highest and best use for properties receiving both Greenspaces applications and AHDP applications. None of the properties

reviewed by the AHDP technical review committee was marked with any designation of environmental concern from the Greenspaces property review process. It is important to make sure that the final disposition of the properties is not made until the Board has heard all the recommendations for competing uses.

VI. Link to current county policies:

The need for affordable housing continues to be important to our community. The AHDP conforms to the principles and priorities stated in the countywide Consolidated Plan of Multnomah County, the City of Portland and the City of Gresham (Housing and Community Development Commission 2000 - 2005).

VII. Citizen participation:

The AHDP policies and administrative procedures were adopted by the Board in a public meeting. All program applicants are required to demonstrate community support for their proposed projects. The county citizen involvement committee has a member on the AHDP review committee. The final hearing was noticed in the local newspaper and is scheduled at a regular public meeting of the Board.

VIII. Other government participation:

The technical review committee of the AHDP has appointed representatives from the cities of Portland and Gresham and each of Multnomah County Commissioners. AHDP is a housing strategy supported by the countywide HCDC. Many of the properties recommended for transfer will require participation by the State of Oregon and local foundations for project completion.

Please feel free to contact Cecile Pitts or HC Tupper from the DCPD Community Development Program if you wish to discuss this material. Members of the Technical Review Committee will be present at the hearing to respond to questions or issues.

MULTNOMAH COUNTY
AFFORDABLE HOUSING DEVELOPMENT PROGRAM
Technical Review Committee
Project Ranking Report

Dated: April 1, 2001

Applicant: ROSE CDC Neighborhood: Woodstock
Property Location: 7852 SE 67th Avenue, Portland, OR
Legal Description: EXCEPT the 25' in Road, the West ½ of Lot 2, Block 3, 72ND
STREET ADDITION, in the City of Portland
Tax Account Number: R268632

Description of Project and Proposed Use: Sponsor proposes to build two new attached single family residences. One home is projected as a two-bedroom house for slae as discussed in executive session. The other unit is planned as a three-bedroom home for sale to a family childcare provider through ROSE's Child Care Neighbor Network. The project will partner with the Portland Community Land Trust, incorporating the equity limiting mechanisms and permanent affordability through resale restrictions. ROSE will target buyers as low as 40% of the area median income for the accessible home and 60% AMI for the family childcare provider unit.

Property Value: \$26,900.00

Taxes & Costs: \$5,149.34

Committee Recommendation: The Committee recommends approval of this application as described.

Committee Comments: The Committee supports this strong application from ROSE providing home ownership opportunity for very low-income persons. The ROSE proposal presents a compelling partnerships with service agencies bringing expertise to the development and services plan. One of the attached homes will be made available to a very low-income family that will provide childcare services to the neighborhood. The combination of services provided to prospective buyers is extensive and unique. The proposed development both exceeds the AHDP homeownership income and affordability term requirements and will be a considerable neighborhood improvement and community asset.

Program Criteria: The ROSE proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal received homeownership bonus points for 99 year affordability and points for pledging to house very low income persons.

MULTNOMAH COUNTY
AFFORDABLE HOUSING DEVELOPMENT PROGRAM
Technical Review Committee
Project Ranking Report

Dated: April 1, 2001

Applicant: Portland Habitat for Humanity Neighborhood: Woodstock
Property Location: 7852 SE 67th Avenue, Portland, OR
Legal Description: 72ND STREET ADDITION, EXCEPT the 25' in Road, the West ½ of
Lot 2, Block 3, City of Portland
Tax Account Number: R268632

Description of Project and Proposed Use: Sponsor proposes to build a 4-bedroom single family residence for sale to families earning between 35-65% of the area median income. Families must invest 400 hours of their own labor toward the construction of the house or on other Portland Habitat projects. The average sale price of completed Habitat homes is \$60,000.00. The houses are sold with resale restrictions, a 0% interest first mortgage to qualified buyers and a second mortgage capitalized by the difference between the sales price and the appraised value. Portland Habitat ensures that buyers mortgage repayments, taxes and insurance do not exceed 25% of the family's gross income. Portland Habitat keeps development costs low through donations, corporate sponsorship and volunteer labor.

Property Value: \$26,900.00

Taxes & Costs: \$5,149.34

Committee Recommendation: The Committee recommends denial of this application as described.

Committee Comments: The Committee commends this strong application from Portland Habitat providing home ownership opportunity for very low-income families. The committee found the package of services and buyer benefits offered by the competing proposal for this site to be persuasive. Portland Habitat has been an effective and expeditious developer of County tax-foreclosed properties through the AHDP. Portland Habitat revised their encumbrance documents to meet the new AHDP guideline of a minimum 30 year affordability term. The Habitat documents set clear resale restrictions and give the agency the first right to repurchase the property during the term of the mortgage. The Committee noted the adjustment in qualified buyer income by Portland habitat contemplating purchasers at 30 - 65% of median income. The Committee did not award Portland Habitat the entire number of bonus points available in the very low-income application category.

Program Criteria: The Portland Habitat proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal did not receive homeownership bonus points for longer term affordability and points for pledging to house very low income persons.

**MULTNOMAH COUNTY
AFFORDABLE HOUSING DEVELOPMENT PROGRAM
Technical Review Committee
Project Ranking Report**

Dated: April 1, 2001

Applicant: Franciscan Enterprise Neighborhood: Vernon
Property Location: Former 5305 NE 11th Avenue, Portland, OR
Legal Description: Lot 8, Block 2, CAESAR PARK, in the City of Portland
Tax Account Number: R125450

Description of Project and Proposed Use: Sponsor proposes to build three units of as rental housing for families earning 50% or less than the area median income. Proposed are 2 – 2 bedroom rental units and 1 – 4 bedroom unit. Franciscan estimates the redevelopment of the property will cost approximately \$369,192. The completed two-bedroom units project monthly rents of \$551.00 and the four bedroom unit at \$706.00 monthly. Franciscan plans to finance the project with a PDC loan and equity gap grant, and funds from the State housing trust fund. Franciscan has pledged to keep the units as affordable rental property for 60 years.

Property Value: \$19,760.00

Taxes & Costs: \$2,213.02

Committee Recommendation: The Committee recommends denial of this application as described.

Committee Comments: The Committee commends this strong, well-crafted application from Franciscan providing rental housing for very low-income families. Two other strong applications were received for this site. The Committee recommends a project housing tenants at 30% AMI. The transition merging Franciscan and the other inner Northeast agencies into the Community Housing Partnership affected the Committee's deliberations concerning the capacity of the agencies to deliver. Timeliness in dealing with AHDP properties already available to these agencies has been affected by the administrative and policy concerns inherent in the merger. Development and funding decisions have been delayed. In the close decisions regarding the AHDP properties this present agency instability played a role. The Committee urges the reconstituted CHP agency to apply for properties during the next AHDP round.

Program Criteria: The Franciscan proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal received rental project bonus points for pledging to keep rents affordable to families at 50% of AMI .

MULTNOMAH COUNTY
AFFORDABLE HOUSING DEVELOPMENT PROGRAM
Technical Review Committee
Project Ranking Report

Dated: April 1, 2001

Applicant: Portland Habitat for Humanity Neighborhood: Vernon
Property Location: Former 5305 NE 11th Avenue, Portland, OR
Legal Description: Lot 8, Block 2, CAESAR PARK, in the City of Portland
Tax Account Number: R125450

Description of Project and Proposed Use: Sponsor proposes to build three 3-bedroom single family rowhouses for sale to families earning between 35-65% of the area median income. Families must invest 400 hours of their own labor toward the construction of the house or on other Portland Habitat projects. The average sale price of completed Habitat homes is \$60,000.00. The houses are sold with resale restrictions, a 0% interest first mortgage to qualified buyers and a second mortgage capitalized by the difference between the sales price and the appraised value of the residence. Portland Habitat ensures that buyers mortgage repayments, taxes and insurance do not exceed 25% of the family's gross income. Portland Habitat keeps development costs low through donations, corporate sponsorship and volunteer labor.

Property Value: \$19,760.00

Taxes & Costs: \$2,213.02

Committee Recommendation: The Committee recommends denial of this application as described.

Committee Comments: The Committee commends this strong application from Portland Habitat for Humanity providing homeownership opportunity for very low-income families. The agency recommended to receive this property by the Committee proposes to serve very low income tenants at 30% of the Area Median Income for 60 years.

Program Criteria: The Portland Habitat proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal received no homeownership bonus points for longer term affordability and some points for pledging to house very low income persons.

AFFORDABLE HOUSING DEVELOPMENT PROGRAM
Technical Review Committee
Project Ranking Report

Dated: April 1, 2001

Applicant: Housing Our Families Neighborhood: Boise
Property Location: 532 & 540 North Skidmore, Portland, OR
Legal Description: The West 33 1/3 feet of Lot 16 and the West 33 1/3 feet of the East 66 2/3 feet of Lot 16, Block 9, CENTRAL ALBINA, in the City of Portland
Tax Account Number: R130969 & 130971

Description of Project and Proposed Use: Sponsor proposes to construct two new three bedroom rental units for families earning 50% or less than the area median income. Each of the units has two bedrooms and will include washer/dryer hook-ups, outside storage, separate outdoor space and individual yards. HOF will provide its own property management services for the project. Families renting the units will be able to access HOF's outreach program linking them to other tenants, staff, neighbors and services. The total proposed redevelopment cost for the project is \$282,137.00. Rents for each unit are proposed to be \$610, affordable to a very low-income family of 5.

Property Value: \$18,920.00

Taxes & Costs: \$5,209.35

Committee Recommendation: The Committee recommends denial of this application as described.

Committee Comments: The Committee commends this well crafted application from HOF providing rental housing for very low-income families. Three other strong applications were received for this site. The Committee recommends transfer of this property to an agency providing low-income homeownership opportunity with land trust recapture and subsidy retention characteristics. The transition merging Housing Our Families and the other inner Northeast agencies into the Community Housing Partnership affected the Committee's deliberations concerning the capacity of the agencies to deliver. Timeliness in dealing with AHDP properties already available to these agencies has been affected by the administrative and policy concerns inherent in the merger. Development and funding decisions have been delayed. In the close decisions regarding the AHDP properties this present agency instability played a role. The Committee urges the reconstituted CHP agency to apply for properties during the next AHDP round.

Program Criteria: The Housing Our Families proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal received rental project bonus points for pledging to house very low income families at 50% AMI.

MULTNOMAH COUNTY
AFFORDABLE HOUSING DEVELOPMENT PROGRAM
Technical Review Committee
Project Ranking Report

Dated: April 1, 2001

Applicant: Portland Habitat for Humanity

Neighborhood: Boise

Property Location: 532 & 540 North Skidmore, Portland, OR

Legal Description: The West 33 1/3 feet of Lot 16 and the West 33 1/3 feet of the East 66 2/3 feet of Lot 16, Block 9, CENTRAL ALBINA, in the City of Portland

Tax Account Number: R130969 & 130971

Description of Project and Proposed Use: Sponsor proposes to build two, new 2-bedroom single family residences for sale to families earning between 35-65% of the area median income. Families must invest 400 hours of their own labor toward the construction of the house or on other Portland Habitat projects. The average sale price of completed Habitat homes is \$60,000.00. The houses are sold with resale restrictions, a 0% interest first mortgage to qualified buyers and a second mortgage capitalized by the difference between the sales price and the appraised value of the residence. Portland Habitat ensures that buyers mortgage repayments, taxes and insurance do not exceed 25% of the family's gross income. Portland Habitat keeps development costs low through donations, corporate sponsorship and volunteer labor.

Property Value: \$18,920.00

Taxes & Costs: \$5,209.35

Committee Recommendation: The Committee recommends denial of this application as described.

Committee Comments: The Committee commends this strong application from Portland Habitat providing home ownership opportunity for very low-income families. In the close transfer decisions required to be made under the AHDP the Committee opted to recommend a project offering low income homeownership and the 99 year resale restrictions of the land trust model. The Portland Habitat has been an effective and expeditious developer of County tax-foreclosed properties through the AHDP.. At the 30th year the buyer owns the home outright. The Committee noted the adjustment in qualified buyer income by Portland Habitat contemplating purchasers at between 30 - 65% of median income. The Committee did not award Portland Habitat the entire number of bonus points available in the very low-income application category.

Program Criteria: The Portland Habitat proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal received homeownership bonus points for pledging to house very low income persons.

**MULTNOMAH COUNTY
AFFORDABLE HOUSING DEVELOPMENT PROGRAM
Technical Review Committee
Project Ranking Report**

Dated: April 1, 2001

Applicant: Hacienda CDC Neighborhood: Boise
Property Location: 532 & 540 North Skidmore, Portland, OR
Legal Description: The West 33 1/3 feet of Lot 16 and the West 33 1/3 feet of the East 66
2/3 feet of Lot 16, Block 9, CENTRAL ALBINA, in the City of Portland
Tax Account Number: R130969 & 130971

Description of Project and Proposed Use: Sponsor proposes to build two new 3 bedroom house for sale to families earning 60-70% or less than the area median income. Total development costs are projected to be \$255,296.00. The financial plan to ensure affordability of Hacienda housing products includes conventional mortgage loan originated by Washington Mutual and grants from the Portland Community Land Trust. The purchase price of the homes is intended not to exceed \$92,900. The project will partner with the Portland Community Land Trust, incorporating the equity limiting mechanisms and permanent affordability through resale restrictions.

Property Value: \$18,920.00

Taxes & Costs: \$5,209.35

Committee Recommendation: The Committee recommends approval of this application as described.

Committee Comments: The Committee supports this application from Hacienda providing land trust model homeownership opportunity for low-income families. Hacienda was the only agency using the PCLT land trust partnership to mention the grants available from PCLT to reduce the actual cost of the improvements to the buyer. In the close transfer decisions made under the AHDP, in this case the Committee opted to chose a homeownership product that offered the permanent affordability of the land trust model.

Program Criteria: The Hacienda proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal received some homeownership bonus points in the very low income category and points in the longer-term affordability category for the 99 year ground lease resale restrictions.

MULTNOMAH COUNTY
AFFORDABLE HOUSING DEVELOPMENT PROGRAM
Technical Review Committee
Project Ranking Report

Dated: April 1, 2001

Applicant: Irvington Covenant CDC Neighborhood: Boise
Property Location: Formerly 532 & 540 North Skidmore, Portland, OR
Legal Description: The West 33 1/3 feet of the East 66 2/3 feet of Lot 16, and the West 33 1/3 feet of Lot 16, Block 20, CENTRAL ALBINA, in the City of Portland
Tax Account Numbers: R130969 & 130971

Description of Project and Proposed Use: Sponsor proposes to build two, new three bedroom attached houses for sale to families earning 55-65% or less than the area median income. Total development costs are projected to be \$227,620.00. Irvington Covenant has considerable experience with Albina Community Bank. The financial plan to ensure affordability of Irvington Covenant housing products includes a below market interest rate first mortgage loan originated by conventional lending institutions and backed by the State of Oregon revenue Bond Program. Irvington Covenant intends to use at risk youth and welfare-to-work recipients as trainees during construction of the project.

Property Value: \$18,920.00

Taxes & Costs: \$5,209.35

Committee Recommendation: The Committee recommends denial of this application as described.

Committee Comments: The Committee commends this strong application from Irvington Covenant CDC providing homeownership opportunity for low-income families. The Committee greatly appreciated the efforts of Irvington Covenant to involve inner city at risk people as trainees in the construction of the project. Additionally the construction costs cited were very reasonable. However other very strong proposals were received for this site complete with the encumbrance documents requested by the application ensuring then property will be kept affordable through resale restrictions for 99 years. The Committee urges Irvington Covenant CDC to apply again in next year's AHDP cycle.

Program Criteria: The Irvington Covenant proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal received homeownership bonus points in the very low income category.

AFFORDABLE HOUSING DEVELOPMENT PROGRAM
Technical Review Committee
Project Ranking Report

Dated: April 1, 2001

Applicant: Hacienda CDC

Neighborhood: King

Property Location: Former 844 NE Killingsworth, Portland, OR

Legal Description: North 60 feet of Lot 6, Block 6, WEST CLOVERDALE ANNEX, in the City of Portland

Tax Account Number: R297481

Description of Project and Proposed Use: Sponsor proposes to build a new 3 bedroom single family residence for sale to families earning 60-70% or less than the area median income. Total development costs are projected to be \$137,921.00. The financial plan to ensure affordability of Hacienda housing products includes conventional mortgage loan originated by Washington Mutual and grants from the Portland Community Land Trust. The purchase price of the homes is intended not to exceed \$92,900. The project will partner with the Portland Community Land Trust, incorporating the equity limiting mechanisms and permanent affordability through resale restrictions.

Property Value: \$9,570.00

Taxes & Costs: \$1,000.00

Committee Recommendation: The Committee recommends denial of this application as described.

Committee Comments: The Committee commends this strong application from Hacienda CDC providing homeownership opportunity for low income families and retaining subsidy and affordability through the land trust restrictions. In the close transfer decisions that are required by the Committee under the AHDP, the recommendation in this case goes to the competing homeownership proposal offering very low sales price and monthly mortgage costs for the intended buyers. The competing proposal projected building a four-bedroom home at this site.

Program Criteria: The Hacienda proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal received homeownership project bonus points for longer term affordability (99 years) and some points for pledging to house very low income persons (60-70%AMI).

AFFORDABLE HOUSING DEVELOPMENT PROGRAM
Technical Review Committee
Project Ranking Report

Dated: April 1, 2001

Applicant: Portland Habitat for Humanity

Neighborhood: King

Property Location: Former 844 NE Killingsworth, Portland, OR

Legal Description: North 60 feet of Lot 6, Block 6, WEST CLOVERDALE ANNEX, in the City of Portland

Tax Account Number: R297481

Description of Project and Proposed Use: Sponsor proposes to build a new, 4-bedroom single family residence for sale to families earning between 30-65% of the area median income. Families must invest 400 hours of their own labor toward the construction of the house or on other Portland Habitat projects. The average sale price of completed Habitat homes is \$60,000.00. The houses are sold with resale restrictions, a 0% interest first mortgage to qualified buyers and a second mortgage capitalized by the difference between the sales price and the appraised value of the residence. Portland Habitat ensures that buyers mortgage repayments, taxes and insurance do not exceed 25% of the family's gross income. Portland Habitat keeps development costs low through donations, corporate sponsorship and volunteer labor. The mortgage principal and interest repayment for the Habitat first mortgage is estimated at \$167.

Property Value: \$9,570.00

Taxes & Costs: \$1,000.00

Committee Recommendation: The Committee recommends approval of this application as described.

Committee Comments: The Committee supports this application from Portland Habitat providing home ownership opportunity for low-income families. The Portland Habitat financial plan yields a cost to the buyer that is lower than any other agency can deliver. The Committee also wanted to recognize Portland Habitat for revising its encumbrance documents to meet the County's 30 year minimum affordability requirement. In the close decisions the Committee must make in making its recommendations the low cost to the buyer and the four-bedroom large family house plan were persuasive.

Program Criteria: The Portland Habitat proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal received homeownership bonus points for pledging to house very low income persons.

AFFORDABLE HOUSING DEVELOPMENT PROGRAM
Technical Review Committee
Project Ranking Report

Dated: April 1, 2001

Applicant: Portland Habitat for Humanity

Neighborhood: Boise

Property Location: Vacant lot near the intersection of N. Gantenbein & Mason, Portland

Legal Description: Lot 12, Block 12, CENTRAL ALBINA, in the City of Portland

Tax Account Number: R131016

Description of Project and Proposed Use: Sponsor proposes to build two, new 2-bedroom single family residences for sale to families earning between 30-65% of the area median income. Families must invest 400 hours of their own labor toward the construction of the house or on other Portland Habitat projects. The average sale price of completed Habitat homes is \$60,000.00. The houses are sold with resale restrictions, a 0% interest first mortgage to qualified buyers and a second mortgage capitalized by the difference between the sales price and the appraised value of the residence. Portland Habitat ensures that buyers mortgage repayments, taxes and insurance do not exceed 25% of the family's gross income. Portland Habitat keeps development costs low through donations, corporate sponsorship and volunteer labor.

Property Value: \$20,950.00

Taxes & Costs: \$35,007.00

Committee Recommendation: The Committee recommends denial of this application as described.

Committee Comments: The Committee felt the Portland Habitat proposal was very strong and met the AHDP objectives of benefiting very low income families over the long term. Two other strong proposals were received for this property. The Committee recommends transfer of the project to an agency proposing low income homeownership with the retained affordability offered by the land trust model. The Committee hopes that Portland Habitat will apply to future rounds of the AHDP.

Program Criteria: The Portland Habitat proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal received homeownership bonus points for pledging to house very low-income persons.

AFFORDABLE HOUSING DEVELOPMENT PROGRAM
Technical Review Committee
Project Ranking Report

Dated: April 1, 2001

Applicant: Hacienda CDC Neighborhood: Boise
Property Location: Vacant lot near the intersection of N. Gantenbein & Mason, Portland
Legal Description: Lot 12, Block 12, CENTRAL ALBINA, in the City of Portland
Tax Account Number: R131016

Description of Project and Proposed Use: Sponsor proposes to build two new 3 bedroom house for sale to families earning 60-70% or less than the area median income. Total development costs are projected to be \$255,296.00. The financial plan to ensure affordability of Hacienda housing products includes conventional mortgage loan originated by Washington Mutual and grants from the Portland Community Land Trust. The purchase price of the homes is intended not to exceed \$92,900. The project will partner with the Portland Community Land Trust, incorporating the equity limiting mechanisms and permanent affordability through resale restrictions.

Property Value: \$20,950.00

Taxes & Costs: \$35,007.00

Committee Recommendation: The Committee recommends approval of this application as described.

Committee Comments: The Committee supports this strong application from Hacienda providing home ownership and home business opportunity for very low-income families. Hacienda was the only applicant to mention the possibility of PCLT subsidizing the buyers through grants reducing the actual project purchase price. The merits of the land trust retained affordability swayed the Committee for this site.

Program Criteria: The Hacienda proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal received homeownership bonus points for longer term affordability (99 years) and some points for pledging to house very low income persons (60-70%AMI).

AFFORDABLE HOUSING DEVELOPMENT PROGRAM
Technical Review Committee
Project Ranking Report

Dated: April 1, 2001

Applicant: PCRI Neighborhood: Boise
Property Location: Vacant lot near the intersection of N. Gantenbein & Mason, Portland
Legal Description: Lot 12, Block 12, CENTRAL ALBINA, in the City of Portland
Tax Account Number: R131016

Description of Project and Proposed Use: Portland Community Reinvestment Initiatives, Inc., (PCRI) proposes to build a new duplex for very low-income rental use. The units will be affordable for sixty years. The unit sizes are one 2 bedroom and one 3 bedroom apartment each with 1.5 bathrooms. One of the units will be adaptable for use by special needs families. Project meets the 60 year affordability requirement. Total project cost is estimated to be \$267,439.00.

Property Value: \$20,950.00

Taxes & Costs: \$35,007.00

Committee Recommendation: The Committee recommends denial of this application as described.

Committee Comments: Two other strong applications were received for this site. The Committee recommends transfer to an agency proposing to redevelop the property for land trust homeownership. The committee felt that the financial plan for this project as described was not likely to be able to serve the intended very low income tenants. PCRI posited receiving equity gap funding from PDC in the amount of \$188,815.00 for a two unit project or effectively receiving grant funds for a rental project in excess of \$90,000.00 per unit. PDC has never subsidized units with equity gap funding to that extent in the past. A more likely financing scenario would reverse the permanent loan and equity gap amounts projected by PCRI. If in fact more loan funds would have to be used to make the project feasible, and thus more debt burden, PCRI's assumptions concerning the very low-income project beneficiaries are called into question. The committee applauds the use of the green building techniques designed into the project and urges PCRI to apply for properties in future rounds of the AHDP.

Program Criteria: The PCRI proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal received some rental project bonus points for pledging to house very low income persons.

**Technical Review Committee
Project Ranking Report**

Dated: April 1, 2001

Applicant: PCRI/Sustainable Communities NW Neighborhood: Vernon
Property Location: Former 5206 NE 14th Place, Portland, OR
Legal Description: Lot 8, Block 21, VERNON, in the City of Portland
Tax Account Numbers: R295108

Description of Project and Proposed Use: Portland Community Reinvestment Initiatives, Inc., (PCRI) proposes to build a new duplex for very low-income rental use. The units will be affordable for sixty years. The unit sizes are one 2 bedroom and one 3 bedroom apartment each with 1.5 bathrooms. One of the units will be adaptable for use by special needs families. Project meets the 60 year affordability requirement. Total project cost is estimated to be \$267,439.00. The project is a partnership between PCRI and Sustainable Communities Northwest and will employ green building and energy efficient construction methods.

Property Value: \$19,660.00

Taxes & Costs: \$4,295.25

Committee Recommendation: The Committee recommends denial of this application as described.

Committee Comments: Four other strong applications were received for this site. The Committee recommends transfer to an agency proposing to redevelop the property for tenants at 30% AMI. The committee felt that the financial plan as described for this project was not likely to be able to serve the intended very low-income tenants. PCRI posited receiving equity gap funding from PDC in the amount of \$188,815.00 for a two unit project or effectively receiving grant funds for a rental project in excess of \$90,000.00 per unit. PDC has never subsidized units with equity gap funding to that extent in the past. A more likely financing scenario would reverse the permanent loan and equity gap amounts projected by PCRI. If in fact more loan funds would have to be used to make the project feasible, and thus more debt burden, PCRI's assumptions concerning the very low-income project beneficiaries are called into question. The committee applauds the use of the green building techniques designed into the project and urges PCRI to apply for properties in future rounds of the AHDP.

Program Criteria: The PCRI proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal received some rental bonus points for pledging to house very low-income persons.

AFFORDABLE HOUSING DEVELOPMENT PROGRAM
Technical Review Committee
Project Ranking Report

Dated: April 1, 2001

Applicant: Portland Habitat for Humanity Neighborhood: Vernon
Property Location: Former 5206 NE 14th Place, Portland, OR
Legal Description: Lot 8, Block 21, VERNON, in the City of Portland
Tax Account Numbers: R295108

Description of Project and Proposed Use: Sponsor proposes to build two, new 2-bedroom single family residences for sale to families earning between 30-65% of the area median income. Families must invest 400 hours of their own labor toward the construction of the house or on other Portland Habitat projects. The average sale price of completed Habitat homes is \$60,000.00. The houses are sold with resale restrictions, a 0% interest first mortgage to qualified buyers and a second mortgage capitalized by the difference between the sales price and the appraised value of the residence. Portland Habitat ensures that buyers mortgage repayments, taxes and insurance do not exceed 25% of the family's gross income. Portland Habitat keeps development costs low through donations, corporate sponsorship and volunteer labor.

Property Value: \$19,660.00

Taxes & Costs: \$4,295.25

Committee Recommendation: The Committee recommends denial of this application as described.

Committee Comments: The Committee felt the Portland Habitat proposal was well supported and complete. Four other proposals were received for this property. The Committee recommends transfer of the project to an agency proposing rental housing for tenants at 30% AMI.

Program Criteria: The Portland Habitat proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal received some homeownership project bonus points for pledging to house very low income persons.

**MULTNOMAH COUNTY
AFFORDABLE HOUSING DEVELOPMENT PROGRAM
Technical Review Committee
Project Ranking Report**

Dated: April 1, 2001

Applicant: Irvington Covenant CDC

Neighborhood: Vernon

Property Location: Former 5206 NE 14th Place, Portland, OR

Legal Description: Lot 8, Block 21, VERNON, in the City of Portland

Tax Account Numbers: R295108

Description of Project and Proposed Use: Sponsor proposes to build two, new three bedroom attached houses for sale to families earning 55-65% or less than the area median income. Total development costs are projected to be \$227,620.00. Irvington Covenant has considerable experience with Albina Community Bank. The financial plan to ensure affordability of Irvington Covenant housing products includes a below market interest rate first mortgage loan originated by conventional lending institutions and backed by the State of Oregon revenue Bond Program. Irvington Covenant intends to use at risk youth and welfare-to-work recipients as trainees during construction of the project.

Property Value: \$19,660.00

Taxes & Costs: \$4,295.25

Committee Recommendation: The Committee recommends denial of this application as described.

Committee Comments: The Committee commends this strong application from Irvington Covenant CDC providing homeownership opportunity for low-income families. The Committee greatly appreciated the efforts of Irvington Covenant to involve inner city at risk people as trainees in the construction of the project. Additionally the construction costs cited were very reasonable. However four other very strong proposals were received for this site complete with the encumbrance documents requested by the application ensuring the property affordability over time. The Committee urges Irvington Covenant CDC to apply again in next year's AHDP cycle.

Program Criteria: The Irvington Covenant CDC proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal received bonus points for pledging to house very low income persons.

AFFORDABLE HOUSING DEVELOPMENT PROGRAM
Technical Review Committee
Project Ranking Report

Dated: April 1, 2001

Applicant: Sabin CDC

Neighborhood: Vernon

Property Location: Former 5206 NE 14th Place, Portland, OR

Legal Description: Lot 8, Block 21, VERNON, in the City of Portland

Tax Account Numbers: R295108

Description of Project and Proposed Use: Sponsor proposes to construct two, new three bedroom, two bath attached homes for sale to families at 60-70% of the area median income. The total cost of the project is estimated at \$303,395.00. The homes would be made available through a partnership with the Portland Community Land Trust. The improvements on the property would be sold for approximately \$88,400.00. The buyer would pay an estimated, monthly mortgage payment of \$620.00 plus the monthly ground lease fees.

Property Value: \$19,660.00

Taxes & Costs: \$4,295.25

Committee Recommendation: The Committee recommends denial of this application as described.

Committee Comments: Four other strong proposals were received for this site. The Committee recommends transfer to the competing agency offering rental to residents at 30% AMI. The committee commends this well-crafted land trust homeownership proposal. The transition merging Sabin CDC and the other inner Northeast agencies into the Community Housing Partnership affected the Committee's deliberations concerning the capacity of the agencies to deliver. Timeliness in dealing with AHDP properties already available to these agencies has been affected by the administrative and policy concerns inherent in the merger. Development and funding decisions have been delayed. In the close decisions regarding the AHPD properties this present agency instability played a role. The Committee urges the reconstituted CHP agency to apply for properties during the next AHDP round.

Program Criteria: The Sabin CDC proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal received homeownership bonus points for longer term affordability (99 years) and some points for pledging to house very low income persons (60-70%AMI).

**MULTNOMAH COUNTY
AFFORDABLE HOUSING DEVELOPMENT PROGRAM
Technical Review Committee
Project Ranking Report**

Dated: April 1, 2001

Applicant: Sabin CDC

Neighborhood: Woodlawn

Property Location: Former 1324 NE Holman Street, Portland, OR

Legal Description: EXCEPT that part in street, Lot 3, Block 3 South, COLUMBIA
HEIGHTS, in the City of Portland

Tax Account Number: R138775

Description of Project and Proposed Use: Sponsor proposes to construct a new, four bedroom, two bath single family residence for sale to families at 60-70% of the area median income. The total cost of the project is estimated at \$186,700.00. The home would be made available through a partnership with the Portland Community Land Trust. The improvements on the property would be sold for approximately \$100,805.00. The buyer would pay an estimated, monthly mortgage payment of \$707.00 for a family of six plus the monthly ground lease fees.

Property Value: \$24,130.00

Taxes & Costs: \$2,485.00

Committee Recommendation: The Committee recommends denial of this application as described.

Committee Comments: The Committee commends this well crafted application from Sabin CDC providing lower income families homeownership opportunity. The Committee recommends transfer of this site to the competing proposal that also offers homeownership with very low purchase price and monthly mortgage costs to the prospective buyers. The transition merging Sabin CDC and the other inner Northeast agencies into the Community Housing Partnership affected the Committee's deliberations concerning the capacity of the agencies to deliver. Timeliness in dealing with AHDP properties already available to these agencies has been affected by the administrative and policy concerns inherent in the merger. Development and funding decisions have been delayed. In the close decisions regarding the AHDP properties this present agency instability played a role. The Committee urges the reconstituted CHP agency to apply for properties during the next AHDP round.

Program Criteria: The Sabin CDC proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal received homeownership bonus points for longer term affordability (99years) and some points for pledging to house very low income persons (60-70% AMI).

MULTNOMAH COUNTY
AFFORDABLE HOUSING DEVELOPMENT PROGRAM
Technical Review Committee
Project Ranking Report

Dated: April 1, 2001

Applicant: Portland Habitat for Humanity Neighborhood: Woodlawn
Property Location: Former 1324 NE Holman Street, Portland, OR
Legal Description: EXCEPT that part in street, Lot 3, Block 3 South, COLUMBIA
HEIGHTS, in the City of Portland
Tax Account Number: R138775

Description of Project and Proposed Use: Sponsor proposes to build a new, 2-bedroom single family residence for sale to families earning between 30-65% of the area median income. Families must invest 400 hours of their own labor toward the construction of the house or on other Portland Habitat projects. The average sale price of completed Habitat homes is \$60,000.00. The houses are sold with resale restrictions, a 0% interest first mortgage to qualified buyers and a second mortgage capitalized by the difference between the sales price and the appraised value of the residence. Portland Habitat ensures that buyers mortgage repayments, taxes and insurance do not exceed 25% of the family's gross income. Portland Habitat keeps development costs low through donations, corporate sponsorship and volunteer labor. The mortgage principal and interest repayment for the Habitat first mortgage is estimated at \$167.

Property Value: \$24,130.00

Taxes & Costs: \$2,485.00

Committee Recommendation: The Committee recommends approval of this application as described.

Committee Comments: The Committee supports this application from Portland Habitat providing home ownership opportunity for low-income families. The Portland Habitat financial plan yields a cost to the buyer that is lower than any other agency can deliver. The Committee also wanted to recognize Portland Habitat for revising its encumbrance documents to meet the County's 30-year minimum affordability requirement. In the close decisions the Committee must make in making its recommendations the low cost to the buyer and the four-bedroom large family house plan were persuasive.

Program Criteria: The Portland Habitat proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal received some homeownership bonus points for pledging to house very low income persons.

**MULTNOMAH COUNTY
AFFORDABLE HOUSING DEVELOPMENT PROGRAM
Technical Review Committee
Project Ranking Report**

Dated: April 1, 2001

Applicant: Sabin CDC

Neighborhood: Sabin

Property Location: 1437 NE Prescott Street, Portland, OR

Legal Description: East 55 feet of Lots 5 and 6, Block 66, VERNON, in the City of
Portland

Tax Account Number: R295782

Description of Project and Proposed Use: Sponsor proposes to renovate the existing house into a four bedroom, two bath single family residence for sale to families at 60-70% of the area median income. The total cost of the project is estimated at \$163,505.00. The home would be made available through a partnership with the Portland Community Land Trust. The improvements on the property would be sold for approximately \$100,805.00. The buyer would pay an estimated, monthly mortgage payment of \$707.00 for a family of six plus the monthly ground lease fees.

Property Value: \$116,580.00

Taxes & Costs: \$5,948.88

Committee Recommendation: The Committee recommends approval of this application as described.

Committee Comments: The Committee supports this well crafted proposal from Sabin CDC. Two other proposals were received for this site. The development proposal to retain and renovate the existing house combined with the permanent affordability provided by the land trust, equity-limiting mechanisms were persuasive. The transition merging Sabin CDC and the other inner Northeast agencies into the Community Housing Partnership affected the Committee's deliberations concerning the capacity of the agencies to deliver. Timeliness in dealing with AHDP properties already available to these agencies has been affected by the administrative and policy concerns inherent in the merger. Development and funding decisions have been delayed. In the close decisions regarding the AHPD properties this present agency instability played a role. The Committee urges the reconstituted CHP agency to apply for properties during the next AHDP round.

Program Criteria: The Sabin CDC proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal received homeownership bonus points for longer term affordability (99 years) and some points for pledging to house very low income persons (60-70%AMI).

AFFORDABLE HOUSING DEVELOPMENT PROGRAM
Technical Review Committee
Project Ranking Report

Dated: April 1, 2001

Applicant: Irvington Covenant CDC

Neighborhood: Sabin

Property Location: 1437 NE Prescott Street, Portland, OR

Legal Description: East 55 feet of Lots 5 and 6, Block 66, VERNON, in the City of Portland

Tax Account Number: R295782

Description of Project and Proposed Use: Sponsor proposes to build two, new three bedroom attached houses for sale to families earning 55-65% or less than the area median income. Total development costs are projected to be \$227,620.00. Irvington Covenant has considerable experience with Albina Community Bank. The financial plan to ensure affordability of Irvington Covenant housing products includes a below market interest rate first mortgage loan originated by conventional lending institutions and backed by the State of Oregon revenue Bond Program. Irvington Covenant intends to use at risk youth and welfare-to-work recipients as trainees during construction of the project.

Property Value: \$116,580.00

Taxes & Costs: \$5,948.88

Committee Recommendation: The Committee recommends denial of this application as described.

Committee Comments: The Committee commends this strong application from Irvington Covenant CDC providing homeownership opportunity for low-income families. The Committee greatly appreciated the efforts of Irvington Covenant to involve inner city at risk people as trainees in the construction of the project. Additionally the construction costs cited were very reasonable. However other very strong proposals were received for this site complete with the encumbrance documents requested by the application ensuring then property will be kept affordable through resale restrictions for 99 years. Additionally, the house on the site is more than 50 years old, receiving the property as a donation from the County would trigger the review of the property for historical significance through the State Historical Preservation Office. Irvington Covenant CDC was proposing demolition of the house without discussing the implications or impediments that might be involved at this site. The Committee urges Irvington Covenant CDC to apply again in next year's AHDP cycle.

Program Criteria: The Irvington Covenant CDC proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal received homeownership bonus points for pledging to house very low income persons.

AFFORDABLE HOUSING DEVELOPMENT PROGRAM
Technical Review Committee
Project Ranking Report

Dated: April 1, 2001

Applicant: Peninsula CRC Neighborhood: Kenton
Property Location: 2645 North Willis Blvd., Portland, OR
Legal Description: Lots 47 & 48, Block 40, PENINSULAR ADDITION NO. 3, in the
City of Portland
Tax Account Number: R242169

Description of Project and Proposed Use: Sponsor proposes to demolish the existing house and build two, new three bedroom attached, single family residences for sale to families earning 70-80% or less than the area median income. Total development costs are projected to be \$266,739.00. Peninsula CDC works with the Portland housing Center and the Housing Authority of Portland to market the properties and develop a pool of prospective buyers from North Portland. Sales price for each house is estimated to be \$101,370.00. Monthly mortgage payment is calculated at approximately \$712 plus ground lease fee for a family of 4.5. The project will be developed in partnership with the Portland Community Land Trust assuring continued property affordability.

Property Value: \$116,050.00

Taxes & Costs: \$6,900.29

Committee Recommendation: The Committee recommends approval of this application as described.

Committee Comments: The Committee supports this application from Peninsula CDC providing home ownership opportunity for low-income families. The application strongly described the community connection and involvement of Peninsula CDC. This proposal also looked carefully at the condition of the house and the zoning requirements offering opportunity to create two units at the site. The retained affordability provided through the PCLT resale restrictions was also a plus for the application and a new partnership for PCRC.

Program Criteria: The Peninsula CDC proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal received homeownership bonus points for longer term affordability (99 years).

AFFORDABLE HOUSING DEVELOPMENT PROGRAM
Technical Review Committee
Project Ranking Report

Dated: April 1, 2001

Applicant: Hacienda CDC

Neighborhood: Kenton

Property Location: 2645 North Willis Blvd., Portland, OR

Legal Description: Lots 47 & 48, Block 40, PENINSULAR ADDITION NO. 3, in the City of Portland

Tax Account Number: R242169

Description of Project and Proposed Use: Sponsor proposes to renovate the existing four bedroom house available for sale to families at 60-70% of the area median income through the agency Land Trust Homeownership Program. The Hacienda CDC will partner with Portland Community Land Trust providing a 99-year ground lease with restricted resale provisions and limited equity return on the appreciation of the structure for the purchasers. The entire development cost of the project is slated to be \$141,967. The initial buyer will purchase the structure for \$115,583.00. First mortgage payments are estimated to be \$822.67 for a family of six plus ground lease fees and taxes and insurance.

Property Value: \$116,050.00

Taxes & Costs: \$6,900.29

Committee Recommendation: The Committee recommends denial of this application as described.

Committee Comments: Another strong application with land trust homeownership mechanisms was received for this site. The recommended application contemplates the demolition of the existing house and the zoning will allow the building of two units. Hacienda did not provide a detailed site-specific construction cost estimate for the renovation of this problematic house.

Program Criteria: The Hacienda CDC proposal met each of the threshold criteria of the Affordable Housing Development Program

Bonus Point Criteria: The proposal received homeownership bonus points for longer term affordability (99 years) and some points for pledging to house very low income persons (60-70%AMI).

PROPERTY	APPLICANT	PROPOSAL BRIEF	TAXES & EXPENSES	TOTAL PROJECT COSTS	RECOMMENDATION
1. Former 7852 SE 67 th Avenue #R268632 \$26,900 - Market Value 8250 S/F Zoning: R5a	ROSE CDC	New const. 2 att. SFR 1-3 bdrm, 1-2 bdrm <u>PCLT/Home Ownership</u>	\$5,149.34	\$202,120.00	Approve Transfer
	Portland Habitat	New const. Detached SFR 4 bedroom, Homeownership 30 year aff., 30-65%AMI		\$60,000.00	Deny Transfer
2. Former 5305 NE 11 th Ave. #R125450 \$19,760 - Market Value 4290 S/F Zoning: R1ah	Franciscan Enterprise	New Const. 3 unit rental 2 – 2 bdrm, 1 – 4 bdrm <u>60 yr. Aff., 50%AMI</u>	\$2,213.02	\$369,192.00	Deny Transfer
	Portland Habitat	New Const. 3 – 3 bdrm Rowhouses, 30 yr aff. <u>Sale/30-65%AMI</u>		\$180,000.00	Deny Transfer
	Housing Authority	New Const. 4 – 1 bdrm Rental apartments 60 yr. Aff., 30%AMI		\$520,000.00	Approve Transfer
3. 532 & 540 N. Skidmore #R130969 & R130971 \$18,920– Market Value 3325 S/F Zoning: R2.5a	Housing Our Families	New const. 2 – 3 bdrm Attached rental units <u>60 yr. Aff., 50%AMI</u>	\$5,209.35	\$282,138.00	Deny Transfer
	Portland Habitat	New const. 2-2 bdrm SFR 30 yr. Aff., 30-65% AMI <u>Sale/Home Ownership</u>		\$120,000.00	Deny Transfer
	Hacienda CDC	New const. 2 – 3 bdrm Att. SFRs, 60-70%AMI <u>PCLT/Home Ownership</u>		\$255,296.00	Approve Transfer
	Irvington Covenant CDC	New const. 2- 3 bdrm Att. SFRs, 55-65% AMI Sale/ deed restricted		\$227,620.00	Deny Transfer
4. Former 844 NE Killingswth Court #R297481 \$9,570 – Market Value 2400 S/F Zoning: R2ah	Hacienda CDC	New Construction: SFR 3- bdrm, 60-70% AMI <u>PCLT/ Home Ownership</u>	\$1,000.00	\$137,421.00	Deny Transfer
	Portland Habitat	New Construction: SFR 4 – bdrm, 30 yr. Aff. Sale/30-65%AMI		\$60,000.00	Approve Transfer

PROPERTY	APPLICANT	PROPOSAL BRIEF	TAXES & EXPENSES	TOTAL PROJECT COSTS	RECOMMENDATION
5. N. Gantenbein & Mason #R131016 \$20,950 – Market Value 5000 S/F Zoning: R2.5a	Portland Habitat	New const. 2 – 3 bdrm Att. Units, Home ownership <u>30 yr. aff., 30-65%AMI</u>		\$120,000.00	Deny Transfer
	Hacienda CDC	New const. 2 – 3 bdrm Att. Units, 60-70%AMI <u>PCLT/ Home ownership</u>	\$35,007.00	\$255,296.00	Approve Transfer
	PCRI	New Const. Duplex rental 1 – 2 bdrm, 1 – 3 bdrm 60 yr. Aff., 30-40%AMI		\$267,439.00	Deny Transfer
6. Former 5206 NE 14 th Pl. #R295108 \$19,660 - Market Value 5000 S/F Zoning: R2.5ah	PCRI/SCNW	New Const. Duplex rental 1 – 2 bdrm, 1 – 3 bdrm <u>60 yr. Aff., 30-40%AMI</u>		\$267,439.00	Deny Transfer
	Portland Habitat	New const. 2 –2bdrm Att. Units, Home ownership <u>30 yr. aff., 30-65%AMI</u>		\$120,000.00	Deny Transfer
	Housing Authority	New Const. 5-bdrm house Rental units <u>60 yr. Aff., 30%AMI</u>	\$4,295.25	\$320,700.00	Approve Transfer
	Irvington Covenant CDC	New const. 2- 3 bdrm Att. SFRs, 55-65% AMI <u>Sale/ deed restricted</u>		\$227,620.00	Deny Transfer
	Sabin CDC	New Const. 2 – 3 bdrm Att. Units, 60-70% AMI <u>PCLT/Homeownership</u>		\$303,395.00	Deny Transfer
7. Former 1324 NE Holman #R138775 \$24,130 – Market Value 2622 S/F Zoning: R5h	Sabin CDC	New Construction: SFR 4- bdrm, 60-70% AMI <u>PCLT/ Home Ownership</u>	\$2,485.00	\$186,700.00	Deny Transfer
	Portland Habitat	New const. 2 bdrm SFR 30 yr. Aff., 30-65% AMI Sale/Home Ownership		\$60,000.00	Approve Transfer
8. Former 5356 Flavel Dr. et al #R145071, 145072, 145073, 145074 \$274,980 - Market Value 44,404 S/F Zoning: R5a	Sustainable Communities NW National Benevolent Association	New Const. 4 unit rental 2 – bdrm duplexes <u>60 yr. Aff., 30-40%AMI</u> New Construction: 8 units 18-22 tenants 30% AMI, 60 yr. Aff.			Transferred to City of Portland Parks By Board Special Ordinance #959 on 03/15/01

PROPERTY	APPLICANT	PROPOSAL BRIEF	TAXES & COSTS	TOTAL PROJECT COSTS	
9. 1437 NE Prescott St. #R295782 \$116,580 – Market Value 4785 S/F Zoning: R5ah	Give Us This Day	Renovation, 4 bdrm Rental/shelter units 60 yr aff., 30-AMI	\$5,948.88	\$10,000.00	Deny Transfer
	Sabin CDC	Renovation, 4 - bdrm 60-70%AMI PCLT/ Home ownership		\$163,505.00	Approve Transfer
	Irvington Covenant CDC	New const. 2- 3 bdrm Att. SFRs, 55-65% AMI Sale/ deed restricted		\$227,620.00	Deny Transfer
10. 2645 N. Willis Blvd. #R242169 \$116,050 - Market Value 5000 S/F Zoning: R5	PCRC	New Construction: 2-SFRs 3- bdrm, 70-80% AMI PCLT/ Home Ownership	\$6,900.29	\$266,739.00	Approve Transfer
	Hacienda CDC	Renovation: SFR 3 – bdrm, 60-70% AMI. PCLT/Home Ownership		\$141,967.00	Deny Transfer

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR MULTNOMAH COUNTY, OREGON

Samples

~~ORDER NO.~~ _____

Approving the transfer of tax-foreclosed properties to non-profit housing sponsors for low income housing purposes.

The Multnomah County Board of Commissioners Finds:

- (a) Requests for certain tax-foreclosed properties were received pursuant to procedures set forth in Multnomah County Ordinance No. 950 and the Multnomah County Affordable Housing Development Program.
- (b) A public hearing was held before the Board of County Commissioners on May 17, 2001 to determine whether the transfer would serve the public purpose of providing decent and safe low income housing, and the Board being fully informed in the matter.

The Multnomah County Board of Commissioners Orders:

1. The transfer of tax-foreclosed property (recipients and transferred tracts are listed and attached as Exhibit A), for public purposes under the auspices of the County Affordable Housing Development Program is approved.
2. The Chair is authorized to execute all documentation required to complete said transfer.

ADOPTED this 17th day of May, 2001.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Bill Farver, Interim Chair

Reviewed:

THOMAS SPONSLER, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Matthew O. Ryan, Assistant County Attorney

Exhibit A

LIST OF TRANSFER PROPERTIES

1. ROSE Community Development Corporation
 - A. Legal Description: EXC. West 25 feet in Road, West ½ of Lot 2, Block 3, 72nd ST.
ADD. & PLAT NO. 2
Address: Formerly 7852 SE 67th Avenue, City of Portland
Tax Account Number: R268632
Taxes and Costs: \$5,149.34

2. Portland Habitat for Humanity
 - A. Legal Description: The North 60 feet of Lot 6, Block 6, WAITS CLOVERDALE ANNEX
Address: Former 844 NE Killingsworth Court, City of Portland
Tax Account Number: R297481
Taxes and Costs: \$1,000.00

 - B. Legal Description: EXCEPT that part in street, Lot 3, Block 3 South, COLUMBIA HTS.
Address: Formerly 1324 NE Holman Street
Tax Account Number: R138775
Taxes and Costs: \$2,485.00

3. Peninsula Community Development Corporation
 - A. Legal Description: Lots 47 & 48, Block 40, PENINSULAR ADD. NO. 3
Address: 2645 North Willis Blvd., City of Portland
Tax Account Number: R242169
Taxes and Costs: \$6,900.29

4. Sabin Community Development Corporation
 - A. Legal Description: East 55 feet of Lots 5 & 6, Block 66, VERNON
Address: 1437 NE Prescott St., City of Portland
Tax Account Number: R295782
Taxes and Costs: \$5,948.88

5. Housing Authority of Portland
 - A. Legal Description: Lot 8, Block 2, CAESAR PARK
Address: Formerly 5305 NE 11th Avenue, City of Portland
Tax Account Number: R125450
Taxes and Costs: \$2,213.02

 - B. Legal Description: Lot 8, Block 21, VERNON
Address: Formerly 5206 NE 14th Place, City of Portland
Tax Account Number: R295108
Taxes and Costs: \$4,295.25

6. Hacienda Community Development Corporation

A. Legal Description: The West 33 1/3 FEET OF THE East 66 2/3 feet of Lot 16, Block 9,
CENTRAL ALBINA

Address: Formerly 532 North Skidmore, City of Portland

Tax Account Number: R130969

Taxes and Costs: \$2,606.94

B. Legal Description: The West 33 1/3 feet of Lot 16, Block 9, CENTRAL ALBINA

Address: Formerly 540 North Skidmore, City of Portland

Tax Account Number: R130971

Taxes and Costs: \$2,602.41

C. Legal Description: Lot 12, Block 12, CENTRAL ALBINA

Address: Vacant lot near the intersection of N. Gantenbein & Mason, City of Portland

Tax Account Number: 131016

Taxes and Costs: \$35,007.00

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Approving The Transfer Of Tax-Foreclosed Properties To Non-Profit Housing Sponsors For Low Income Housing Purposes.

The Multnomah County Board of Commissioners Finds:

a. Requests for certain tax-foreclosed properties were received pursuant to procedures set forth in Multnomah County Code §§ 27.100 et. seq. and the Multnomah County Affordable Housing Development Program.

b. A public hearing was held before the Board of County Commissioners on May 17, 2001 to determine whether the transfer would serve the public purpose of providing decent and safe low income housing, and the Board being fully informed in the matter.

The Multnomah County Board of Commissioners Resolves:

1. The transfer of tax-foreclosed property (recipients and transferred tracts are listed and attached as Exhibit A), for public purposes under the auspices of the County Affordable Housing Development Program is approved.

2. The Chair is authorized to execute all documentation required to complete said transfer.

ADOPTED this 17th day of May, 2001.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Bill Farver, Interim Chair

Reviewed:

THOMAS SPONSLER, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Matthew O. Ryan, Assistant County Attorney

Exhibit A

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ADD. & PLAT NO. 2
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Tax Account Number: R268632
Taxes and Costs: \$5,149.34

2. Portland Habitat for Humanity

A. Legal Description: The North 60 feet of Lot 6, Block 6, WAITS CLOVERDALE ANNEX
Address: Former 844 NE Killingsworth Court, City of Portland
Tax Account Number: R297481
Taxes and Costs: \$1,000.00

B. Legal Description: EXCEPT that part in street, Lot 3, Block 3 South, COLUMBIA HTS.
Address: Formerly 1324 NE Holman Street
Tax Account Number: R138775
Taxes and Costs: \$2,485.00

3. Peninsula Community Development Corporation

A. Legal Description: Lots 47 & 48, Block 40, PENINSULAR ADD. NO. 3
Address: 2645 North Willis Blvd., City of Portland
Tax Account Number: R242169
Taxes and Costs: \$6,900.29

4. Sabin Community Development Corporation

A. Legal Description: East 55 feet of Lots 5 & 6, Block 66, VERNON
Address: 1437 NE Prescott St., City of Portland
Tax Account Number: R295782
Taxes and Costs: \$5,948.88

5. Housing Authority of Portland

A. Legal Description: Lot 8, Block 2, CAESAR PARK
Address: Formerly 5305 NE 11th Avenue, City of Portland
Tax Account Number: R125450
Taxes and Costs: \$2,213.02

B. Legal Description: Lot 8, Block 21, VERNON
Address: Formerly 5206 NE 14th Place, City of Portland
Tax Account Number: R295108
Taxes and Costs: \$4,295.25

6. Hacienda Community Development Corporation

A. Legal Description: The West 33 1/3 FEET OF THE East 66 2/3 feet of Lot 16,
Block 9, CENTRAL ALBINA

Address: Formerly 532 North Skidmore, City of Portland

Tax Account Number: R130969

Taxes and Costs: \$2,606.94

B. Legal Description: The West 33 1/3 feet of Lot 16, Block 9, CENTRAL ALBINA

Address: Formerly 540 North Skidmore, City of Portland

Tax Account Number: R130971

Taxes and Costs: \$2,602.41

C. Legal Description: Lot 12, Block 12, CENTRAL ALBINA

Address: Vacant lot near the intersection of N. Gantenbein & Mason, City of Portland

Tax Account Number: 131016

Taxes and Costs: \$35,007.00

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 01-061

Approving the Transfer of Tax-Foreclosed Properties to Non-Profit Housing Sponsors for Low Income Housing Purposes

The Multnomah County Board of Commissioners Finds:

a. Requests for certain tax-foreclosed properties were received pursuant to procedures set forth in Multnomah County Code §§ 27.100 et. seq. and the Multnomah County Affordable Housing Development Program.

b. A public hearing was held before the Board of County Commissioners on May 17, 2001 to determine whether the transfer would serve the public purpose of providing decent and safe low income housing, and the Board being fully informed in the matter.

The Multnomah County Board of Commissioners Resolves:

1. The transfer of tax-foreclosed property (recipients and transferred tracts are listed and attached as Exhibit A), for public purposes under the auspices of the County Affordable Housing Development Program is approved.

2. The Chair is authorized to execute all documentation required to complete said transfer.

ADOPTED this 17th day of May, 2001.



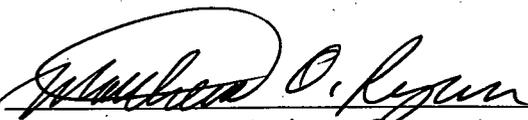
BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Bill Farver, Interim Chair

Reviewed:

THOMAS SPONSLER, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 

Matthew O. Ryan, Assistant County Attorney

Exhibit A

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 - A. Legal Description: The North 60 feet of Lot 6, Block 6, WAITS CLOVERDALE ANNEX
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Taxes and Costs: \$1,000.00

 - B. Legal Description: EXCEPT that part in street, Lot 3, Block 3 South, COLUMBIA HTS.
Address: Formerly 1324 NE Holman Street
Tax Account Number: R138775
Taxes and Costs: \$2,485.00

3. Peninsula Community Development Corporation
 - A. Legal Description: Lots 47 & 48, Block 40, PENINSULAR ADD. NO. 3
Address: 2645 North Willis Blvd., City of Portland
Tax Account Number: R242169
Taxes and Costs: \$6,900.29

4. Sabin Community Development Corporation
 - A. Legal Description: East 55 feet of Lots 5 & 6, Block 66, VERNON
Address: 1437 NE Prescott St., City of Portland
Tax Account Number: R295782
Taxes and Costs: \$5,948.88

5. Housing Authority of Portland
 - A. Legal Description: Lot 8, Block 2, CAESAR PARK
Address: Formerly 5305 NE 11th Avenue, City of Portland
Tax Account Number: R125450
Taxes and Costs: \$2,213.02

 - B. Legal Description: Lot 8, Block 21, VERNON
Address: Formerly 5206 NE 14th Place, City of Portland
Tax Account Number: R295108
Taxes and Costs: \$4,295.25

6. Hacienda Community Development Corporation

A. Legal Description: The West 33 1/3 FEET OF THE East 66 2/3 feet of Lot 16, Block 9, CENTRAL ALBINA

Address: Formerly 532 North Skidmore, City of Portland

Tax Account Number: R130969

Taxes and Costs: \$2,606.94

B. Legal Description: The West 33 1/3 feet of Lot 16, Block 9, CENTRAL ALBINA

Address: Formerly 540 North Skidmore, City of Portland

Tax Account Number: R130971

Taxes and Costs: \$2,602.41

C. Legal Description: Lot 12, Block 12, CENTRAL ALBINA

Address: Vacant lot near the intersection of N. Gantenbein & Mason, City of Portland

Tax Account Number: 131016

Taxes and Costs: \$35,007.00

MEETING DATE: May 17, 2001
AGENDA NO: R-2
ESTIMATED START TIME: 9:55 AM
LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Grant Notice of Intent, Center for Mental Health Services - "Build Mentally Healthy Communities"

BOARD BRIEFING: DATE REQUESTED: _____
REQUESTED BY: _____
AMOUNT OF TIME NEEDED: _____

REGULAR MEETING: DATE REQUESTED: Thursday, May 17, 2001
AMOUNT OF TIME NEEDED: 15 minutes

DEPARTMENT: DCFS DIVISION: Behavioral/Mental Health
CONTACT: Barbara Brady TELEPHONE #: (503) 988-3999, ext 24960
BLDG/ROOM #: 166/5

PERSON(S) MAKING PRESENTATION: Barbara Brady, Margie MacLeod

ACTION REQUESTED:

INFORMATIONAL ONLY POLICY DIRECTION APPROVAL OTHER

SUGGESTED AGENDA TITLE:

*Notice of Intent Approval Request - CMHS: "Build Mentally Healthy Communities"
[The Multnomah County Incredible Years Program]*

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____
(OR)
DEPARTMENT MANAGER: Lorenzo T. Poe, Jr.

01 MAY 11 PM 12:37
MULTNOMAH COUNTY
OREGON

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email
deborah.l.bogstad@co.multnomah.or.us



Department of Community and Family Services
MULTNOMAH COUNTY OREGON

421 SW Sixth Avenue, Suite 700
Portland, Oregon 97204-1618
(503) 988-3691 phone
(503) 988-3379 fax
(503) 988-3598 TDD

TO: Board of County Commissioners

From: Lorenzo T. Poe, Jr., Director

RE: Grant Notice of Intent

Date: May 9, 2001

I. Recommendation/Action Requested:

Approval to apply for a grant from the Center for Mental Health Services titled: "Build Mentally Healthy Communities." The amount of funds requested is up to \$400,000 per year for up to three years, depending on the availability of funding.

II. Background/Analysis:

The purpose of the initiative is to increase the capacity of cities, counties, and tribal governments to provide prevention and treatment services to meet emerging and urgent mental health needs of communities. The program will help communities to build the service system infrastructure necessary to address serious local or regional mental health problems through prevention and treatment interventions having a strong evidence base.

The proposed grant application will be for "Group I - Prevention and Early Intervention Aimed at Infants, Toddlers, Preschool and School-aged Children and Adolescents Cooperative Agreement Awards." Specifically the application will be targeted toward toddlers (ages 2 - 5).

The initiative is designed to (1) expand the capacity to implement **evidence-based** prevention programs and services that promote mental health, prevent mental and behavioral disorders and intervene early in a population with a diagnosable disorder; (2) build linkages between individuals and groups which serve the targeted population; and (3) encourage the grantee to undertake community outreach to communicate to the larger community the importance of mental health and the capacity of well-executed preventive interventions to foster the healthy development of all children.

The proposed program will utilize the evidence-based *Incredible Years* which is a comprehensive, multi-faceted, research-based program aimed at preventing severe behavioral disorders in children and adolescents by starting intervention early in childhood to strengthen and support the relationships among parents, caregivers, and children.

III. Financial Impact:

The total possible grant amount available in Multnomah County would be \$400,000 per year for a total of \$1,200,000 over a three-year period (depending on availability of funding). There is no matching requirement for this grant. At least 10% of the grant must go for evaluation.

IV. Legal Issues:

None are anticipated.

V. Controversial Issues:

None.

VI. Links to County Policies:

Consistent with and supportive of County Policies, Benchmarks and Values relating to children and families, especially early childhood.

VII. Citizen Participation:

Part of the strategy for building infrastructure and community supports for the delivery of early childhood mental health services and the Webster-Stratton model is to involve parents and consumer representatives in the development, planning, and implementation of services. Parents and consumers contributed to the development of this grant proposal in the following ways: giving input, ideas, and suggestions about training through the Metro Child Care Resource and Referral survey, reviewing project design, and participating in agency-based quality assurance activities. The National Alliance for the Mentally Ill, Oregon Chapter gave their time and suggestions about parent and consumer involvement. As a result the proposed program includes multiple avenues for parent participation including membership on the Steering Committee, Project Management Team, Morrison Center Quality Improvement Committee, co-leaders of parent groups, and family outreach workers. Funds are budgeted to reimburse parents for their time and skills. Special attention will be paid to recruiting parents who have similar life experiences to the parent population served, e.g., parents who recognized early in their child's life that problems were emerging or working parents who needed day care for a child with challenging behaviors.

VIII. Other Government Participation:

The following are the key collaborating organizations:

- Multnomah County Behavioral Health Division
- Morrison Center Child and Family Services
- Portland State University Regional Research Institute
- Metro Child Care Resource and Referral
- National Alliance for the Mentally Ill
- Carolyn Webster-Stratton, Ph.D. and the *Incredible Years*

The State Mental Health Division will submit a "letter of concurrence" for the proposed plan. There is no other government involvement.

THE MULTNOMAH COUNTY INCREDIBLE YEARS PROGRAM

U. S. DEPARTMENT OF HEALTH AND HUMAN SERVICES

Center for Mental Health Services

GFA No. SM01-007

BRIEFING PAPER

MAY 8, 2001

Program Description

The Multnomah County Department of Community and Family Services/Behavioral Health Division (DCFS/BHD) and 5 key collaborating organizations are interested in sponsoring and nurturing the development of an evidence-based early intervention program for preschool children and their families called the Incredible Years. The Incredible Years is a comprehensive, multi-faceted research-based program aimed at preventing severe behavioral disorders in children and adolescents by starting intervention early in childhood to strengthen and support the relationships among parents, caregivers, and children. The program is intended to reduce the negative outcomes of juvenile delinquency, depression, aggression, and substance abuse in adolescence and adulthood.

The Multnomah County DCFS/BHD will administer the proposed program subcontracting components to partnering agencies. Morrison Center Child and Family Services, a large private non-profit community mental health center, will coordinate, supervise, and provide the majority of the direct services. Portland State University Regional Research Institute will conduct the program evaluation. New staffing for the proposed program consists of a Project Coordinator, 3 full-time master's level mental health consultants/group leaders, a part-time secretary, and a cadre of hourly staff who will be hired as professional consultants, consumer representatives, child care workers, and transportation assistants. Direct service staff will be employees of Morrison Center. Program services include: outreach to child care providers, mental health consultation pioneered by Multnomah County, family outreach, group-based parent training services and child social skills training, and consumer involvement.

Key Collaborating Organizations:

Multnomah County DCFS/BHD
Morrison Center Child and Family Services
Portland State University Regional Research Institute
Metro Child Care Resource and Referral
National Alliance for the Mentally Ill
Carolyn Webster-Stratton, Ph.D. and the Incredible Years.

Fiscal/Budget Considerations:

The application is for \$400,000 per year for 3 years, totaling \$1.2 million.

The grant award will be allocated among Multnomah County Behavioral Health Division and the sub-contractors in the following manner:

- Multnomah County BHD \$ 69,745
- Morrison Center \$ 215,476
- PSU Regional Research Institute \$ 60,000

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

PROCLAMATION NO. _____

DESIGNATING THE WEEK OF MAY 20 THROUGH 26, 2001 AS "EMERGENCY
MEDICAL SERVICES WEEK"

The Multnomah County Board of Commissioners Finds:

- a. May 20-26, 2001 has been designated as National Emergency Medical Services Week in honor of the contribution of emergency medical services professionals throughout the United States.
- b. Men and women from many disciplines provide lifesaving medical services in Multnomah County doing so 24 hours a day, 7 days a week, 365 days a year.
- c. These men and women include emergency room physicians, emergency room nurses, emergency medical technicians, paramedics, firefighters, educators, and others.
- d. These professionals provide unique lifesaving service to thousands of patients each year and every year, and are responsible for contributing to a greater quality of life in Multnomah County.
- e. These professionals deserve our recognition and thanks.

The Multnomah County Board of Commissioners Proclaims:

In recognition of this event, the week of May 20-26, 2001 shall be recognized in Multnomah County as "EMERGENCY MEDICAL SERVICES WEEK", and commend those whose dedication, skill and compassion save lives daily and provide an extra measure of security and well being for all the citizens of Multnomah County.

Adopted this 17th day of May 2001.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Bill Farver, Interim Chair

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

PROCLAMATION NO. 01-062

Designating the Week of May 20 through 26, 2001 as EMERGENCY MEDICAL SERVICES WEEK

The Multnomah County Board of Commissioners Finds:

- a. May 20 through 26, 2001 has been designated as National Emergency Medical Services Week in honor of the contribution of emergency medical services professionals throughout the United States.
- b. Men and women from many disciplines provide lifesaving medical services in Multnomah County doing so 24 hours a day, 7 days a week, 365 days a year.
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ADOPTED this 17th day of May 2001.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Bill Farver

Bill Farver, Interim Chair



MEETING DATE: May 17, 2001
AGENDA NO: R-4
ESTIMATED START TIME: 10:15 AM
LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Modification of Siting Public Involvement Process

BOARD BRIEFING: DATE REQUESTED: _____
REQUESTED BY: _____
AMOUNT OF TIME NEEDED: _____

REGULAR MEETING: DATE REQUESTED: Thursday, May 17, 2001
AMOUNT OF TIME NEEDED: 15 minutes

DEPARTMENT: Non-Departmental DIVISION: Public Affairs Office

CONTACT Althea Milechman TELEPHONE #: (503) 988-6805
BLDG/ROOM #: 503/600

PERSON(S) MAKING PRESENTATION: Gina Mattioda, Althea Milechman

ACTION REQUESTED:

INFORMATIONAL ONLY POLICY DIRECTION APPROVAL OTHER

SUGGESTED AGENDA TITLE:

Designating the Multnomah County Public Affairs Office to Coordinate the Public Involvement Processes for Siting of County-Owned and County-Leased Facilities and Repealing Resolution No. 98-164

05/18/01 copies to GINA MATTIODA & ALTHEA MILECHMAN

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____
(OR)

DEPARTMENT MANAGER: Gina Mattioda

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email
deborah.l.bogstad@co.multnomah.or.us

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MULTNOMAH COUNTY
REGISTRATION



Public Affairs Office

MULTNOMAH COUNTY OREGON

501 SE Hawthorne Boulevard, Suite 600
Portland, Oregon 97214
(503) 988-6800 phone
(503) 988-6801 fax

SUPPLEMENTAL STAFF REPORT

TO: Board of County Commissioners

FROM: Gina Mattioda and Althea Milechman, Public Affairs Office

DATE: May 17, 2001

RE: Modification of Siting Procedures

1. Recommendation/Action Requested:

Board approval of Resolution to modify siting public involvement process for county-owned and county-leased facilities.

2. Background/Analysis:

In a January 4, 2000 memo, Bill Farver requested that the PAO review the current siting policy and reflect on how this policy has impacted the county's operations. The PAO conducted this review with the intent that the end product should be a siting policy that balances the needs of county departments with those of the community and which provides opportunities for meaningful public involvement. A preliminary plan and the attached documents were reviewed by Board of County Commissioners and their staff, Direct Report Managers, Operating Council, and Department of Sustainable Community Development's Facilities and Property Management. The following documents are a part of the PAO siting review:

Facilities Siting Summary (Attachment A):

Since the creation of the PAO in October 1998, the office has managed nine public involvement processes. Each process has been tailored to meet the unique needs of the project, department, and community.

Review of Multnomah County Public Involvement Process (Attachment B):

This document outlines the process the PAO used in conducting this review and recommends revisions to the current siting process and manual.

The review process resulted with the following suggestions, which the PAO is implementing:

- Develop and adopt a set of criteria (*Attachment C*) and communication tools (*Attachment D*) to guide the county's process
- Promote the use of a public involvement plan
- Develop a comprehensive process with Department of Sustainable Community Development's Division of Facilities and Property Management

3. Financial Impact:

There is no financial impact associated with the revision of siting procedures. However a coordinated and more efficient approach to public involvement may result in savings, including diminishing the need to contract with outside consultants.

4. Legal Issues:

The County Attorneys Office has reviewed the proposed resolution. Issues related to the Federal Fair Housing Act, Americans with Disabilities Act, and recent state law (ORS 169.690: 1999 Oregon State Legislature SB 1104) have been reviewed and applied to the revised procedures.

5. Controversial Issues:

Siting of public facilities can create controversy and polarize communities. With a coordinated and proactive approach, the PAO hopes to minimize negative reactions and build relationships with citizens. The office is a centralized location for response to community questions, citizen feedback, and documentation of public concerns.

6. Link to Current County Policies:

The resolution being considered will allow the PAO to coordinate public involvement activities with flexibility and a realistic approach that balances the needs of the county, department, and community.

7. Citizen Participation:

Findings and recommendations were shared with Multnomah County's Citizen's Involvement Committee, and the Community Residential Siting Advisory Committee (CRSAC). CRSAC includes citizens, neighborhood representatives, providers and consumers of social services, state agencies such as Oregon Youth Authority, and State of Oregon's Department of Human Services' Mental Health and Developmental Disability Services Division, and representatives from local jurisdictions such as Portland and Gresham. Both Portland and Gresham are adapting and adopting our siting procedures and tools.

8. Other Government Participation:

Interviews and research were conducted with local and state jurisdictions to compare policies and best practices for public involvement in siting. At the time of this study, none of the local jurisdictions in the tri-county area had a written policy. Public Affairs Office staff met with METRO planning staff to discuss mutual concerns, challenges, and ideas for successfully engaging the public.

At the state level, Oregon Department of Transportation has a policy that applies public involvement to identify future transportation projects. The Oregon Department of Corrections has created a public involvement model that communities seeking a new prison can use. The City of Vancouver, B.C. completed an extensive research project on public involvement and cited the Portland metro area as a leader.

Facilities Siting Summary

The Public Affairs Office (PAO) has been charged with coordinating the public involvement process in the siting of county facilities. Since the creation of the office in October 1998, Multnomah County Public Affairs Office managed the following nine public involvement processes. Each process is tailored to meet the unique needs of the project, department, and community. Multnomah County Library siting projects are coordinated and implemented by Library staff and are not included in this summary.

TEMPORARY JAIL BOOKING FACILITY

Purpose: To site a temporary booking facility for approximately nine months while the current booking area, located at Multnomah County Justice Center, is remodeled.

Timeline: 6-8 months: April – November 2000

Outreach to Community: In Process

- One-to-one contacts with community and business leaders
- Presentations at meetings of community groups
- Distribution of fact, Q&A sheets
- Web presence through Multnomah County Sheriff's Office
- Mailing to property owners and NW Industrial Neighborhood Association members
- Town Hall Meeting scheduled for September 7, 2000
- Mass mailing announcing Town Hall sent to over 9,500 residents
- Media release, display ad announcing Town Hall meeting
- Email address, fax, and telephone advertised as methods of contacting PAO for comments, questions

ADULT COMMUNITY JUSTICE BRENTWOOD-DARLINGTON OUTREACH OFFICE

Purpose: To find a new site for a neighborhood outreach office staffed by two parole officers. The former site was unsuitable for environmental and security reasons.

Timeline: 6 months: May – October 2000

Outreach to Community: In Process

- Distribute fact sheet to stakeholders, clients at proposed facility (in English and Spanish), and neighbors within two-block radius
- Presentation to Brentwood-Darlington Neighborhood Association
- Public notice of board meeting (date TBA) and opportunity for public comment at board meeting (Sept./Oct.)

WESTSIDE HEALTH CENTER SATELLITE CLINICS

Purpose: To create satellite health clinics at Greenhouse, New Avenues for Youth, and St. Francis Dining Hall. Health services have been ongoing at these locations, and the intent is to remodel and improve clinical spaces. *No formal siting process was required.*

Timeline: 2 months: March – April 2000

Outreach to Community: Completed

- Distribution of fact sheet
- One-to-one contacts with community and business leaders
- Attended neighborhood association meeting

ROCKWOOD NEIGHBORHOOD HEALTH ACCESS CLINIC

Purpose: To site a temporary clinic to meet the health care needs of uninsured and underinsured residents of the Rockwood neighborhood in Gresham. Long-term plans may involve siting a permanent neighborhood health access center housed with other important social services and agencies in Rockwood, most likely at a different, larger site.

Timeline: 4-11 months: January - September 2000

Outreach to Community: In Process

- Prior to PAO, participation in the Rockwood Action Plan Task Force (Commissioner Kelley)
- Town Hall Meeting February 9, 2000
- Mass mailing announcing Town Hall sent to 50 on stakeholder list and approximately 4,000 addresses in the Rockwood area

- Rockwood Neighborhood Association meeting June 1, 2000 to discuss selected site
- East County Caring Community meeting June 1, 2000 to discuss selected site
- Discussions with *Oregonian* reporter Kara Briggs about project
- Board briefing on Rockwood site, including community outreach, scheduled for August 31, 2000

CHILDREN'S RECEIVING CENTER

Purpose: Develop a center for abused and neglected children to include housing, and co-locate offices of Multi-Disciplinary Team. Funding was approved in a 1996 bond measure. Approximately 30 properties were reviewed by the Siting Advisory Committee.

Timeline: 5 months: October 1999 – March 2000

Outreach to Community: Completed

- One-to-one contacts with 20 community and business leaders
- Presentations at four meetings of community groups, neighbors (approximately 100 total attending)
- Door-to-door distribution of approximately 40 flyers announcing meeting for immediate neighbors
- Town Hall Meeting January 24, 2000
- Mass mailing announcing Town Hall sent to 100+ on stakeholder mailing list and approximately 4,000 addresses in ½ mile radius of proposed site
- Media releases announcing creation of Siting Advisory Committee and community meetings
Internet address, fax, and telephone advertised as methods of contacting PAO

COMMUNITY JUSTICE PENINSULA OFFICE

Purpose: Purchase of existing leased property. Since the siting process occurred previously, it was determined that a public involvement process was not needed.

Timeline: 3 months: September – December 1999

Outreach to Community: Completed

- A newsletter was developed to update the community on office activities, the purchase of the property, and staff contact information.

JUVENILE DAY REPORTING CENTER RELOCATION

Purpose: Providing centralized location to create a multi-service center approach. Co-location with existing community youth program, Youth Employment Institute (YEI), serving teens in compatible programs. YEI and similar youth programs have been at current location for over 15 years.

Timeline: 2 months: February – April 1999

Outreach to Community: Completed

- Presentation to local business association meeting (25 attending)
- Contact with leadership of local neighborhood association
- Contact with Assistant Superintendent of Portland Public Schools, Principals of middle school and high school in area
- Mitigation of concerns from surrounding businesses. Offer of landscaping and trash & graffiti removal well-received.
- Door-to-door contact with residences by Executive Director of YEI. Four block radius of facility.

PURCHASE OF MULTNOMAH BUILDING (FORMERLY US BANK BUILDING)

Purpose: To centralize county administrative functions.
County Strategic Space Plan: moving to owned vs leased space for long-term cost savings.

Timeline: 45 days: December 1998 – January 1999

Outreach to Community: Completed

- Distribution of fact sheet, Q&A sheet
- One-to-one contact with approximately 16 community leaders, business and neighborhood associations
- Mass mailing to 13,500 residences, apartments, businesses in surrounding area

- Door-to-door distribution of approximately 800 flyers announcing public meeting (staff and community justice community service crew)
- Purchase of display ad in *Oregonian* one week prior to public meeting
- Media releases announcing meeting and opportunities for public input
- Internet address, fax and telephone advertised as methods of contacting PAO

RELOCATION OF COMMUNITY JUSTICE WEST DISTRICT OFFICE

Purpose: To accommodate increased clients and staff and need for group education and counseling spaces. Pending lease expiration at current location. Since 1995, have researched 27 properties and rejected 25.

Timeline: 8 months : November 1998 – June 1999

Outreach to Community: Completed

Location #1 (Erickson Building)

- Distribution of fact sheets, Q&A, program descriptions
- Presentations at community meetings with combined audience of approx. 50 people
- One-to-one contacts with 23 community and business leaders

Location #2 (Mead)

- Distribution of fact sheets, Q&A, program descriptions
- Presentation at Community Association meeting (20 members present)
- One-to-one contacts with 25 community and business leaders
- Door-to-door distribution of 40 public meeting announcements in downtown area
- Interviews with neighbors of current facility for feedback
- Public notice of meeting (Board Clerk)
- Public hearing (3/8/99)
- Convened Good Neighbor Agreement Committee
- Active negotiation with Association for Portland Progress for alternative location (oppose siting at Mead)

Review of Multnomah County Public Involvement Process

Summary and Purpose

The Public Affairs Office (PAO) has been charged with coordinating the public involvement process in the siting of county facilities. Bill Farver's memo of January 4, 2000 directs the Public Affairs Office to review and recommend revisions to the current siting process and manual.

The review is a response to changes that have occurred since the manual was completed four years ago. These changes include a county executive order and resolutions, a new state law, a new siting partnership with the Cities of Portland and Gresham, creation of the Public Affairs Office, community feedback, and experiences gained from recent county facility sitings.

Our review and evaluation shows that Multnomah County is a leader in this often challenging and contentious area. SB1104, passed by the 1999 legislature, which mandates public involvement in some siting situations, and pending ballot initiatives would dramatically affect public involvement requirements. It is an appropriate time to review the county's public involvement process and build on our foundation.

Goal

The goal of this review is to update our public involvement policy to reflect the changes described above. The end product should be a siting policy that balances the needs of county customers and departments with those of the community and which provides opportunities for meaningful public involvement in siting decisions. Our review of the manual and policies include:

- Broad issues that need to be addressed
- Objectives and principles upon which to base further changes
- Recommendations for enhancement and modification of the process, including development of criteria for when a full public involvement process is necessary

Siting Questionnaire Analysis: Determining Next Steps

A six-question survey on the county's siting manual and policies was sent to 80 people including county elected officials and their staff, Direct Report Managers, Operating Council, and others who have been involved in the siting of county facilities. Seventeen individuals responded with comments and recommendations in three areas:

Effective elements: aspects of the county's policies, manual or practices that work well.

Concerns: aspects of the county's policies, manual or practices that are either missing, violate the current policies or create poor community relations.

Desire for change: ideas for improvements to the county policy or manual.

Summary of Responses from Questionnaire

Effective elements:

Manual

- Clearly and concisely written
- Clear communication of county policy
- The checklist in part 4 is helpful
- The principles on page ii outline the manual's intent
- It is informative, always room for improvement

Policies

- Principles for citizen involvement and public information plans are important
- The implementation of a county program was slowed down by the process, but it brought together neighbors, schools and agencies for discussion

Concerns:

Manual

- Content is repetitive and too detailed
- The need for evaluating the effectiveness is stated, but no mention of how
- It mandates policy rather than serving as a guide
- The process outlined should clearly show that despite the different projects, the goals of citizen input remain constant
- The requirement of providing fact sheets, mailings and public meetings for *any* potential site is unrealistic
- Too much responsibility is placed on department heads
- The impact to communities varies from project to project and the manual provides no flexibility to address this
- The manual does not mandate the siting practices outlined in SB 1104 (1999 Legislature)
- "Public involvement" is not clearly defined
- Who signs off on the public involvement plan, once it is developed?

Policies

- The county does not always seek community input beyond the neighborhood associations
- Citizens often are not notified early in the process
- Citizens want to be involved earlier in process
- The county does not always follow its own manual
- Good records need to be kept, especially in response to new legislation

Practice

- Does not allow a mechanism or forum for public suggestions or comments to be recorded
- When does the county use the siting process? Does every facility need to go through a siting process?
- Need a contact person/phone number for general public, who may have questions about siting process
- Establish some internal processes for identifying appropriate level of siting/public involvement, so those reviewing and signing leases know

Desire for Change

Manual

- Replace mandatory steps with guidelines broken down into broad categories
- Add demographic analyses to fact sheets supporting location
- Revise to address the overarching needs of the community, not the county's own needs
- Clearly state who are the final decision makers in a siting process
- Describe citizens' role as advisory
- Clearly identify divisions of labor
- Include general timelines (land use, BCC agenda) and time estimates for citizens
- Pare the manual down to essential steps and insert where departments should be involved
- Clearly describe the PAO's role in siting
- Clearly state the county's siting policy, such as: "M.C. strives to provide high-quality design on all of its projects, to mitigate negative impacts to the local community, and to work with community partners to create assets in county projects for community use."
- Develop two sets of guidelines: internal and external
- Use clear, concise bullets
- Provide real examples
- Develop criteria when process should be followed
- Need to better define contentious facilities

Policies

- Inform business associations in addition to neighborhoods
- The county's goal should be to be a good neighbor, with safety in mind
- County should work with clearinghouse at ONI
- Focus on mediation, particularly in the beginning of a project
- Facilities should carry out siting with PAO consulting on communications, public relations and involvement
- Develop a comprehensive county approach and operate within these procedures
- Define roles of PAO, departments, and citizens advisory committee
- Involve the Facilities Division in evaluation and assessment of sites
- Provide countywide training on siting process

Practices

- Process should accommodate situations where a single site has been identified by siting advisory committee
- Does not make sense (time, expense, and usefulness) to go to each community of top three choices, when first choice's benefits surpass one and two
- How will the county's and city's siting processes interact?
- Create a clearinghouse for siting/facilities projects
- Notification of siting project to Citizen Involvement Committee
- Develop a graphic of siting steps and players
- Develop a FAQ on siting

Research with Other Jurisdictions, Community Stakeholders

Interviews and research were conducted with local and state jurisdictions, community agencies, and businesses to compare policies and best practices for public involvement in siting. None of the local jurisdictions in the tri-county area have a written policy. Instead, we found jurisdictions that routinely include public involvement as an unofficial policy (Washington County) or include it only when updating a master plan for growth (OHSU).

At the state government level, written policies are more common. The Oregon Department of Transportation (ODOT) has established a policy, but it focuses on public involvement in its planning process, which identifies future transportation projects. At the individual project level, public involvement is required when an environmental impact statement is mandated.

The Oregon Department of Corrections (DOC) has written policies for public involvement in the siting of new correction facilities, supported by state legislation. DOC created a model public involvement plan that communities seeking a new prison can use.

Best Practices

Citizen & Community Involvement

- Seek public input at the workplace as alternative to evening community meetings
- Increase use of schools and faith communities to assist with site selection
- Offer a wide variety of public input opportunities
- Include a broad spectrum of the community in task forces and citizen advisory groups
- Provide orientation for new citizens on concept of public involvement
- Use a facilitator
- Ensure resources (people, funds, time) are sufficient to carry out comprehensive process

Communication

- Establish regular and ongoing communication with neighborhood groups
- Use alternative means to collect community response: i.e. cardboard kiosks, web
- Address barriers to involve seniors, people with disabilities, English as Second Language (ESL)
- Include multi-cultural policy, multiple -language needs in communication strategies

- Move from an “informing process” to an “engaging process” in public involvement
- Create a balance between simplicity and accuracy in communicating complex issues
- Use questionnaires/surveys/opinion polling at beginning of process
- Use the web to inform, gather data and opinions

Decision-making

- Involve stakeholders in defining process and goals
- Outline roles and responsibilities: decision-making process should be clear
- Develop ground rules for decision making and conflict resolution
- Factor in protected classes covered by federal Fair Housing and Americans with Disabilities acts
- Inform public of decision-making process; link public involvement results to decision making outcomes

Suggestions for Next Steps

Overall, we have a good foundation in place to guide our future siting activities. However, to improve the process and minimize potentially negative outcomes, we suggest the following:

Process

There is not clarity or consistency in our definition of which siting projects require a full public involvement process. This is confusing to the public and to staff. We are often held accountable to a standard for public involvement that does not fit the scale of the project. Our suggestions include:

- Develop and adopt a set of criteria to guide the county’s siting process
- Promote the use of a public involvement plan
- Develop a comprehensive process with Division of Facilities & Property Management

Partnerships

The growing collaboration and partnership on siting projects with the cities of Portland and Gresham will improve our process and outreach to the community. We are currently working with the Office of Neighborhood Involvement (ONI) as they create a siting advisory committee. We have had valuable assistance from the City of Gresham in our recent efforts to site a health clinic in the Rockwood neighborhood.

Communication and Feedback

As we refine our process, we must continually improve our communication with the public. We see communication strategies as fluid and adaptable to the needs of diverse and changing communities. We must discover ways to build continuity in our exchanges with concerned citizens to keep them informed and connected to issues and programs they are passionate about. Our suggestions:

- Develop multi-cultural outreach and translation policy
- Inform staff on public involvement policies, procedures, and best practices
- Improve community notification process
- Broaden use of technology, such as the web
- Maintain continuity of contact, rather than project by project
- Enhance feedback and closure with the public

Multnomah County Siting Criteria

Each public involvement process is tailored to meet the unique needs of the project, department, and community. Not all siting projects warrant an extensive public involvement process. A number of criteria, including impact on the community, type of facility, and legal requirements determine the level of public involvement and shapes which community outreach strategies should be used.

Once the public involvement process is determined, an array of communication tools are available, ranging from distribution of fact sheets, meetings with community leaders, and community-wide meetings.

Timing and Budget Factors

Timeline and budget:

- What is the project timeline?
- How much money is budgeted for a public involvement process?

Real estate transaction:

- What are the status and time constraints of the real estate transactions?
- How do real estate market factors and use of taxpayer money balance with public involvement activities?

Impact to Community and Neighborhood

- How will this proposed facility impact local plans, community visioning, development, and other community issues?
- What are the zoning, land use, and conditional use considerations?
- What is the potential impact of this facility to traffic volume?
- What are the perceived threats to the community and/or neighborhood?
- What is the agency's history in the community and/or neighborhood, including prior siting processes?

Legislation and Legal Matters

Legislation:

- Would this proposed site/facility need to comply with ORS 169.690 (1999 Senate Bill 1104)?

Legal:

- Determine if the proposed site/facility is impacted by Fair Housing Act Amendments (FHAA) and Americans with Disabilities Act (ADA).

Type of Facility

- Determine if this is a new or existing facility.
- Will the proposed facility be leased, leased to own, or purchased by the county?
- What type of facility is being sited? (e.g. health center, library, parole office, or other.)
- Will this be a residential or day-use only facility?
- What are the facility's hours of operation?

Multnomah County Siting Criteria page 2

Services Provided

- Determine the type of services provided in the current/proposed new facility.
- Will these services remain the same or change in the proposed facility?
- How will these services change?
- Will there be additional services? If so, what type of services?

Clients Served

- What are the clients' demographics?
- How many clients are served in the current facility?
- Will there be an increase or decrease in clients being served in the proposed facility?

Other

- What unique characteristics or issues are related to the proposed location/facility?



Communication Tools

<input type="checkbox"/>

- Fact sheet
- Frequently asked questions (FAQ) sheet
- Website
- Translation
- 1 to 1 meetings/discussions with community leaders/ stakeholders
- 1999 Legislation Senate Bill 1104; Establishes Citizen Advisory Committee
- Establish work group
- Presentations to neighborhood association and community meetings
- Paid ads for Town Hall meeting
- Site tours
- Newsletter
- Mailings announcing town hall
- Town Hall meeting with district commissioner and other elected officials as appropriate
- Media outreach (develop talking points, news releases, and media advisories)
- Public notice
- Presentation to Board of County Commissioners which includes summary of public involvement process, letters of support from community stakeholders
- Public hearing with Board of County Commissioners purchasing facility and/or approving site

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Designating the Multnomah County Public Affairs Office to Coordinate the Public Involvement Processes for Siting of County-Owned and County-Leased Facilities and Repealing Resolution No. 98-164

The Multnomah County Board of Commissioners Finds:

- a. One function of the Multnomah County Public Affairs Office (PAO) is to promote and develop effective public involvement plans for siting county-owned or county-leased facilities.
- b. Resolution 95-245 declared citizen involvement a top priority. Resolution 98-164 and Executive Order 230 adopted siting policies and the Facilities Siting Public Involvement Manual (Manual). Community residential siting proposals were adopted by Resolution 99-241.
- c. The Board wishes to revise siting procedures to provide plans that are flexible, responsive, and are able to meet the unique requirements of proposed facilities.

The Multnomah County Board of Commissioners Resolves:

1. The Board of County Commissioners designates Public Affairs Office to coordinate the public involvement processes for siting county-owned or county-leased facilities and develop guiding principles that balance the goals of public involvement with communities and neighborhoods, programmatic needs, and fiscal responsibility for the taxpayer. The Chair will issue an Executive Rule implementing this action.
2. This resolution takes effect and Resolution No. 98-164 is repealed on May 17, 2001.

ADOPTED this 17th day of May, 2001.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Bill Farver, Interim Chair

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By Thomas Sponsler
Thomas Sponsler, County Attorney

Partners

Multnomah County works with The City of Gresham's Citizen Involvement Office and City of Portland's Office of Neighborhood Involvement to create positive relationships with citizens and successfully integrate current and future residential facilities in the community. Multnomah County's Citizen Involvement Committee offers opportunities for the public to participate in their local government.

Guiding Principles

- Sharing information with a broad spectrum of citizens well beyond those who are active in community organizations;
- Inviting public participation in all critical decisions for a project, and providing ample opportunity for public input to be given directly to top project decision-makers;
- Being flexible to adjusting plans, where feasible, to meet public needs and desires;
- Keeping publics to be directly impacted by the siting decision fully informed throughout the process;
- Involving and incorporating community values into the project; and,
- Engaging and soliciting the advice of nearby community members at every level and every stage, from planning and construction through the operation of the proposed facility.

(From Facilities Siting Public Involvement Manual, March 1999)



MULTNOMAH
COUNTY

For More Information

Multnomah County Public Affairs Office
501 SE Hawthorne Boulevard, Suite 600
Portland, Oregon 97214

Phone: 503-988-6800

FAX: 503-988-6801

Email: pao.org@co.multnomah.or.us



MULTNOMAH
COUNTY

DRAFT

Multnomah County Facilities Siting

Developing a Public Involvement Plan

Citizen involvement is a priority for Multnomah County. This publication serves as a general guide to the county's public involvement principles and activities related to the siting of county owned and county leased facilities. The Multnomah County Public Affairs Office is charged with managing and coordinating these public involvement processes. This brochure reflects changes in Oregon law, results of research on best practices, and input of citizens and government entities.

Each public involvement process is tailored to meet the unique needs of the project, department, and community. Not all siting projects warrant an extensive public involvement process. A number of criteria, including impact on the community, type of facility, and legal requirements determine the level of public involvement. An array of communication tools are available, ranging from distribution of fact sheets, meetings with community leaders, and community-wide meetings.

When the need for a new or relocated facility is identified, the responsible department contacts the Public Affairs Office (PAO). The PAO works with the Department of Sustainable Community Development, Division of Facilities and Property Management to evaluate the criteria and develop a public involvement plan. The proposed plan is then submitted to the County Chair for approval. Some types of facilities have specific siting processes and procedures mandated by federal and state law. It's important to contact the Public Affairs Office well in advance so as not to delay or impede the facility siting process.

Public Input in Decisions

The public has a number of opportunities to provide comment on siting projects: Project staff may make presentations at community meetings, or host town hall meetings to provide information and elicit public input. Citizens may also contact the Public Affairs Office with their comments via telephone, fax, or email.

For some facilities, Multnomah County's Board of Commissioners will hold public hearings. The Board makes the final decision on acquiring property and the siting of county owned or county leased facilities.

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 01-063

Designating the Multnomah County Public Affairs Office to Coordinate the Public Involvement Processes for Siting of County-Owned and County-Leased Facilities and Repealing Resolution No. 98-164

The Multnomah County Board of Commissioners Finds:

- a. One function of the Multnomah County Public Affairs Office (PAO) is to promote and develop effective public involvement plans for siting county-owned or county-leased facilities.
- b. Resolution 95-245 declared citizen involvement a top priority. Resolution 98-164 and Executive Order 230 adopted siting policies and the Facilities Siting Public Involvement Manual (Manual). Community residential siting proposals were adopted by Resolution 99-241.
- c. The Board wishes to revise siting procedures to provide plans that are flexible, responsive, and are able to meet the unique requirements of proposed facilities.

The Multnomah County Board of Commissioners Resolves:

1. The Board of County Commissioners designates Public Affairs Office to coordinate the public involvement processes for siting county-owned or county-leased facilities and develop guiding principles that balance the goals of public involvement with communities and neighborhoods, programmatic needs, and fiscal responsibility for the taxpayer. The Chair will issue an Executive Rule implementing this action.
2. This resolution takes effect and Resolution No. 98-164 is repealed on May 17, 2001.

ADOPTED this 17th day of May, 2001.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Bill Farver

Bill Farver, Interim Chair

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By *Thomas Sponsler*
Thomas Sponsler, County Attorney

MEETING DATE: May 17, 2001
AGENDA NO: R-5
ESTIMATED START TIME: 10:30 AM
LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Authorizing Issuance and Sale of \$20,000,000 Tax and Revenue Anticipation Note

BOARD BRIEFING: DATE REQUESTED: _____
REQUESTED BY: _____
AMOUNT OF TIME NEEDED: _____

REGULAR MEETING: DATE REQUESTED: Thursday, May 17, 2001
AMOUNT OF TIME NEEDED: 10 minutes

DEPARTMENT: DSS DIVISION: Finance

CONTACT: Harry Morton TELEPHONE #: (503) 988-3290
BLDG/ROOM #: 503/4

PERSON(S) MAKING PRESENTATION: Harry Morton

ACTION REQUESTED:

[] INFORMATIONAL ONLY [] POLICY DIRECTION [X] APPROVAL [] OTHER

SUGGESTED AGENDA TITLE:

Resolution Authorizing Issuance and Sale of Short-Term Promissory Notes, (Tax and Revenue Anticipation Notes), Series 2001 in the amount of \$20,000,000.

05/18/01 copies to HARRY MORTON

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____
(OR)

DEPARTMENT MANAGER: M. Cecilia Johnson

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email
deborah.l.bogstad@co.multnomah.or.us

01 MAY 11 PM 1:03
MULTNOMAH COUNTY
OREGON
COUNTY CLERK'S OFFICE

MEETING DATE: _____
AGENDA NO: _____
ESTIMATED START TIME: _____
LOCATION: _____

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Approve Resolution Authorizing Issuance and Sale of \$20,000,000 Tax and Revenue Anticipation Note

BOARD BRIEFING: DATE REQUESTED: _____
REQUESTED BY: _____
AMOUNT OF TIME NEEDED: _____

REGULAR MEETING: DATE REQUESTED: May 17, 2001
AMOUNT OF TIME NEEDED: 10 minutes

DEPARTMENT: DSS DIVISION: Finance

CONTACT: Harry Morton TELEPHONE #: (503) 988-3290
BLDG/ROOM #: 503/4

PERSON(S) MAKING PRESENTATION: Harry Morton

ACTION REQUESTED:

INFORMATIONAL ONLY POLICY DIRECTION APPROVAL OTHER

SUGGESTED AGENDA TITLE:

Resolution Authorizing the Issuance and Sale of \$20,000,000 Tax and Revenue Anticipation Notes

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____
(OR)
DEPARTMENT MANAGER: Deborah L. Bogstad

01 MAY 10 AM 01 11
MULTNOMAH COUNTY
CLERK

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email
deborah.l.bogstad@co.multnomah.or.us



MULTNOMAH COUNTY OREGON

DEPARTMENT OF SUPPORT SERVICES
FINANCE DIVISION/TREASURY SECTION
501 SE HAWTHORNE BLVD, 4th FLOOR
PORTLAND, OREGON 97214
503.988.3290 (phone)
503.988.5725 (fax)

BOARD OF COUNTY COMMISSIONERS
BILL FARVER - INTERIM CHAIR
PAULINE ANDERSON - DISTRICT 1- INTERIM
SERENA CRUZ - DISTRICT 2
LISA NAITO - DISTRICT 3
LONNIE ROBERTS - DISTRICT 4

To: Board of County Commissioners
From:  Harry S. Morton, Treasury Manager
Date: May 10, 2001
Subject: \$20,000,000 Tax and Revenue Anticipation Notes (TRANS)
Requested Board Placement Date May 17, 2001

I. Recommendation/Action:

Approve resolution authorizing the issuance and sale of Tax and Revenue Anticipation Notes in an amount not to exceed \$20,000,000.

II. Background/Analysis:

Under ORS 288.165, the County is authorized to issue TRANS in an amount not to exceed 80% of the amount of revenues the County expects to receive in Fiscal Year 2001/2002. The notes represent approximately 12% of the County's 2000/2001 property tax collections, adjusted for delinquencies, prior year payments, and discounts.

The proceeds from the notes will provide the needed cash flow to the General Fund, prior to the collection of property taxes, for the period July 1, 2001 through November 30, 2001.

Ater Wynne LLP is Bond Counsel, Regional Financial Advisors is Financial Advisor, and bids will be taken for the Paying Agent/Registrar. All have been selected in accordance with County procurement processes. The County will issue a Request for Proposal to select an underwriter.

III. Financial Impact:

The fiscal year 2001/2002 County budget includes \$900,000 to pay the estimated interest on the TRANS. The County will realize net earnings of about \$250,000 after deducting the cost of borrowing the funds.

This TRAN issue meets all the requirements contained in Resolution 99-144, the Financial and Budget Policy.

IV. Legal Issues:

Bond Counsel and the County Attorney have reviewed or will review all the necessary documents.

V. Controversial Issues:

None of which I am aware.

VI. Link to Current County Policy:

The Short-Term and Long-Term Debt Financing Policy directs the County to evaluate the feasibility of issuing short-term debt if the financing has been determined to benefit the County.

VII. Citizen Participation:

None.

VIII. Other Government Participation:

None.

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON
RESOLUTION NO. 01-_____**

Authorizing Issuance and Sale of Short-Term Promissory Notes, (Tax and Revenue Anticipation Notes), Series 2001 in the amount of \$20,000,000.

The Board of County Commissioners finds:

- a. Prior to the receipt of sufficient monies from tax collections and from other budgeted and unpledged revenues which the County estimates will be received from other sources during the fiscal year 2001-02, there is a need for the County to contract indebtedness, not to exceed in the aggregate its estimated maximum cumulative cash flow deficit as defined in regulations of the United States Treasury, by the issuance of tax and revenue anticipation notes (the "Notes") to meet the County's current expenses for fiscal year 2001-02; and
- b. Oregon Revised Statutes Section 288.165 permits the issuance of tax and revenue anticipation notes in an amount which does not exceed 80% of the amount budgeted by the County to be received during the 2001-02 fiscal year; and
- c. Prior to the sale and delivery of the Notes, provision therefor shall have been made in the County's duly adopted budget which shall have been filed in the manner as provided by law. The County shall levy and collect ad valorem taxes as provided in the budget;

The Board Resolves:

1. Issuance of Notes. The Board of County Commissioners of the County authorizes the issuance and negotiated sale of not to exceed \$20,000,000 of its Tax and Revenue Anticipation Notes, Series 2001. The Notes are issued pursuant to Oregon Revised Statutes Section 288.165. The Notes shall be issued in denominations of \$5,000 each, or integral multiples thereof, as negotiable notes of the County and shall bear interest at a true effective rate not to exceed six percent (6.00%). The County authorizes the Director, Finance Division and the Treasury Manager (each an "Authorized Representative") to determine the principal amount, interest rate, denominations and to determine the underwriter for the purchase of the Notes and to evaluate the terms of a proposal received from the underwriter for the purchase of the Notes. The Notes shall not be issued prior to the beginning of, and shall mature not later than, the end of the fiscal year in which such taxes or other revenues are expected to be received. The Notes issued in anticipation of taxes or other revenues shall not be issued in an amount greater than eighty percent (80%) of the amount budgeted to be received in fiscal year 2001-02.

2. Title and Execution of Notes. The Notes shall be entitled "Multnomah County, Oregon Tax and Revenue Anticipation Notes, Series 2001" and shall be executed on behalf of the County with the manual or facsimile signature of the Chair of the Board of County Commissioners and shall be attested by the Director, Finance Division. The Notes may be initially issued in book-entry form as a single, typewritten note and issued in the registered name of the nominee of The Depository Trust Company, New York, New York in book-entry form. The Notes may be issued without certificates being made available to the note holders except in the event that the book-entry form is discontinued in which event the Notes will be issued with certificates to be executed delivered and transferred as herein provided.

3. Appointment of Paying Agent and Note Registrar. The Authorized Representative is authorized to designate a Paying Agent and Note Registrar for the Notes.

4. Book-Entry System. The ownership of the Notes shall be recorded through entries on the books of banks and broker-dealer participants and correspondents that are related to entries on The Depository Trust Company book-entry system. The Notes shall be initially issued in the form of a separate, fully registered typewritten note (the "Global Certificate"). The Global Certificate shall be registered in the name of Cede & Co. as nominee (the "Nominee") of The Depository Trust Company (the "Depository") as the "Registered Owner," and such Global Certificate shall be lodged with the Depository or the Paying Agent and Note Registrar until maturity of the Note issue. The Paying Agent shall remit payment for the maturing principal and interest on the Notes to the Registered Owner for distribution by the Nominee for the benefit of the noteholders (the "Beneficial Owner" or "Record Owner") by recorded entry on the books of the Depository participants and correspondents. While the Notes are in book-entry-only form, the Notes will be available in denominations of \$5,000 or any integral multiple thereof.

The Authorized Representative has filed with the Depository a Blanket Issuer Letter of Representations, dated March 9, 1995, to induce the Depository to accept the Notes as eligible for deposit at the Depository. The County is authorized to provide the Depository with the Preliminary Official Statement, together with the completed Depository's underwriting questionnaire.

The execution and delivery of the Blanket Letter of Representations and the providing to the Depository of the Preliminary Official Statement and the underwriting questionnaire shall not in any way impose upon the County any obligation whatsoever with respect to persons having interests in the Notes other than the Registered Owners of the Notes as shown on the registration books maintained by the Paying Agent and Note Registrar. The Paying Agent and Note Registrar, in writing, shall accept the book-entry system and shall agree to take all action necessary to at all times comply with the Depository's operational arrangements for the book-entry system. The Authorized Representative may take all other action to qualify the Notes for the Depository's book-entry system.

In the event (a) the Depository determines not to continue to act as securities depository for the Notes, or (b) the County determines that the Depository shall no longer so act, then the County will discontinue the book-entry system with the Depository. If the County fails to identify another qualified securities depository to replace the Depository, the Notes shall no longer be a book-entry-only issue but shall be registered in the registration books maintained by the Paying Agent and Note Registrar in the name of the Registered Owner as appearing on the registration books of the Paying Agent and Note Registrar and thereafter in the name or names of the owners of the Notes transferring or exchanging Notes in accordance with the provisions herein.

With respect to Notes registered in the registration books maintained by the Paying Agent and Note Registrar in the name of the Nominee of the Depository, the County, and the Paying Agent and Note Registrar shall have no responsibility or obligation to any participant or correspondent of the Depository or to any Beneficial Owner on behalf of which such participants or correspondents act as agent for the Registered Owner with respect to:

(i) the accuracy of the records of the Depository, the Nominee or any participant or correspondent with respect to any ownership interest in the Notes,

(ii) the delivery to any participant or correspondent or any other person, other than a Registered Owner as shown in the registration books maintained by the Paying Agent and Note Registrar, of any notice with respect to the Notes, including any notice of redemption,

(iii) the payment to any participant, correspondent or any other person other than the Registered Owner of the Notes as shown in the registration books maintained by the Paying Agent and Note Registrar, of any amount with respect to principal or interest on the Notes. Notwithstanding the book-entry system, the County may treat and consider the Registered Owner in whose name each Note is registered in the registration books maintained by the Paying Agent and Note Registrar as the Registered Owner and absolute owner of such Note for the purpose of payment of principal and interest with respect to such Note, or for the purpose of registering transfers with respect to such Note, or for all other purposes whatsoever. The County shall pay or cause to be paid all principal of and interest on the Notes only to or upon the order of the Registered Owner, as shown in the registration books maintained by the Paying Agent and Note Registrar, or their representative attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the County's obligation with respect to payment thereof to the extent of the sum or sums so paid.

Upon delivery by the Depository to the County and to the Registered Owner of a Note of written notice to the effect that the Depository has determined to substitute a new nominee in place of the Nominee then the word "Nominee" in this Resolution shall refer to such new nominee of the Depository, and upon receipt of such notice, the County shall promptly deliver a copy thereof to the Paying Agent and Note Registrar.

5. Payment of Notes. If the book-entry system has been discontinued, then the principal of and interest on the Notes shall be payable upon presentation of the Notes at maturity at the corporate trust office of the Paying Agent.

6. Special Account. The County shall establish a Special Account for the Notes. The County covenants for the benefit of the owners of the Notes to deposit ad valorem property taxes and any other legally available revenues by June 1, 2002, or such other date as approved by the Authorized Representative, into the Special Account until the Special Account holds an amount sufficient to pay principal of and interest on the Notes at maturity. Investment earnings, after full funding of principal and interest in the Special Account on or prior to June 1, 2002, may be transferred to the County's general fund. Monies in the Special Account shall not be invested in instruments which mature after the maturity date of the Notes. Monies in the Special Account shall be used solely to pay principal of and interest on the Notes. Additional Notes cannot be issued which will have any claim upon the monies in the Special Account. The Special Account must be fully funded prior to establishing and financing any other special account which is fundable from the 2001-02 ad valorem tax levy.

7. Security. The County's ad valorem property taxes, subject to the limits of Article XI, Section 11 and 11b of the Oregon Constitution, and the full faith and credit of the County, including all unobligated revenues in the County's general fund, are hereby irrevocably pledged to the punctual payment of principal of and interest on the Notes.

8. Optional Redemption. The Notes are not subject to optional redemption prior to their stated maturity date of June 28, 2002.

9. Form of Notes. The Notes shall be issued substantially in the form as approved by the County and Note Counsel to the County.

10. Negotiated Sale of Notes and Appointment of Underwriter. The Authorized Representative is authorized to negotiate, approve and deliver, on behalf of the County, a proposal from the underwriter providing for the purchase of the Notes with an underwriter to be selected by the Authorized Representative.

11. Appointment of Note Counsel. The Board appoints the firm of Ater Wynne LLP of Portland, Oregon as Note Counsel.

12. Appointment of Financial Advisor. The Board appoints Regional Financial Advisors, Inc. as Financial Advisor to the County for the issuance of the Notes.

13. Covenant as to Arbitrage. The County covenants for the benefit of the owners of the Notes to comply with all provisions of the Internal Revenue Code of 1986, as amended (the "Code") which are required for the interest on the Notes to be excluded from gross income for federal income tax purposes, unless the County obtains an opinion of nationally recognized bond counsel that such compliance is not required for the interest payable on the Notes to be excluded. The County makes the following specific covenants with respect to the Code:

- A. The County shall not take any action or omit any action, if it would cause the Notes to become "arbitrage bonds" under Section 148 of the Code and shall pay any rebates to the United States which are required by Section 148(f) of the Code.
- B. The County shall not use the proceeds of the Notes in a manner which would cause the Notes to be "private activity bonds" within the meaning of Section 141 of the Code.

The covenants contained herein and any covenants in the closing documents for the Notes shall constitute contracts with the owners of the Notes, and shall be enforceable by such owners.

13. Notice of Material Events to Municipal Securities Rulemaking Board. Pursuant to SEC Rule 15c2-12(d)(3), the County agrees to provide or cause to be provided, in a timely manner, to the Municipal Securities Rulemaking Board (the "MSRB"), notice of the occurrence of any of the following events with respect to the Notes, if material:

- A. principal and interest payment delinquencies;
- B. non-payment related defaults;
- C. unscheduled draws on debt service reserves reflecting financial difficulties;
- D. unscheduled draws on credit enhancements reflecting financial difficulties;
- E. substitution of credit or liquidity providers, or their failure to perform;
- F. adverse tax opinions or events affecting the tax-exempt status of the Notes;
- G. modifications to rights of holders of the Notes;
- H. bond calls;
- I. defeasances;
- J. release, substitution, or sale of property securing repayment of the Notes; and
- K. rating changes.

The County may from time to time choose to provide notice of the occurrence of certain other events, in addition to those listed above, if, in the judgment of the County, such other event is material with respect to the

Notes, but the County does not undertake any commitment to provide such notice of any event except those events listed above.

14. Preliminary and Final Official Statement. The County shall, if required, cause the preparation of the preliminary official statement for the Notes which shall be available for distribution to prospective investors. In addition, if required, an official statement shall be prepared and ready for delivery to the purchasers of the Notes no later than the seventh (7th) business day after the sale of the Notes. When advised that the final official statement does not contain any untrue statement of a material fact or omit to state any material fact necessary to make the statements contained in the official statement not misleading in the light of the circumstances under which they are made, the Authorized Representative is authorized to certify the accuracy of the official statement on behalf of the County.

15. Resolution to Constitute Contract. In consideration of the purchase and acceptance of any or all of the Notes by those who shall own the same from time to time (the "Noteowners"), the provisions of this Resolution shall be part of the contract of the County with the Noteowners and shall be deemed to be and shall constitute a contract between the County and the Noteowners. The covenants, pledges, representations and warranties contained in this Resolution or in the closing documents executed in connection with the Notes, including without limitation the County's covenants and pledges contained in section 6 hereof, and the other covenants and agreements herein set forth to be performed by or on behalf of the County shall be contracts for the equal benefit, protection and security of the Noteowners, all of which shall be of equal rank without preference, priority or distinction of any of such Notes over any other thereof, except as expressly provided in or pursuant to this Resolution.

16. Closing of the Sale and Delivery of the Notes. The Authorized Representative is authorized to execute and deliver such additional documents, including a Tax Certificate, and any and all other things or acts necessary for the sale and delivery of the Notes as herein authorized. Such acts of the Authorized Representative are for and on behalf of the County and are authorized by the Board of County Commissioners of the County.

ADOPTED this _____ day of May, 2001.

**BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

By: _____
Chair

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By: _____
Thomas Sponsler, County Attorney

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 01-064

Authorizing Issuance and Sale of Short-Term Promissory Notes, (Tax and Revenue Anticipation Notes), Series 2001 in the Amount of \$20,000,000

The Multnomah County Board of Commissioners Finds:

- a. Prior to the receipt of sufficient monies from tax collections and from other budgeted and unpledged revenues which the County estimates will be received from other sources during the fiscal year 2001-02, there is a need for the County to contract indebtedness, not to exceed in the aggregate its estimated maximum cumulative cash flow deficit as defined in regulations of the United States Treasury, by the issuance of tax and revenue anticipation notes (the "Notes") to meet the County's current expenses for fiscal year 2001-02;
- b. Oregon Revised Statutes Section 288.165 permits the issuance of tax and revenue anticipation notes in an amount which does not exceed 80% of the amount budgeted by the County to be received during the 2001-02 fiscal year;
- c. Prior to the sale and delivery of the Notes, provision therefore shall have been made in the County's duly adopted budget which shall have been filed in the manner as provided by law. The County shall levy and collect ad valorem taxes as provided in the budget;

The Multnomah County Board of Commissioners Resolves:

1. Issuance of Notes. The Board of County Commissioners of the County authorizes the issuance and negotiated sale of not to exceed \$20,000,000 of its Tax and Revenue Anticipation Notes, Series 2001. The Notes are issued pursuant to Oregon Revised Statutes Section 288.165. The Notes shall be issued in denominations of \$5,000 each, or integral multiples thereof, as negotiable notes of the County and shall bear interest at a true effective rate not to exceed six percent (6.00%). The County authorizes the Director, Finance Division and the Treasury Manager (each an "Authorized Representative") to determine the principal amount, interest rate, denominations and to determine the underwriter for the purchase of the Notes and to evaluate the terms of a proposal received from the underwriter for the purchase of the Notes. The Notes shall not be issued prior to the beginning of, and shall mature not later than, the end of the fiscal year in which such taxes or other revenues are expected to be received. The Notes issued in anticipation of taxes or other revenues shall not be issued in an amount greater than eighty percent (80%) of the amount budgeted to be received in fiscal year 2001-02.
2. Title and Execution of Notes. The Notes shall be entitled "Multnomah County, Oregon Tax and Revenue Anticipation Notes, Series 2001" and shall be executed on behalf of the County with the manual or facsimile signature of the Chair of the Board of County Commissioners

and shall be attested by the Director, Finance Division. The Notes may be initially issued in book-entry form as a single, typewritten note and issued in the registered name of the nominee of The Depository Trust Company, New York, New York in book-entry form. The Notes may be issued without certificates being made available to the note holders except in the event that the book-entry form is discontinued in which event the Notes will be issued with certificates to be executed delivered and transferred as herein provided.

3. Appointment of Paying Agent and Note Registrar. The Authorized Representative is authorized to designate a Paying Agent and Note Registrar for the Notes.
4. Book-Entry System. The ownership of the Notes shall be recorded through entries on the books of banks and broker-dealer participants and correspondents that are related to entries on The Depository Trust Company book-entry system. The Notes shall be initially issued in the form of a separate, fully registered typewritten note (the "Global Certificate"). The Global Certificate shall be registered in the name of Cede & Co. as nominee (the "Nominee") of The Depository Trust Company (the "Depository") as the "Registered Owner," and such Global Certificate shall be lodged with the Depository or the Paying Agent and Note Registrar until maturity of the Note issue. The Paying Agent shall remit payment for the maturing principal and interest on the Notes to the Registered Owner for distribution by the Nominee for the benefit of the noteholders (the "Beneficial Owner" or "Record Owner") by recorded entry on the books of the Depository participants and correspondents. While the Notes are in book-entry-only form, the Notes will be available in denominations of \$5,000 or any integral multiple thereof.

The Authorized Representative has filed with the Depository a Blanket Issuer Letter of Representations, dated March 9, 1995, to induce the Depository to accept the Notes as eligible for deposit at the Depository. The County is authorized to provide the Depository with the Preliminary Official Statement, together with the completed Depository's underwriting questionnaire.

The execution and delivery of the Blanket Letter of Representations and the providing to the Depository of the Preliminary Official Statement and the underwriting questionnaire shall not in any way impose upon the County any obligation whatsoever with respect to persons having interests in the Notes other than the Registered Owners of the Notes as shown on the registration books maintained by the Paying Agent and Note Registrar. The Paying Agent and Note Registrar, in writing, shall accept the book-entry system and shall agree to take all action necessary to at all times comply with the Depository's operational arrangements for the book-entry system. The Authorized Representative may take all other action to qualify the Notes for the Depository's book-entry system.

In the event (a) the Depository determines not to continue to act as securities depository for the Notes, or (b) the County determines that the Depository shall no longer so act, then the County will discontinue the book-entry system with the Depository. If the County fails to identify another qualified securities depository to replace the Depository, the Notes shall no longer be a book-entry-only issue but shall be registered in the registration books maintained by the Paying Agent and Note Registrar in the name of the Registered Owner as appearing on

the registration books of the Paying Agent and Note Registrar and thereafter in the name or names of the owners of the Notes transferring or exchanging Notes in accordance with the provisions herein.

With respect to Notes registered in the registration books maintained by the Paying Agent and Note Registrar in the name of the Nominee of the Depository, the County, and the Paying Agent and Note Registrar shall have no responsibility or obligation to any participant or correspondent of the Depository or to any Beneficial Owner on behalf of which such participants or correspondents act as agent for the Registered Owner with respect to:

(i) the accuracy of the records of the Depository, the Nominee or any participant or correspondent with respect to any ownership interest in the Notes,

ii) the delivery to any participant or correspondent or any other person, other than a Registered Owner as shown in the registration books maintained by the Paying Agent and Note Registrar, of any notice with respect to the Notes, including any notice of redemption,

iii) the payment to any participant, correspondent or any other person other than the Registered Owner of the Notes as shown in the registration books maintained by the Paying Agent and Note Registrar, of any amount with respect to principal or interest on the Notes. Notwithstanding the book-entry system, the County may treat and consider the Registered Owner in whose name each Note is registered in the registration books maintained by the Paying Agent and Note Registrar as the Registered Owner and absolute owner of such Note for the purpose of payment of principal and interest with respect to such Note, or for the purpose of registering transfers with respect to such Note, or for all other purposes whatsoever. The County shall pay or cause to be paid all principal of and interest on the Notes only to or upon the order of the Registered Owner, as shown in the registration books maintained by the Paying Agent and Note Registrar, or their representative attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the County's obligation with respect to payment thereof to the extent of the sum or sums so paid.

Upon delivery by the Depository to the County and to the Registered Owner of a Note of written notice to the effect that the Depository has determined to substitute a new nominee in place of the Nominee then the word "Nominee" in this Resolution shall refer to such new nominee of the Depository, and upon receipt of such notice, the County shall promptly deliver a copy thereof to the Paying Agent and Note Registrar.

5. Payment of Notes. If the book-entry system has been discontinued, then the principal of and interest on the Notes shall be payable upon presentation of the Notes at maturity at the corporate trust office of the Paying Agent.
6. Special Account. The County shall establish a Special Account for the Notes. The County covenants for the benefit of the owners of the Notes to deposit ad valorem property taxes and any other legally available revenues by June 1, 2002, or such other date as approved by the Authorized Representative, into the Special Account until the Special Account holds an

amount sufficient to pay principal of and interest on the Notes at maturity. Investment earnings, after full funding of principal and interest in the Special Account on or prior to June 1, 2002, may be transferred to the County's general fund. Monies in the Special Account shall not be invested in instruments which mature after the maturity date of the Notes. Monies in the Special Account shall be used solely to pay principal of and interest on the Notes. Additional Notes cannot be issued which will have any claim upon the monies in the Special Account. The Special Account must be fully funded prior to establishing and financing any other special account which is fundable from the 2001-02 ad valorem tax levy.

7. Security. The County's ad valorem property taxes, subject to the limits of Article XI, Section 11 and 11b of the Oregon Constitution, and the full faith and credit of the County, including all unobligated revenues in the County's general fund, are hereby irrevocably pledged to the punctual payment of principal of and interest on the Notes.
8. Optional Redemption. The Notes are not subject to optional redemption prior to their stated maturity date of June 28, 2002.
9. Form of Notes. The Notes shall be issued substantially in the form as approved by the County and Note Counsel to the County.
10. Negotiated Sale of Notes and Appointment of Underwriter. The Authorized Representative is authorized to negotiate, approve and deliver, on behalf of the County, a proposal from the underwriter providing for the purchase of the Notes with an underwriter to be selected by the Authorized Representative.
11. Appointment of Note Counsel. The Board appoints the firm of Ater Wynne LLP of Portland, Oregon as Note Counsel.
12. Appointment of Financial Advisor. The Board appoints Regional Financial Advisors, Inc. as Financial Advisor to the County for the issuance of the Notes.
13. Covenant as to Arbitrage. The County covenants for the benefit of the owners of the Notes to comply with all provisions of the Internal Revenue Code of 1986, as amended (the "Code") which are required for the interest on the Notes to be excluded from gross income for federal income tax purposes, unless the County obtains an opinion of nationally recognized bond counsel that such compliance is not required for the interest payable on the Notes to be excluded. The County makes the following specific covenants with respect to the Code:
 - a. The County shall not take any action or omit any action, if it would cause the Notes to become "arbitrage bonds" under Section 148 of the Code and shall pay any rebates to the United States which are required by Section 148(f) of the Code.
 - b. The County shall not use the proceeds of the Notes in a manner which would cause the Notes to be "private activity bonds" within the meaning of Section 141 of the Code.

The covenants contained herein and any covenants in the closing documents for the Notes shall constitute contracts with the owners of the Notes, and shall be enforceable by such owners.

14. Notice of Material Events to Municipal Securities Rulemaking Board. Pursuant to SEC Rule 15c2-12(d)(3), the County agrees to provide or cause to be provided, in a timely manner, to the Municipal Securities Rulemaking Board (the "MSRB"), notice of the occurrence of any of the following events with respect to the Notes, if material:
- a. principal and interest payment delinquencies;
 - b. non-payment related defaults;
 - c. unscheduled draws on debt service reserves reflecting financial difficulties;
 - d. unscheduled draws on credit enhancements reflecting financial difficulties;
 - e. substitution of credit or liquidity providers, or their failure to perform;
 - f. adverse tax opinions or events affecting the tax-exempt status of the Notes;
 - g. modifications to rights of holders of the Notes;
 - h. bond calls;
 - i. defeasances;
 - j. release, substitution, or sale of property securing repayment of the Notes; and
 - k. rating changes.

The County may from time to time choose to provide notice of the occurrence of certain other events, in addition to those listed above, if, in the judgment of the County, such other event is material with respect to the Notes, but the County does not undertake any commitment to provide such notice of any event except those events listed above.

15. Preliminary and Final Official Statement. The County shall, if required, cause the preparation of the preliminary official statement for the Notes which shall be available for distribution to prospective investors. In addition, if required, an official statement shall be prepared and ready for delivery to the purchasers of the Notes no later than the seventh (7th) business day after the sale of the Notes. When advised that the final official statement does not contain any untrue statement of a material fact or omit to state any material fact necessary to make the statements contained in the official statement not misleading in the light of the circumstances under which they are made, the Authorized Representative is authorized to certify the accuracy of the official statement on behalf of the County.

16. Resolution to Constitute Contract. In consideration of the purchase and acceptance of any or all of the Notes by those who shall own the same from time to time (the "Noteowners"), the provisions of this Resolution shall be part of the contract of the County with the Noteowners and shall be deemed to be and shall constitute a contract between the County and the Noteowners. The covenants, pledges, representations and warranties contained in this Resolution or in the closing documents executed in connection with the Notes, including without limitation the County's covenants and pledges contained in section 6 hereof, and the other covenants and agreements herein set forth to be performed by or on behalf of the County shall be contracts for the equal benefit, protection and security of the Noteowners, all of which shall be of equal rank without preference, priority or distinction of any of such Notes over any other thereof, except as expressly provided in or pursuant to this Resolution.
17. Closing of the Sale and Delivery of the Notes. The Authorized Representative is authorized to execute and deliver such additional documents, including a Tax Certificate, and any and all other things or acts necessary for the sale and delivery of the Notes as herein authorized. Such acts of the Authorized Representative are for and on behalf of the County and are authorized by the Board of County Commissioners of the County.

ADOPTED this 17th day of May, 2001.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Bill Farver

Bill Farver, Interim Chair

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By *Thomas Sponsler*
Thomas Sponsler, County Attorney

MEETING DATE: May 17, 2001
AGENDA NO: R-6
ESTIMATED START TIME: 10:35 AM
LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Use of North Portland Health Clinic Project Fund Contingency

BOARD BRIEFING: DATE REQUESTED: _____
REQUESTED BY: _____
AMOUNT OF TIME NEEDED: _____

REGULAR MEETING: DATE REQUESTED: Thursday, May 17, 2001
AMOUNT OF TIME NEEDED: 5 minutes

DEPARTMENT: DSCD DIVISION: Facilities & Property Mgmt

CONTACT: Lisa Rand TELEPHONE #: (503) 988-3322, ext 28894
BLDG/ROOM #: 421/3

PERSON(S) MAKING PRESENTATION: Dan Brown, FPM Director

ACTION REQUESTED:

INFORMATIONAL ONLY POLICY DIRECTION APPROVAL OTHER

SUGGESTED AGENDA TITLE:

RESOLUTION Approving Authorization for Facilities and Property Management Division to Utilize North Portland Health Clinic Project Contingency Funds to Assist the St. Johns Boosters Renovate and Improve Community Neighborhood Sign Adjacent to the North Portland Health Clinic Parking Lot

05/16/01 copies to Lisa Rand

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____
(OR)

DEPARTMENT MANAGER: Michael Oswald

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email
deborah.l.bogstad@co.multnomah.or.us



Department of Sustainable Community Development

MULTNOMAH COUNTY OREGON

Facilities and Property Management
2505 S.E. 11th Avenue, 3rd Floor
Portland, Oregon 97202
(503) 988-3322 phone
(503) 988-5082 fax

SUPPLEMENTAL STAFF REPORT

TO: Board of County Commissioners

FROM: Department of Sustainable Community Development
Facilities and Property Management Division

DATE: May 17, 2001

**RE: APPROVAL TO EXPEND NORTH PORTLAND
HEALTH CLINIC PROJECT CONTINGENCY**

1. Recommendation/Action Requested:

The St. Johns Boosters have requested Multnomah County support in renovating and improving a community demarcation sign adjacent to the North Portland Health Clinic in the St. Johns neighborhood. Board of County Commissioner approval of utilizing project contingency to support this community effort of renovating and improving their community signage is requested. The cost of this support is \$4,172, based upon St. John's Boosters estimates.

2. Background/Analysis:

Sign improvements were not originally identified within the North Portland Health Clinic scope of work. Facilities and Property Management Division has adopted a strict policy of not expending project contingency for additional work outside of the established project scope of work without Board of County Commissioner approval. Facilities was approached by the St. Johns Boosters and Commissioner Cruz's staff to look at supporting the St. Johns community in the renovation and improvement of their community signage.

Currently, there is sufficient contingency within the North Portland Health Clinic budget to assist in the signage renovation and improvement project. There is no other discretionary funding source available to fund the subject initiative other than the North Portland Health Clinic capital improvement fund.

Vendor estimates provided to the St. Johns Boosters have indicated that the desired scope of work can be accomplished for \$4,172.

3. Legal Issues:

None currently identified.

4. Link to Current County Policies:

Multnomah County has elected to make a significant capital investment in the St. Johns neighborhood with the construction of the North Portland Health Clinic. The St. Johns Boosters have identified that their community signage requires updating to compliment the revitalized neighborhood. The County continues to support those communities in enriching the quality of life within those neighborhoods. Providing funding for the signage renovation and improvement compliments the commitment made to the community of St. John's.

5. Citizen Participation:

Request for funding was made by the St. Johns Boosters.

6. Other Government Participation:

The St. Johns Boosters have requested and obtained assistance from the City of Portland and Metro to provide a similar renovation and improvement to two other neighborhood signs in the St. Johns community.

Encl: (1) Sketch of sign improvement provided by St. Johns Boosters

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Approving Authorization for Facilities and Property Management Division to Utilize North Portland Health Clinic Project Contingency Funds to Assist the St. Johns Boosters Renovate and Improve Community Neighborhood Sign Adjacent to the North Portland Health Clinic Parking Lot

The Multnomah County Board of Commissioners Finds:

- a) The St. Johns Boosters request for Multnomah County assistance in the financing of renovation and improvement of the St. Johns community sign adjacent to the North Portland Health Clinic parking lot compliments the capital improvements being sponsored with the new construction of the North Portland Health Clinic.
- b) By providing funding for this sign, Multnomah County and the North Portland Health Clinic will be active partners with the St. Johns Boosters as they work to revitalize the critical business core in St. Johns.
- c) Helping St. Johns create a new image by redoing the sign will enhance our new Health Clinic while providing substantial benefit to the surrounding community.

The Multnomah County Board of Commissioners Resolves:

1. Approval for the use of North Portland Health Clinic project contingency for the purposes of renovating and improving the community sign will be \$4,172, as quoted by the St. Johns Boosters.

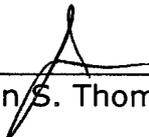
ADOPTED this 17th day of May, 2001.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Bill Farver, Interim Chair

REVIEWED:

TOM SPONSLER, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By  _____
John S. Thomas, Assistant County Attorney

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 01-065

Approving Authorization for Facilities and Property Management Division to Utilize North Portland Health Clinic Project Contingency Funds to Assist the St. Johns Boosters Renovate and Improve Community Neighborhood Sign Adjacent to the North Portland Health Clinic Parking Lot

The Multnomah County Board of Commissioners Finds:

- a) The St. Johns Boosters request for Multnomah County assistance in the financing of renovation and improvement of the St. Johns community sign adjacent to the North Portland Health Clinic parking lot compliments the capital improvements being sponsored with the new construction of the North Portland Health Clinic.
- b) By providing funding for this sign, Multnomah County and the North Portland Health Clinic will be active partners with the St. Johns Boosters as they work to revitalize the critical business core in St. Johns.
- c) Helping St. Johns create a new image by redoing the sign will enhance our new Health Clinic while providing substantial benefit to the surrounding community.

The Multnomah County Board of Commissioners Resolves:

1. Approval for the use of North Portland Health Clinic project contingency for the purposes of renovating and improving the community sign will be \$4,172, as quoted by the St. Johns Boosters.

ADOPTED this 17th day of May, 2001.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Bill Farver

Bill Farver, Interim Chair

REVIEWED:

TOM SPONSLER, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
John S. Thomas, Assistant County Attorney

MEETING DATE: May 17, 2001
AGENDA NO: R-7
ESTIMATED START TIME: 10:40 AM
LOCATION: Boardroom 100

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Contracts Policy Team Report of 2001

BOARD BRIEFING: DATE REQUESTED: _____
REQUESTED BY: _____
AMOUNT OF TIME NEEDED: _____

REGULAR MEETING: DATE REQUESTED: Thursday, May 17, 2001
AMOUNT OF TIME NEEDED: 15 minutes

DEPARTMENT: Aging & Disability Services DIVISION: Administration

CONTACT: Jim McConnell TELEPHONE #: 503 988-3620
BLDG/ROOM #: 166/3rd

PERSON(S) MAKING PRESENTATION: Jim McConnell and Jim Carlson

ACTION REQUESTED:

INFORMATIONAL ONLY POLICY DIRECTION APPROVAL OTHER

SUGGESTED AGENDA TITLE:

RESOLUTION: ACCEPTANCE OF THE REPORT OF CONTRACT POLICY TEAM;
ADOPTION OF POLICIES GOVERNING HUMAN SERVICE CONTRACTING

*05/17/01 copies to Jim McConnell, Jim Carlson &
Cecilia Johnson*

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____
(OR)
DEPARTMENT

MANAGER: James E. McConnell

01 MAY 11 PM 1:33
MULTNOMAH COUNTY
OREGON
COUNTY ADMINISTRATOR

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Board Clerk @ (503) 988-3277 or email
deborah.l.bogstad@co.multnomah.or.us



Independence. Choice. Dignity.

MULTNOMAH COUNTY OREGON

AGING AND DISABILITY SERVICES

AREA AGENCY ON AGING BOARD
421 S.W. 6TH, Suite 300
PORTLAND, OREGON 97204
HELPLINE: (503) 988-3646 ADMINISTRATION: 988-3620
TTY: 988-3683 FAX: (503) 988-3656

BOARD OF COUNTY COMMISSIONERS

BILL FARVER	INTERIM CHAIR OF THE
PAULINE ANDERSON	INTERIM DISTRICT 1 COMMISSIONER
SERENA CRUZ	DISTRICT 2 COMMISSIONER
LISA NAITO	DISTRICT 3 COMMISSIONER
LONNIE ROBERTS	DISTRICT 4 COMMISSIONER

To: Bill Farver, Interim Chair of the Board
Board of County Commissioners

From: Jim McConnell, Chair 
Contracts Policy Team

April 30, 2001

I am forwarding the Contracts Policy Team Report of 2001, along with a resolution for the Board of County Commissioners.

Members of the Team see the Report as a first step in formalizing the County's Human Services Contracting Policy and Approach. The Report contains recommendations for on-going management of the process, and for updating the Policy and Approach.

Members of the Team met with Providers and received comments. Some of the comments have been incorporated into the report. Other comments that were not easily addressed or required long-range analysis have been reserved for future work on the Policy.

I want to express my sincere appreciation to the members of the Policy Team for their diligence and hard work in developing the recommendations. Very special thanks goes to Jim Carlson for his staff support to the Team, and for writing a high quality report. And special thanks is due to the County Auditor Suzanne Flynn and her staff for providing the Team with research material they collected during the Human Services Contracting Audit.

With the submission of the Report, I believe that the work of the Contracts Policy Team is complete.

X
Cc: Jim Carlson
Suzanne Flynn, County Auditor
Direct Report Managers

Report of the Contract Policy Team

Multnomah County, Oregon



Jim McConnell, Director of the Department of Aging and Disability Services—
Chair of Contract Policy Team

Vickie Gates, Director of the Department of Support Services (DSS)

Jim Carlson, Manager, DSS Evaluation/Research Unit

Darren Chilton, Contracts Manager, Health Department

Tom Fronk, Strategic Officer, Health Department

Franna Hathaway, County Purchasing Manager, DSS

Rhys Scholes, Senior Policy Advisor, County Chair's Office

Meganne Steele, Budget and Policy Manager, Dept. of Community Justice

Kathy Tinkle, Deputy Director of Business Services, Dept. of Community and
Family Services (DCFS)

John Thomas, County Attorney's Office

Barbara Timper, Program Manager, Operations Support Services Division, DCFS

Mike Waddell, Program Manager, Operations Support Services Division, DCFS

February 12, 2001

Report of the Contract Policy Team

February 12, 2001

Executive Summary

Multnomah County department directors that report directly to County Chair, Beverly Stein, (Direct Report Managers) chartered the Contract Policy Team in fall of 1999. The tasks of the Contract Policy Team were to:¹

1. Examine the contracting process--legal mandates/parameters for contracting and best practices;
2. Develop a policy on a partnership vs. a competitive market approach to procurement;
3. Develop a policy on contracting vs. direct provision of human services;
4. Develop recommendations regarding coordination of data collection requirements between departments and other contract funders. Examine how this information is used in program and system evaluation.
5. Review current practices and issues regarding fiscal monitoring and monitoring of contract program performance. Develop policies/approaches to address these issues; *(Note: This last item was added pursuant to the 10/25/99 Operating Council discussion on contract monitoring and contractor capacity.)*

The Contract Policy Team, chaired by Jim McConnell, Director of the Department of Aging and Disability Services, began meeting in October 1999. The Contract Policy Team's review of legal mandates/parameters showed:

There are virtually no statutory generic requirements on selection of human service contractors. However, pass-through funding requirements often specify programmatic requirements. Inter-Governmental Agreements have virtually no requirements. Unlike human service contracts, weatherization contracts and construction contracts are not exempted from many state requirements. This makes it difficult to choose weatherization or construction contractors that hire minorities, or the disabled.²

Therefore, except for limits that may be imposed by specific funders, there is wide latitude within State of Oregon law to develop innovative approaches to human services contracting. Accordingly, the Contract Policy Team has developed the following recommendations:

¹ Minutes of the Contract Policy Team, James Carlson, Multnomah County Budget & Quality Division, October 26, 1999.

² Ibid.



Recommendation 1: Vision and Values to Guide Multnomah County's Human Services Contracting Process

Multnomah County's vision is to increase the sense of safety, personal opportunity and success of all County residents. We achieve this vision through cooperation, partnerships and contracts with other governments, businesses, non-profit organizations, and individuals throughout the County.

All public services, whether provided directly by the County or by its contractors, shall be of excellent quality, customer-focused, and a good value for tax dollars.

The following values guide our work:³

- Integrity
- Responsiveness
- Vision
- Quality of Service
- Fiscal Responsibility
- Accountability
- Teamwork
- Diversity

Recommendation 2: Statement of Principles and Policy to Guide Multnomah County's Human Service Contracting Process

Multnomah County commits to working with our partners to continually assess and improve how we deliver services. We commit to excellent service to our partners through adherence to the Human Services Contracting Guidelines.

We seek the most efficient and effective method to deliver human services. In making the decision to deliver services directly, or to contract for their provision, each County department shall consider and balance multiple criteria including:

- Clear and enhanced benefits to the consumer, such as
 - Improved access to services
 - Improved coordination of services
 - Reduction or elimination of barriers to service, e.g., cultural and language
- Improved collaboration within a geographic or indigenous community
- Benefits of direct public oversight and accountability
- Significant cost savings or efficiencies
- Availability of technical or specialized expertise
- Mandates that require or forbid options
- Departmental mission

It is recognized that maximizing some of these factors may require tradeoffs in others. Which factors are primary may vary from situation to situation. Given this complex relationship there is no *a priori* answer as to whether services should be directly operated or contracted.

It is the policy of Multnomah County that departments may at any time review the decision whether to contract out or to directly provide human services. This consideration may come during strategic

³ Multnomah County Adopted Budget, Fiscal Year 1994-1995, Multnomah County Benchmarks, page 6.



planning, annual budget reviews, during a grant application process, or as a result of changes in contractor status or performance.

Recommendation 3: Partnership Defined

Multnomah County shall amend its contracting procedures to allow for human service contracting partnerships in addition to the current model of competitive-based contracting. For the purposes of human services contracting a partnership is defined as a collaborative contracting relationship between Multnomah County and a non-profit or for-profit corporation in which both parties contribute resources toward achievement of a common social goal.

Recommendation 4: Common Procedure

To ensure consistency in approach all departments that contract for human services shall follow a common procedure to:

- a. determine whether to directly provide or to contract for human services (use of a Human Services contracting checklist—see Appendix 1 of this report);
- b. define some human service contracts as "partnerships";
- c. ensure that partnership continuation is based on consistently understood and documented performance;
- d. use common performance standards for human service contract partnerships; The recommended performance standards begin on page 16 of this report.

The recommended contracting process is detailed starting on page 16 of this report.

Recommendation 5: Performance Standards

It is recommended that the Board of County Commissioners review and reaffirm the 1993 Resolution (93-232) that “each Department establish goals, objectives and performance measures for all services delivered [and that] goals and objectives with performance agreements are part of all services delivered directly, by contracts, or Intergovernmental Agreements . . .”

Recommendation 6: Dispute Resolution Procedure

All Multnomah County human service contracts shall contain a dispute resolution procedure that conforms to the countywide policy. The recommended countywide policy is on page 20 of this report.

Recommendation 7: Technical Assistance Policy

Multnomah County shall actively assist its human service contracting partners to succeed through technical assistance.

Recommended Policy Statement on Technical Assistance

Multnomah County recognizes that achievement of important community goals requires the cooperation of government, businesses, non-profit corporations, as well as individuals. To promote the success of joint efforts to improve our community, Multnomah County shall work with our partners to promote our common success. To the extent that resources permit, Multnomah County shall provide technical assistance to our partners through a variety of means, including one-to-one consultation with County employees, attendance at Multnomah County sponsored training events, or consultation provided through a third party.



The preceding findings and recommendations complete the first three tasks that were assigned to the Contract Policy Team. Task 4, to review the contract fiscal monitoring process, and Task 5, to review and coordinate the contract performance monitoring process, are not addressed in this report. The Contract Policy Team believes that an ongoing mechanism, such as the Contract Process Team, is needed in order to continue making progress on Tasks 4 and 5, and to oversee implementation of the policies recommended in this report. To this end, the Contract Policy Team recommends that the Director of the Department of Support Services (DSS) be the carrier of the County's vision and policies for human services contracting. This is consistent with the current duties of the Department of Support Services, which are to provide the administrative rules, support, and oversight of regulatory compliance for the contracting and fiscal processes. Some of the mechanisms for the DSS Director to carry out this role are already in place:

1. The County Purchasing & Contracts Office;
2. The Contract Process Team (described on page 10 of this report).

In addition DSS has an Evaluation/Research Unit in the Budget & Quality Division, which in coordination with departmental evaluation units and the Contract Process Team could review and coordinate the contract performance monitoring process.

Accordingly, the Contract Policy Team makes this final recommendation.

Recommendation 8: Implementation

The Director of the Department of Support Services, with advice and support of the Multnomah County Operating Council, shall be responsible for overseeing the implementation of the policies and procedures recommended in this report. The DSS Director shall also be responsible for ensuring the continuous monitoring and improvement of the County's contracting process.

If recommendation 8 is adopted, the Contract Policy Team recommends that a standing Contract Policy Team is not necessary. The DSS Director, in coordination with the County Operating Council should appoint ad hoc contract policy teams focused on specific policy issues as the need arises.

Attachments of Historical Interest

In performing its work the Contract Policy Team was unable to find electronic copies of early documents that are cited in this report. To provide a complete historical reference of the evolution of Multnomah County's contracting process a complete version of this report includes three attachments:

Attachment 1: Department of Human Services "White Paper" on Contracting, 1980.

Attachment 2: Public /Private Partnerships: Human Services Contracting, A Report to the Board of Multnomah County Commissioners by the Commission's Task Force on Contracting, December 1993.

Attachment 3: Report of the Contracts Performance Committee, April 1999.



Report of the Contract Policy Team

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Report of the Contract Policy Team

February 12, 2001

I. BACKGROUND

A. The 1980 White Paper

In 1980 the Department of Human Services (DHS) defined a five-year framework and direction to address health and social problems of individuals in Multnomah County. This document, known as the "White Paper" is contained in its entirety in Attachment 1. The White Paper established several principles regarding overall service provision and contracting of County-funded services to private providers.

- 1) **Encouragement of Community Response:** DHS is the provider of last resort for activities that no one else can or will provide;
- 2) **A Delivery Focus on Prevention, Earlier Identification, Self-Care, and Community Resource Building:** Prevention--to avoid problems; Screening for earlier identification and easier resolution; Self-care to assist individuals and families to identify and resolve their own problems; Community resource building to minimize reliance on traditional, formal delivery systems;
- 3) **Care Financing:** Move toward "client-based prepaid care systems" wherever appropriate. Traditional reimbursement systems are inflationary;
- 4) **Citizen Involvement:** Insofar as possible, given the nature of the issues and problems, DHS decisions must be made openly and with the participation of appropriate citizens' groups;
- 5) **Excellence:** DHS is committed to excellence in management and in the provision of services to its clients. . . . A team of qualified administrators who do not concentrate on direct care is necessary in order to carry out the DHS mission according to these principles.
- 6) **Affirmative Action:** Qualified minorities, handicapped persons, and women must be recruited for and placed in both management and line positions.

Continuity of Present Policy with the White Paper

Although the White Paper was intended only as a five-year framework it was visionary. Multnomah County has followed many of the principles it articulated for the past 20 years.

1) Encouragement of Community Response

Multnomah County continues to encourage broad involvement in solving community programs using the Benchmarks as "magnets for community collaboration." "Community building" is a concept underlying many of the County's social service initiatives. However, there has been an evolution regarding government's role versus that of the community. The concept of government's role as "provider of last resort" has shifted toward government as an active partner with the community in jointly solving complex social problems.

2) A Delivery Focus on Prevention, Earlier Identification, Self-Care, and Community Resource Building

Research on early childhood development has reinforced the County's long-standing commitment to ensuring that all children need prenatal care and good parenting to build a foundation for future success. The County invests heavily in a range of programs to support young children including:



- Home visits for new births;
- Behavioral health;
- Child care;
- Parenting;
- Child development;
- Health;
- Housing
- Hotlines

This range of services was documented by the Early Childhood Planning Group in a March 2, 2000 report to the Board of County Commissioners.⁴ Another report by the Office of the Auditor, City of Portland, provides further documentation of multiple initiatives in Multnomah County that are targeted toward improving school success.⁵

3) **Care Financing:**

For Oregon Health Plan enrollees the 1980 White Paper goal of a "client-based prepaid system" has been achieved for physical health, substance abuse, and mental health programs. Multnomah County is a major player in this system as a partner in Care Oregon, a managed health care plan and CAAPCare, the County operated mental health plan. In addition, through the CAAPCare Plus plan, Multnomah County uses a capitation model for non-Medicaid eligible persons who need mental health services.

However, there has been an evolution in the County's thinking on this point. Experience has shown that the capitation model may not be the appropriate funding mechanism for all human service contracts. It is clear that funding and payment mechanisms encourage different types of behavior and outcomes. Depending on the outcome desired different payment mechanisms might be appropriate. A more pragmatic rather than an ideological approach now guides Multnomah County direction in this area.

4) **Citizen Involvement:**

Citizen involvement has been the foundation of all county efforts during the last 20 years. Avenues of citizen engagement have been expanded from the Citizen Involvement Committee and advisory boards to include a variety of community budget forums, the Commission on Children, Families, and Community of Multnomah County, the Local Public Safety Coordinating Council, etc.

5) **Excellence:**

In 1994 Multnomah County began the RESULTS (Reaching Excellent Service Using Leadership and Team Strategies) initiative. The County's progress in achieving organizational excellence was recognized by its December 1999 receipt of the Oregon Quality Award.

6) **Equal Opportunity:**

Multiple policies and actions demonstrate Multnomah County's continuing commitment to just and equitable treatment for all persons. These include, but are not limited to:

- procedural requirements that contract solicitations with non-profit agencies include at least one minority/women/emerging small business enterprise;

⁴ Coming Together for Children: An inventory of resources and needs for young children and families provided or funded by Multnomah County, Presented by the Early Childhood Planning Group of Multnomah County to the Board of County Commissioners, March 2, 2000.

⁵ Children's Readiness to Learn: Strategies for Improvement, Portland-Multnomah Progress Board and the Commission on Children, Families, and the Community of Multnomah County, October 1998.



- cultural competence requirements for County human service contractors including appropriate staffing and experience.
- continuing commitment to diversity and cultural competence of the County workforce.

B. Contracting Task Force--August 1992 to December 1993

In August 1992 the Board of County Commissioners adopted Resolution 92-151 to establish a Task Force to review policies for awarding, monitoring and evaluating human service contracts. This was in response to multiple concerns of both County staff and providers. These concerns included lack of uniform processes and priorities, philosophical disparity across departments regarding provider participation in planning and funding allocation, inadequate integration of evaluation into the contracting process, and need for a more uniform commitment to partnership between the County and its contractors.

The Task Force found "great variance in contracting policies and procedures among County divisions and departments . . . This lack of consistency contributes to a variety of problems and inefficiencies in County administered human services."⁶ The report developed recommendations in three areas:

- Planning and partnership;
- RFPs (Requests for Proposals); RFQs (Requests for Qualifications); and NOIs (Notices of Intent to Contract); and
- Monitoring and evaluation.

Some of the recommendations, such as a single RFQ process, and a more uniform RFP process have been implemented. Other recommendations, such as a uniform strategic planning process and a uniform monitoring and evaluation procedure for both contracts and directly operated human services, were not implemented. Failure to make progress in all these areas set the stage for the next workgroup. The complete text of the report of the Contracting Task Force is found in Attachment 2.

C. Contract Performance Committee--July 1998 to June 1999

In July 1998 Multnomah County Chair Beverly Stein appointed a Contracts Performance Committee to address concerns raised by several agencies that contract with Multnomah County to provide human services. These concerns included whether the County:

- establishes and maintains clear and effective contracting and payment procedures;
- collects and analyzes consistent data;
- collects contrasting, conflicting, or irrelevant outcome measures rather than significant and valid outcomes.

The last two bullets, relating to monitoring and evaluation, show the ongoing concern with unresolved issues from the prior task force.

That group issued a report in April 1999 with 20 measurable guidelines to govern the contracting process (see Attachment 3 for text of this report; the Guidelines are included as Appendix 2). These guidelines cover all stages of the contracting process: Planning for RFPs; RFP Response and Selection; Contract Development; Contract Implementation; Basis for Payment; and Contract Monitoring. A baseline survey in December 1998 and annual follow-up surveys monitor the implementation of these guidelines.

⁶ Public/Private Partnerships: Human Services Contracting, A Report to the Board of Multnomah County Commissioners by the Commission's Task Force on Contracting, December, 1993, p. 9. Full text of this report is found in Attachment 2.



It was recognized that the guidelines dealt with many operational issues of contracting but left open several policy issues. A need to continuously improve the County contracting process was also recognized. To carry on with these follow-up tasks the Contract Performance Committee recommended that two teams be established--a Contract Policy Team and a Contract Process Team. The goals of these two teams and a brief summary of their work are included below.

D. Contract Policy Team--October 1999—February 2001

The charge of the Policy Team has been to:

- a. Delineate the County's principles, values, and overall framework for human service delivery. Within this framework more clearly define the full range of contractor roles—partnership vs. a provider in an open competitive market—and the implications for the contracting process. Implicit in this charge is to develop a contracting approach that values contractors' demonstrated ability to provide a service, especially if the contractor has made monetary or in-kind contributions to service provision, while not precluding new potential providers. Move toward a strategic system-planning process that is not linked to specific RFP development.
- b. Address contractor concerns regarding data collection and analysis, and countywide evaluation of County programs.
- c. Promote and recognize provider performance excellence.

The team began meeting in October 1999 under the leadership of Jim McConnell, Director of the Department of Aging and Disability Services. This document is the product of the Contract Policy Team. It has been amended, and the final Contract Process Team meeting (February 2, 2001) to incorporate input received during a January 16, 2001 open forum that solicited input from human service contractors.

E. Contract Process Team--November 1999--ongoing

The Report of the Contract Performance Committee also called for establishment of a Contract Process Team to oversee implementation of the Contracting Guidelines. This group began meeting in November 1999 under the leadership of Patty Doyle, Supervisor of the Department of Community and Family Services Contracts and Evaluation Unit. The Team defined its purpose as to continuously improve the quality, efficiency, and consistency of the process for human service contracting and established eight specific objectives:

1. Review the human service contract process from procurement through evaluation and identify problem areas;
2. Improve the procurement process(s) that result in human service contracts. This will include the complete process from planning through contract award;
3. Improve the contract development and negotiation process;
4. Improve the efficiency and shorten the time a contract takes to complete each department's and the County's ratification process;
5. Improve the contract implementation process;
6. Improve the contract administration process;
7. Create a comprehensive, non-static work plan to address the above objectives;
8. Serve as an advisory group for County human service contracting issues.

The group has been in temporary abeyance due to workload demands from Merlin implementation (Merlin is the new countywide integrated information system). The group is expected to resume on a routine basis as soon as workload permits.



F. Human Services Contracting Audit—March 2000

In March 2000 the Multnomah County Auditor's Office released an audit that reviewed the County's history of human service contracting. It concluded that "since 1980 [with the publication of the DHS White Paper], human services have been planned and delivered without a comprehensive framework that would clarify values, principles, and strategies."⁷ The Auditor's report suggested the following contracting framework. With minor modifications, the Contract Policy Team has adopted the Auditor's framework as the elements to be addressed by this report.

**Table 1: Contracting Framework from Contracted Human Services:
Build Successful Contracting Relationships**

Key Elements	System Components
Philosophy and Vision	<ul style="list-style-type: none"> • Statement of goals and values • Statement of principles to guide the implementation of a contracting system and give shape to desired outcomes • Clarification of the role of competition and partnership
Planning Structures	<ul style="list-style-type: none"> • Planning processes that identify need; map existing resources, services and infrastructure; provide a basis for policy and program priorities; and assist with resource allocation decisions when there are competing priorities * • Ensures that broad policy objectives and priorities are linked to specific service delivery decisions * • Decision to contract is mapped • Includes processes to ensure consumer and community participation • Uses information from service evaluation and monitoring *
System Roles and Responsibilities	<ul style="list-style-type: none"> • Defines the difference between partnership versus competitive market procurement • Multiple approaches to partnership defined • Mutual accountability and responsibility
System Management	<ul style="list-style-type: none"> • Various ways in which the relationship between the County and providers is fostered and maintained (technical assistance, conflict resolution, forum for dialogue and debate) • Processes that allow for partnership, change, mutual accountability, and flexibility * • Processes that balance between system stability and competition • Procedures that provide a clear, accessible, efficient, and fair contracting process * • Systematic evaluation

- **Note:** Starred items indicate system components that are covered by Multnomah County Human Service Contracting Guidelines contained in Appendix 2. Attainment of these Guidelines is measured on a periodic basis. The Contract Process Team is charged with continuously improving the contracting system to better meet the Guidelines.

⁷ Contracted Human Services, Build Successful Contracting Relationships, Multnomah County Auditor, Portland Oregon, March 2000, p. 8.



G. Living Wage Review Board (August 2000 – ongoing)

The most recent development in Multnomah County contracting policy is establishment of a Living Wage Review Board (LWRB). On August 31, 2000 the Board of Commissioners adopted Resolution No. 00-140, which created this Board. The purpose of the Board is to review proposed County contracts periodically and recommend to the Chair and County Departments strategies for improving wages and benefits of employees of contractors. After July 1, 2001 any contract for more than \$50,000 will be subject to review by the LWRB. Contracts will be exempted from review if they have minimal employment impact--that is three or fewer full time positions or equivalent part time positions. Contracts will also be exempted from review if all employees in positions funded by the contract can reasonably be expected to be paid at least \$12.00 per hour. In carrying out its duties the LWRB may also decide that it is not feasible to review each contract, and may choose to review only certain types of services. For example, for the January 2001 through June 2001 period the LWRB is reviewing key contracts for mental health services.

The Board of County Commissioners has directed the LWRB to prioritize contracts where the County has substantial control of the funding for services or the County has the ability to reduce the quantity of services provided and redirect funding to increased wages and benefits for workers who provide services. The LWRB will consider both absolute wage and benefit levels and wage and benefit levels relative to market rates for similar positions. In particular the LWRB is directed to consider any relationship between wage and benefit levels and quality of services provided to clients or consumers.

The first meeting of the LWRB, for organizational purposes, was held November 15, 2000. The first report of the LWRB is scheduled to be released in April 2001.



II. PHILOSOPHY AND VISION

A. *Recommendation 1: Vision and Values to Guide Multnomah County's Human Services Contracting Process*

Multnomah County's vision is to increase the sense of safety, personal opportunity and success of all County residents. We achieve this vision through cooperation, partnerships and contracts with other governments, businesses, non-profit organizations, and individuals throughout the County.

All public services, whether provided directly by the County or by its contractors, shall be of excellent quality, customer-focused, and a good value for tax dollars.

The following values guide our work:⁸

- Integrity
- Responsiveness
- Vision
- Quality of Service
- Fiscal Responsibility
- Accountability
- Teamwork
- Diversity

B. *Recommendation 2: Statement of Principles and Policy to Guide Multnomah County's Human Service Contracting Process*

Multnomah County commits to working with our partners to continually assess and improve how we deliver services. We commit to excellent service to our partners through adherence to the Human Services Contracting Guidelines.

We seek the most efficient and effective method to deliver human services. In making the decision to deliver services directly, or to contract for their provision, each County department shall consider and balance multiple criteria including:

- Clear and enhanced benefits to the consumer, such as:
 - Improved access to services
 - Improved coordination of services
 - Reduction or elimination of barriers to service, e.g., cultural and language
 - Improved collaboration within a geographic or indigenous community
- Benefits of direct public oversight and accountability
- Significant cost savings or efficiencies
- Availability of technical or specialized expertise
- Mandates that require or forbid options
- Departmental mission

It is recognized that maximizing some of these factors may require tradeoffs in others. Which factors are primary may vary from situation to situation. Given this complex relationship there is no a priori answer as to whether services should be directly operated or contracted.

⁸ Multnomah County Adopted Budget, Fiscal Year 1994-1995, Multnomah County Benchmarks, page 6.



It is the policy of Multnomah County that departments may at any time review the decision whether to contract out or directly provide human services. This consideration may come during strategic planning, annual budget reviews, during the grant application process, or as a result of changes in contractor status or performance.

C. Role of Competition and Partnership

Enhancing community capacity to deal with social problems has been County policy since at least the 1980 DHS White Paper. What has changed is an evolution in approach from contracting out services whenever possible to more focus on partnership with other governments, the business community and non-profit organizations. Partnership can be defined as a goal-focused relationship where both parties "share resources, responsibilities, decision-making, risks and benefits according to a mutually agreed upon arrangement."⁹ The shift in approach from contracting out to partnership is based upon the recognition that neither government, the market, nor community-based groups can individually solve the complex problems of society. Government must become more than a simple service provider or funder of contracts for services. It must either lead or join in collaborative efforts by all interested stakeholders to achieve common societal goals. These collaborative efforts may be limited to planning or they may extend to service delivery.

The Auditor's report contrasts partnership with a competitive market approach that "encourages competition among potential contractors, has price as the main criteria, and contains a high level of specificity There are distinct advantages to market mechanisms that are based on value for the money. Competition makes it easier to replace a contractor who is performing poorly and helps avoid monopolies that can be programmatically rigid and reduce choice. A competitive environment also increases the likelihood of economy and efficiency, but an inappropriate level of competition for services can contribute to destabilization of the system. In partnership situations, the role of competition must achieve a balance between fairness and maintaining stability in the system of care."¹⁰

The Auditor's report outlines several criteria for partnership versus competitive market models. After discussion at multiple meetings the Contract Policy Team concluded that cost is not the primary reason why one approach should be favored over another. Rather, a partnership vs. a competitive market approach should primarily be decided by balancing four factors:

1. the nature of the goal to be achieved;
2. whether that goal requires collaborative action by multiple private and public stakeholders;
3. the availability of multiple potential providers; and
4. the degree of required continuity of services.

Accordingly, the following chart from the audit has been modified by addition of the criterion "nature of goal to be achieved."

⁹ Contracted Human Services, Build Successful Contracting Relationships, Multnomah County Auditor, Portland Oregon, March 2000, p. 16.

¹⁰ Ibid., page 16.



Table 2: Criteria for Partnership or Competitive Market Relationship¹¹

Factor	Partnership	Market
Nature of goal to be achieved	Achieving the goal requires collaborative involvement of government and public stakeholders.	The goal can be achieved by governmental contracting for service provision.
Availability of providers	Fewer providers available--need to increase delivery capability in community	There are a sufficient number of qualified providers for consumers to make choices among providers
Continuity of services	Highly disruptive for clients to change service provider	Clients not significantly affected by service disruption
Clarity of outcomes, difficulty of the service	Outcomes are more difficult to define	Outcomes can be clearly defined and measured
Mix of public-private funding available	Increases total resources available	Contracting has no impact on total funds available for services
Philosophy for service delivery	Favors a more collaborative approach	Favors cost-efficiency
History and politics	High level of commitment to community delivery of services	Low level of commitment to building community-based service delivery capacity
Provider dependency on government entity funding	Government entity funding makes up a significant portion of provider's budget	Government entity funds insignificant portion of operations.
Cost of services	Market principles do not apply; cost minimization is not the objective of the contracting relationship	Lowering cost based on competition is a priority

The Auditor's report also defines four types of partnership. These four types differ in operational approach, while retaining the core characteristics outlined in Table 2 above. Table 3 illustrates a range of partnership types from "collaborative," which has the highest level of shared decision making, to "consultative," in which government retains nearly all authority.

Table 3: Four Types of Partnership¹²

Collaborative	Decision-making authority, ownership, risks, and benefits are shared. Government surrenders some power to collaborators.
Operational	Sharing extends to include costs and activities. Government often retains control over objectives but partners influence decision-making.
Contributory	The government organization provides financial support for a project or activity in which it has no direct operational involvement. Government retains control over the objectives to be reached and the clientele targeted.
Consultative	The primary objective is consultation from contractors. Control, ownership, and risks are usually the public sector's responsibility.

¹¹ Contracted Human Services, Build Successful Contracting Relationships, op.cit., page 17.

¹² Ibid., page 18.



III. Procedure for Human Services Contracts

A. Partnership Defined

The Contract Policy Team believes that the Auditor's Four Types of Partnership is a useful continuum for understanding the complexity of different types of partnerships. However, to keep the human services contracting process as simple and understandable as possible, the Contract Policy Team recommends that only one type of partnership be incorporated into Multnomah County administrative rules--a combination of the "Collaborative" and "Operational" types defined above. This approach reserves the partnership model to those contracting relationships where the partner is able to contribute substantially to the joint enterprise. "Contributory" and "Consultative" partnerships, as defined above, as well as human services "Market" relationships as defined in Table 2 would continue to be managed under the County's open procurement process.

Recommendation 3: Multnomah County shall amend its contracting procedures to allow for human service contracting partnerships in addition to the current model of competitive market-based contracting. For the purposes of human services contracting a partnership is a collaborative contracting relationship between Multnomah County and a non-profit or for-profit corporation in which both parties contribute resources toward achievement of a common social goal.

B. Common Contracting Procedure

Recommendation 4: To ensure consistency of approach all departments that contract for human services shall follow a common procedure to:

- a. determine whether to directly provide or to contract for human services (use of a Human Services contracting checklist—see Appendix 1);***
- b. define some human service contracts as "partnerships";***
- c. ensure that partnership continuation is based on consistently understood and documented performance;***
- d. Use common performance standards for human service contract partnerships.***



Recommended Multnomah County Human Service Contracting Procedure

- 1) Each department shall have a statement of principles regarding their approach to system planning and contracting. Departmental statements will adapt the countywide statement of principles to differences in departmental mission, funding streams, and legal mandates.
- 2) Multnomah County Human Services Contracting Guidelines allow each department to designate "which RFPs shall go through a planning process and which shall not."¹³ If a department chooses to go through an RFP planning process then the Human Services Contracting Checklist (Appendix 1) shall be used as a part of that planning process.
- 3) Departments are encouraged to use the Checklist when requesting funds for new directly operated or contracted programs. However, the Checklist is not required as part of the materials to be submitted to the Board.
- 4) A decision to contract for human services shall include systematic determination of the nature of that contracting relationship. The Human Services Contracting Checklist (Appendix 1) shall be completed by departmental contracting staff as part of the RFP process for all human service contracts.
- 5) The department director or his/her designee shall review and approve the completed Checklist.
- 6) The Checklist shall be included with the RFP that is submitted to the County Purchasing Manager. The County Purchasing Manager shall review the Checklist to ensure it is complete. The Purchasing Manager shall also review the rationale for deciding whether to pursue a partnership rather than a market approach. If the department has indicated that a partnership approach is desired and it appears that the human service to be procured is both well defined, measurable, and readily available on the open market, the Purchasing Manager may request additional information to support a decision to partner. The department shall then respond more fully in writing clarifying why a partnership approach is more advantageous to the County than market procurement. This response shall be part of the public documentation available for the RFP.
- 7) If the County Purchasing Manager is concerned that a partnership approach is not clearly justified the Purchasing Manager may refer the contract to the County Chair for review via the Director of the Department of Support Services. The County Chair or his/her designee shall then resolve the issue with the department director.
- 8) To ensure equal opportunity for all parties, Multnomah County shall follow an open solicitation process for human service contracts. If the County desires to establish a partnership contracting relationship that desire shall be clearly stated in the Notice of Intent (NOI) to contract, if one is used, and in the Request for Proposals (RFP), if one is used. The NOI may be used to determine if there are potentially interested partners. If the NOI process identifies only one potential partner, the County may initiate a contract partnership without issuing an RFP. If more than one potential partner is identified, an RFP process shall be followed to select the partner.
- 9) The Living Wage Review Board shall have the option of reviewing each RFP prior to its distribution.

¹³ Multnomah County Human Services Contracting Guidelines, , March 1999, Guideline #1



- 10) In a contract that defines a partnership, the contract shall clearly specify:
- a. The goals of the partnership;
 - b. The service philosophy and values of the partnership;
 - c. The resources that both parties bring to the partnership;
 - d. The responsibilities of each party for: system planning; service development; service operation; service monitoring; fiscal integrity; accountability to the public;
 - e. The decision-making process;
 - f. Measurable indicators that show whether the goals of the partnership are being achieved;
 - g. The duration of the partnership. Dependent upon the resources that the partner contributes and the need for service system stability the duration of the initial contract may be for up to 7 years;
 - h. A dispute resolution process;
 - i. Procedures to terminate the partnership.
- 11) During the contract period the partner shall:
- a. maintain QVSA status;
 - b. maintain the monetary or in-kind contribution negotiated into the contract;
 - c. comply with pertinent county regulations, such as upcoming living wage standards;
 - d. maintain a collaborative relationship to the department's satisfaction.
- 12) A partnership contract shall include provisions for at least annual review to ensure that both the County and the partner are meeting the responsibilities that are defined in section 10)d above. This determination shall be formally recorded and annually sent to the County Purchasing Manager.
- 13) A partnership contract shall include provisions for ongoing performance measurement to ensure that the goals of the partnership are being met. Performance measurement is defined as: routinely collected measures of "inputs, outputs, and outcomes of the services provided and the relationships between the use of resources and those outputs and outcomes."¹⁴
- In addition to routine performance measurement at least one in-depth program evaluation shall be conducted during the duration of the contract. Contract duration is defined as contract beginning to contract termination, e.g. 7 years for most partnerships. Program evaluation is distinguished from performance measurement by:
- a. having a fixed beginning and end date of the evaluation process, rather than being an ongoing measurement system;
 - b. focusing on more complex questions, often including "causality", than can usually be answered by performance measurement;
- The program evaluation will focus on measuring attainment of partnership goals that cannot be monitored by routine performance measurement as well as the topics specified in the Performance Standards section of this report.
- 14) If during a contracted partnership the County determines that funding or service priorities have substantially changed, it may initiate termination of the partnership according to contract provisions.
- 15) If performance measurement or the program evaluation shows that satisfactory progress toward achieving the goals of the partnership is not being made, the County and its partner shall engage in a

¹⁴ Governmental Accounting Standards Board <http://www.rutgers.edu/Accounting/raw/seagov/pmg/perfmeasures/index.html>



formal problem solving defined by the general decision-making process in the contract. That formal decision making process shall be documented in meeting minutes.

- 16) At the end of the partnership agreement the department may request to the County Purchasing Manager that the partnership contract be extended. This request shall include a statement that the department has determined using the standards outlined in the Performance Standards section that satisfactory progress has been made toward achieving the goals of the partnership. A summary of the performance measurements conducted under section 13 above, and a copy of the program evaluation conducted under section 13 above, shall be included with any request for extension. These documents shall be included by the Purchasing manager in the public file maintained by the Purchasing Manager for partnership contracts. If after reviewing the contents of the public file, the Purchasing Manger determines that there is adequate documentation that the goals of the partnership are being met, a Notice of Intent (NOI) to continue the partnership may be issued. The NOI shall include the County's desired qualifications for the partner. The NOI may also indicate that the County is satisfied with the current partner's performance and the County intends to renew the partnership unless another potential partner is available.
- 17) Parties who are interested in competing to replace the current partner shall respond to the NOI and include enough information to show that they can meet the County's qualifications for the partner. If the County determines that more than one provider meets the desired qualifications it shall reopen the contract to a competitive Request for Proposals process. If the County determines that there are no other potential partners that meet qualifications stated in the NOI, the County has the option of extending the partnership for another 3 years. If the partner has made an extensive capital investment, or will be making such an investment in the partnership, the County may extend the partnership for another 7 years. At the end of an extension, steps 16-17 may be repeated if the County desires to continue the partnership.

C. Performance Standards

Board Resolution 93-232 requires that "each Department establish goals, objectives and performance measures for all services delivered." It also requires that departments "ensure that goals and objectives with performance measurements are a part of all services delivered directly, by contracts, or Intergovernmental Agreements . . . "

During the January 16, 2001 Open Forum for Human Service Contractors, several contractors raised the issue that directly operated and contracted programs are not evaluated according to the same standard. To reiterate the Board's commitment to objective evaluation of all programs delivered with Multnomah County funds, whether directly operated or contracted, the Contract Policy Team recommends the following:

Recommendation 5:

The Board of Multnomah County Commissioners should reaffirm its commitment to public accountability through measuring the effectiveness of all programs delivered with County funds.



Recommended Performance Standards for Human Service Partnerships

- 1) Departments shall in consultation with the partner set reasonable targets for each performance measurement. No less than once a year the department shall determine whether performance targets are being achieved. If actual performance for any of the performance measures is below the 85% level a formal problem solving process shall begin and be documented through meeting minutes. If performance is at or above the 85% level for all performance measurements informal management procedures are sufficient and need not be documented with minutes.
- 2) At least once during the initial contract period (a period of up to seven years as specified in Step 13 on page 18) and before any requested contract extension the department shall directly conduct or arrange for a program evaluation of the service being provided. If there are multiple providers of the service, the evaluation shall be of all County funded providers for that particular service. This requirement means that partnership contracts shall be evaluated not in isolation, but as part of a system of service provision. The evaluation shall at a minimum include:
 - a. a review of total need for the service;
 - b. trends in service capacity and utilization for each provider of the service;
 - c. trends in cost per unit service for each provider of the service;
 - d. customer satisfaction data for each provider of the service;
 - e. an analysis of the process of referral into the service system and of any follow-up services provided to clients;
 - f. identification of any opportunities to improve service efficiency or effectiveness of the service system;
 - g. a determination whether the goals of the partnerships in that service system have been/are being achieved.
- 3) At the end of the initial contract period (a period of up to 7 years as specified in Step 13 on page 18) the department shall determine whether the average contractor performance across all performance measurements in the contract has been at or above 85% during the last half of the contract period. The department shall also determine whether the program evaluation of the service has yielded satisfactory results. If both of these determinations are affirmative, the department has the option of initiating an extension of the contract following the procedure in steps 16 and 17 of Section III.

IV. Dispute Resolution Policy

Recommendation 6: All Multnomah County human service contracts shall contain a dispute resolution procedure that conforms to the countywide policy.

The following dispute resolution process is recommended as a model for how a contractor's concerns about the terms and administration of human service contracts could be addressed. This process is not intended to affect the county's right to enforce the terms of the contract. It is intended to suggest a process for contractors and County departments to follow when informal attempts to resolve disagreements have failed. It is recognized that each department may need to make adjustments to meet the requirements of specific statutes and administrative rules under which it operates. The County



Attorney should be asked to review specific contract language that departments use for dispute resolution in their contracts.

Recommended Model

It is the policy of Multnomah County to facilitate communication and the prompt resolution of disputes between the County and its contractors. Departments and contractors shall first attempt to resolve all disputes through informal means. If the contractor is not satisfied with the results of informal discussion with the department, the contractor shall have the opportunity to submit a letter describing and, if appropriate, documenting the contractor's specific complaints or concerns. The contract shall state the name of the person designated to receive such letters. The designated person shall contact the contractor promptly (not more than 10 days after receipt of the letter) and attempt to resolve the dispute. If the dispute remains unresolved, the contractor shall have the opportunity to submit a letter to the department director describing the issues that remain unresolved. The department director or the director's designee shall contact the contractor promptly and attempt to resolve the dispute. If the dispute remains unresolved after the department director's attempt to resolve it, the department shall consider offering to enter mediation with the contractor to resolve the dispute.

V. Technical Assistance Policy

Recommendation 7: Multnomah County shall actively assist its human service contracting partners to succeed through technical assistance.

Recommended Policy Statement on Technical Assistance

Multnomah County recognizes that achievement of important community goals requires the cooperation of government, businesses, non-profit corporations, as well as individuals. To promote the success of joint efforts to improve our community, Multnomah County shall work with our partners to promote our common success. To the extent that resources permit, Multnomah County shall provide technical assistance to our partners through a variety of means, including one-to-one consultation with County employees, attendance at Multnomah County sponsored training events, or consultation provided through a third party.

VI. Implementation of Recommendations

The preceding findings and recommendations complete the first three tasks that were assigned to the Contract Policy Team. Task 4, to review the contract fiscal monitoring process, and Task 5, to review and coordinate the contract performance monitoring process, are not addressed in this report. The Contract Policy Team believes that an ongoing mechanism, such as the Contract Process Team, is needed in order to continue making progress on Tasks 4 and 5, and to oversee implementation of the policies recommended in this report. The Contract Policy Team recommends that the Director of the Department of Support Services (DSS) be the carrier of the County's vision and policies for human services contracting. The DSS Director would ensure that the Contract Process Team has the direction and resources needed to complete the above tasks, and to ensure completion of other tasks needed to



implement this report. This is consistent with the current duties of the Department of Support Services, which are to provide the administrative rules, support, and oversight of regulatory compliance for the contracting and fiscal processes.

Some of the mechanisms for the DSS Director to carry out this role are already in place:

1. The County Purchasing & Contract Office;
2. The Contract Process Team (described on page 10 of this report).

In addition DSS has an Evaluation/Research Unit in the Budget & Quality Office, which in coordination with departmental evaluation units and the Contract Process Team could review and coordinate the contract performance monitoring process. Accordingly, the Contract Process Team makes this final recommendation.

Recommendation 8:

The Director of the Department of Support Services, with advice and support of the Multnomah County Operating Council shall be responsible for overseeing the implementation of the policies and procedures recommended in this report. The DSS Director shall also be responsible for ensuring continuous monitoring and improvement of the County's contracting process.

If recommendation 8 is adopted, the Contract Policy Team recommends that a standing Contract Policy Team is not necessary. The DSS Director, in coordination with the County Operating Council may appoint ad hoc contract policy teams focused on specific policy issues as the need arises. The Contract Policy Team shall continue the detailed process improvement needed to streamline both fiscal and compliance monitoring.



Appendix 1 Human Services Contracting Checklist

1. Person(s) completing checklist: _____ Date: ___/___/___
2. Service being evaluated: _____
e.g., adult alcohol & drug residential treatment, mental health case management
3. If there are current contracts in this sector:
 - a. Number of current County contracts for this service _____
 - b. Total dollar value of current contracts \$ _____

Note: Use Not applicable if the service provision issue is not relevant to the particular service under consideration

Section I: Determination to Contract for or to Directly Operate the Service

Question	Response Favorable to Contracting	Uncertain Response	Response Favorable to Direct Service Provision	Don't Know	Not Applicable
Circle appropriate answer					
Service Provision Issues					
1. Does the County currently have the specialized skills needed to provide this service?	No	Both have	Yes		
2. If the answer to #1 is no, is it feasible for the County to develop the specialized skills needed?	No	Maybe	Yes		
3. Does the County have the administrative/managerial infrastructure to provide this service?	No	Maybe	Yes		
4. If the answer to #3 is no, is it feasible and/or desirable for the County to develop the necessary the administrative/managerial infrastructure?	No	Maybe	Yes		
5. Are there contractors in the community to provide this service?	Yes	Maybe	No		
6. Are we more likely to provide culturally competent services by contracting for this service?	Yes	Maybe	No		
7. Do actual/potential contractors have the willingness and expertise to follow best practices/newer models of service provision?	Yes	Maybe	No		
8. Would contracting the service increase access to citizens needing the service, e.g., wider geographic availability?	Yes	Maybe	No		
9. Would County provision of this service result in "stigma" to a significant number of potential users?	Yes	Maybe	No		
10. Could the program be more quickly implemented and/or more quickly changed to respond to community needs by a contractor?	Yes	Maybe	No		
11. Can a contractor better facilitate community input and involvement?	Yes	Maybe	No		
12. Would provision of this service by a contractor help to strengthen a sense of neighborhood control and community?	Yes	Maybe	No		
Policy and Coordination Issues					
13. Is there a State or Federal mandate not to contract for these services?	No	Maybe	Yes		
14. Does this service involve granting or withholding basic rights and permissions to citizens?, e.g. involuntary commitment, incarceration, or permits for land use	No	Maybe	Yes		





Appendix 2: Multnomah County Human Services Contracting Guidelines March 1999



<p>Planning for RFPs</p>	<p>1. Each department shall designate which RFPs will go through a planning process and which will not. If there is a planning process the following guidelines apply:</p> <ul style="list-style-type: none"> a. All interested stakeholders shall be invited to participate in service delivery planning, e.g., systems issues, policy development, and services priorities. b. The decision-making process and authority shall be clearly outlined at the beginning of the planning process. c. The draft assumptions and guiding principles to guide the planning process shall be stated explicitly, such as: why the service is being contracted; how it relates to the rest of the service system; types of collaboration that will be encouraged; funding or policy mandates; the duration of the contract; and renewal provisions. Assumptions shall include any flexibility or limitations imposed on the department by funding, law, departmental, or Board policy. d. Public input shall be completed at least one week prior to the department forwarding the RFP to Purchasing. e. Actual drafting of the RFP language shall exclude individual contractors to avoid any potential proposer from having an advantage.
	<p>2. RFPs shall specify the degree of flexibility in negotiating the final statement of work. Any significant negotiated change to the proposer's submitted statement of work shall be documented and submitted to the County Purchasing Manager for review prior to contract execution.</p>
<p>RFP Response and Selection</p>	<p>3. The County shall route all RFP questions through the Purchasing Section to ensure that questions are answered without giving any proposer unfair advantage.</p>
	<p>4. Instructions shall be issued with each RFP that clearly differentiate musts from guidelines in preparing RFP responses. County values and policies, which guide proposal evaluation, shall be included. Evaluation of the RFP responses shall be on program model and overall substance and merit of the proposal.</p>
	<p>5. County RFPs shall allow collaborative proposals unless the department prohibits them for a particular RFP. Specific legal and contractual requirements of collaboration shall be defined in the RFP. Collaboration means the involvement of two or more parties to provide an optimal range and integration of services.</p>
	<p>6. The Department of Community and Family Services offers one <u>administrative</u> qualification compliance process (QVSA) for all County human service Class II contracts (Class II = contracts of \$50,000 or more). All Departments use this process to determine proposers' administrative qualifications. Note: <u>Fiscal</u> compliance is still done separately by department. Departments may ask for additional <u>program</u> management information specific to each RFP.</p>
	<p>7. RFP point assignment shall be clearly related to County policy.</p>
	<p>8. The County shall allow a minimum of 4 weeks to respond to an RFP. As a general rule, more complex RFPs shall allow more than the 4-week minimum.</p> <p>All questions about the RFP must be submitted to the County Purchasing Office no</p>



	later than 2 weeks before the due date of the proposal. Purchasing must respond to these questions no later than 1 week before the due date of the proposal. If there is a change in RFP specifications, and Purchasing determines that it is substantive, there shall be a minimum of 2 weeks from the time of the change for proposers to alter their proposal.
Contract Development	9. Departments shall allow contractors a reasonable time to negotiate, review, and approve the statement of work and other contract details. The scope of these negotiations shall be within the limits specified by the RFP.
	10. Each department shall specify a primary person for each contract who is responsible for assuring that contractor problems are resolved. This does not preclude multiple clearly defined points of contact for routine communication.
	11. All contracts shall be executed prior to the start of services.
Contract Implementation	12. Contracts shall include reference to all basic assumptions and requirements pertaining to both parties of the contract, e.g. reporting requirements, matching, advances, consequences of over and under provision of service, coming in under budget.
	13. Each department shall establish systems to record, confirm and internally share verbal agreements made with contractors.
	14. The County shall notify Contractors before implementing policy and funding decisions that change client referral patterns.
Basis for Payment	15. Flexibility in payment methods is desirable to allow the fairest and most appropriate payment method to be used. Departments shall clearly specify in each RFP the method of payment such as flat rate, fee-for-service, or achievement of specified outcomes. Fee-for-service contracts may set specified target outcomes but failure to reach those targets may not be used to withhold payment for services delivered.
	16. The County or its agent shall make payment within 30 calendar days of billing submission if documentation is complete. Contractors shall be notified of any deficiencies in billing documentation within 10 days of submission.
Contract Monitoring	17. The County shall, when possible, accept reports used by other funders or will negotiate use of reporting formats or data elements prepared for other funders. The County's intent is to eliminate unnecessary redundancy between departments and other major funders such as United Way and the State.
	18. Data submitted by a contractor, and which is routinely summarized into contract monitoring reports, shall be shared with that contractor. A contractor's proprietary information shall not be shared with other contractors.
	19. The County shall inform providers how data is used in management and evaluation of programs.
	20. Department staff shall communicate serious concerns about contract performance to both the chief executive officer and program manager of the contracting agency.



BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Acceptance of the Report of Contract Policy Team; Adoption of Policies Governing Human Service Contracting

The Multnomah County Board of Commissioners Finds:

- a. In October 1999 the Chair appointed a Contract Policy Team to examine Multnomah County's human service contracting policies. This team was to examine the legal mandates/parameters for human service contracting and best practices; develop a policy on contracting versus direct provision of human services and develop a policy that would allow for partnerships with human service providers.
- b. The Multnomah County Auditor has called for an updated human service contracting framework (Contracted Human Services: Build Successful Contracting Relationships, March 2000).
- c. The Contract Policy Team has recommended an updated framework, policies, and procedures for human service contracting that incorporates best practices and allows for creative partnerships with community service providers.
- d. Human service contractors attending an open meeting on January 16, 2000²⁰⁰¹ approved the direction recommended by the Contract Policy Team.
- e. Improvements in public safety, school success, community health, and reduction of poverty in Multnomah County require the cooperative action of government at all levels, businesses, non-profit organizations, and the general public.

The Multnomah County Board of Commissioners Resolves:

1. The following vision and values shall guide Multnomah County's human service contracting process:

Multnomah County's vision is to increase the sense of safety, personal opportunity and success of all County residents. We achieve this vision through cooperation, partnerships and contracts with other governments, businesses, non-profit organizations, and individuals throughout the County.

All public services, whether provided directly by the County or by its contractors, shall be of excellent quality, customer-focused, and a good value for tax dollars.

The following values guide our work: integrity, responsiveness, vision, quality of service, fiscal responsibility, accountability, teamwork, and diversity.

2. The following principles shall guide Multnomah County's human service contracting process:

Multnomah County commits to working with our partners to continually assess and improve how we deliver services. We commit to excellent service to our partners through adherence to the Multnomah County Human Services Contracting Guidelines.

We seek the most efficient and effective method to deliver human services. In making the decision to deliver services directly, or to contract for services, each County department shall consider and balance multiple criteria including: clear and enhanced benefits to the consumer such as improved access, improved coordination, or reduction of barriers to service such as culture or language; benefits of direct public oversight and accountability; significant cost savings or efficiencies; availability of technical or specialized expertise; mandates that require or forbid various service provision options; departmental mission.

It is recognized that maximizing some of these factors may require tradeoffs in others. Which factors are primary may vary from situation to situation. Given this complex relationship there is no a priori answer as to whether services should be directly provided or contracted.

3. To the extent necessary, Multnomah County shall amend its contracting procedures to allow for human service contracting partnerships in addition to the current model of market-based contracting. For the purposes of human services contracting, a partnership is defined as a collaborative contracting relationship between Multnomah County and a non-profit or for-profit corporation in which both parties contribute resources toward achievement of a common social goal.
4. To ensure consistency in approach all departments that contract for human services shall follow a common procedure to:
 - a. determine whether to directly provide or to contract for human services;
 - b. define some human service contracts as partnerships;
 - c. ensure that partnership continuation is based on consistently understood and documented satisfactory performance.
 - d. use common performance standards for human service contract partnerships.
5. Board Resolution 93-232 requires that “each Department [shall] establish goals, objectives and performance measures for all services delivered.” It also requires that departments “ensure that goals and objectives with performance agreements are part of all services delivered directly, by contracts, or Intergovernmental Agreements . . .” The Board hereby reaffirms its commitment to public accountability through measuring the effectiveness of all programs delivered with County funds.
6. All Multnomah County human service contracts shall contain a dispute resolution procedure that conforms to the following template:

It is the policy of Multnomah County to facilitate communication and prompt resolution of disputes between the County and its contractors. Departments and contractors should first attempt to resolve all disputes through informal means. If the contractor is not satisfied with the results of informal discussion with the department, the contractor shall have the opportunity to submit a letter describing and, if appropriate, documenting the contractor’s specific

complaints or concerns. The contract shall state the name of the person designated to receive such letters. The designated person shall contact the contractor promptly (not more than 10 days after receipt of the letter) and attempt to resolve the dispute. If the dispute remains unresolved, the contractor shall have the opportunity to submit a letter to the department director or the director's designee describing the issues that remain unresolved. The department director or the director's designee shall contact the contractor promptly and attempt to resolve the dispute. If the dispute remains unresolved after the department director's attempt to resolve it, the department shall consider offering to enter mediation with the contractor to resolve the dispute.

7. Multnomah County recognizes that achievement of important community goals requires the cooperation of government, business, non-profit agencies, as well as individual citizens. To promote the success of joint efforts to improve our community, Multnomah County shall work with our partners to promote our common success. To the extent that resources permit, Multnomah County shall provide technical assistance to our partners through a variety of means, including one-to-one consultation with County employees, attendance at Multnomah County sponsored training events, or consultation provided through a third party.
8. The Board designates the Director of the Department of Support Services to be the carrier of the County's vision and policies for human services contracting. The Director of the Department of Support Services shall be responsible for development of the administrative rules needed to implement this human services contracting policy and procedures and for overseeing that those policies and procedures are followed. The Report of the Contract Policy Team (February 12, 2001) shall be taken as a template for development of specific procedures. The Director may modify those procedures as needed, to ensure effective implementation of the policies adopted in this resolution.

ADOPTED this 17th day of May, 2001.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Bill Farver, Acting Chair

REVIEWED:

THOMAS SPONSLER, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By  _____
John S. Thomas, Assistant County Attorney

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 01-066

Acceptance of the Report of Contract Policy Team; Adoption of Policies Governing Human Service Contracting

The Multnomah County Board of Commissioners Finds:

- a. In October 1999 the Chair appointed a Contract Policy Team to examine Multnomah County's human service contracting policies. This team was to examine the legal mandates/parameters for human service contracting and best practices; develop a policy on contracting versus direct provision of human services and develop a policy that would allow for partnerships with human service providers.
- b. The Multnomah County Auditor has called for an updated human service contracting framework (Contracted Human Services: Build Successful Contracting Relationships, March 2000).
- c. The Contract Policy Team has recommended an updated framework, policies, and procedures for human service contracting that incorporates best practices and allows for creative partnerships with community service providers.
- d. Human service contractors attending an open meeting on January 16, 2001 approved the direction recommended by the Contract Policy Team.
- e. Improvements in public safety, school success, community health, and reduction of poverty in Multnomah County require the cooperative action of government at all levels, businesses, non-profit organizations, and the general public.

The Multnomah County Board of Commissioners Resolves:

1. The following vision and values shall guide Multnomah County's human service contracting process:

Multnomah County's vision is to increase the sense of safety, personal opportunity and success of all County residents. We achieve this vision through cooperation, partnerships and contracts with other governments, businesses, non-profit organizations, and individuals throughout the County.

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The following values guide our work: integrity, responsiveness, vision, quality of service, fiscal responsibility, accountability, teamwork, and diversity.

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It is recognized that maximizing some of these factors may require tradeoffs in others. Which factors are primary may vary from situation to situation. Given this complex relationship there is no a priori answer as to whether services should be directly provided or contracted.

3. To the extent necessary, Multnomah County shall amend its contracting procedures to allow for human service contracting partnerships in addition to the current model of market-based contracting. For the purposes of human services contracting, a partnership is defined as a collaborative contracting relationship between Multnomah County and a non-profit or for-profit corporation in which both parties contribute resources toward achievement of a common social goal.
4. To ensure consistency in approach all departments that contract for human services shall follow a common procedure to:
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5. Board Resolution 93-232 requires that "each Department [shall] establish goals, objectives and performance measures for all services delivered." It also requires that departments "ensure that goals and objectives with performance agreements are part of all services delivered directly, by contracts, or Intergovernmental Agreements . . ." The Board hereby reaffirms its commitment to public accountability through measuring the effectiveness of all programs delivered with County funds.
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7. Multnomah County recognizes that achievement of important community goals requires the cooperation of government, business, non-profit agencies, as well as individual citizens. To promote the success of joint efforts to improve our community, Multnomah County shall work with our partners to promote our common success. To the extent that resources permit, Multnomah County shall provide technical assistance to our partners through a variety of means, including one-to-one consultation with County employees, attendance at Multnomah County sponsored training events, or consultation provided through a third party.

8. The Board designates the Director of the Department of Support Services to be the carrier of the County's vision and policies for human services contracting. The Director of the Department of Support Services shall be responsible for development of the administrative rules needed to implement this human services contracting policy and procedures and for overseeing that those policies and procedures are followed. The Report of the Contract Policy Team (February 12, 2001) shall be taken as a template for development of specific procedures. The Director may modify those procedures as needed, to ensure effective implementation of the policies adopted in this resolution.

ADOPTED this 17th day of May, 2001.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Bill Farver, Acting Chair

REVIEWED: _____

THOMAS SPONSLER, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
John S. Thomas, Assistant County Attorney

**REPORT ON THE
GATEWAY REGIONAL CENTER URBAN RENEWAL PLAN**

APRIL 2001

Prepared by:
The Portland Development Commission
1900 SW 4th Ave., Suite 7000
Portland, OR 97201

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**REPORT ON THE GATEWAY REGIONAL CENTER
URBAN RENEWAL PLAN**

SECTION I. INTRODUCTION

The Portland Development Commission, as the City of Portland's urban renewal agency, has prepared the Gateway Regional Center Urban Renewal Plan in accordance with Chapter 457 of the Oregon Revised Statutes (ORS). ORS 457.085 (3) requires that an urban renewal report accompany the Plan.

The Report on the Gateway Regional Center Urban Renewal Plan provides technical information to support the Plan, and to assist the Portland Development Commission and the City Council in their deliberations on the Plan. The required elements of a Report on an Urban Renewal Plan are set forth in ORS 457.085 (3), subsections (a) through (i), stated below:

- (a) A description of physical, social and economic conditions in the urban renewal areas of the plan and the expected impact, including the fiscal impact, of the plan in light of added services or increased population;
- (b) Reasons for selection of each urban renewal area in the plan;
- (c) The relationship between each project to be undertaken under the plan and the existing conditions in the urban renewal area;
- (d) The estimated total cost of each project and the sources of moneys to pay such costs;
- (e) The anticipated completion date for each project;
- (f) The estimated amount of money required in each urban renewal area under ORS 457.420 to 457.460 and the anticipated year in which indebtedness will be retired or otherwise provided for under ORS 457.420 to 457.460;
- (g) A financial analysis of the plan with sufficient information to determine feasibility;
- (h) A fiscal impact statement that estimates the impact of the tax increment financing, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area; and
- (i) A relocation report.

The balance of this Report addresses these requirements of ORS 457. In addition, this Report addresses compliance with the requirements of ORS 457.420 (2)(a), which sets limits on the amount of land area and assessed value within a jurisdiction that may be included within urban renewal areas.

Data for this Report has been compiled from several sources, including staff from the offices of Multnomah County Assessor, the Portland Bureau of Planning, the Portland Development Commission, the Portland Department of Transportation, other City bureaus and independent consultants participating in the Opportunity Gateway project. It also includes information derived from a market study prepared for the Commission by E.D. Hovee & Company, much of which is contained in the Opportunity Gateway Urban Renewal Feasibility Study (October 2000).

SECTION II. A DESCRIPTION OF PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS IN URBAN RENEWAL AREA

A. Physical Conditions

Land Area

The Gateway Regional Center Urban Renewal Area (or the "Area") contains 653 acres in east Portland. The Area includes portions of three neighborhoods (Hazelwood, Mill Park and Parkrose Heights). Its boundaries are roughly defined as NE Weidler Street to the north, I-205 to the west, SE Market Street to the south, and the zoning line separating low-density residential from other uses between 103rd Ave. and 114th Ave. to the east. Exhibit A of the Gateway Regional Center Urban Renewal Plan (or the "Plan") contains a legal description of the Area boundary.

1. Compliance with Land Area Requirements of ORS 457

ORS 457.420 (2)(a)(B) provides that the total land area of a proposed urban renewal area, when added to the land area of existing active urban renewal plans, may not exceed 15 percent of the City's total land area. The table below shows the acreage in existing urban renewal areas in Portland, and the acreage to be added in the proposed Area boundary.

District/Area	Acres
Acres in nine existing URAs	11,496
Acres in Gateway Regional Center URA	653
Total Acres, existing + proposed URAs	12,142
Total Acres, City of Portland	92,614
Percentage of Total Acres in URAs	13.11%

The table illustrates that the addition of the Gateway Regional Center Urban Renewal Area does not place the City of Portland above the 15 percent acreage limitation. With this Area, the City would retain the capacity to add approximately 1,750 acres in new or expanded urban renewal areas.

2. Land Uses and Zoning

The Gateway Regional Center Urban Renewal Area contains a mixture of commercial, industrial and residential land uses, as shown below:

Land Use Category	Acres	
Commercial/Employment	194.8	32.9%
Tax Exempt*	109.0	18.4%
Multi-Family Residential	108.9	18.4%
Rights-of-Way	160.0	16.8%
Industrial	26.3	4.4%
Vacant	23.0	3.9%
Single Family Residential	22.5	3.8%
Open Space*	8.1	1.4%
Total	652.6	100.0%

*Open space uses are also tax exempt uses, but are called out

Report on the Gateway Regional Center Urban Renewal Plan

separately in this table for illustrative purposes.
Source: 2000 RLIS Data, Metro

Most buildings in the Area were built between 1950 and 1980, with some notable exceptions like the Gateway Shopping Center, which was built in the 1980s. The median age for all buildings in the Area is 52 years. While the age of the building stock does not necessarily correlate with its overall condition, it does indicate that the Area has not yet experienced significant reinvestment district-wide. The lowest quality buildings are clustered in the Prunedale area, defined as the area zoned EG that is framed roughly by E Burnside, SE Stark, I-205 and SE 102nd.

The Area contains the highest-density commercial zoning designation in the city – CX or Central Commercial. With the exception of Floyd Light Middle School, the Area is zoned exclusively for commercial, employment and multifamily residential uses.

Local Zone	Acres	
Commercial Zones (CG, CM, CN2, CO1, CO2, CS,CX)	223.5	45.2%
Multi-Dwelling Zones (IR, R1, R2, R3, RH)	209.9	42.7%
Employment Zones (EG2)	32.1	6.5%
Single Dwelling Zones* (R5)	19.2	4.0%
Open Space (OS)	8.1	1.6%
Total**	492.8	100.0%

* The Floyd Light Middle School property (19.2 acres) is zoned R5, which is a single-dwelling residential zone.

** Zoning acreage does not include rights-of-way
Source: 2000 RLIS Data, Metro

3. Transportation and Infrastructure

Gateway's transportation infrastructure is unparalleled by any other area in the metro Portland region. The Area's proximity to two light-rail lines and two major interstates are both a benefit and a drawback to the Area.

Public Transportation. The Area is well served by public transportation, however the hub nature of the Regional Center for public transportation increases traffic congestion and noise pollution and discourages most pedestrian activity. Property near the Gateway Transit Center has seen disinvestment due to the impacts of bus and car traffic associated with the Transit Center. Redevelopment of high density commercial and housing land near the the Area's two light rail stations would be assisted by studies, plans, and physical improvements that help to better integrate the public transportation system with local street, bicycle and pedestrian networks.

The frequency and availability of public transportation service is generally excellent. In addition to the MAX light rail line – which now carries passengers west to downtown and east to Gresham, and soon north to Portland International Airport – Tri-Met operates 13

Report on the Gateway Regional Center Urban Renewal Plan

bus lines within or adjacent to the area, and operates a Transit Center at the Gateway MAX station. The north-south corridors of 99th, 102nd and the east-west Main Street corridor are completely within a quarter-mile of a bus line that runs every 10 minutes during peak hours. The Halsey-Weidler, Stark-Washington and Market street corridors are within a quarter-mile of 20-minute bus service. Only the Cherry Blossom corridor and the Glisan corridor lack 10- or 20- minute transit service, although Glisan does have hourly service.

Proposed public transit changes for September 2001 that affect the Area include increased frequency of service along Halsey, Stark and 102nd, and fewer transfers at the Gateway Transit Center.

Streets. Despite the Area's proximity to public transit, most people in the Area get around by driving alone. In 1994, 78 percent of home-based work trips by those who either work or live in the Area were completed using a single-occupied vehicle. The auto was also the transportation mode of choice for 95 percent of all other trips.

The Area is immediately adjacent to I-205 and I-84, resulting in high volume usage of NE Halsey, NE Glisan and SE Stark, the city's major east-west streets in the Area. Although there is an established network of local service streets in the Area, there is also congestion caused by regional through-traffic and a lack of connectivity in the local street network.

Several of the Area's key intersections rate poorly in terms of level of service, a qualitative measurement of roadway or intersection operation based on average-vehicle-delay or volume-to-capacity ratio measurements during peak travel times. On a letter-grade scale from A (free flowing traffic) to F (congestion), 13 of 17 roadway segments in the Area measured in 1998 were rated at D or worse. Three of 13 intersections were rated F in the morning and evening peak hours: NE Glisan/NE 102nd, NE Glisan/I-205 southbound ramps, and SE Washington/I-205 southbound ramps. Peak-hour traffic for southbound traffic on 99th Ave. at NE Glisan is particularly congested as well.

Although the majority of the area's roadways are in satisfactory physical condition, a Portland Office of Transportation (PDOT) analysis shows that they fail to meet the intersection spacing requirements of Metro's Functional Plan. Approximately 30 percent of the Area's blocks are longer than the Metro designated maximum of 530 feet. Metro's requirements are designed to provide more direct links to shorter local trips, leaving regional streets to carry through and longer-distance traffic. The effectiveness of the regional transportation system is reduced when local trips are forced onto the regional network due to a lack of connecting routes.

Unimproved roads, curbs and sidewalks. There are several unimproved roads located within the Area, most of which lie west of 99th between SE Stark and NE Glisan. These roads lack any right-of-way improvements, including paving, curbs and sidewalks. They are:

- SE Ash and SE Pine between 97th and 99th;

Report on the Gateway Regional Center Urban Renewal Plan

- NE Davis and NE Couch between 97th and I-205;
- SE 102nd between SE Morrison and SE Yamhill; and
- SE Yamhill between SE 102nd and SE Cherry Blossom.

Approximately 20 percent of the streets in the Gateway area do not have complete sidewalks and curbs that comply with the Americans with Disabilities Act and applicable citywide standards. Sidewalk segments are missing throughout the district, and are most notably absent in the southern portion of the Prunedale area. Nearly the entire length (0.5 miles) of SE 97th Avenue between Burnside and Stark is without sidewalks. In addition, most of the north-south avenues that intersect NE Halsey and NE Weidler lack sidewalks.

Bicycle routes. Presently, bike lanes exist only along two east-west corridors in the Area: the Halsey/Weidler and Burnside corridors. There are no bike lanes on north-south corridors except the dedicated pedestrian/bike trail between 96th and I-205 from Market to Stark.

Parking. Parking in the Area is characterized by both abundance and shortage: there is ample parking throughout the Area, but it is not located in the areas of highest demand. In 1998, a transportation consultant identified 12,602 on- and off-street parking spots in four subareas within the Area. PDOT reports that three of the four subareas show peak hour occupancy rates of 74 percent or below, within accepted standards for the provision of parking in urban areas. The Central subarea, containing the blocks south of Glisan and north of Stark, experienced the greatest demand for parking. During the subarea's peak hour of 11 a.m., there was a demand for 2,662 parking spaces from the area's existing supply of 2,517, resulting in 100-percent occupancy.

Although parking in the north subarea (containing the Gateway Transit Center Park and Ride lot and the Gateway Shopping Center lots) does not reach capacity, the Park and Ride is known to overflow with light rail and bus commuters on a daily basis.

4. Flooding and Drainage

According to 2000 Metro RLIS data, no portion of the Area exists within the 100-year floodplain. Some locations within the Area experience flooding during periods of heavy rain due to inefficient or nonexistent sumps. Stormwater drains are present at each intersection, but some drains feature sumps that do not meet the current city operating standards. As a result, areas with these sumps (as well as some of those without) often experience flooding during periods of heavy or prolonged precipitation. Stormwater drainage in the Prunedale area is especially poor. Several segments of 97th, 99th and 102nd avenues are completely lacking sumps, which often results in flooding at their intersection with Glisan, Burnside and Stark/Washington Streets.

Any significant increase in impervious surfaces in the Area would require immediate upgrades to the adjacent stormwater drainage system to reduce the possibility of flooding. The inefficient sump system, coupled with the likelihood of intensified development in the district, may ultimately require an Area-wide update of the stormwater drainage and treatment infrastructure.

5. Sewer System and Solid Waste Facilities

Most of the Area's existing sanitary sewer system was constructed and upgraded in the 1990s during the Mid-County Sewer Project. The Bureau of Environmental Services (BES) reports that the system has an anticipated lifespan of 50 to 100 years, and should be adequate to accommodate anticipated development.

There is currently adequate solid-waste collection, disposal and recycling in the Area. Eastside Waste & Recycling is the Area's franchised hauler for residential units (single family homes up to four-plexes). Sixty-seven haulers are permitted to provide service to commercial locations throughout Portland. BES does not anticipate problems in handling projected residential and commercial growth in the Area, according to Lee Barrett of the bureau.

The Area is centrally located between Metro's two regional transfer stations (Metro Center Station at 6161 NW 61st in Portland, and Metro South Station at 2001 Washington in Oregon City). The approximate travel time during non-peak hours to these locations is 20 minutes.

In addition, the Area is served by the nearby East County Recycling facility at 12409 NE San Rafael, which accepts non-putrescible waste including yard debris.

6. Parks, Open Spaces, and Public Facilities

The Area is in need of a significant amount of open space when current conditions are compared to City of Portland people-to-parks ratios. According to a 1999 Open Space Analysis, the Area currently needs a minimum of 17.5 acres of parkland for existing residents and workers if it is to meet the current citywide ratio of approximately 18.72 acres per 1,000 residents. To keep up with projected population increases over the next 20 years, the Area would need an additional 11 acres (for a total of 29 acres) of open space.

Currently the Area is home to approximately 5.5 acres of neighborhood parks, urban plazas and open spaces. Floyd Light Park and Park 51 at the eastern end of the Stark-Washington couplet are the two parks located within the district. Several community parks of nine acres or more and an additional 20 acres of neighborhood parks are located near the Area.

The Area is also home to the East Portland Community Center, one of 14 community centers within the City of Portland and the only community center east of I-205. Across the street from the Community Center are the East Portland Police Precinct and the East Portland Neighborhood Office. The Area also contains one school: Floyd Light Middle School, which is under the jurisdiction of the David Douglas School District. All of these public facilities are located in the southernmost portion of the Area.

7. Environmental

Environmental concerns in the Area include the stormwater drainage and treatment infrastructure and the possibility of brownfields. Primarily because of its location and historical uses, the Area is faced with few of the environmental concerns – such as habitat protection and restoration, widespread soil degradation and groundwater contamination – that confront redevelopment efforts elsewhere in the city.

Concerns about stormwater drainage and treatment infrastructure are described under an earlier heading, "Flooding and Drainage," in this section of the Report. The other significant environmental concern for the Area is the possibility of brownfields. Brownfields are sites with known or suspected soil or groundwater contamination, and are typically the result of prolonged exposure to toxic materials or equipment associated with industrial and commercial land uses. Although land in the Area historically has been used for agricultural and other relatively low-density uses, the Prunedale area — roughly bounded by E Burnside, SE Stark, I-205 and 102nd — has housed light industrial uses, automotive service businesses and the outdoor storage of automotive machinery. In addition, underground oil tanks used to heat residential and commercial structures may have contaminated some sites. Bureau of Environmental Services (BES) records confirm that sites with known or suspected contamination are of minimal concern in the Area. However, the city continues to identify brownfield sites, and it is possible that contamination associated with the above uses may be present in the Area.

8. Water

Public water is currently supplied to the Area via a network of lines ranging from four inches to 12 inches in diameter. The City of Portland Bureau of Water Works detects no gross deficiencies in the existing water-line network, and considers this system adequate to provide necessary domestic and fire-protection usage.

A 1997 bureau review of the water system in the Area identified deficiencies in north-south supply mains and the need for improved east-west distribution capabilities. Deficiencies in north-south supply mains were recently addressed with the 36-inch Parkrose Supply Main Phase I. This main connects to an existing 48-inch main in NE 96th Avenue near Mall 205, and extends north to SE Washington Street, east to 102nd Avenue and north to Halsey Street. To address east-west distribution capabilities, a 12-inch diameter or larger east-west main is planned for SE Stark Street. This project has been in the Bureau's 10-year CIP planning horizon for several years, but scheduling is not firm. Also in the Bureau's 10-year CIP is the Parkrose Supply Main Phase II, which includes a large-diameter supply main in NE Halsey Street from 102nd Avenue east to 148th Avenue. Scheduling for this project is not firm.

The bureau says that off-site main improvements may be needed to provide domestic and fire supplies to new development projects. Necessary upgrades will depend on specific domestic and fire-flow requirements for any proposed development. In particular, off-site main improvements will probably be needed for proposed developments in areas currently served by six-inch and smaller distribution mains. New mains will need to be placed underneath any newly constructed or newly improved streets in the Area.

B. Social and Economic Conditions

1. Social Conditions

During the 1980s, the area of Portland that includes the Gateway Regional Center Urban Renewal Area experienced a population decline. Significant new housing construction and in-migration of large families reversed this decline during the 1990s. Today, households in the Gateway area tend to be larger than the City of Portland average, with young adult (20-34) and senior (65 and older) populations represented in proportions greater than the citywide average. In 1994, the Area was home to 1,570 households; recent data indicate an average density of 6.4 person/acre in the Area.

Over the next 20 years, E.D. Hovee and Company estimates increases in population and population diversity, and a decrease in average household size. Demand for housing is projected to come from the maturing local senior market currently housed in single-family neighborhoods encircling the Area. Employees working along the northern portion of the airport light-rail line may also create demand for Area housing.

Even with this expected growth, Gateway's commercial base will continue to rely on the larger mid/east county trade area, according to E.D. Hovee and Company. The expected population increase -- by itself, given area income levels -- will not be enough to achieve Metro's target densities, nor will it be enough to support the existing commercial base. Commercial and office expansion prospects will be somewhat constrained with the likely emergence of the airport-based CascadeStation development as a commercial/office location of choice for the next several years. CascadeStation and airport-based job growth is expected to stimulate housing development in Gateway, but the development will be limited by a scarcity of land and infeasible costs for high-density projects. As a result, the housing created as a result of new airport-area jobs will likely disperse along the I-205 and I-84 corridors, according to E.D. Hovee.

2. Economic Conditions

Despite the Area's advantageous location, the Area has not displayed significant commercial development over the past two decades and Area employees earn wages below the countywide average. Substantial acreage in the Regional Center is underdeveloped or undeveloped.

A key measure of the effective and productive utilization of land in an urban area is the ratio of improvement values to land values within the area. As public policy, it is desirable that well-located land in an urban area be intensely developed, and developed to its best economic use. In areas that have the benefit of significant public investment (utilities, public transportation, parks, etc.), the value of the improvement should be many times the value of the land. The ratio of improvement to land values in the Area does not meet this test. The ratio of real market improvement values to real market land values in the Area for the 1999-2000 tax year was 2.08:1.

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The Area currently combines elements of very low-density development, deteriorated buildings and vacant land which combine to discourage new building investments. The low ratio of improvement to land values in the Area reflects the static or declining improvement values of the many older properties in the district. The median building age in the Area is 52 years.

The decline of the building stock in the Area combined with the longstanding absence of redevelopment is an adverse economic condition for the Regional Center. Actions to be undertaken in the Urban Renewal Plan are intended to prepare the Area for becoming a center for quality jobs and to increase the Area's taxable values. The Plan is intended to stimulate economic development of both large and small businesses. The Urban Renewal Plan describes goals to provide quality jobs in the Area. These goals will be achieved through the application of urban renewal tools including land assembly, low-interest loans, storefront grants, employee investment incentives, relocation incentives, and infrastructure improvements potentially to include telecommunication wiring.

In 1994, the Area was home to approximately 12,450 jobs. Roughly half of Area businesses have fewer than five employees, and nearly 90 percent of have fewer than 20, according to a 2000 phone survey of Area businesses. Most of these employees come from the East Portland and East County areas. Most businesses (60 percent) in the Area are single location, independent firms, and the median tenure of businesses in the Area is 10 years. Sixty-five percent of the businesses considered the Area "Good" or "Very Good" for business, with 36 percent citing convenience to employees as the top locational advantage.

Health-related services, retail stores, eating and drinking establishments, and personal services are the four most common types of Area businesses. Employment in the southern half of the Area is largely concentrated in just a handful of job sectors, primarily health services, eating and drinking establishments and miscellaneous retail, while job sectors in the northern half include a wider variety of services.

Wages in the Area lag behind those of Multnomah County. The average wage in Multnomah County for 1999 was approximately \$33,040 a year, or about \$16/hour. According to the results of the phone survey, the average hourly wage for full-time employees in the Area is approximately \$25,000 a year, or \$13/hour – 76 percent of the countywide average. According to research by ED Hovee and Company, overall wages in the greater Gateway area are 86 percent of the countywide average.

Total Assessed Value in Area – Compliance with 15 Percent Requirement

ORS 457.420(2)(a)(A) provides that the assessed value of an urban renewal area, when added to the total assessed values previously certified by the assessor for all other urban renewal areas, may not exceed 15 percent of the total assessed value of the municipality. This limitation is exclusive of any increased assessed value for other urban renewal areas.

Data assembled from the Multnomah County Assessor indicates that the 2000-2001 total assessed valuation for real property within the proposed urban renewal area boundary is

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\$259,158,690. The table below shows the certified values for all of Portland's renewal areas, and how the assessed value in the Gateway Regional Center Urban Renewal Area would affect the 15 percent limitation.

District/Area	Base Assessed Value
Interstate Corridor	\$1,019,794,975
Lents Town Center	\$620,720,135
South Park Blocks	\$378,055,680
River District	\$358,684,364
Convention Center	\$247,502,688
Central Eastside	\$224,605,349
North Macadam	\$180,450,967
Airport Way	\$129,701,175
Downtown Waterfront	\$70,866,644
Gateway Regional Center	\$259,158,690
Total Certified Assessed Values, all URAs	\$3,489,540,677
Total Assessed Value, City of Portland	\$31,885,995,512
Percent of Portland AV in URAs (including Gateway)	10.9

*Dollar amounts represent current frozen base assessed values and have not been adjusted for inflation.

The table above illustrates that with the addition of the Gateway Regional Center Urban Renewal Area, the base assessed values within urban renewal areas remain below 15 percent of the City of Portland's total assessed value.

SECTION III. EXPECTED IMPACT, INCLUDING FISCAL IMPACT, OF THE PLAN IN LIGHT OF ADDED SERVICES OR INCREASED POPULATION

The Hovee analysis concludes that 3,790 new housing units and 9,808 new jobs will be created in the project area over a 20-year period, assuming the establishment of the urban renewal area.

Urban renewal activities shown in Section VII of the Gateway Regional Center Urban Renewal Plan are intended to allow use of tax increment funds to remedy the conditions of blight described in this report. The estimated cost of implementing the Gateway Regional Center Urban Renewal Plan is largely driven by anticipated expenditures to address significant needs in transportation, open spaces, housing and economic development in the Area.

Many positive impacts are expected from improvements made to enhance the Gateway Regional Center Urban Renewal Area. Most result from fulfilling the vision of Gateway as a Regional Center. They include:

- Additional parks and open spaces
- Improved traffic management
- Greater access, additional routes and improved safety for pedestrians

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- More civic and cultural amenities
- Optimal utilization of transit throughout the Area
- Better quality design on public and private land

Growth resulting from the Area will affect police service, fire protection and parks maintenance. The following table projects additional operating expenses in 2022 from two of these service increases.

City Expenditure Category	Assumptions/Standards	2022 Build-Out Cost Estimate
Police Service	2 officers per 1000 residents at \$112,000 each*	\$896,000
Parks Maintenance	\$12,140 per acre**	\$131,112
Total		\$4,363,233

*Assumes population growth attributable to urban renewal is 3,710

**Assumes 10.8 new acres of parkland. Cost based on averages developed for Interstate URA.

The Area is served by three city Fire and Emergency Stations: No. 19 (7301 E. Burnside), No. 41 (1500 SE 122nd) and No. 43 (13313 NE San Rafael). Portland Bureau of Fire, Rescue and Emergency Services reports that growth resulting from urban renewal is not likely to significantly increase the need for fire protection in the Area.

Taxpayers in the Area will pay the same rate for services that they currently pay. These taxpayers might feel a slight impact in voter-approved or local option levies.

Carrying out the Renewal Plan will require the use of tax increment revenues. With the passage of Ballot Measure 50, the basic fiscal impacts of utilizing tax increment financing have changed. Use of tax increment financing may result in some "foregone" property tax revenues by other taxing bodies. While some property taxes will be foregone during the life of the Plan, new property values created by urban renewal activities (i.e., values that would not have been created without urban renewal) will benefit all taxing jurisdictions after the urban renewal indebtedness is retired. Given the current market conditions within the Gateway Regional Center Urban Renewal Area, it is reasonable to assume that the increases in property values would be much lower if the urban renewal activities were not carried out. These assumptions are supported by the Hovee analysis, which projects that only 1,140 new housing units and 2,811 new jobs would be created in the next 20 years without urban renewal.

Additional tax impacts of carrying out the Gateway Regional Center Urban Renewal Plan, and the new property values expected in the project area, are addressed in later sections of this report.

SECTION IV. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

There is only one urban renewal area proposed in the Plan. Conditions exist within the Gateway Regional Center Urban Renewal Area which meet the definitions of blight in ORS 457.010(1).

Evidence of blight, which can be manifest in either physical or economic conditions, is present throughout the district. The Area exhibits the following symptoms of blight as described in (a) – (h):

(a)(A) Defective design and quality of physical construction.

Dilapidated and poorly constructed buildings in the Prunedale area – bounded roughly by E Burnside, I-205, SE Stark and SE 102nd – represent a visual blight and pose a threat to public safety. Buildings are not designed to encourage walking and use of public transportation. Low-quality physical construction is present along 102nd.

(a)(B) Faulty interior arrangement and exterior spacing.

The Area is characterized by inefficient layout of tax lots, an incomplete local street grid, and large parcels that are difficult to access.

(a)(D) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities.

Open space deficiencies apply to all but the southernmost part of the Area, depriving residents and workers of adequate recreation space.

(a)(E) Obsolescence, deterioration, dilapidation, mixed character or a shifting of uses.

Certain structures are in a state of disrepair or are obsolete due to age. The median age for Area structures is 52 years. Disinvestment is present in all areas between I-205, 102nd, NE Pacific and SE Stark. Almost all land in this area exhibits a disorderly mix of uses — single-family homes sit next to salvage yards, for example — creating problems for residents and businesses alike.

(b) An economic dislocation, deterioration or disuse of property resulting from faulty planning.

Inadequate land-use planning is partly responsible for the Area's limited commercial reinvestment during the past 30 years. Areas well-served by public transit continue to be used for incompatible low-density land uses such as auto repair shops and auto-oriented shopping malls. The former bowling alley at 104th and Wasco is a high-profile example of a property that is deteriorating because of a lack of street access. Faulty planning has also resulted in lot sizes ranging from less than 500 feet to 19.5 acres.

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(c) The division or subdivision and sale of property or lots of irregular form or shape and inadequate size or dimensions for property usefulness and development.

Tax lots throughout the Area are irregularly shaped and follow no logical pattern, qualities that frustrate redevelopment attempts, limit access from right-of-ways, and contribute to a haphazard street grid. Several lots throughout the district are too small – including some only 435 square feet in size – to enable economically feasible redevelopment.

(d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;

This was not found to be a blighting condition in the Area.

(e) The existence of inadequate streets and other rights of way, open spaces and utilities.

Much of the Area's street grid is broken up, resulting in one-third of the blocks exceeding the maximum length allowed by Metro. The Area has no east-west streets between 97th Ave and 102nd Ave from Halsey to Burnside, a distance of 0.8 miles. Between Burnside and SE Stark there are two dead-end east-west streets and no north-south streets between 99th and 102nd; a similar breakdown in the street grid occurs east of 102nd between Halsey and Burnside. The lack of a sensible street grid system creates traffic bottlenecks, impedes the mobility of local residents by bus, car and on foot, and limits access to many properties.

(f) The existence of property or lots or other areas that are subject to inundation by water;

Segments of 97th, 99th, and 102nd lack sumps and flooding is frequently present during periods of heavy or prolonged precipitation where these streets intersect SE Stark/Washington, Burnside and Glisan.

(g) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.

Existing property values and associated tax receipts are depreciated due to scarcity of "highest and best" land uses based on zoning and plans for the Area. The median age of the improvements (52 years) indicates that the Area has not undergone significant reinvestment since it was initially built out, despite significant transportation improvements like the Banfield light rail system and I-205.

(h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare. Widespread disparity throughout the Area between existing land uses and land use potential, based on zoning and other adopted land-use regulations, especially along north-south streets between and including 97th and 102nd. The average improvement-to-land

ratio is 2.08:1. Despite high-density zoning in much of the district, little to no high-density development has occurred. Despite the presence of two light-rail stations, little to no transit-oriented development has occurred. Despite the growing utilization of the land for housing, little to no open space development has occurred.

SECTION V. RELATIONSHIP BETWEEN EACH PROJECT ACTIVITY TO BE UNDERTAKEN UNDER THE PLAN AND THE EXISTING CONDITIONS

All project activities described in Section VII of the Plan are intended to correct the deficiencies described in Section II.A. and II.B. of this Report, and summarized in Section IV of this Report.

A comparison of Plan activities authorized in Section VII with the deficiencies noted in Section II of this Report shows that there is a direct relationship between each project activity and method authorized in the Plan, and treatment of existing conditions in the Gateway Regional Center Urban Renewal Area. Methods and activities authorized in the Plan include: redevelopment through new construction, acquisition and redevelopment, and disposition of land; improvements of public rights-of-way, transit systems and infrastructure; and financial assistance for job creation, wealth creation and relocation.

The principles listed in Section IV of the Plan identify the goals and objectives that will guide the effort to alter the conditions indicated in Section II of this Report, and summarized in Section IV of this Report. These principles include one standing principle and ten subordinate principles, and are based on the *Opportunity Gateway Concept Plan and Redevelopment Strategy*, a vision document authored by a community advisory group and accepted by City Council in February 2000. These principles also reflect the input of citizens over the course of planning for the Gateway Regional Center Urban Renewal Area.

The expenditures proposed for the urban renewal area, and presented in Exhibit 2, are divided into seven categories which correspond with the Principles, Goals and Objectives listed in Section IV of the Plan that will require the outlay of capital.

Following is a general description by category of how the activities undertaken in the Plan will alleviate the blighted conditions described in this Report:

Transportation

Transportation improvements will seek to mitigate the causes of blight that are exacerbated by the inadequacy of the local street system. These include service improvements at the lowest performing intersections and street segments, safety measures at busy intersections and streets, congestion management measures, improved distribution of on-street parking and an overall upgrade to the bicycle and pedestrian systems. A Street Plan will guide the construction of new street connections which will

enable more efficient travel through the district and new development in what are now poorly accessible parts of the Area. Included in this category are transit improvements that will promote ridership, reduce usage demand on the streets and enable higher densities within the district to support expanded commercial and other services.

Housing

Some housing in the Area meets the definition of blight because of its deteriorated physical construction or poorly planned physical environment. Some housing is not physically blighted, yet exists in a patchwork assembly of “mixed character and a shifting of uses.” With the exception of the newest projects, the housing supply represents a “growing lack of proper utilization” of the area due to its low-density configuration.

The Plan calls for increasing the mix and assuring the diversity of housing resources for current and future residents in the Gateway area. This policy goal is supported by the Outer Southeast Community Plan and the Hazelwood Neighborhood Plan. The Outer Southeast Community Plan, which includes the Gateway district, set a goal of developing 14,000 new housing units over the next twenty years for the entire Outer Southeast area. PDC’s Urban Renewal Feasibility Study projects an increase of 2,650 dwelling units with urban renewal in the Gateway district over the next twenty years. Without Urban Renewal, the Gateway area will continue to develop but not at a pace to achieve these projections.

The character, quality and composition of future housing development will be guided by a Housing Strategy, to be completed under the direction of the Plan. The Strategy will seek to develop a range of housing products for the Area that are compatible with both the housing market and community’s desires. Through a stakeholder process, housing study and careful setting of priorities, the community will help determine what programs and projects should be implemented with tax-increment financing and other housing program resources. The Strategy will help develop tools to achieve a mix of both rental and homeownership units that are affordable to new and existing residents. Programs and projects will respond to issues of neighborhood compatibility, design and concerns about displacement.

Transit-Oriented Development

The Regional Center’s two light rail stations and one Transit Center represent significant public investments. The Regional Center has been designated, zoned and planned for development that promotes transit ridership and compatibility between private and public investments along the light rail line. Despite these regulatory measures, the existing pattern of land use in the district continues to cater to automobile usage almost exclusively. Neither private nor public entities have adequately supported the initial investment in transit with development and amenities that reward the choice to use transit.

The Plan seeks to address this condition through land assembly and financing availability for transit-oriented projects. These are generally assumed to be new development projects or expansions with a one-quarter mile distance of a light rail station, with lower than conventional parking ratios and a mixture of uses. Because of the higher costs associated with transit-oriented projects, the Plan anticipates setting aside a dedicated funding allotment for this type of development.

Parks and Public Space

Open space in Gateway is currently used for cars, either in the form of parking lots or streets. There is inadequate open space for people to recreate, stroll, rest or walk. Public spaces are likewise lacking throughout the district. The Plan seeks to correct this imbalance while anticipating the growing need for open space that will accompany population growth. Expenditures are called out for land acquisition and land development as parks/plazas, recreational facilities and small public spaces. This category of expenditure seeks to address some of the goals and objectives listed under principle six in the Plan. The projects under this principle should be diverse enough to meet the many needs of new and existing residents and employees in the area.

Economic Development

Gateway's economic development is subject to a myriad of conditions, many addressed in the Plan principles. Included in this catch-all are the goals of employment growth, small business assistance and wealth-creation. The Outer Southeast Community Plan identifies a goal of 6,000 new jobs in the plan area over 20 years, many of which to be concentrated in the Gateway Regional Center. There has been limited commercial reinvestment in Gateway over the past 30 years, due in part to faulty planning in the Area. Many properties are difficult to access. Others are too small to redevelop according to their zoning. Standard indicators like average income indicate the Regional Center population as less well-off than most others in the metropolitan region.

The Plan's economic development component includes the provision of an Economic Development strategy which will help direct economic development-related expenditures over the life of the URA. Particular areas of focus will be site assembly for large, high-quality job providers, employment recruitment and retention strategies, and small business assistance programs to retain the locally-owned and operated storefront character in the Area.

Regional Center Identifiers

The Regional Center Identifier category addresses the qualitative issues that are commonly held by members of the Gateway community. Judicious urban design and

attentiveness to design details in both the public and private realms can serve to bolster and complement other investments in the Area, furthering additional Plan principles. Key features of the Regional Center will include new signage, public art and design standards that give the Center a cohesive identity that is easily understood and appreciated by pedestrians and motorists. The Plan is set up to fund a Quality Development Program that will enable citizens, developers and land use professionals to discuss, evaluate and negotiate the design decisions that will ultimately add up to a high-quality environment with a strong and clear identity.

Public Facilities

Gateway currently has several public facilities for a district its size, including the East Portland Community Center, the East Portland Police Precinct, Floyd Light Middle School and the soon to be completed Children's Receiving Center. Public facilities are destinations that serve regional populations and are therefore appropriate to the Regional Center. The Gateway community has expressed a strong interest in seeing the Regional Center support public facilities that serve the needs of this particular part of the Portland metro region; these might include arts facilities, education facilities and/or government facilities. The urban renewal district will not have the financial capacity to realize all such projects. Expenditures are proposed, however, for site assembly and support for one such facility, should an opportunity become available to site such a building in the Area later in the life of the Plan. In addition, expenditures are anticipated for partnerships with local area educational districts and institutions that have expressed interest in contributing to Area's overall revitalization.

In summary, project activities authorized in the Plan further the stated Plan goals and City goals of creating new housing and jobs within the project area, along with related community investments necessary to support a growing population. The Portland Development Commission may acquire, improve and dispose of property for redevelopment in conformance with the Comprehensive Plan, Zoning Ordinance and specific Plan objectives. The detailed provisions pertaining to these activities are described in Sections VII and VIII of the Plan. The Commission may also undertake planning for potential projects to achieve the Plan's goals and objectives.

Specific public improvements include the construction, reconstruction, repair or replacement of sidewalks, streets, transit systems, parking, parks, pedestrian amenities, water, sanitary sewer and storm sewer facilities and other public infrastructure deemed appropriate for the achievement of the goals and objectives of the Plan.

The Portland Development Commission will undertake loans and grant programs to assist property owners in rehabilitating or redeveloping property within the Area to achieve the objectives of the Plan. This may include residential, commercial or industrial loans or grants, financial assistance to improve older buildings to meet current code standards (including seismic standards), assistance to remediate harmful environmental conditions, or other programs to eliminate blight in the area.

All of these activities will address the underutilization of land in the Area.

SECTION VI. ESTIMATED TOTAL COST OF EACH PROJECT AND SOURCES OF MONIES TO PAY SUCH COSTS

Estimated costs are shown in Exhibit 1, Project Revenue and Expenditure Summary. Expenditures over the life of the Plan include an inflation estimate. Revenues are obtained from anticipated urban renewal bond proceeds and the proceeds of short-term urban renewal notes.

The capacity for urban renewal bonds is based on projections of urban renewal revenue, which in turn are based on projections of development within the Area. Projections of development within the Area correspond to the 20-year build-out estimates for housing, retail and office development.

Total estimated project costs over the life of the plan total \$149,976,344 including inflation estimates. Without inflation estimates, estimated project costs total approximately \$99,867,374. Revenue is sufficient to cover project expenditures, as Exhibit 1 Demonstrates.

SECTION VII. ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule of each urban renewal project is shown on Exhibit 1. Project activities are anticipated to be undertaken starting in Fiscal Year (FY) 2002/2003, ending in FY 2021/2022.

SECTION VIII. ESTIMATED AMOUNT OF MONEY REQUIRED IN THE URBAN RENEWAL AREA UNDER ORS 457.420 TO 457.460 (TAX INCREMENT FINANCING OF URBAN RENEWAL INDEBTEDNESS) AND ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED OR OTHERWISE PROVIDED FOR UNDER ORS 457.420 TO 457.460

The maximum indebtedness under the Plan will be \$164,240,000 a figure that reflects project activities, Area management and reserve requirements. No additional indebtedness would be incurred under the Plan when either the maximum indebtedness amount is reached, or the urban renewal area no longer has indebtedness or any plan to incur indebtedness within the next year, whichever occurs first. No bonds will be sold after FY 2021-22 and taxes will cease to be divided for urban renewal when the amount on deposit in the debt fund is sufficient to pay the outstanding indebtedness.

SECTION IX. FINANCIAL ANALYSIS OF THE PLAN WITH SUFFICIENT INFORMATION TO DETERMINE FEASIBILITY

Exhibit 1 demonstrates that projected tax increment proceeds are sufficient to cover projected expenditures and that the Plan is financially feasible.

Exhibit 1 also demonstrates that projected urban renewal taxes are sufficient to support the bonded indebtedness necessary to provide project revenues. Additional revenue may be provided by short-term urban renewal notes repaid on an annual basis from the ending fund balances.

SECTION X. FISCAL IMPACT STATEMENT THAT ESTIMATES IMPACT OF TAX INCREMENT FINANCING, BOTH UNTIL AND AFTER INDEBTEDNESS IS REPAID, UPON ALL ENTITIES LEVYING TAXES UPON PROPERTY IN URBAN RENEWAL AREA

Amendments to the Oregon Constitution passed by voters in May 1997 resulted in a shift in Oregon's property tax system. The tax bases and most continuing levies of taxing districts were reduced and then converted to "permanent rates." These rates were sufficient to raise, in Fiscal Year (FY) 1997/98, the amount of revenue that each taxing district was authorized to levy.

In FY 1998/99 and subsequent years, the maximum revenues of each taxing district with a permanent rate will be determined by applying the permanent rate to the assessed value within the taxing district. Under this system of taxation, the fiscal impacts of urban renewal consist primarily of tax revenues foregone by taxing districts.

To a lesser extent, impacts in terms of increased tax rates to taxpayers will result from any levy other than permanent rates. For example, if voters approve a local-option levy or exempt-bond levy, the tax rate necessary to raise the amount approved may be higher as a result of the existence of the Plan.

Exhibit 2 projects the amount of tax revenue that will be foregone by each district over a 25-year period. By the end of FY 2026-27, sufficient urban renewal tax revenue is projected to be available to retire all outstanding bonded indebtedness necessary to finance the plan. Urban renewal taxes would therefore be projected to cease after FY 2026-27. The foregone revenues are those revenues resulting from taxes on the level of development that would occur without urban renewal. The projection with urban renewal assumes new development resulting from urban renewal, as well as new development naturally occurring in the market. The permanent rates are based on FY 2000-01 rates. No other adjustments were made since many of them require voter approval or will not exist for a significant duration of the plan.

SECTION XI. RELOCATION REPORT

A. An Analysis of Existing Residences or Businesses Required to Relocate

No existing residences or businesses have been identified as required to relocate.

B. A Description of the Relocation Methods to be Used

If any residences or businesses are required to relocate, the Portland Development Commission will provide assistance in finding replacement facilities to persons or businesses displaced. All persons or businesses to be displaced will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe and sanitary dwellings at costs or rents within their financial reach. Payment for moving expenses will be made to displaced businesses.

The Commission has prepared and maintains information in its office relating to the relocation program and procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters.

C. An Enumeration by Cost Range, of Housing Units to be Removed or Altered

At this time, the Commission does not anticipate the removal or alteration of any housing units through its actions.

D. An Enumeration by Cost Range, of New Housing Units to be Added

The current estimate of housing production for the Area anticipates 3,790 units over the 20-year life of the Plan. The Plan calls for the creation of a housing strategy, which will serve to guide future housing-related urban renewal investments. Urban renewal funds will be used as a direct subsidy for housing production to accomplish the City's adopted housing policies and to fulfill the community's expectations regarding housing in the area.

**PROPOSED
GATEWAY REGIONAL CENTER
URBAN RENEWAL PLAN**

APRIL 2001

PDC

PORTLAND

DEVELOPMENT

COMMISSION



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- A cluster of homes south of the former bowling alley and east of the Winco Grocery store;
- The properties close to the east side of NE 102nd between NE Halsey and Burnside;
- Almost all properties between Burnside, SE Stark, SE 102nd and SE 107th;
- Almost all properties between SE Stark, SE Market, I-205, SE 111th; and
- The public right-of-way between the I- 205 northbound travel lane and the developed western edge of the Area.

III. PUBLIC INVOLVEMENT

This urban renewal plan was initiated and drafted through an open process using a variety of public forums. From the inception of the Opportunity Gateway program in 1998, the Portland Development Commission (PDC) has been committed to engaging the Gateway community in a meaningful discussion about the future of the Regional Center. The recommendation to establish urban renewal in Gateway was made by the Opportunity Gateway Program Advisory Committee (PAC), a citizen stakeholder group charged with overseeing redevelopment plans and activities for the Regional Center.

In May 2000, the PAC requested that PDC conduct an Urban Renewal Feasibility Study to establish the potential costs, benefits and impacts of urban renewal in Gateway. In the summer and fall of the same year, the PAC and PDC staff held 13 small “precinct” meetings around the district to inform people about Opportunity Gateway and urban renewal. A large public meeting was held in November 2000 to discuss the Feasibility Study findings, and later that month, after additional public testimony, the PAC recommended that the Portland Development Commission prepare an urban renewal plan for the Regional Center.

In January 2001, PDC initiated the urban renewal planning process with a series of four public workshops to develop the guiding principles, goals and objectives for the urban renewal plan. In addition, PDC staff and PAC members displayed information and engaged citizens about the project and urban renewal at four “Listening Posts” in and around the district. These events were publicized through newspaper advertisements, flyers, phone calls and presentations to civic groups. Drafts of the urban renewal plan were made available for public review through postal notifications, publicly advertised meetings, and open houses. The Portland Development Commission Board held its April 2001 meeting in the district to gather additional public comment on the draft Plan. Additional public hearings were held by the Planning Commission and City Council in May and June. Documentation of the urban renewal outreach process is included as Exhibit 4.

The cornerstone of PDC’s outreach efforts is the agency’s ongoing collaboration with the PAC. The PAC’s tasks have included drafting the *Opportunity Gateway Concept Plan*, advising the city on project priorities, participating in small working committees (Education, Transportation, Parks and Public Space, and Design and Development), educating other stakeholders about Opportunity Gateway and voting on key initiatives like urban renewal.

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It is recommended that the PAC remain in place throughout the life of the Urban Renewal Plan to ensure continued adherence to the Plan principles. The advent of urban renewal brings new and higher degree of responsibilities to the committee, including advisement on possible amendments to the Plan and participation in financial decisions that affect the Area. The PAC will be expected to regularly participate in the financial priority-setting exercises that are a part of PDC's Five-Year Business Plan and annual budget processes. While these decisions ultimately rest with PDC, the Commission is committed to giving substantial weight to the positions of the PAC.

The premium that PDC assigns to public involvement and participation is reflected in the guiding principles of this Plan, the first of which describes a commitment to an informed and open decision-making process. This commitment has been a hallmark of the Opportunity Gateway project is critical to the Plan's success.

IV. GUIDING PRINCIPLES, GOALS AND OBJECTIVES

The principles described in this section will guide the activities undertaken, resources allocated, and strategies crafted under the direction of this Plan. The Guiding Principles are drawn primarily from the *Opportunity Gateway Concept Plan and Redevelopment Strategy* which is the guiding vision document for the Regional Center. The goals and objectives described in this section incorporate additional community input solicited for the express purpose of drafting the urban renewal plan. This section melds a wide assortment of opinions from community and regional stakeholders regarding the most important features of the Regional Center.

The Guiding Principles include one standing principle and a set of subordinate principles. These include the goals and objectives that, if met, would fulfill the vision of the Gateway Regional Center as described in the *Opportunity Gateway Concept Plan*.

All future decisions affecting the urban renewal area should be consistent with the standing principle. The subordinate principles and associated goals and objectives serve to more definitively prioritize and direct public policy and resources.

A. Standing Principle

ESTABLISH THE GATEWAY REGIONAL CENTER

The purpose of all urban renewal activities is to facilitate the full and productive use of the land for appropriate "regional center" uses. The Regional Center, established by the Outer Southeast Community Plan in 1996, accommodates compact, mixed-use development that supports a range of travel options and multiple opportunities for community interaction and economic advancement. It is a center for housing, commerce, employment, cultural, and recreational amenities. It is home to people of all ages and income levels, including many

longtime residents who located in the district prior to the Regional Center designation. It is physically defined by a pedestrian orientation that contributes to a clear and attractive identity. It is distinguished by the ongoing efforts of citizens, government and investors to engage in an ongoing, community-based effort to shape the look, feel, and function of the Regional Center.

B. Subordinate Principles

1. UTILIZE INFORMED PUBLIC PARTICIPATION

Goals and Objectives:

a. Inclusivity. Discussions and decisions about the Regional Center will offer ongoing opportunities to engage people in a community-building process that enhances business and social networks and enhances a sense of collective ownership for the Gateway area. This outcome is fundamental to the success of the Regional Center and activities to support this process are within the scope of this Plan.

Implementing the Plan will rely on a vigorous and ongoing discussion among the Regional Center's many stakeholders. The solicitation and consideration of disparate interests and multiple points of view will be standard practice in the implementation of the Plan. The Gateway-area population is becoming more socially, racially and ethnically diverse. Continuing efforts will be made to maintain a representative balance on the PAC and to keep the widest possible group of stakeholders informed about plans and projects. Efforts will be made to engage new stakeholders in the implementation process. This will include community participation during the predevelopment and design stages of significant, publicly financed redevelopment projects.

The Development Commission, in implementing this Plan, will strive to coordinate and integrate the redevelopment efforts of the PAC, Metro, Tri-Met, Multnomah County, Oregon Department of Transportation, Portland city bureaus, public agencies, neighborhood associations, business associations, and the efforts of the private and non-profit sectors.

b. Education. Effective stewardship of the district will require the participation of people who have a basic knowledge of the factors that influence the Area's redevelopment. These include project history, community environment, market trends, policy directives, regulatory conditions, and so on. As more people gain this knowledge, it will become easier to transmit good information to others in the community. This widening base of informed participation will be a key to successful implementation of the Plan. Those who are involved in the urban renewal process shall endeavor to educate others who are new, concerned, or curious about the Regional Center and its development.

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c. Leadership. Leaders from the community are vital to informed public participation. Leaders are people who can commit substantial time and energy to the implementation of the Plan. City of Portland staff will carry out urban renewal activities, but community leaders are responsible for providing oversight and guidance. Whether associated with public, private, non-profit or neighborhood interests, leaders will serve as trustees of the common good. Different people are expected to assume leadership roles over the life of the plan.

d. Accountability. The allocation of public resources in the district will be guided by documents produced through public processes, including the Portland Development Commission's Five Year Plan planning process and yearly budget updates. The framework for future expenditures, as established in this urban renewal plan, will not be altered excepted by amendment in processes described in this plan.

2. OPTIMIZE INVESTMENT IN THE DISTRICT

Goals and Objectives

a. Community Investment. Optimizing community investment means focusing on projects and programs that will improve the quality of life for east Portlanders and for new Regional Center neighborhoods as they arise. "Community Investment" also refers to the contributions that community members should make on behalf of the Regional Center. Community members may invest time, energy, money, political activism, and the education of others, but regardless of the form it takes, these investments must be ongoing and should increase over time along with financial investment in the Area.

b. Strategic Public Investment. Public dollars should be used strategically, especially to optimize existing investments such as the light rail and freeway systems. Tax increment funds should be used to leverage other public and private funds whenever possible. Further, the availability of tax increment funds should not cause resources that would otherwise be allocated to the Gateway area to be shifted to other parts of the city. When non-tax increment based funding is available to Gateway, city agencies should strive to allocate resources to projects and programs that are ineligible for urban renewal funding. Public investments should be strategically targeted to large and small ventures that improve the level of confidence that new and longstanding residents have about the Regional Center.

Prior investments in public infrastructure should be considered for strategic improvements during the life of the Plan. These might include upgrades to municipal or utility delivery systems for sewer, water, storm water, energy, and telecommunications. Infrastructure improvements should be designed and operated to achieve social, economic and natural resource benefits for the Area.

c. Policy-Supportive Private Investment. Private investment in the district should be evaluated according to its adherence to the public policies and plans that have been adopted for the Regional Center, and the principles listed in this Plan. The Portland Development Commission, City Council and Urban Renewal Advisory Committee should seek to attract, support, enable and motivate private investment that is policy-supportive, plan-oriented and principle-driven. Urban renewal funds should be made available to stimulate and support private investment in the form of new projects which clearly attempt to meet these criteria. Private investors, as users and beneficiaries of this infrastructure, will be expected to help fund the upgrade of various local systems such as streets, sewers and parks.

d. Stability and Sustainability. Public and private investment should seek to build on the Area's diverse cultural, historic, and natural resource assets. New investment should strive for sustainability, as measured in the responsible use, protection and enhancement of limited resources, improvement of environmental quality, and commitment to the lives of those who live, work, and rely on the Area.

3. ESTABLISH A DISTINCTIVE IDENTITY

Goals and Objectives

a. Unity and Cohesiveness. The Regional Center should be spatially defined with prominent entry markers and the presence of common elements like paving material, street trees, signage and landscaping that are specially designed for the district. North-south streets like 102nd and 99th should be improved to incorporate such elements in a manner that helps unify the entire district. Local east-west streets and small private streets should be improved according to consistent standards.

Public spaces in the district that occur repeatedly, such as parks, traffic and pedestrian islands and bus shelters should be designed in a way to help unify the Area. New public spaces in the district should attempt to incorporate the palette of materials, forms and colors that have been successfully used in other public spaces in the district. An important unifying element in the Regional Center will be open space. Design standards and guidelines should be implemented to help preserve a sense of openness and airiness in the Area, even as density increases.

New buildings, local streets, private accessways, landscaping, and other furnishings that are visible to the general public should be designed to contribute to the Regional Center's overall unity and cohesiveness.

b. Attractive Appearance/Thoughtful Design. New construction and rehabilitation, whether privately or publicly financed, should be held to a high standard of appearance by the Urban Renewal Advisory Committee, the Portland Development Commission, and regulatory agencies from the City of Portland. Without defining this standard, the expectation under this goal is that whenever possible, durable construction materials be selected, especially for prominent

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sites, projects, and elevations; building elevations be well-composed; architectural detailing not be forsaken; and outdoor spaces be well-defined and well-maintained.

Public and private streets are to be held to this standard as well; high-quality street trees, lighting, and landscaping should be standard throughout the district. Durable materials should be used to minimize future maintenance costs. Interstitial spaces, especially setbacks between rights-of-way and buildings, should be thoughtfully designed and planted.

It is expected that design guidelines will be applied to significant development during the life of the urban renewal plan, and that such guidelines will be regularly reviewed, periodically modified, and consistently enforced.

c. Mitigation of Visual Blight. Blighting influences in the district include properties that are uncared-for, deteriorated, unsafe, dilapidated, or vacant. Such properties prevent the district from establishing a distinctive identity. It is the intent of this Plan to cause the mitigation of visual blight through cooperative measures among the Urban Renewal Advisory Committee, the Portland Development Commission and the owners of such blighted properties.

d. High-Visibility Projects. The Regional Center's identity will be enhanced through the development of well-designed buildings or public spaces that are seen or used by many people. Such projects should be sensitively sited and scaled, so as not to disrupt the character and quality of life for either the surrounding neighborhoods or those within the Regional Center. The western edge of the Area should be considered for such projects, given the visibility and accessibility afforded by the two interstate freeways and light rail system.

4. SUPPORT COMPACT DEVELOPMENT

Goals and Objectives

a. Respect Adjacent Neighborhoods. The Area is surrounded on three sides by residential neighborhoods. Projects built near the northern, eastern, and southern edges of the district should blend with the neighborhood environment. The transition of height, mass and density between the traditional single-family neighborhoods and Regional Center should be gradual wherever possible. When multi-story development occurs adjacent to single-family homes located outside the district, consideration should be given to the availability of light, shading and privacy for the single-dwelling occupants. Traffic impacts on surrounding neighborhood streets should be evaluated when considering new street connections.

Maintaining the character of the adjacent neighborhoods will require that the interior of the Area be developed more compactly than would be the case if the

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population growth were to be dispersed to the northern, eastern and southern edges of the district.

b. Efficient Land Use. The Area benefits from prior public investments in wide streets, freeway ramps, light rail, water, sewer and other utility services. In order to optimize the value of these investments, land within the Regional Center should be used efficiently. Land uses that require freeway accessibility and visibility should be supported in locations near the freeways. Destinations that are commonly accessed by light rail should be supported in locations near light rail stations. Where bus service is available, new projects should be designed to capitalize on the service and promote its use.

Existing or proposed land uses that squander acreage within the Area for excessive parking, low-density housing, outdoor storage or large setbacks are not supported under this Plan or the City of Portland's zoning code. The Plan and zoning code do support and anticipate the redevelopment of existing surface parking lots into new uses that support Regional Center goals and objectives. Proposed projects that seek to structure parking, whether aboveground, underground, or within building footprints, are encouraged under this Plan. Urban renewal resources should be made available to assist developers in meeting this goal.

Land use efficiency includes the notions of sustainability and environmental health. Infill development in the Area will help conserve the region's environmental resources, economic investment and social fabric. New development that encourages resource and energy efficiency, as directed by the City's Green Buildings policy and standards, shall be supported under this Plan.

c. Station Area Focus. Compact development is more readily achieved within one-quarter mile of light rail stations. The Area has two stations: the Gateway Transit Center station and the 102nd and Burnside station. Land within a quarter-mile of these stations is best suited to meet many of the Principles of this Plan. The redevelopment of these station areas should take into account the proximity of light rail service, especially with regard to parking ratios. Stakeholders may choose to focus urban renewal resources within these station areas, as this land presents opportunities for compact development. Within the station areas and throughout the Regional Center, transit connectivity must be maintained and enhanced over time to help support compact development.

The Gateway Park and Ride surface parking lot is an inefficient use of land adjacent to the Regional Center's more heavily used light rail station. It is expected that the Park and Ride will be redeveloped over the life of the Plan into transit-oriented developments for assorted public and private land uses, possibly to include a mixed-use Park and Ride parking structure. The Urban Renewal Advisory Committee, Portland Development Commission, City of Portland and

Tri-Met should work collaboratively over the life of the Plan to eliminate surface park-and-ride parking lots within the Regional Center.

5. SUPPORT A MIXTURE OF LAND USES

Goals and Objectives

a. Within the District. As a Regional Center, the Area should be a destination for people seeking an assortment of goods and services. In addition, it should serve as home to a range of people, businesses, governmental entities, non-profit organizations, educational institutions, faith-based organizations, entertainment venues and medical establishments. The Area should seek a balance of housing, office and commercial development since the predominance of any one of these sectors will impair the realization of most Regional Center goals and policies. A mixed-use character should be encouraged throughout the Area; where such a mixture of uses develops, care should be taken that the uses are compatible, and that transition buffers are utilized where appropriate.

b. Within Development Projects. Along commercial corridors like 102nd, 99th, NE Halsey, NE Glisan, Burnside and SE Stark/Washington and in certain other locations, development projects should strive to incorporate a mixture of uses. Ground floors should house active uses like retail or commercial activities. Upper floors should include housing or offices. A few mixed-use "signature" projects should be supported, which could include space for educational programs, entertainment, hotel, and/or parking. Every development project within the Regional Center station areas should be evaluated for the degree to which it includes a mix of uses.

6. CREATE A MIXTURE OF PUBLIC SPACES

Goals and Objectives

a. Parks and Plazas. Residential and employment population increases should be accompanied by a commensurate increase in parks, plazas and other designed outdoor space. These spaces should be both frequent and diverse. They may be hard-scaped, soft-scaped, multi-acre, "pocket"-sized, covered, open, naturally occurring or carefully "groomed." Most importantly, such spaces should be accessible to all residents of the Area and to neighbors from the surrounding area.

Many public spaces envisioned for the Area should be small, intimate, and relatively unadorned. These spaces might occur at bus shelters, light rail stations, outside commercial buildings, or in other natural gathering places. Programming for parks and plazas should be carefully devised, budgeted for, and appropriate to the location and size of the space.

The Area should have a public plaza, located near the Gateway Transit Center light rail station, and at least two neighborhood parks that are centrally located within the district.

b. Rights-of-Way. Public rights-of-way are expected to include some features ordinarily associated with parks. Street-trees and other landscaping elements should be used extensively to provide greenery; sidewalks on 102nd should be wide enough to accommodate public art, café seating and a sense of openness. Streets that connect parks and plazas might be specially designed to continue the themes and design elements of the parks themselves. Large office development sites should include pedestrian paths, open space, trees and space between buildings.

c. Recreation. Some of the Area's public spaces should be designed to accommodate recreational activities. Because of the difficulty of assembling parkland in the Regional Center, opportunities to share recreational facilities with schools or other institutions inside the district should be supported. Trails for running and biking should be linked wherever possible. A linear parkway, proposed for NE 97th, should be constructed to provide a recreational amenity for new residents and visitors to the Regional Center. The Portland Park Bureau's effort to develop a pool at the East Portland Community Center is supported under this Plan.

d. Public Buildings. Public buildings are part of the Area's public space inventory. Public buildings provide places where community members can access services, interact, be entertained, learn and relax. Public buildings that have been discussed for the Regional Center include an Education Center, a Performing Arts Center, a Government Center, and facilities to support David Douglas School District, Mt. Hood Community College, and Multnomah County. Lobbies, courts and entries to public buildings should be carefully designed to help meet the need for adequate public space in the district.

7. ESTABLISH A PEDESTRIAN ORIENTATION

Goals and Objectives

a. Safety. Although the Regional Center is a Pedestrian District, the Area will always carry high volumes of motorized traffic. Whenever improvements are made to existing streets, measures should be taken to accommodate for the safety of pedestrians, including the elderly and people with disabilities. Rights-of-way that connect existing streets and sidewalks will offer pedestrians new routes that will be less heavily impacted by auto traffic.

Pedestrian safety measures could include the construction of pedestrian islands within streets, improved street lighting, curb extensions at certain intersections, improved sidewalks and crosswalks, on-street parking or other buffers to traffic, and traffic management techniques that control the volume and speed of through-traffic. On certain streets, pedestrian movement and safety will require that a higher percentage of the right-of-way be dedicated to pedestrians and non-motorized traffic than is currently the case.

b. Destinations. A pedestrian orientation will emerge in the Area to the extent that people have places to walk to. An improved pedestrian infrastructure should be complemented with destinations that are commonly accessed on foot. These might include markets, bookstores, coffee shops, bakeries, parks, restaurants, cafes, gift shops, galleries, ice cream parlors, florists, public gardens, places of worship, post offices, and other establishments that serve nearby residents. Projects that include destinations such as these should be supported for their contribution to the Regional Center's pedestrian orientation. Such projects should be designed to attract foot traffic in addition to vehicular traffic.

c. Amenities. Pedestrians in the Area should enjoy amenities that encourage and reward the choice to walk. Pedestrian amenities should be prioritized according to street type, with the highest concentrations found on the 102nd boulevard and 99th and NE Pacific "main streets." Amenities may include benches, water fountains, public art, trash receptacles, potted flowers, or shade trees. Private developers should be encouraged to include pedestrian amenities, such as awnings and benches, as part of new development proposals.

d. Visual Interest. The pedestrian experience should be enriched with street-level elements that provide visual interest. Often these elements are found as part of the buildings which address public sidewalks. New development in the Regional Center, especially on main pedestrian routes, should incorporate attractive signage, ground floor windows, floral arrangements, public art, brick and paving patterns, the display of goods and products, and decorative building details that create a high level of visual interest for pedestrians and other passers-by.

8. EXPAND AND IMPROVE TRAVEL OPTIONS

Goals and Objectives

a. Street Grid. The establishment of a street grid in the Area will shorten trip lengths within the Area, disperse traffic over a wider array of streets, permit more pedestrian and bicycle trips, enable additional storefront-type development, increase the parking supply through additional on-street parking, reduce regional street volumes, improve access to services and parks, and allow for alleys which could serve as corridors for utilities. Urban renewal resources should be dedicated to the purpose of connecting streets within the Regional Center and creating new streets in areas that suffer from substandard connectivity.

The implementation of the street grid should be opportunity driven; no redevelopment should occur in the Area without an examination of the adopted Regional Center Street Plan. Where new streets or connections are called for, the Urban Renewal Advisory Committee, Portland Development Commission, Portland Office of Transportation City of Portland and private property owners should work together diligently to realize the establishment of new rights-of-way.

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b. Facilitate Non-Auto Trips. All new and improved streets in the Area should consider the full spectrum of modal travel that may occur on such streets: auto, bicycle, pedestrian, and transit. Regional Center streets should be designed and built to comfortably accommodate more than one mode of travel. This may be achieved through sidewalk improvements, bike lanes, transit lanes and shelters, pedestrian islands, and/or pedestrian pathways. Because Regional Center plans and policies seek to optimize the light rail investment, encourage walking, and support compact development, urban renewal resources should support projects and programs that facilitate non-auto based trips.

c. Transit Improvements. Superior transit service is critical to the success of the Regional Center. Transit should be an attractive choice for getting to, from and around the Area. Principle 4 (“Compact Development”) focuses on optimizing transit trips in and out of the Regional Center. The convenience of internal transit trips may be improved by expanding bus and light rail service, establishing an internal transit system such as a streetcar, upgrading bus shelters and light rail stations, providing customer information displays and incorporating mini-plazas and artwork at key transfer points. In time, Tri-Met should consider expanding transit service hours if warranted by increased nighttime activity in the Regional Center.

Improving the functionality of the Gateway Transit Center is included under this goal. As long as buses, cars, pedestrians, and light rail trains converge at the Transit Center, efforts should be made to ensure that people and vehicles can interact safely and with relative ease.

d. Traffic Management. Travelling within the Area by automobile should be safe for both motorists and non-motorists. Managing Regional Center traffic will support many Plan principles and goals. Congestion, which will continue to be present within the Regional Center, should be controlled through traffic management measures. These may include establishing new local streets; conventionalizing signal phasing at heavily used intersections; adding, eliminating or elongating turn lanes where appropriate; coordinating signals in the major travel corridors; adding on-street parking; and implementing Transportation Demand Management measures to deter single occupancy car trips, especially for large employers. Bike lanes, crosswalks, curb extensions and other non-auto travel zones should be well-marked and easily observable by motorists. Traffic patterns should be studied and necessary traffic management improvements should be made to the major east-west collectors (NE Halsey-NE Weidler, NE Glisan, Burnside and SE Stark-SE Washington).

9. EXPAND AND IMPROVE HOUSING OPTIONS

Goals and Objectives

a. Housing Diversity. Plan activities should promote the development and preservation of an adequate supply of quality housing that provides long term

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affordability across the range of income levels of the region. Plan activities should promote the development of a diversity of housing types and tenures (rental and homeownership). Plan activities should encourage housing and job development that is mutually supportive, with new housing made available for workers in and around the Regional Center.

b. Balanced Communities. New housing development should balance current housing needs with policy objectives to provide a variety of housing product choices for new and existing residents and families of various sizes. Plan activities should encourage a mix of both homeownership and rental projects to serve residents at all life stages. Homeownership opportunities may be expanded through the use of condominiums, community land trusts, cooperatives, or mutual housing associations. Transit-oriented housing should be encouraged within a quarter-mile of light rail stations. In order to provide a continuum of housing within the Area, plan activities should consider the production of new housing for the elderly and people with disabilities, including but not limited to independent living, assisted living, and skilled nursing care facilities, particularly near transit services.

c. Housing Compatibility and Quality. The success of new housing investment must be measured in part by its contribution to the overall livability of the Regional Center and how it complements existing housing and businesses. Housing activities should enhance the livability of the residential and business areas and complement the character of the area. Housing development has a definite and important impact on the experience of pedestrians and nearby residents through attractive and functional design, management of traffic and parking and property management. Implementation of a housing strategy for the Regional Center should promote investment in high quality design through sound construction and design guidelines. The Urban Renewal Advisory Committee, Portland Development Commission, and City of Portland should consider the impacts and/or opportunities that new housing will create for local services including schools, grocery or retail, social services and parks.

d. Develop a Housing Strategy. In order to achieve the goals and objectives of this Plan, it will be important to prepare a comprehensive housing strategy that guides future funding decisions that are based urban renewal housing goals. The strategy will consider the existing housing inventory, assess the housing needs of existing residents and incoming residents and provide for goals, objectives and tools to accomplish the housing goals. The strategy will involve citizens in both its development and implementation through annual reports to the Urban Renewal Advisory Committee and inclusion in PDC Five-Year Plan and budget processes. The strategy will include measurable performance goals, which are based on Plan housing goals and City and regional housing policies. The strategy should address the goal of minimizing the displacement of current residents.

10. ENHANCE ECONOMIC OPPORTUNITIES

Goals and Objectives

a. Support Small Local Businesses. The Area is home to hundreds of small businesses, many occupying the same locations for decades. These businesses are concentrated in the Halsey-Weidler corridor, but can be found in other parts of the district as well. Urban renewal activities should support existing businesses that are compatible with the Regional Center vision as described in the *Opportunity Gateway Concept Plan* and other relevant plans.

Small local business support might include financial assistance to property owners or tenants seeking to improve the appearance of commercial storefront properties, expand operations in a manner that is supportive of the principles of this Plan, or develop underutilized land. Financial assistance may also be available for local businesses not currently in the Area, but which would like to relocate in the Regional Center and would provide needed goods and services.

On-street parking is critical to the success of small businesses. Efforts should be made to provide ample on-street parking where appropriate on streets that support commercial or mixed-use development.

b. Employment Center. Expanding the employment base within the Area will help generate additional retail development and will complement housing development by providing jobs within a short walk or transit ride of Regional Center homes. Employment growth within the district will attract new people to the Regional Center, activating it during the workday and exposing more people to the Area's services and amenities.

Measures should be taken to create opportunities for new businesses to locate in the district, especially those that bring a large supply of new jobs. Included in these measures should be site assembly and incentive programs that attract high quality employers to the Area. Businesses that complement existing economic "clusters," such as medical services, should be encouraged within the Regional Center, as should businesses that rely on a regional base of customers. Services that are supportive of but ancillary to employment goals should also be encouraged to locate in the Area; these include educational services, childcare, workforce training, etc.

c. Family-wage Jobs. The Area currently lags the city of Portland and Multnomah County in per capita income. In establishing the Regional Center as an Employment Center, preferential support should be given to businesses and companies that provide "family-wage" jobs. These are jobs that can sustain a family and provide a full range of benefits. Unqualified job expansion should not be the sole focus of the Area's economic development; attention should be paid to attracting and maintaining quality jobs, or those that pay a family wage.

d. Complement I-205 Development. Regional Center stakeholders must not ignore other nearby centers of housing, employment and services. These include downtown Portland, downtown Gresham, Vancouver, Airport Way, CascadeStation, the Lents Town Center and the Clackamas Regional Center. In particular, the Gateway Regional Center is linked to other commercial centers within the I-205 corridor (Airport Way, Cascade Station, Lents, and Clackamas Regional Center).

Over the life of this Plan, the PAC, Portland Development Commission, and City of Portland should continually evaluate and assess the various functions that are being served by these I-205 centers, so that activities in each may be complementary and not needlessly competitive. The goals and objectives under this principle will be realized only through strategic planning and the capitalization of opportunities as they arise. Regional Center stakeholders must continually monitor development, absorption and leasing in other parts of the region so that activities occurring outside Gateway's boundary do not solely dictate the course of the Area's economic development.

V. RELATIONSHIP TO LOCAL PLANS AND OBJECTIVES

A. Portland metropolitan regional policies

Oregon land use policy requires compliance between regional and local jurisdictions in a variety of land use planning areas. Metro, the regional government for the Portland area, developed regional policies for land use, transportation, housing and open space during its Region 2040 planning effort. To comply with state law, the city of Portland must embody Metro's regional policies into its own Comprehensive Plan. Urban renewal districts created within the city must comply with its Comprehensive Plan policies in all plans and implementation strategies.

While the city policies embody general regional goals, there are some vision and policy statements that put special emphasis on the Gateway District and, therefore, should be considered as providing specific policy direction for the Gateway Urban Renewal Plan.

According to the Region 2040 Growth Concept, Gateway is designated as a Regional Center, the only one of its kind in the city of Portland. A Regional Center is described as an area of mixed residential and commercial use that serves about 100,000 people and is easily accessible by different modes of transportation. Regional Centers are to be the focus of compact development and redevelopment with high-quality transit service and multi-modal street networks.

B. Comprehensive plan goals and objectives

Effective on January 1, 1981 and last revised on January 15, 1999, the City of Portland's Comprehensive Plan is a guide for all land use related development within the City. The programs and projects contemplated in this Urban Renewal Plan are structured, and will continue to be developed in a manner consistent with the policies contained in the Comprehensive Plan. The Comprehensive Plan specifically describes the vision of Gateway through specific policies, described below. Other selected policies are listed because they are most applicable to Gateway.

Goal 2.

Maintain Portland's role as the major regional employment, population and cultural center through public policies that encourage expanded opportunity for housing and jobs, while retaining the character of established residential neighborhoods and business centers.

Policies and Objectives:

- 2.2 **Urban Diversity.** Promote a range of living environments and employment opportunities for Portland residents in order to attract and retain a stable and diversified population.

- 2.6 **Open Space.** Provide opportunities for recreation and visual relief by preserving Portland's parks, golf courses, trails, parkways and cemeteries. Establish a loop trail that encircles the city, and promote the recreational use of the city's rivers, creeks, lakes and sloughs.

- 2.9 **Residential Neighborhoods.** Allow for a range of housing types to accommodate increased population growth while improving and protecting the city's residential neighborhoods.

- 2.11 **Commercial Centers.** Expand the role of major established commercial centers which are well served by transit. Strengthen these centers with retail, office, service and labor-intensive industrial activities which are compatible with the surrounding area. Encourage the retention of existing medium and high-density apartment zoning adjacent to these centers.

- 2.12 **Transit Corridors.** Provide a mixture of activities along major transit routes and Main Streets to support the use of transit. Encourage development of commercial uses and allow labor-intensive industrial activities which are compatible with the surrounding area. Increase residential densities on residentially zoned lands within one-quarter mile of existing and planned transit routes to transit-supportive levels. Require development along transit routes to relate to the transit line and pedestrians and to provide on-site pedestrian connections.

- 2.15 **Living Closer to Work.** Locate greater residential densities near major employment centers, including Metro-designated regional and town centers, to

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reduce vehicle miles traveled per capita and maintain air quality. Locate affordable housing close to employment centers. Encourage home-based work where the nature of the work is not disruptive to the neighborhood.

- 2.16 **Strip Development.** Discourage the development of new strip commercial areas and focus future activity in such areas to create a more clustered pattern of commercial development.
- 2.17 **Transit Stations and Transit Centers.** Encourage transit-oriented development patterns at light rail transit stations and at transit centers to provide for easy access to transit service. Establish minimum residential densities on residentially zoned lands within one-half mile of light rail transit stations and one-quarter mile of transit centers that support the use of transit. The design and mix of land uses surrounding light rail transit stations and transit centers should emphasize a pedestrian- and bicycle-oriented environment and support transit use.
- 2.18 **Transit-Supportive Density.** Through the community planning process, establish average minimum residential densities of 15 units per acre within one-quarter mile of existing and planned transit streets, main streets, town centers, and transit centers. Establish average minimum residential densities of 25 units per acre within one-half mile of light rail stations and regional centers. Establish minimum floor area ratios for non-residential development at light rail centers of 0.5:1. Where these densities are not realistic or desirable due to existing, well-established development patterns or environmental constraints, use other methods to increase densities such as encouraging infill through accessory units in single-family zones or increased density on long-vacant lots.
- 2.19 **Infill and Redevelopment.** Encourage infill and redevelopment as a way to implement the Livable City growth principles and accommodate expected increases in population and employment. Encourage infill and redevelopment in the Central City, at transit stations, along Main Streets, and as neighborhood infill in existing residential, commercial and industrial areas.
- 2.20 **Utilization of Vacant Land.** Provide for full utilization of existing vacant land except in those areas designated as open space.
- 2.21 **Mixed Use.** Continue a mechanism that will allow for the continuation and enhancement of areas of mixed use character where such areas act as buffers and where opportunities exist for creation of nodes or centers of mixed commercial, light industrial and apartment development.
- 2.27 **Outer Southeast Community Plan.** Promote the economic vitality, diverse residential character, environmental quality, and livability of Outer Southeast Portland by including the Outer Southeast Community Plan as a part of this Comprehensive Plan.

Goal 3: Neighborhoods.

Preserve and reinforce the stability and diversity of the City's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses and insure the City's residential quality and economic vitality.

Policies and Objectives:

- 3.1 **Physical Conditions.** Provide a coordinated program to prevent the deterioration of existing structures and public facilities.
- 3.2 **Social Conditions.** Provide and coordinate programs to promote neighborhood interest, concern and security and to minimize the social impact of land use decisions.
- 3.3 **Neighborhood Diversity.** Promote neighborhood diversity and security by encouraging diversity in age, income, race and ethnic background within the City's neighborhoods.
- 3.4 **Neighborhood Involvement.** Provide for the active involvement of neighborhood residents and businesses in decisions affecting their neighborhood through the promotion of neighborhoods and business associations. Provide information to neighborhood residents and business associations which allows them to monitor the impact of the Comprehensive Plan and to report their findings annually to the Planning Commission.
- 3.7 **Neighborhood Plan.** Maintain and enforce neighborhood plans that are consistent with the Comprehensive Plan and that have been adopted by City Council.
- 3.9 **Outer Southeast Community Plan Neighborhoods and Business Plan.** Include as part of the Comprehensive Plan neighborhood and business plans developed as part of the Outer Southeast Community Plan. Neighborhood and business plans developed as part of the Outer Southeast Community Plan are those for Centennial, Foster-Powell, Hazelwood, Lents, Mt. Scott, Mill Park, Montavilla, Outer Southeast Business Coalition, Pleasant Valley, Powellhurst-Gilbert and South Tabor. Use the Neighborhood Plans to guide decisions on land use, transportation and capital expenditures, community development programs, where applicable.

Objectives:

- C. Reinforce the vitality of experience in and quality of life for residents, commuters, workers, visitors, and businesses in Hazelwood.
- D. Foster Mill Park's vision to create a village atmosphere within its neighborhood.
- H. Enhance the image, marketability, and vitality of businesses and business areas in Outer Southeast. Use the Outer Southeast Business Plan to guide

decisions on land use, transportation, capital expenditures, and economic revitalization programs.

Goal 4: Housing

Enhance Portland's vitality as a community at the center of the region's housing market by providing housing of different types, tenures, density, sizes, costs, and locations that accommodate the need, preferences, and financial capabilities of current and future households.

Policies & Objectives

4.1 **Housing Availability.** Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of Portland's households now and in the future.

4.3 **Sustainable Housing.** Encourage housing that supports sustainable development patterns by promoting the efficient use of land, conservation of natural resources, easy access to services and parks, resource efficient design and construction, and the use of renewable energy resources.

Objective:

B. Establish development patterns that combine residential with other compatible uses; mixed-use areas such as the Central City, Gateway Regional Center, Station Communities, Town Center, Main Streets, and Corridors.

4.6 **Housing Quality.** Encourage the development of housing that exceeds the minimum construction standards.

4.7 **Balanced Communities.** Strive for livable mixed-income neighborhoods throughout Portland that collectively reflect the diversity of housing types, tenures (rental and ownership) and income levels of the region.

Objective:

A. Achieve a distribution of household incomes similar to the distribution of household, in the Central City, Gateway Regional Center, in town centers, and in large redevelopment projects.

G. Encourage the development and preservation of housing that serves a range of household income levels at locations near public transit and employment opportunities.

4.8 **Regional Housing Opportunities.** Ensure opportunities for economic and racial integration throughout the region by avocation for the development of a range of housing options affordable to all income levels throughout the region.

Objectives:

- A. Advocate for the development of a regional “fair share” strategy for meeting the housing needs of low, moderate and higher-income households and people in protected classes in cities and counties throughout the region.
 - B. Support regulation and incentives that encourage the production and preservation of housing that is affordable at all income levels throughout the region.
- 4.10 **Housing Diversity.** Promote creation of a range of housing types, prices, and rents to 1) create culturally and economically diverse neighborhoods; and 2) allow those whose housing needs change to find housing that meets their needs within their existing community.
- 4.11 **Housing Affordability.** Promote the development and preservation of quality housing that is affordable across the full spectrum of household incomes.
- 4.14 **Neighborhood Stability.** Stabilize neighborhoods by promoting: 1) a variety of homeownership and rental housing options; 2) security of housing tenure; and 3) opportunities for community interaction.

Goal 5: Economic Development

Foster a strong and diverse economy which provides a full range of employment and economic choices for individual and families in all parts of the city.

Policies and Objectives:

- 5.1 **Urban Development and Revitalization.** Encourage investment in the development, rehabilitation and adaptive reuse of urban land and buildings for employment and housing opportunities.
- 5.2 **Business Development.** Sustain and support business development activities to retain, expand and recruit businesses.
- 5.3 **Community-Based Economic Development.** Support community-based economic development initiative consistent with this Comprehensive Plan and compatible with neighborhood livability.
- 5.4 **Transportation System.** Promote a multi-modal regional transportation system that encourages economic development.

Objective:

- D. Support transit-supportive development and redevelopment along designated transit streets and in the vicinity of light rail stations.
- 5.5 **Infrastructure Development.** Promote public and private investments in public infrastructure to foster economic development in Council-designated target areas.

- 5.6 **Area Character and Identity Within Designated Commercial Areas.** Promote and enhance the special character and identity of Portland's designated commercial areas.

Goal 6: Transportation

Provide for and protect the public's interest and investment in the public right-of-way and transportation system by encouraging the development of a balanced, affordable and efficient transportation system consistent with the Arterial Streets Classifications and Policies.

Policies and Objectives:

- 6.6 **Urban Form.** Support a regional form composed of mixed-use centers served by a multi-modal transportation system. New development should be served by interconnected public streets which provide safe and convenient pedestrian, bicycle and vehicle access. Street and pedestrian connections should be provided to transit routes and within and between new and existing residential, commercial, and employment areas other activity centers.
- 6.7 **Public Transit.** Develop transit as the preferred form of person trips to and from the Central City, all regional and town centers, and light rail stations. Enhance access to transit along Main Streets and transit corridors. Transit shall not be viewed simply as a method of reducing peak-hour, work-trip congestion on the automobile network, but shall serve all trip types. Reduce transit travel times on the primary transit network, in the Central City, and in regional and town centers, to achieve reasonable travel times and levels of reliability, including taking measures to allow the priority movement of transit on certain transit streets. Support a public transit system that addresses the special needs of the transportation disadvantaged.
- 6.9 **Transit-Oriented Development.** Reinforce the link between transit and land use by increasing residential densities on residentially-zoned lands and encouraging transit-oriented development along Major City Transit Streets and Regional Transit ways, as well as in activity centers, at existing and planned light rail transit stations, and at transit centers in conformance with the Comprehensive Plan and Zoning Code.
- 6.11 **Pedestrian Transportation.** Plan and complete a pedestrian network that increases the opportunities for walking to shopping and services, institutional and recreational destinations, employment and transit.
- 6.12 **Bicycle Transportation.** Make the bicycle an integral part of daily life in Portland, particularly for trips of less than five miles, by implementing a bikeway network, providing end-of trip facilities, improving bicycle/transit integration, encouraging bicycle use, and making bicycling safer.

Goal 8: Environment

Maintain and improve the quality of Portland's air, water and land resources and protect neighborhoods and business centers from detrimental noise pollution.

Policies and Objectives:

8.4 **Ride Sharing, Bicycling, Walking, and Transit.** Promote the use of alternative modes of transportation such as ride sharing, bicycling, walking, and transit throughout the metropolitan area.

Goal 11: Public Facilities-General

Provide a timely orderly and efficient arrangement of public facilities and services that support existing and planned land use patterns and densities.

Policies and Objectives:

11.1 **Service Responsibility.** Within its boundaries of incorporation, the City of Portland will provide, where feasible and as sufficient funds are available from public or private sources, the following facilities and services at levels appropriate for all land use types:

- 1) streets and other public ways
- 2) sanitary and stormwater sewers
- 3) fire protection
- 4) parks and recreation
- 5) water supply
- 6) planning, zoning, buildings and subdivision control

11.11 **Local Service Street Improvements.** Construct local service streets in accordance with existing and planned neighborhood land use patterns and accepted engineering standards, including the provision of sidewalks on most streets. Sidewalks should be on both sides of the street except where physical or topographic conditions render it impractical. Construct local residential streets to minimize pavement width and total right-of-way width consistent with the operational needs of the facility and taking into account the needs of both pedestrians and vehicles.

11.12 **Transit Improvements.** Construct or modify transit streets to promote more efficient and effective public transportation and improve access for pedestrians to transit. Construct transit streets so that transit vehicle movement is not significantly impaired or made unsafe by street width, turning radii or other physical constraints.

11.13 **Bicycle Improvements.** Provide bikeway facilities appropriate to the street classifications, traffic volume, and speed in the design and construction of all new or reconstructed streets. Where the appropriate bikeway facility cannot be provided on the street, provide alternative access for bicycles on parallel streets. Bicyclist safety should be the highest priority in the design of all bikeway facilities.

- 11.14 **Pedestrian Improvements on Arterials.** Provide for safe pedestrian movement along all new or reconstructed streets classified as Neighborhood Collectors or above (other than in controlled access roadways). Develop additional pedestrian walkways where need for safe, direct access to schools, parks and other community facilities

Goal 11: Public Facilities—Parks and Recreation

Maximize the quality, safety and usability of parklands and facilities through the efficient maintenance and operation of park improvements, preservation of parks and open space, and equitable allocation of active and passive recreation opportunities for the citizens of Portland.

Policies and Objectives:

- 11.47 **New Parkland.** Increase the supply of parkland, giving priority to: areas where serious geographical and service level deficiencies exist, land acquisition necessary to complete the "Forty Mile Loop" system, acquisition of lands appropriate for park development which have been declared surplus by other public agencies, and acquisition of environmentally unique areas and natural drainageways.

Goal 12: Urban Design

Enhance Portland as a livable city, attractive in its setting and dynamic in its urban character by preserving its history and building a substantial legacy of quality private developments and public improvements for future generations.

Policies and Objectives:

- 12.1 **Portland's Character.** Enhance and extend Portland's attractive identity. Build on design elements, features and themes identified with the City. Recognize and extend the use of City themes that establish a basis of a shared identity reinforcing the individual's sense of participation in a larger community.
- 12.2 **Enhancing Variety.** Promote the development of areas of special identity and urban character. Portland is a city built from the aggregation of formerly independent settlements. The City's residential, commercial and industrial areas should have attractive identities that enhance the urbanity of the City.
- 12.4 **Provide for Pedestrians.** Portland is experienced most intimately by pedestrians. Recognize that auto, transit and bicycle users are pedestrians at either end of every trip and that Portland's citizens and visitors experience the City as pedestrians. Provide for a pleasant, rich and diverse experience for pedestrians. Ensure that those traveling on foot have comfortable, safe and attractive pathways that connect Portland's neighborhoods, parks, water features, transit facilities, commercial districts, employment centers and attractions.

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- 12.6 **Preserve Neighborhoods.** Preserve and support the qualities of individual neighborhoods that help to make them attractive places. Encourage neighborhoods to express their design values in neighborhood and community planning projects. Seek ways to respect and strengthen neighborhood values in new development projects that implement this Comprehensive Plan.
- 12.7 **Design Quality.** Enhance Portland's appearance and character through development of public and private projects that are models of innovation and leadership in the design of the built environment. Encourage the design of the built environment to meet standards of excellence while fostering the creativity of architects and designers. Establish design review in areas that are important to Portland's identity, setting, and history and to the enhancement of its character.

C. The Outer Southeast Community Plan

The Outer Southeast Community Plan, an element of the Portland Comprehensive Plan adopted in March 1996, directs the future growth and development of a 28-square-mile area of Portland. The Gateway Urban Renewal Plan is based on and consistent with and will aim to implement the policies of the Outer Southeast Community Plan.

Gateway Regional Center Policy: One of the most important proposals is creating a "Regional Center" in the area from the Gateway Shopping Center to the Portland Adventist Medical Center area. High-density housing and more intense commercial uses including office buildings are encouraged in the area.

Gateway/Mall 205 Regional Center Vision: Growing dramatically, Gateway has added many multi-storied buildings with ground floor restaurants and trendy retail shops, as was anticipated in 1995. Modern transit stations let passengers off at locations sheltered from the strong east winds and driving winter rains. Beyond the stations lie the heart of this exciting new employment, commercial, and entertainment district, anchored by major retailers and office complexes. The park blocks are the focus of development and offer open space and relaxation for the growing population of residents, workers, and visitors.

Economic Development Policy: Improve the vitality of outer southeast business districts and employment centers. Ensure that they grow to serve the needs of outer southeast residents, attract customers from throughout the region, and generate family wage jobs for residents.

Objectives:

2. Promote the reuse and redevelopment of vacant, underused, or dilapidated commercial sites on arterials along both sides of I-205.
3. Create up to 6,000 new jobs in the outer southeast area by encouraging development of commercial and industrial areas.

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- d. Encourage the development of a regional center in the area from the Gateway Shopping Center to the Portland Adventist Medical Center.

Transportation Policy: Ensure that streets in outer southeast form a network that provide for efficient travel throughout the community and to other parts of Portland and the region. Reduce congestion and pollution caused by the automobile by creating land use patterns that support transit, bike, and pedestrian travel.

Objectives:

1. Reduce the amount of automobile driving done by area residents by making it more convenient to use public transit.
 - a. Increase housing densities within one-quarter mile of transit streets.
 - b. Encourage a mix of multifamily housing and shopping opportunities in areas with good transit service.
2. Support better mass transit service by creating opportunities to develop higher density housing on or near streets with public-transit service or planned public transit service. Ensure that this housing blends in with that of surrounding residential areas.

Housing Policy: Provide a variety of housing choices for outer southeast community residents of all income levels by maintaining the existing sound housing stock and promoting new housing development.

Objectives:

1. Construct 14,000 new housing units in the Outer Southeast Community Plan area by 2015.
2. Stimulate production of new housing units by both private and nonprofit housing producers to accommodate expected population growth.
5. Increase opportunities for multifamily housing in areas convenient to shopping and transit.
7. Preserve and increase the supply of housing affordable to households below the median income.

Urban Design Policy: Foster a sense of place and identity for the Outer Southeast Community Plan area by reinforcing existing character-giving elements and encouraging the emergence of new ones as envisioned in the Vision Plan.

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Objectives:

1. Establish a high profile “regional center” in the area from Gateway to the Portland Adventist Medical Center with an infrastructure that is supportive of high-intensity development of living, working, and recreating.
7. Promote a street network which reinforces the unique character of each subarea.
9. Improve the appearance and livability of outer southeast neighborhoods.

Open Space Policy: Provide parks and open spaces to meet projected recreational needs of outer southeast residents. Create a sense of connection with the natural environment. Protect natural resources by reducing the impact of development on them.

Objectives:

1. Acquire new parks and open spaces and build new community centers to meet the recreational needs of current and future residents.
9. Improve the appearance and livability of outer southeast neighborhoods.

Public Safety Policy: Apply *Crime Prevention Through Environmental Design* principles to both public and private development projects. Encourage land use arrangements and street patterns that provide more eyes on the street. Encourage site layouts and building designs that encourage proprietary attitudes and natural surveillance over shared and public spaces.

Objectives:

1. Promote a mix of development and uses at focal points and attractions that provide round-the-clock surveillance.
5. Encourage the construction of streets that connect undeveloped or underdeveloped parts of the plan area to facilitate the movement of police and fire emergency vehicles throughout the area.
6. Promote connections that provide for pedestrian, bicycles, and motorized vehicles. Avoid pedestrian-only connections in order to enhance surveillance over sidewalks.

Subarea Policy IV: Gateway Regional Center: Foster the development of this area as a “Regional Center.” Attract intense commercial and high-density residential development capable of serving several hundred thousand people. Promote an attractive urban environment by creating better pedestrian connections and providing more public open space.

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Objectives:

1. Promote more intense development, including office buildings, civic and cultural facilities, and hotels, in the Gateway and Mall 205 shopping districts.
2. Provide an infrastructure that is supportive of high-intensity development for living, working, and recreating.
3. Provide a pleasant and diverse pedestrian experience by providing connecting walkways within a structure to adjacent sidewalk areas.
4. Strive for a 200' by 400' street grid pattern throughout the district. Surround each block with sidewalks, street trees, and on-street parking, except where it would interfere with the efficient operation of MAX.
5. Create a sidewalk environment that is safe, convenient, and attractive. Enliven the environment, creating vitality and interest, with building walls with window and display windows.
6. Discourage surface parking lots.
9. Stimulate high-density residential development throughout the Gateway subdistrict.

D. Opportunity Gateway Concept Plan and Redevelopment Strategy

Approved by the Portland City Council in February 2000 after a three year community effort, this document refines the vision for Gateway as described in *the Outer Southeast Community Plan* and explores redesign and redevelopment options in Gateway. The *Opportunity Gateway Concept Plan and Redevelopment Strategy* is consistent with the regulatory framework established by the city's Comprehensive Plan and Outer Southeast Community Plan policies.

Concept Plan: The Concept Plan envisions an intensification of activity in the new Regional Center. There is increased employment, retail and housing opportunities, all of which enhance the district's livability. The unparalleled transportation access serving the district has been complemented by an improved local network of streets, sidewalks, and transit service – including service to and from the airport. Numerous destinations and attractions fill the area, including new parks, an education center, a government center and cultural facilities. The Gateway Transit Center has converted from a surface parking lot to a mixed-use community, complete with a public plaza, local shops, and entertainment. The character of existing streets such as 102nd, 99th and 97th has changed dramatically, with wider sidewalks, street trees and bicycle lanes. New street connections have been made which reduce congestion on major streets. Much of the through-traffic has been managed. All these improvements have made walking and bicycling more pleasant and commonplace.

Redevelopment Strategy: To begin implementation of the Concept Plan, the Opportunity Gateway process identified five short-term measures: 1) broaden community involvement and encourage informed public participation; 2) undertake selected improvements immediately; 3) capitalize on the Design Review process; 4) continue planning for Regional Center development; and 5) undertake and prioritize redevelopment in phases.

VI. PROPOSED LAND USES

The City of Portland's Comprehensive Plan and implementing ordinances govern land use within the area. The Comprehensive Plan Map is the official long-range planning guide for uses and development in the city. The Zoning Map implements the policies embodied in the Comprehensive Plan. Individual property owners may request to change their zone in compliance with the Comprehensive Plan Map designation through a quasi-judicial process. In addition, the City may initiate a legislative process to change the zoning designation of a number of properties to meet the Comprehensive Plan Map designation. Any adopted change in the Comprehensive Plan or implementing ordinance shall automatically amend this Section, as applicable, without the necessity of any further formal action. This Section shall thereafter incorporate the relevant amendments, additions or deletions. To the extent this Section VI or Exhibit 2, Urban Renewal Area Zoning, conflicts with the Comprehensive Plan or Zoning Code, the Comprehensive Plan and Zoning Code shall govern. Title 33, Portland Zoning Code is incorporated herein to establish the maximum densities and building requirements to be implemented with this Plan.

A. Base Zone Regulations

Following is a list of the area's existing Comprehensive Plan Map Designations, their Corresponding Zoning Map Designations, and brief descriptions of those Zoning Map Designations. A map of Zoning Map Designations in the area is included as Exhibit 2.

Comprehensive Plan Map Designations	Corresponding Zoning Map Designations
Central Employment	EX
General Employment	EG2 ²
General Commercial	CG
Central Commercial	CX

²Sometimes an area is not ready for the more intensive uses and development envisioned in the Comprehensive Plan Map designation. In those cases the area may retain its current zone or be given another one, as long as it is less intensive than the Comprehensive Plan Map designation. EG2 zoning in the URA is an example of such a case.

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Urban Commercial	CS and CM
Office Commercial	CO1 and CO2
Neighborhood Commercial	CN2
Institutional Campus	IR
High Density Multi-Dwelling Residential	RH
Medium Density Multi-Dwelling Residential	R1
Low Density Multi-Dwelling Residential	R2 and R3
High Density Single-Dwelling Residential	R5 ³
Open Space	OS

CG – General Commercial. The General Commercial zone is intended to allow auto-accommodating commercial development in areas already predominantly built in this manner and in most new commercial areas. The zone allows a full range of retail and service businesses. Industrial uses are allowed but are limited in size to avoid adverse effects different in kind or amount than commercial uses and to ensure that they do not dominate the character of the commercial area. Development is expected to be auto accommodating.

CM - Mixed Commercial/Residential. The Mixed Commercial zone promotes development that combines commercial and housing uses in a single building. This zone allows increased development on busier streets without fostering a strip commercial appearance. This development type will support transit use, provide a buffer between busy streets and residential neighborhoods, and provide new housing opportunities in the City. The emphasis of the nonresidential uses is primarily on locally oriented retail, service, and office uses. Other uses are allowed to provide a variety of uses that may locate in existing buildings. Development will consist primarily of businesses on the ground floor with housing on upper stories. Development is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk, especially at corners.

CN2 – Neighborhood Commercial. The Neighborhood Commercial 2 zone is intended for small commercial sites and areas in or near less dense or developing residential neighborhoods. The emphasis of the zone is on uses that will provide services for the nearby residential areas, and on other uses that are small scale and have little impact. Uses are limited in intensity to promote their local orientation and to limit adverse impacts on nearby residential areas. Development is expected to be predominantly auto accommodating, except where the site is adjacent to a transit street. The development standards reflect that the site will generally be surrounded by more spread out residential development.

³ Only one property within the URA, the Floyd Light Middle School, is zoned R5. No single-dwelling residential homes within the URA are zoned for single-dwelling residential use.

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CO1 – Office Commercial. The Office Commercial 1 zone is used on small sites in or near residential areas or between residential and commercial areas. The zone is intended to be a low intensity office zone that allows for small scale offices in or adjacent to residential neighborhoods. The allowed uses are intended to serve nearby neighborhoods and/or have few detrimental impacts on the neighborhood.

CO2 – Office Commercial 2. The Office Commercial 2 zone is a low and medium intensity office zone generally for Major City Traffic Streets as designated by the Arterial Streets Classification Policy. Uses are limited to those in the Office category. The zone is intended to prevent the appearance of strip commercial development by allowing office uses but not other commercial uses. The development standards allow for more intense development than in the CO1 zone, but not so intense as the CG zone.

CS - Storefront Commercial. The Storefront Commercial zone is intended to preserve and enhance older commercial areas that have a storefront character. The zone allows a full range of retail, service and business uses. Industrial uses are allowed but are limited in size to avoid adverse effects different in kind or amount than commercial uses and to ensure that they do not dominate the character of the commercial area. Development is intended to be pedestrian-oriented.

CX – Central Commercial. The Central Commercial zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be intense with large and high buildings. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

EG2 – General Employment 2. The General Employment 2 zone allows a wide range of employment opportunities without potential conflicts from interspersed residential uses. The emphasis of the zones is on industrial and industrial-related uses. Other commercial uses are allowed to support a wide range of services and employment opportunities. The development standards are intended to allow new development that is similar in character to existing development. The intent is to promote viable and attractive industrial/commercial areas. EG2 areas have larger lots and an irregular or large block pattern. The area is less developed, with sites having medium and low building coverages and buildings which are usually set back from the street. EG2 zoned lands will generally be on larger areas than those zoned EG1.

EX – Central Employment. The Central Employment zone allows mixed-uses and is intended for areas in the City that have predominately industrial type development. The intent of the zone is to allow industrial, business, and service uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area. There are currently no properties within the URA given the EX zoning designation. However, all properties within the URA currently zoned for EG2 hold the Central Employment Comprehensive Plan Designation.

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IR – Institutional Residential. The Institutional Residential zone is a multi-use zone that provides for the establishment and growth of large institutional campuses as well as higher density residential development. Intensity and density are regulated by the maximum number of dwelling units per acre and the maximum size of buildings permitted. Some commercial and light industrial uses are allowed, along with major event entertainment facilities and other uses associated with institutions. Residential development allowed includes all structure types.

OS – Open Space. The Open Space zone is intended to preserve and enhance public and private open natural, and improved park and recreational areas

R1 – Multi-Dwelling. The R1 zone is a medium density multi-dwelling zone. It allows approximately 43 units per acre. Density may be as high as 65 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to four story buildings and a higher percentage of building coverage than in the R2 zone. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouses, and rowhouses. Generally, R1 zoning will be applied near neighborhood collector and district collector streets, and local streets adjacent to commercial areas, or major streets.

R2 – Multi Dwelling. The R2 zone is a low-density multi-dwelling zone. It allows approximately 21.8 dwelling units per acre. Density may be as high as 32 units per acre if amenity bonus provisions are used. One to three story buildings characterize allowed housing. The major types of new development will be duplexes, townhouses, rowhouses and garden apartments. These housing types are intended to be compatible with adjacent houses. Generally, R2 zoning will be applied near neighborhood collector and district collector streets, and local streets adjacent to commercial areas or major streets.

R3 – Multi-Dwelling. The R3 zone is a low density multi-dwelling zone. It allows approximately 14.5 dwelling units per acre. Density may be as high as 21 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one and two story buildings and a relatively low building coverage. The major type of new development will be townhouses and small multi-dwelling residences. This development is compatible with low and medium density single dwelling development. Generally, R3 zoning will be applied on large sites or groups of sites.

R5 – Single-Dwelling. The R5 zone is a single dwelling zone. It allows approximately 8.7 dwelling units per acre. Minimum lot size is 5,000 sq. ft. Alternate development options for R-5, R-7, and R-10 include attached houses, accessory dwelling units, and duplexes on corners and on transitional lots.

RH – Multi-Dwelling. The RH Zone is a high-density multi-dwelling zone. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) limits and

other site development standards. Generally, the density will range from 80 to 125 units per acre.

B. The Gateway Plan District

The majority of the URA south of NE Halsey Street falls within the Gateway Plan District. The Gateway Plan District provides for an intensive level of mixed-use development including retail, office, and housing to support light rail transit stations and the regional center at Gateway. The plan district regulations apply when they differ from the base zone standards. For instance, the plan district regulations govern floor area ratios (FARs) on properties zoned for commercial and employment uses. While these zones have no minimum FAR requirement under the base zone standards, the plan district requires a minimum FAR of 0.5:1.

C. Overlay Zones

d – Design Overlay Zone. The design overlay zone covers the majority of properties zoned for commercial, employment, institutional, and multi-dwelling use. This overlay requires projects to meet standards or guidelines of design compatibility.

a – Alternative Design Density Overlay Zone. The alternative design density overlay zone is applied to a small number of properties in the URA currently zoned for multi-dwelling use. This overlay is intended to foster owner occupancy, focus development on vacant sites, preserve existing housing and encourage new development that is compatible with and supportive of the positive qualities of residential neighborhoods.

c – Environmental Conservation Overlay Zone. The environmental conservation overlay zone is applied to the wooded portion of the land immediately southeast of the Floyd Light Middle School and East Portland Community Center. This zone is intended to conserve areas deemed to have significant environmental resources and functional values.

VII. URBAN RENEWAL PROJECTS & PROGRAMS

In order to achieve the objectives of this Plan, the following activities will be undertaken by the Commission, in accordance with applicable Federal, State, County and City laws, policies and procedures, and in accordance with the goals and objectives of this Plan. General authority for categories of projects and programs is included herein, as well as specific information on projects which are anticipated at the time of Plan adoption. These projects and programs may be modified, expanded, or eliminated as needed to meet the objectives of the Plan, subject to Section X, Amendments to the Plan. The authority and powers granted in this Section may be exercised in conjunction with any authority or powers granted to the Commission by statute, ordinance, or the City Charter.

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The Program Advisory Committee or its successor will play a significant role in offering guidance to the Commission in the execution of these projects and programs.

A. Redevelopment Through New Construction

1. Intent. It is the intent of this Plan to stimulate new public and private investment on vacant or underutilized property to achieve the goals and objectives of this Plan.
2. Method. Redevelopment through new construction may be achieved in two ways:
 - (a) By public or private property owners, with or without financial assistance by the Commission;
 - (b) By acquisition of property by the Commission for redevelopment or resale to others for redevelopment.
3. Redevelopment Financing. The Commission, with funds available to it, is authorized to set guidelines, establish loan programs and provide below-market interest rate and market rate loans and provide such other forms of financial assistance to property owners and those desiring to acquire property, as it may deem appropriate in order to achieve the objectives of this Plan.

B. Rehabilitation and Conservation

1. Intent. It is the intent of this Plan to conserve and rehabilitate existing buildings and other structures where they may be adapted for uses that further plan goals and objectives.
2. Method. Rehabilitation and conservation may be achieved in two ways:
 - (a) By owner and/or tenant activity, with or without financial assistance by the Commission;
 - (b) By acquisition of property by the Commission for rehabilitation by the Commission or resale for rehabilitation by others.
3. Rehabilitation and Conservation Financing. The Commission, with funds available to it, is authorized to create guidelines, establish loan programs and provide below market interest rate and market rate loans to the owners of buildings or features, or those intending to acquire buildings or features, which are in need of rehabilitation and for which rehabilitation and reuse is economically feasible. The Commission is also authorized to provide other forms of financial participation, including grants, for these purposes.

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The obligations of the redeveloper, if any, shall be in accordance with Section VII.D.2 of this Plan.

C. Acquisition and Redevelopment

1. Intent. It is the intent of this Plan to acquire property within the Area when necessary, by any means authorized by this Plan, and specifically, where one or more of the conditions listed in Subsection V-C-3 are found to exist.

2. Method. At the time of this Plan's adoption, no specific property has been identified for acquisition. However, property acquisition, including limited interest acquisition, is hereby made part of this Plan and may be used to achieve the objectives of this Plan. The Commission is authorized to acquire property from owners that wish to convey title by voluntary sale, donation, or other means.
 - (a) Land Acquisition by Plan Amendment. Land acquisition for any purpose other than specifically listed in Subsection VII(C)(2)(b) shall be accomplished only by following procedures for amending this Plan as set forth in Section X of this Plan.
 - (1). Private Sector Redevelopment. Assembling land for private sector development where the developer of such land is a person or group other than the owner of record of such land to be acquired shall be accomplished only following a formal, minor amendment to this Plan. Therefore, each such development and the property acquisition required shall be processed on a case-by-case basis and no such acquisition shall be undertaken until a minor amendment to the Plan has been completed.
 - (2). Property Acquisition through Eminent Domain. No property is identified for acquisition through eminent domain under this Plan. Should the Commission seek to acquire property through eminent domain, it is authorized to do so only by amending this Plan according to the procedures set forth in Section X(A) of the Plan. City Council ratification of the minor amendment will also be required.

The decision to acquire property through the use of eminent domain shall ultimately be made by the Development Commission and City Council. However the Urban Renewal Advisory Committee shall, in all instances, be consulted for a recommendation and the Urban Renewal Advisory Committee position shall be given substantial weight by members of the Development Commission and Council.

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The following factors shall be considered before authorizing the Development Commission's use of eminent domain authority in a property acquisition:

(I). The scope and span of negotiations between the renewal agency and affected properties owner(s), including duration, number and range of offers and counteroffers presented, and evidence, if any, of additional efforts made toward effecting a voluntary transaction.

(II). The relative importance of the property(s) and associated redevelopment plans to Urban Renewal Plan principles, goals and objectives, including an assessment of possible alternate sites within the Area.

(III). The various impacts, monetary and otherwise, that displacement would have on individual property owners, including the degree of business or domestic disruption anticipated;

(IV). The economic and neighborhood stability provided to the Area by long-term businesses and residents;

(V). The likelihood of retaining displaced residents or businesses within the urban renewal Plan area boundary;

(VI). The contribution of small businesses to the Regional Center community and to the success of the Plan; and

(VII). The importance of demonstrable fairness in Plan administration to the overall success of the Plan.

The Urban Renewal Advisory Committee, Development Commission and City Council shall be required to evaluate these factors against the Plan principles, goals and objectives that would be met through the acquisition and redevelopment of the property under consideration.

- (b). Land Acquisition by Resolution. Land acquisition not requiring a Plan amendment requires the prior approval of the Portland Development Commission by Resolution. The Commission may acquire land without amendment to this Plan where the following conditions exist:
- (1) Where it is determined that the property is needed to provide public improvements and facilities as follows:

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- (I) Right-of-way acquisition for streets, alleys, pedestrian ways or bikeways
 - (II) Property acquisition for public use
- (2) Where such conditions exist as may affect the health, safety and welfare of the Area as follows:
- (I) Where existing conditions do not permit practical or feasible rehabilitation of a structure and it is determined that acquisition of such properties and demolition or resale of the improvements thereon are necessary to remove the blighting conditions;
 - (II) Where acquisition of property is necessary in order to construct facilities which have the primary purpose of serving the public.
- (3) Where the owner of real property within the boundaries of the Area wishes to convey title of such property by any means, including by gift.

D. Land Disposition

1. Property Disposition. The Commission is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired, in accordance with the goals and objectives of this Urban Renewal Plan.

All real property acquired by the Commission in the Area shall be disposed of for development for the uses permitted in the Plan at its fair re-use value for the specific uses to be permitted on the real property. Real property acquired by the Commission may be disposed of to any other person or entity by the Commission, in accordance with the Plan, by negotiated sale for its fair reuse value. All persons and entities obtaining property from the Commission shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Commission fixes as reasonable, and to comply with other conditions which the Commission deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to insure that the provisions of this Plan will be carried out to prevent the recurrence of blight, all real property disposed of by the Commission, as well as all real property owned or leased by participants which is assisted financially by the Commission, shall be made subject to such restrictive covenants, easements, or other conditions as may be necessary to implement the goals of the Plan. Leases, deeds, contracts, agreements, and declarations of restrictions by

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the Commission may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

2. Redeveloper's Obligations. Any Redeveloper who acquires Commission property, and his successors and assigns, in addition to the other controls and obligations stipulated and required of him by the provisions of this Urban Renewal Plan, shall also be obligated by such additional requirements as may be determined by the Commission, including but not limited to:

- (a) The Redeveloper shall obtain necessary approvals of proposed developments from all Federal, State and/or Local agencies that may have jurisdiction on properties and facilities to be developed within the Area.
- (b) The Redeveloper and its successors or assigns shall develop such property, in accordance with the land use provisions and building requirements specified in this Plan.
- (c) The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Commission for prior review and distribution to appropriate reviewing bodies as stipulated in this Plan and existing City codes and ordinances. Such plans and specifications shall comply with this Plan and the requirements of existing City codes and ordinances.
- (d) The Redeveloper shall accept all conditions and agreements as may be required by the Commission for land sale or for receiving financial assistance from the Commission.
- (e) The Redeveloper shall commence and complete the development of such property for the uses provided in this Plan within a reasonable period of time as determined by the Commission.
- (f) The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or part thereof is restricted upon the basis of age, race, color, religion, gender, sexual orientation, or national origin in the sale, lease or occupancy thereof.
- (g) The Redeveloper shall maintain developed and/or undeveloped property under his ownership within the area in a clean, neat, and safe condition, in accordance with the approved plans for development.

E. Public Improvements

1. Intent. The Commission may improve or construct public facilities and utilities within public rights-of-way, easements, or on public property. These may include public utilities, community facilities, communication delivery systems, street lighting installation, landscaping, street tree planting, on-site stormwater control facilities on public or private property, street improvements, light rail and other transit system components, pedestrian trails and other facilities, recreational facilities, public education or arts facilities, governmental centers, parking facilities, parks, open space development, safety-related public facilities, and public restrooms. The private utilities concerned will make such modifications and adjustments as may be legally required of them by the City to adequately serve development and meet the objectives of this Plan. Public improvements which may be undertaken, under this Plan, are listed in Subsection V-2-(a-p), below.

2. Anticipated Improvements. Public improvements may include the design, construction, reconstruction, repair or replacement of sidewalks, streets, pedestrian amenities, and public infrastructure deemed appropriate to achieve the goals and objectives of the Plan, including, but not limited to:
 - (a) Parks, public space and open space acquisition, development, and rehabilitation, for uses such as pedestrian plazas, neighborhood parks, pocket parks, natural area parks, and community gardens;
 - (b) Pedestrian improvements, including sidewalks, pedestrian-ways, trails, landscaping, lighting, refuge islands and curb extensions;
 - (c) Stormwater, sanitary sewer, water, power, communication, and other public or private utility infrastructure, potentially to include undergrounding of utilities and construction of on-site stormwater control facilities (e.g. bioswales, landscaping, ecoroofs, tree planting, etc.);
 - (d) New or upgraded streets, boulevards, bikeways, pedestrian paths, recreational trails or other improvements to the public rights-of-way;
 - (e) Trees, shrubs, plants, ground covers, and other plant materials including irrigation systems, soil preparation and/or containers to support same;
 - (f) Tables, benches, transit shelters and other street furniture including signage, kiosks, drinking fountains, decorative fountains, street and trail lights, and traffic control devices;

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- (g) Special graphics and signage for directional, informational and identity-enhancing purposes;
- (h) Sidewalk awnings, canopies and other weather-sheltering devices for the protection of pedestrians and to augment transit passenger facilities;
- (i) On- and off-street parking facilities and structures;
- (j) Light rail, streetcar, shuttle, bus or other transit-related facilities;
- (k) Right-of-way improvements to enhance safe and convenient auto, pedestrian, transit, and bicycle access for arterial and local streets, including but not limited to 102nd and 99th avenues, Halsey-Weidler, NE Glisan, Burnside, and SE Stark-Washington streets
- (l) Regional facilities, such as an education center, arts center, government center, and community facilities such as a multi-cultural center, intergenerational activity center, and childcare center;
- (m) Special signage, landscaping, public art, and other improvements to help establish and promote the Regional Center's identity;
- (n) Revitalization and adaptive reuse of land and properties in partnership with local school districts, the City of Portland, Multnomah County, Tri-Met, or the State of Oregon for capital projects which serve the goals and objectives of this Plan;
- (o) Facilities that are supportive of the residential, business and cultural communities such as meeting, conference, educational and performance spaces;
- (p) Facilities to enhance the safety and education of children.

F. Owner Participation

Property owners within the Urban Renewal Area proposing to improve their properties and who receive financial assistance from the Commission shall do so in accordance with all applicable provisions of this Plan as well as with all applicable codes, ordinances, policies, plans and procedures of the City. The Commission may provide financial assistance when appropriate to assist property owners to accomplish goals of the Plan. Such assistance may include:

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1. Infrastructure The Commission may provide incentives for private parties to undertake and complete development of any of the infrastructure the Commission is authorized to complete in the above section.

2. Economic, Business and Employment Development. The Commission may provide assistance and incentives, including loans, grants or other funding programs, for private, nonprofit and for profit parties to undertake projects that are supportive of the wealth creation, economic development, jobs creation and employment goals of the Plan. This Plan authorizes projects and programs which fulfill the economic development/jobs-related goals and objectives of the Plan, including but not limited to:
 - (a) Land acquisition and transfer for rehabilitation or redevelopment;
 - (b) Financial mechanisms to promote, facilitate and develop employment opportunities and economic development in the urban renewal area.

3. Housing. The Commission may provide assistance and incentives, including through loans or other funding programs, for property owners to undertake and complete projects supportive of the housing goals of the Plan, including:
 - (a) Land acquisition and transfer for rehabilitation and redevelopment;
 - (b) Financial mechanisms to promote, facilitate and develop housing in the Area.

G. Relocation

The Commission will provide assistance to persons or businesses displaced in finding replacement facilities. All persons or businesses to be displaced will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken, and payments made, in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060. Payments for relocation shall be made pursuant to PDC's adopted Relocation Regulations. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to businesses displaced.

The Commission has prepared and maintains information in its office relating to the relocation program and procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters.

H. Planning And Administration

The Commission will undertake program development, and project planning activities necessary to achieve the goals and objectives of the Plan. The Commission will also undertake administration of all aspects of the Plan, in a manner consistent with the goals and objectives.

VIII. METHODS FOR FINANCING THE PROJECT

A. General Description Of The Proposed Financing Methods

The Commission may borrow money and accept advances, loans, grants and any other form of financial assistance from the Federal Government, the State, City, County, or other public body, or from any sources, public or private, for the purposes of undertaking and carrying out this Plan, or may otherwise obtain financing as authorized by ORS Chapter 457 and Chapter XV of the Charter of the City of Portland. Upon request of the Commission, the Council of the City of Portland may from time to time issue revenue bonds, certificates, debentures or promissory notes to assist in financing project activities as provided by Section 15-106 of the Charter of the City of Portland.

The funds obtained by the Commission shall be used to pay or repay any costs, expenses, advancements and indebtedness incurred in planning or undertaking project activities or in otherwise exercising any of the powers granted by ORS Chapter 457 and Chapter XV of the Charter of the City of Portland in connection with the implementation of this Plan.

The total maximum indebtedness that may be incurred to complete the Plan is \$164,240,000.

B. Self-Liquidation of Costs Of Project

The Project may be financed, in whole or in part, by self-liquidation of the costs of project activities as provided in ORS 457.420 through ORS 457.450. The ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the increase, if any, in assessed value of property located in the Area, or part thereof, over the true cash value specified in the certificate of amendment to the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the Commission and shall be used to pay the principal and interest on any indebtedness incurred by the Commission to finance or refinance the implementation of this Plan.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Commission or the City in connection with preplanning for this Urban Renewal Plan shall be repaid from tax increments from the Area when and if such funds are available.

IX. OTHER PROVISIONS

A. Non-Discrimination

In the preparation, adoption and implementation of this Plan, no public official or private party shall take any action or cause any person, group or organization to be discriminated against on the basis of age, race, color, religion, gender, sexual orientation, marital status, citizenship status, or national origin.

B. Conformance With City Comprehensive Plan

This Urban Renewal Plan is in conformity with the Comprehensive Plan of the City as a whole relative to the commercial, employment and residential improvements of the Regional Center as described in the Outer Southeast Community Plan and Opportunity Gateway Concept Plan.

C. Agreements Between Commission and Property Owners

The Commission will implement the Plan through vehicles such as agreements between the Commission and other public agencies and private sector property owners, for-profit developers and non-profit development organizations. It is the intention of the Commission to utilize agreements such as memorandums of understanding, development agreements or other mechanisms with Area property owners and developers to guide and specify public investments and private development. These agreements will be utilized throughout the life of the Plan to ensure activities are in conformance with the Plan.

X. PROCEDURES FOR CHANGES OR AMENDMENTS IN THE APPROVED GATEWAY REGIONAL CENTER URBAN RENEWAL PLAN

The Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and ongoing planning. It is anticipated that this Plan will be changed or modified from time to time or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or as local needs dictate. Where the proposed modification will substantially change the Plan, the modification must be duly approved and adopted by the City Council in accordance with the requirements of State and local law. The provisions of ORS 457.095 and ORS 457.220 shall apply.

A. Minor Changes

Minor changes, such as additional project activities, clarification of language, procedures or minor modifications in or to the Area's infrastructure, identification of property to be acquired, quantification of benefits from the construction of public improvements, and the like may be approved by the Commission by resolution.

Changes which substantially diverge from the basic principles of this Plan, or which entail changes to the goals of the Plan shall require approval by City Council ordinance (as provided for in ORS 457.095, but not requiring notice to all real property owners as provided in ORS 457.120).

B. Substantial Changes

Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area, or increases in the maximum indebtedness authorized under the Plan (excluding bonded indebtedness issued to refinance or refund existing bonded indebtedness) shall be substantial changes requiring approval as provided in ORS 457.095 and notice to all real property owners as provided in ORS 457.120.

XI. DURATION AND VALIDITY OF APPROVED URBAN RENEWAL PLAN

A. Duration of Urban Renewal Plan

No indebtedness, as defined by applicable state law, for which taxes divided under ORS 457.440 are to be pledged, shall be issued under the Plan (and under any and all projects undertaken with respect to the Plan) after FY 2021-2022 or when maximum indebtedness is reached.

B. Validity

Should a court of competent jurisdiction find any work, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such findings and shall remain in full force and effect for the duration of the Plan.

EXHIBIT 3

Gateway Regional Center Urban Renewal Area Legal Boundary Description

A tract of land situated in the southeast one-quarter of Section 28; southeast and southwest one-quarters of Section 27; northeast and southeast one-quarters of Section 33; northeast, northwest and southwest one-quarters of Section 34, in Township 1 North and Range 2 East of the Willamette Meridian, and also in the northwest one-quarter of Section 3; northeast one-quarter of Section 4 in Township 1 South and Range 2 East of the Willamette Meridian, in the City of Portland, County of Multnomah, and State of Oregon, being more particularly described as follows:

Beginning at a point of intersection of the westerly extension of the south right-of-way line of SE Market Street and the "L" centerline of the East Portland Freeway (US Highway 205) and running thence northerly tracing said "L" centerline, a distance of 6460 feet, more or less to said "L" centerline station 315+00.00; thence northeasterly to the southeasterly right-of-way line of US Highway I-84 (Banfield Expressway); thence northeasterly tracing said southeasterly right-of-way, a distance of 450 feet more or less to the westerly projection of the north right-of-way line of NE Halsey Street; thence tracing said westerly projection and continuing along the north right-of-way line of NE Halsey Street, a distance of 750 feet, more or less to a point of intersection of the northerly right-of-way line of NE Weidler Street; thence northeasterly tracing said southeasterly right-of-way line of NE Weidler Street, a distance of 550 feet, more or less to the westerly right-of-way line of NE 102nd Avenue; thence northerly tracing said right-of-way line, a distance of 1440 feet, more or less to a point of intersection of the westerly projection of the north line of Erma Addition, a duly recorded plat in Multnomah County; thence easterly tracing said westerly projection and continuing along the said north line, a distance of 370 feet, more or less to the northeast corner of Lot 1 of said Erma Addition; thence southerly tracing the east line of said Lot 1, a distance of 124 feet, more or less to the north right-of-way line of NE Tillamook Street; thence westerly tracing said north right-of-way line, a distance of 20 feet, more or less, to a point of intersection of the northerly projection of the west line of the east 20 feet of Lot 4, Block 1 of Atwood Addition, a duly recorded plat in Multnomah County; thence southerly tracing said northerly projection and continuing along said west line, a distance of 210 feet, more or less to the south line of said Block 1; thence easterly tracing said south line of Block 1, a distance of 337 feet, more or less to the centerline of NE 104th Avenue; thence southerly tracing said centerline, a distance of 150 feet, to the southwest corner of that property described in deed to Merrill G. and Dorothy T. Nielson and recorded in 1966 in Book 396 and Page 288 of Multnomah County Deed Records; thence easterly along the south line of said Nielson property and the easterly projection thereof, to a point in the west boundary of Block 2 of Plantation, a duly recorded plat in Multnomah County; thence southerly tracing the west line of said Block 2 and continuing along the southerly projection of said west line, a distance of 510 feet, more or less to the northwest corner of

Lot 8, Austin Acres, a duly recorded Plat in Multnomah County; thence southerly tracing the west line of said Austin Acres, a distance of 245 feet, more or less to the north line of the south 75 feet of Lot 7, Austin Acres; thence easterly tracing said north line, a distance of 138 feet more or less to the west right-of-way line of NE 106th Avenue; thence easterly, a distance of 50 feet, more or less to a point of intersection of the east right-of-way line of said NE 106th Avenue and the south line of the north 85 feet of Lot 2 of said Austin Acres; thence easterly tracing said south line, a distance of 138 feet to the east line of said Austin Acres; thence northerly tracing said east line, a distance of 50 feet, more or less to the northwest corner of that property described in deed to Irwin J. and Jerome K. Caplan and recorded in 1989 in Book 2241, Page 2081 Multnomah County Deed Records; thence easterly tracing the north line of said Caplan property, a distance of 300 feet, more or less to the west right-of-way line of NE 108th Avenue; thence northerly tracing said west right-of-way line, a distance of 120 feet, more or less to a point of intersection with the westerly projection of the north line of Lot 5, Block 26 of Casmur, a duly recorded plat in Multnomah County; thence easterly tracing said westerly projection and continuing along said north line, a distance of 150 feet, more or less to the northeast corner of said Lot 5; thence southerly tracing the east line of said Lot 5 and continuing along the east lines of Lots 5, 6, 7 and 8 of said Block 26, a distance of 100 feet, more or less to the north right-of-way line of NE Broadway Street; thence easterly tracing said north right-of-way line, a distance of 500 feet, more or less to the west right-of-way line of NE 111th Avenue; thence northerly tracing said west right-of-way line, a distance of 100 feet, more or less to a point of intersection with the westerly projection of the north line of Lot 14, Block 25 of said Casmur; thence tracing said westerly projection and continuing along the north line of said Lot 14 and along the north lines Lots 18 through 26, to the northeast corner of said Lot 26, Block 25; thence northerly tracing said east line, a distance of 50 feet, more or less to the northwest corner of Lot 13 Hazelwood, , a duly recorded plat in Multnomah County; thence easterly tracing the north line of said Lot 13, Hazelwood, and continuing easterly tracing the south right-of-way line of NE Schuyler Street, a distance of 480 feet, more or less to the northeast corner of that property described in deed to Unicare Homes, Inc. and recorded in 1987 in Book 2020, Page 1764 Multnomah County Deed Records; thence southerly tracing the east line of said Unicare Homes, Inc. and also along the West line of McBee Estates, a duly recorded plat in Multnomah County, a distance of 275 feet more or less to the southwest corner of Lot 4 of said McBee Estates; thence easterly tracing the south line of said Lot 4 and continuing along the south line of Lot 3 of said McBee Estates, a distance of 161 feet, more or less to the west line of Lot 5, Block 1 of Ervins Acres, a duly recorded plat in Multnomah County; thence southerly tracing said west line and continuing along the west lines of Lots 4 and 3 of said Block 1, a distance of 180 feet, more or less to the southwest corner of said Lot 3; thence easterly tracing the south line of said Lot 3 and it's easterly extension, a distance of 186 feet, more or less to the east right-of-way line of NE 114th Avenue; thence southerly tracing said east right-of-way line, a distance of 68 feet, more or less to the northwest corner of Lot 1, Block 2 of said Ervins Acres; thence easterly tracing the north line of said Lot 1, a distance of 136 feet, more or less to the northeast corner of said Lot 1; thence southerly tracing the east line of said Lot 1, a distance of 95 feet, more or less to the north right-of-way line of NE Halsey Street; thence southerly 90 feet, more or less to the northwest corner of Lot 1, Block 1 of Muskopf Addition, a duly

recorded plat in Multnomah County; thence southerly tracing the west line of said Lot 1 and continuing along the west line of Lot 5 of said Block 1, a distance of 150 feet, more or less to the north line of the south 64 feet of Lot 3, Block 2 of Halsey Addition, a duly recorded plat in Multnomah County; thence westerly tracing said north line, a distance of 135 feet, more or less to the easterly right-of-way line of NE 114th Avenue; thence westerly, a distance of 50 feet, more or less to the northeast corner of Lot 3, Block 1 of said Halsey Addition, said corner being on the westerly right-of-way line of said NE 114th Avenue; thence westerly tracing the north line of said Lot 3, a distance of 138 feet, more or less to the northwest corner thereof; thence southerly tracing the west line of said Lot 3 and continuing along the west lines of Lots 4 and 5 of said Block 1, a distance of 150 feet, more or less to the northeast corner of Lot 6 of Sutton Place, a duly recorded plat in Multnomah County; thence westerly tracing the north line of said Lot 6 and continuing along the north lines of Lots 5 and 4 of said Sutton Place, a distance of 322 feet, more or less, to the east line of Lot 5, Block 1 of Evans Park, a duly recorded plat in Multnomah County; thence northerly tracing said east line and continuing along the east lines of Lots 4, 3 and 2 of said Block 1, a distance of 210 feet, more or less to the northeast corner of Lot 2; thence westerly tracing the north line of said Lot 2, a distance of 144 feet, more or less to the east right-of-way line of NE 112th Avenue; thence westerly, a distance of 50 feet, more or less to a point of intersection of the west right-of-way line of said NE 112th Avenue and the north line of the south 17 feet of Lot 1, Block 1 of Upton Acres; thence westerly tracing said north line, a distance of 129 feet, more or less to the west line of said Lot 1; thence southerly tracing said west line and continuing along the west lines of Lots 2, 3 and 4 of said Block 1, a distance of 205 feet, more or less to the northeast corner of Lot 1, Block 3 of Donna Addition, a duly recorded plat in Multnomah County; thence westerly tracing said north line, a distance of 214 feet, more or less to the east right-of-way line of NE 111th Avenue; thence westerly, a distance of 80 feet, more or less to the northeast corner of Lot 1, Block 2 of Bevis Park, a duly recorded plat in Multnomah County, said northeast corner also on the west right-of-way line of said NE 111th Avenue; thence westerly tracing the north line of said Lot 1, a distance of 224 feet, more or less to the east line of Lot 3, Block 2 of Waldheim Tracts, a duly recorded plat in Multnomah County; thence northerly tracing the east line of said Lot 3 and continuing along the east line of Lot 2, of said Block 2, a distance of 160 feet, more or less to the northeast corner of said Lot 2; thence westerly tracing the north line of said Lot 2, a distance of 107 feet to the east right-of-way line of NE 109th Avenue; thence westerly, a distance of 50 feet to the northeast corner of Lot 2, Block 1 of said Waldheim Tracts, said corner also being on the west right-of-way line of NE 109th Avenue; thence westerly tracing the north line of said Lot 2, a distance of 107 feet, more or less to the northwest corner thereof; thence southerly tracing the west line of said Lot 2 and continuing along the west lines of Lots 3, 4, 5, 6 and 7 of said Block 1, a distance of 420 feet, more or less to the northeast corner of Lot 5 of Hassalo Circle, a duly recorded plat in Multnomah County; thence westerly tracing the north line of said Lot 5 and continuing along the north lines of Lots 6 and 7 of said Hassalo Circle, a distance of 264 feet to the northwest corner of Lot 7, said northwest corner also being on the east line of Lot 16 of said Hassalo Circle; thence northerly tracing said east line of said Lot 16, a distance of 87 feet, more or less to the northeast corner thereof, said corner also being at the southeast corner of that property described in deed to Harold L. and Lori A. Teeter and recorded in

Document No. 2000-135567 Multnomah County Deed Records; thence northerly tracing the east line of said Teeter property, a distance of 83 feet to the northeast corner thereof; thence westerly tracing the north line of said Teeter property, a distance of 117 feet, more or less to the east line of that property described in deed to Emery K. and Virginia M. Brandt and recorded in 1974 in Book 967, Page 434 Multnomah County Deed Records; thence northerly tracing the east line of said Brandt property, a distance of 22 feet, more or less to the northeast corner thereof; thence westerly tracing the north line of said Brandt property and continuing along the north lines of those properties described in deed to Jerome W. and Kimberly S. Thielan, recorded in 1993 in Book 2752, Page 336 and to Harlen D. Walden, recorded in Document No. 2000-52533 Multnomah County Deed Records, a distance of 200 feet, more or less to the northwest corner of said Walden property; thence tracing the west line of said Walden property, a distance of 115 feet to the north right-of-way line of NE Wasco Street; thence easterly tracing said north right-of-way line, a distance of 55 feet, more or less to the southeast corner of said Walden property; thence southerly, a distance of 50 feet to the northwest corner of Lot 17 of said Hassalo Circle; thence southerly tracing the west line of said Lot 17 and continuing along the west lines of Lots 18, 19, 20 and 21 of said Hassalo Circle and continuing southerly along the west lines of Lots 1, 2, 3, 4 and 5, Block 6 of Lorene Park, a duly recorded plat in Multnomah County, a distance of 800 feet, more or less, to the south right-of-way line of NE Holladay Street; thence westerly tracing said south right-of-way line 685 feet, more or less to the west right-of-way line of NE 104th Avenue; thence northerly tracing said west right-of-way line, a distance of 289 feet, more or less to the southeast corner of that property described in deed to TJS, Inc. and recorded in Document No. 2000-029030 Multnomah County Deed Records; thence tracing the south line of said TJS, Inc. property, a distance of 340 feet, more or less to the northeast corner of that property described in deed to Northern Pacific Holdings, Ltd. and recorded in 1987 in Book 2036, Page 1621 Multnomah County Deed Records; thence southerly tracing the east line of said Pacific Holdings, Ltd., a distance of 117 feet to the north line of that property described in deed to Ray C. and Bertha E. Rector recorded in 1966 in Book 230 and Page 306 Multnomah County Deed Records; thence west to the northwest corner of said Rector property; thence south along the west line of said Rector property a distance of 107 feet, more or less to the north right-of-way line of NE Holladay Street; thence southerly, a distance of 50 feet, more or less to the northeast corner of Lot 6, Block 1 of Tulip Acres, a duly recorded plat in Multnomah County, which point is also on the south right-of-way line of said NE Holladay Street; thence southerly tracing the east line of said Lot 6, a distance of 280 feet, more or less to the north right-of-way line of NE Pacific Street; thence southerly, a distance of 50 feet, more or less to the northeast corner of Lot 6, Block 4, Tulip Acres, said northeast corner also being on the south right-of-way line of said NE Pacific Street; thence southerly tracing the east line of said Lot 6, a distance of 106 feet, more or less to the north line of the south 175 feet of said Lots 6 and 7 of said Block 4; thence easterly tracing said north line, a distance of 75 feet, more or less to the east line of said Lot 7; thence southerly tracing said east line, a distance of 175 feet, more or less to the north right-of-way line of NE Oregon Street; thence easterly tracing said north right-of-way line, a distance of 125 feet, more or less to a point of intersection of the northerly projection of the west line of Lot 9 of Jonell, a duly recorded plat in Multnomah County; thence southerly tracing said northerly projection and continuing

along the west lines of Lots 9 and 8 of said Jonell, a distance of 330 feet, more or less, to the north right-of-way line of NE Hoyt Street; thence southerly, a distance of 74 feet, more or less to the most westerly northwest corner of Lot 3 of said Jonell, said corner also being on the east line of NE 104th Avenue; thence southerly tracing the west line of said Lot 3, a distance of 92 feet, more or less to the southwest corner thereof; thence easterly tracing the south line of said Lot 3 and continuing along the south lines of Lots 4 and 5 of said Jonell, a distance of 244 feet to the southwest corner of Lot 1, Block 3 of Paragon Park, a duly recorded plat in Multnomah County; thence easterly tracing the south line of said Lot 1 and continuing along the south lines of Lots 2 and 3 of said Block 3, a distance of 193 feet, more or less to the southeast corner of said Lot 3; thence southerly tracing the west lines of Lots 4 and 5 of said Block 3, a distance of 138 feet, more or less to the north right-of-way line of NE Glisan Street; thence southerly, a distance of 80 feet, more or less to a point of intersection of the south right-of-way of said NE Glisan Street and the northeast corner of Lot 1 of Gateway Addition, a duly recorded plat in Multnomah County; thence southerly tracing the east line of said Lot 1, a distance of 98 feet, more or less to the southeast corner thereof; thence westerly tracing the south line of said Lot 1, a distance of 108 feet, more or less to the east right-of-way line of NE 105th Avenue; thence southerly tracing said east right-of-way line, a distance of 27 feet, more or less to a point of intersection with the easterly projection of the north line of Lot 13 of said Gateway Addition; thence westerly tracing said easterly projection and continuing along said north line of Lot 13, a distance of 171 feet, more or less to the northwest corner thereof; thence southerly tracing the west line of said Lot 13, a distance of 5 feet, more or less to the northeast corner of that property described in deed to Andrew W. Hood and recorded in Document No. 94-174885 Multnomah County Deed Records; thence westerly tracing the north line of said Hood property and continuing along the westerly projection of said north line, a distance of 197 feet to the west right-of-way line of NE 104th Avenue; thence northerly tracing said west right-of-way line, a distance of 50 feet more or less to a point of intersection of the north line of that property described in deed to James K. and Vivien A. Stewart and recorded in 1990 in Book 2323, Page 98 Multnomah County Deed Records; thence westerly tracing said north line and continuing along the north line of that property described in deed to D. L. Walker Trust and recorded in Document No. 2000-039768 Multnomah County Deed Records, a distance of 200 feet, more or less to the east right-of-way of NE 103rd Avenue; thence southerly tracing said east right-of-way line, a distance of 720 feet, more or less to the north right-of-way line of NE Davis Street; thence easterly tracing said north right-of-way line, a distance of 125 feet, more or less to the northerly projection of the east line of that property described in deed to Multnomah County and recorded in Document No. 2000-072608 Multnomah County Deed Records; thence tracing said northerly projection and continuing along said east line, a distance of 190 feet to the north line of Lot 5 of Kilworth Acres, a duly recorded plat in Multnomah County; thence easterly tracing said north line and continuing along the north lines of Lots 6 through 17 of said Kilworth Acres, a distance of 925 feet to the northeast corner of said Lot 17; thence southerly tracing the east line of said Lot 17, a distance of 243 feet to the north right-of-way line of East Burnside Street; thence southerly, a distance of 100 feet, more or less to a point of intersection of the west line of Lot 1, Block 1, projected north, of Sierra Vista, a duly recorded plat in Multnomah County, and the south right-of-way line of said East

Burnside Street; thence southerly tracing the west line of said Lot 1 and continuing along the west line of said Block 1 and its southerly extension to the northwest corner of Block 2, Sierra Vista; thence continuing along the west line of Block 2 of said Sierra Vista, a distance of 1100 feet, more or less, to the southwest corner of Lot 16 of said Block 2; thence easterly tracing the south line of said Lot 16, a distance of 130 feet, more or less to the west right-of-way line of SE 108th Avenue; thence easterly, a distance of 60 feet, more or less to the southwest corner of Lot 17, Block 3 of said Sierra Vista, said corner also being on the east right-of-way line of said SE 108th Avenue; thence easterly tracing the south line of said Lot 17, a distance of 130 feet, more or less to the southeast corner thereof; thence tracing the east line of said Lot 17 and continuing along the east lines of Lots 16 and 15 of said Block 3, a distance of 85 feet to a point of intersection of the south line of that property described in deed to Greg Ruff and recorded in Document No. 99-207749 Multnomah County Deed Records; thence easterly tracing said south line and continuing along the easterly projection of said south line 186 feet, more or less to the east right-of-way line of SE 109th Avenue; thence southerly tracing said east right-of-way line, a distance of 60 feet, more or less to the southwest corner of Lot 3, Block 2 of Curtis Addition, a duly recorded plat in Multnomah County; thence easterly tracing the south line of said Lot 3, a distance of 136 feet, more or less, to the southeast corner thereof; thence northerly tracing the east line of said Lot 3 and continuing along the east lines of Lots 4 and 5 of said Block 2, a distance of 160 feet, more or less to the southwest corner of Lot 6, Block 3 of Starkwood, a duly recorded plat in Multnomah County; thence easterly tracing the south line of said Lot 6 and continuing along the south lines of Lots 7, 8 and 9 and the easterly projection thereof, a distance of 380 feet, more or less to the east right-of-way line of SE 111th Avenue; thence southerly tracing said east right-of-way line, a distance of 115 feet, more or less to the north line of the south 40 feet of Lot 14, Block 4 of said Starkwood; thence easterly tracing said north line, a distance of 100 feet, more or less to the northeast corner thereof, said northeast corner being at the northwest corner of that property described in deed to Roger P. and Laverne Setera and recorded in 1975 in Book 1053, Page 369 Multnomah County Deed Records; thence easterly tracing the north line of said Setera property, a distance of 70 feet, more or less to the northeast corner thereof; thence southerly tracing the east line of said Setera Property, a distance of 180 feet, more or less to the north right-of-way line of SE Stark Street; thence southerly, a distance of 80 feet, more or less to a point of intersection of the south right-of-way line of said SE Stark Street and the east line of Lot 11 of Homestake Gardens, a duly recorded plat in Multnomah County; thence southerly tracing the east line of said Lot 11, a distance of 220 feet, more or less to the southeast corner thereof; thence westerly tracing the south line of said Lot 11 and continuing along the south lines of Lots 10, 9 and 8, a distance of 200 feet, more or less to the east right-of-way line of SE 111th Avenue; thence southerly tracing said east line, a distance of 400 feet, more or less to a point of intersection of the easterly projection of the north line of the north one-half of the south one half of Lots 27, 28 and 29 of said Homestake Gardens; thence westerly tracing said easterly projection and continuing along said north line to the northwest corner of said north one-half of the south one-half of Lot 27; thence southerly tracing said west line of said Lot 27 to the southwest corner thereof; thence easterly tracing the south line of said Lot 27 and continuing along the easterly projection of said south line, a distance of 200 feet, more or less to the east right-of-way line of SE 111th Avenue; thence southerly

tracing said east right-of-way line, a distance of 115 feet to a point of intersection of the easterly projection of the north line of the south 115 feet of Lots 38, 39 and 40 of said Homestake Gardens; thence westerly tracing said easterly projection and continuing along said north line of said south 115 feet, a distance of 200 feet, more or less to the northwest corner thereof said point also being on the west line of Lot 40 said Homestake Gardens; thence southerly tracing said west line of Lot 40 to the centerline of SE Yamhill Street; thence westerly along said centerline, a distance of 15 feet to a point of intersection of the centerline of said SE Yamhill Street and the east line of the west 39 feet of Lot 48, said Homestake Gardens, projected northerly; thence southerly tracing said projected north line and east line of said west 39 feet of Lot 48, a distance of 260 feet to a point in the north line of Lot 63 said Homestake Gardens; thence easterly tracing said north line, a distance of 14 feet to a point 1 foot west of the northeast corner of Lot 63; thence southerly, 1 foot westerly of and parallel to said east line of Lot 63, a distance of 110 feet to a point on the north line of the south 120 feet of said Lot 63; thence westerly, 55 feet, tracing said north line of said south 120 feet and said north line projected westerly to the east line of the west 52 feet of Lot 64; thence southerly tracing said east line and the southerly projection thereof, a distance of 170 feet, more or less to the south right-of-way line of SE Salmon Street; thence westerly tracing said south line, a distance of 150 feet, more or less to the northwest corner of Lot 67 of Homestake Gardens, a duly recorded plat in Multnomah County; thence southerly tracing the west line of said Lot 67, a distance of 115 feet, more or less to the most northerly northeast corner of that property described in deed to Richard W. Cooley and recorded in 1979 in Book 1470, Page 1747, Multnomah County Deed Records; thence southeasterly tracing northeasterly line of said Cooley property and southerly projection thereof, a distance of 180 feet, more or less to the south right-of-way line of SE Main Street; thence southwestly tracing said south right-of-way line, a distance of 90 feet, more or less to the beginning of a 10 foot radius curve; thence southwestly, a distance of 70 feet, more or less, perpendicular to the south right-of-way line of SE Cherry Blossom Drive, to the south right-of-way line of said SE Cherry Blossom Drive; thence northwestly tracing said south right-of-way line, a distance of 280 feet, more or less to the northwest corner of Lot 12, Block 7 of Vermada Park, a duly recorded plat in Multnomah County; thence southwestly tracing said northwest line and continuing along the northwest lines of Lot 11, Block 7 to the northeasterly right-of-way line of a 50 foot road described as Parcel 3 in document 99-031202, Multnomah County Deed Records; thence southeasterly 50 feet to the northwest corner of Lot 1, Block 9 of said Vermada Park, thence southwestly and southerly following the west boundary of said Vermada Park and the southerly projection thereof to the south right-of-way line of SE Market Street; thence westerly tracing said south right-of-way line, a distance of 3,200 feet to the point of beginning.

Containing an area of 653 acres more or less.

EXHIBIT 4

Description of Outreach Efforts for the Gateway Regional Center URA

The planning process for the Gateway Regional Center Urban Renewal Area included extensive outreach to property owners, business owners, residents and other stakeholders in and around the Area. Some of the outreach predated the urban renewal planning process, but came after the Opportunity Gateway Program Advisory Committee (PAC) endorsed an urban renewal feasibility study for the area. The PAC's interest in involving the community resulted in PDC hiring a part-time public outreach coordinator for the Opportunity Gateway project in July 2000.

The following are highlights from the PAC's public-involvement efforts beginning last summer and continuing for the duration of the urban renewal planning process:

- Beginning in August 2000, the PAC convened a series of 13 small "precinct meetings" for property and business owners within the project boundary, and a separate meeting for renters. At these meetings, two members of the PAC made a brief presentation about the PAC, Opportunity Gateway and the possible role of urban renewal. They then led a general discussion about issues in Gateway, prompting attendees for feedback and suggestions. Invitees were mailed a postcard one week prior to the meeting, and, when possible, called by a member of the PAC or staff. In precincts that contained major commercial corridors, businesses were also notified by flyer. (The renters meeting was advertised through flyers posted at more than a dozen large apartment complexes throughout Gateway.)
- All property and business owners within the project boundary who live locally and did not attend a precinct meeting were mailed information about Opportunity Gateway, including a schedule of future meetings.
- A two-hour public meeting attended by more than 100 people was held in November 2000 to present information about the urban renewal feasibility study and get feedback from the community. Advertising for the meeting included a postcard to approximately 650 people, an Oregonian ad, and phone calls to those who attended the aforementioned "precinct" meetings.
- At least 10 minutes for public comment was reserved during each Opportunity Gateway PAC meeting, including 30 minutes at the meeting at which the PAC voted on whether to direct PDC to draft an urban renewal plan for the district. Minutes of each PAC meeting were made available at subsequent meetings.
- Four urban renewal workshops were held during January and February at various locations and times in the boundary. Participants were shown a 25-minute PowerPoint presentation before breaking into smaller groups organized around

topics such as housing, transportation and architecture & design. Public comments were recorded at each session, and a compilation of all comments made during these small-group discussions were mailed to each of the participants and given to all PAC members.

- Staff made presentations regarding urban renewal in Gateway to approximately 160 people at seven neighborhood and civic meetings during January, February and March.
- The January 2001 Opportunity Gateway Bulletin, which explained the urban renewal planning process and included a calendar of three months' worth of public meetings, was mailed to nearly 9,000 addresses on January 10.
- Advertisements for the public workshops, the special meeting on condemnation, and the draft plan distribution locations were placed in the *Oregonian*, the Mid-County Memo and the Gateway Area Business Association newsletter.
- Four "Listening Posts" were set up at well-trafficked Gateway locations and times to educate passers-by about Opportunity Gateway and how they can participate in the upcoming urban renewal workshops.
- Three distribution sites were held at prominent locations in Gateway during mid-to-late February to pass out copies of the first draft of the urban renewal plan. These sites were advertised via postcards to our mailing list and a series of three ads in the *Oregonian*.
- Comment cards were available at each urban renewal workshop and listening post to encourage input from those who were reluctant to share their concerns in the small-group discussions, who did not want to attend a workshop, or who wanted to comment on a topic area different from the one their small-group discussed.
- Displays at the listening posts and urban renewal workshops visually explained several facets of Opportunity Gateway and urban renewal. Information conveyed using these display boards included: the role of the various community groups, the history of Opportunity Gateway, and the facets of the concept plan; a visual interpretation of the Concept Plan; and how the various public documents (urban renewal plan, five-year plan, biennial budget) fit together.
- A March meeting on "Financing the Gateway Urban Renewal Area" enabled community members to learn how urban renewal projects are selected and help prioritize the first five years of urban renewal expenditures. The meeting was advertised in the *Oregonian* and through a postcard mailing to more than 750 people.

- Maps depicting the Opportunity Gateway boundary and Portland's urban renewal areas were displayed at urban renewal workshops, PAC meetings and one listening post.
- Members of the Program Advisory Committee were encouraged to share and discuss information regarding urban renewal with their respective constituents.
- Several educational materials were available at listening posts, workshops and PAC meetings. These materials included: "An Introduction to Urban Renewal," the Gateway Bulletin, a frequently asked questions sheet on both Opportunity Gateway and urban renewal, the Opportunity Gateway Concept Plan, the urban renewal feasibility study.
- The April Portland Development Commission Board Meeting was held in the Gateway Area to solicit community input on the urban renewal plan and planning process.

FAX Transmittal Sheet



DELIVER TO DEB BOGSTAD 988.3013

In Care of _____

FROM LAUREL _____ Number of pages, including this transmittal sheet 4

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MESSAGE

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P. 002/004 F-949

503 823 3368

FROM-Portland Development Commission

10-27

MAY-10-01

EXHIBIT 1: GATEWAY REGIONAL CENTER URBAN RENEWAL EXPENDITURE ESTIMATES																					
Object/Program Expenditure Activity	Total w/ Inflation	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22
REVENUES																					
Annual Bond Proceeds	114,250,000	2,500,000	2,500,000	3,000,000	3,000,000	3,200,000	3,150,000	4,000,000	4,900,000	5,000,000	5,000,000	6,600,000	6,600,000	7,000,000	7,000,000	7,500,000	8,000,000	9,000,000	9,000,000	9,000,000	9,000,000
Natural Dis. Insur Proceeds	49,990,959	214,038	694,973	609,088	606,464	777,491	993,570	1,165,691	1,571,559	1,726,102	1,884,070	2,209,439	2,579,379	2,690,254	3,316,421	3,741,892	4,167,650	4,543,335	4,974,091	5,461,611	6,007,959
	164,240,959	2,714,038	2,994,973	3,609,088	3,606,464	4,277,491	4,743,570	5,165,691	6,073,359	6,726,102	6,834,070	8,209,439	8,579,379	9,890,254	10,316,421	11,241,892	12,167,650	13,543,335	13,974,091	14,461,611	15,007,959
EXPENDITURES																					
TRANSPORTATION																					
Boulevard & Collectors	14,487,250									80,000	1,559,250	1,475,000			1,539,500	1,000,000	1,539,500	1,539,500	1,539,500	1,539,500	1,555,500
Traffic Operations Improvements	1,745,500	634,500	514,000	116,000												521,000					
Local Streets	10,300,570	708,750	708,750	710,000				315,710	682,000	702,200	862,000		880,000	882,000		200,000	500,000	787,500	787,500	787,000	787,100
Transit Improvements	1,128,000							280,000				280,000					280,000				
Total Transportation	27,393,320							315,710	682,000	702,200	862,000		880,000	882,000		200,000	500,000	787,500	787,500	787,000	787,100
HOUSING																					
Housing Strategy	200,000	50,000	50,000						50,000						50,000						
Acquisition	5,153,000	250,000	209,000	350,000					300,000	690,000		240,000	500,000	500,000	550,000	250,000	500,000	500,000	284,000		
Housing Development - Ownership	5,391,000			156,250	156,250	156,250	156,250	625,000	625,000			382,000	625,000	625,000	625,000	625,000	625,000	625,000			
Housing Development - Rental	9,412,800				315,200	315,200	315,200	745,200	715,200	715,200		609,000	715,200	715,200	715,200	715,200	715,200	715,200	715,200	715,200	715,200
Total Housing	20,147,800																				
TRANSIT-ORIENTED DEVELOPMENT																					
Acquisition	4,600,000			750,000									300,000						980,000		1,000,000
Mixed-Use Financing	2,070,000						350,000						340,000	360,000					310,000	370,000	340,000
Structured Parking	6,709,800				714,000	1,045,000	300,000		800,000	910,000			800,000	800,000	808,600			570,000			
Total Transit-Oriented-Dev.	13,379,800																				
PARKS AND PUBLIC SPACES																					
Acquisition	1,981,500		250,000	175,000										500,000	513,500						543,900
Recreational Facilities	3,340,000						1,000,000	1,000,000								600,000			700,000		
Small Public Spaces	400,000	20,000	20,000	20,000			25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Parks & Plaza	3,103,000				830,000	553,000											500,000			200,000	1,000,000
Total Parks and Public Spaces	8,784,500																				
ECONOMIC DEVELOPMENT																					
Site Assembly	2,100,000										80,000	1,300,000									
Economic Development Strategy	151,500	15,000			30,500			21,000				45,000				20,000					
Employment Recruitment & Retention	850,000											150,000									200,000
Small Business Assistance	389,700	72,000	70,000	4,500					75,000	79,000	87,500										
Total Ec. Dev.	3,490,200																				
REGIONAL CENTER IDENTIFIERS																					
Signage & Public Art	1,039,000				116,000	115,000	125,000							285,500					147,000	110,000	110,500
Design Guidelines & Standards	110,000		50,000	60,000				240,000								250,000					
District Gateways	499,000								30,500	32,500			30,000	30,000	30,000	30,000					
Quality Development Program	305,500	30,000	30,000	30,000																	
Total Regional Center Identifiers	1,914,500																				

Exhibit 1 Gateway Urban Renewal Expenditures 3/18/01

F-849
 P. 003/004
 T-159
 503 823 3368
 FROM-Portland Development Commission
 10:28
 MAY-10-01

Program Expenditure Activity	Total w/ Inflation	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22
JC FACILITIES																					
Assembly	3,024,000																224,000	500,000	1,300,000		
Terminal Facility	3,928,000												573,000						500,000	1,000,000	1,855,000
Terminal Facilities Support	2,000,000					200,000	300,000												500,000	1,000,000	
Total Public Facilities	7,952,000																				
Total Project Expenditures	83,061,320	1,780,250	1,991,750	2,281,750	2,201,950	2,594,450	2,851,950	3,014,470	3,505,630	3,831,690	3,763,750	4,497,000	4,488,200	5,052,700	5,133,200	5,451,200	5,743,709	6,219,200	6,236,209	6,274,700	6,328,100
Program Management & Administration	2,500,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000
Contingency	8,306,054	178,054	190,173	228,175	220,195	259,445	285,195	301,447.00	350,540	383,140.00	376,375	449,700	449,820	505,170	511,320	545,120	574,370	621,920	623,630	627,470	632,733
Total Program Exp. - 2001 Dollars	99,867,374	2,353,274	2,516,925	2,934,925	2,847,145	3,278,895	3,562,145	3,740,917	4,280,949	4,619,549	4,545,125	5,272,709	5,362,020	5,982,970	6,071,520	6,431,320	6,743,070	7,266,120	7,284,820	7,327,179	7,385,833
Total Program Exp. - with Inflation	149,966,344	2,459,539	2,680,586	3,225,790	3,219,449	3,838,186	4,303,183	4,663,757	5,597,783	6,161,163	6,255,313	7,456,066	7,825,008	9,016,583	9,436,549	10,289,586	11,161,764	12,412,447	12,842,842	13,339,625	13,867,348
Fees and Reserves	14,263,666	314,177	314,177	377,013	377,013	439,848	439,848	502,684	565,519	565,519	628,355	734,026	734,026	879,697	879,697	942,532	1,005,368	1,118,039	1,131,039	1,131,039	1,131,039
Total Gateway Urban Renewal	164,230,000	2,773,716	2,994,763	3,602,803	3,606,662	4,278,034	4,743,031	5,166,441	6,073,391	6,725,692	6,883,677	8,210,792	8,379,034	9,890,280	10,316,246	11,242,139	12,167,132	13,543,686	13,973,651	14,461,664	14,996,387
Plus/Deficit	10,958	321	210	285	2	(544)	539	(750)	58	439	393	(653)	346	(26)	175	(226)	528	(151)	449	23	9,572
Objective Surplus/Deficit		321	531	816	818	275	813	63	121	541	934	282	627	601	716	531	1,099	928	1,367	1,186	10,958
Inflation - Projects only	125,398,569	1,837,218	2,025,409	2,597,832	2,497,619	3,036,993	3,445,245	3,758,104	4,519,986	5,087,153	5,157,245	6,231,889	6,549,808	7,609,561	7,978,182	8,743,546	9,597,512	10,624,032	10,993,991	11,485,923	11,881,391

503 823 3368 T-159 P.004/004 F-949
 FROM-Portland Development Commission 10:28 MAY-10-01

Gateway Urban Renewal
Estimated Foregone Taxes

Fiscal Year	Permanent Rate	Frozen Base										
		01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12
Total Assessed Value with UR		259,158,690	287,379,962	312,312,323	333,845,101	349,820,324	377,467,859	408,713,918	438,872,180	484,167,609	518,458,311	553,070,204
Total Assessed Value without UR			280,928,096	304,248,878	322,050,958	335,906,180	351,637,904	369,933,733	386,472,381	417,475,098	436,775,645	455,674,849
AV without UR Less Frozen Base			21,769,406	45,090,183	63,892,264	76,747,490	92,499,214	110,775,053	127,343,691	158,316,408	177,616,955	196,516,159
Taxing District:												
*Multnomah County (w/ Library Levy)	4.9381		101,050	210,913	300,722	369,053	438,452	525,593	604,869	751,257	844,282	935,307
City of Portland	4.5770		93,660	195,490	278,732	336,505	406,390	487,858	560,638	696,321	782,637	866,912
Metro	0.0966		1,977	4,126	5,893	7,102	8,377	10,252	11,833	14,696	16,513	18,297
Port of Portland	0.0701		1,434	2,994	4,269	5,154	6,224	7,463	8,587	10,665	11,987	13,277
David Douglas Public School	4.6394		89,293	186,604	264,846	316,671	380,340	455,209	522,235	652,114	731,666	808,937
Parkrose Public School	4.8906		5,949	12,177	18,643	25,744	33,090	40,681	48,518	56,608	64,958	73,573
Mult Co. Educ. Service Dist.	0.4576		9,364	19,545	27,867	33,643	40,630	48,705	56,052	69,617	78,247	86,672
Mt. Hood Community College	0.4416		9,037	18,861	26,893	32,467	39,209	47,002	54,092	67,183	75,511	83,642

Fiscal Year	Permanent Rate	Frozen Base										
		12-10	13-10	14-18	15-18	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Total Assessed Value with UR		602,011,161	653,084,836	706,366,634	765,667,006	827,520,978	892,013,488	959,233,946	1,029,274,387	1,102,229,376	1,178,196,347	1,248,887,916
Total Assessed Value without UR		478,846,919	501,962,723	525,940,307	551,826,911	578,584,207	606,337,634	635,119,160	664,969,337	695,897,813	727,963,109	757,081,694
AV without UR Less Frozen Base		219,688,229	242,804,073	266,781,617	292,668,211	319,425,517	347,178,994	375,960,470	405,802,647	436,739,123	468,204,619	497,922,944
Taxing District:												
*Multnomah County (w/ Library Levy)	4.9381		1,045,866	1,156,381	1,271,000	1,394,597	1,522,435	1,655,061	1,792,615	1,935,247	2,083,113	2,236,379
City of Portland	4.5770		969,386	1,071,820	1,178,038	1,292,617	1,413,107	1,534,034	1,661,530	1,794,791	1,930,785	2,072,841
Metro	0.0966		20,459	22,621	24,864	27,281	29,782	32,377	35,067	37,853	40,750	43,748
Port of Portland	0.0701		14,847	16,416	18,043	19,797	21,612	23,495	25,448	27,472	29,571	31,747
David Douglas Public School	4.6394		903,958	998,643	1,096,877	1,202,710	1,312,607	1,426,670	1,545,020	1,667,785	1,795,102	1,927,118
Parkrose Public School	4.8906		82,903	92,545	102,507	113,351	124,112	135,224	146,697	158,545	170,778	183,410
Mult Co. Educ. Service Dist.	0.4576		96,917	107,159	117,780	129,233	141,080	153,370	166,117	179,330	193,006	207,239
Mt. Hood Community College	0.4416		93,529	103,412	113,662	124,785	136,147	148,007	160,305	173,064	186,267	199,993

Fiscal Year	Permanent Rate	Frozen Base				Total
		23-24	24-25	25-26	26-27	
Total Assessed Value with UR		1,323,821,191	1,403,250,662	1,487,445,490	1,576,692,219	
Total Assessed Value without UR		787,064,899	818,859,495	851,613,875	885,674,430	
AV without UR Less Frozen Base		528,206,209	559,700,805	592,855,185	626,519,740	

Fiscal Year	Permanent Rate	Frozen Base				Total
		23-24	24-25	25-26	26-27	
Total Assessed Value with UR		1,323,821,191	1,403,250,662	1,487,445,490	1,576,692,219	
Total Assessed Value without UR		787,064,899	818,859,495	851,613,875	885,674,430	
AV without UR Less Frozen Base		528,206,209	559,700,805	592,855,185	626,519,740	
Taxing District:						
*Multnomah County (w/ Library Levy)	4.9381		2,521,148	2,671,809	2,828,415	1,196,499
City of Portland	4.5770		2,336,789	2,476,432	2,621,587	1,109,004
Metro	0.0966		49,319	52,266	55,330	23,405
Port of Portland	0.0701		35,790	37,928	40,151	16,985
David Douglas Public School	4.6394		2,163,247	2,291,171	2,422,049	1,023,248
Parkrose Public School	4.8906		214,413	230,882	248,088	106,337
Mult Co. Educ. Service Dist.	0.4576		233,629	247,359	262,103	110,876
Mt. Hood Community College	0.4416		225,459	238,933	252,937	106,999

EXHIBIT I: GATEWAY REGIONAL CENTER URBAN RENEWAL EXPENDITURE ESTIMATES																					
Project/Program Expenditure Activity	Total w/																				
	Inflation	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22
REVENUES																					
Annual Bond Proceeds	114,250,000	2,500,000	2,500,000	3,000,000	3,000,000	3,500,000	3,750,000	4,000,000	4,500,000	5,000,000	5,000,000	6,000,000	6,000,000	7,000,000	7,000,000	7,500,000	8,000,000	9,000,000	9,000,000	9,000,000	9,000,000
Annual Du Jour Proceeds	49,990,958	274,038	494,973	603,088	606,464	777,491	993,570	1,165,691	1,573,359	1,726,102	1,884,070	2,209,439	2,579,379	2,890,254	3,316,421	3,741,892	4,167,660	4,543,335	4,974,091	5,461,683	6,007,959
	164,240,958	2,774,038	2,994,973	3,603,088	3,606,464	4,277,491	4,743,570	5,165,691	6,073,359	6,726,102	6,884,070	8,209,439	8,579,379	9,890,254	10,316,421	11,241,892	12,167,660	13,543,335	13,974,091	14,461,683	15,007,959
EXPENDITURES																					
TRANSPORTATION																					
Boulevard & Collectors	14,187,250									800,000	1,559,250	1,475,000			1,559,500	1,000,000	1,559,500	1,559,500	1,559,500	1,559,500	1,555,500
Traffic Operations Improvements	1,785,500	634,500	514,000	116,000												521,000					
Local Streets	10,300,570	708,750	708,750	710,000				315,770	682,000	702,200	862,000		880,000	882,000		200,000	500,000	787,500	787,500	787,000	787,100
Transit Improvements	1,120,000							280,000			280,000			280,000			280,000				
Total Transportation	27,393,320																				
HOUSING																					
Housing Strategy	200,000	50,000	50,000							50,000				50,000							
Acquisition	5,153,000	250,000	209,000	260,000						500,000	600,000		250,000	500,000	500,000	550,000	250,000	500,000	500,000	284,000	
Housing Development - Ownership	5,382,000			156,250	156,250	156,250	156,250	625,000	625,000				382,000	625,000	625,000	625,000	625,000	625,000			
Housing Development - Rental	9,412,800				315,200	315,200	315,200	715,200	715,200	715,200			600,000	715,200	715,200	715,200	715,200	715,200	715,200	715,200	715,200
Total Housing	20,147,800																				
TRANSIT-ORIENTED DEVELOPMENT																					
Acquisition	4,600,000			750,000			250,000						300,000			320,000	1,000,000		980,000		1,000,000
Mixed-Use Financing	2,070,000						350,000						340,000	360,000					310,000	370,000	340,000
Structured Parking	6,709,000			714,000	1,015,000	300,000		800,000	910,000				800,000	800,000	800,000		570,000				
Total Transit-Oriented-Dev.	13,379,000																				
PARKS AND PUBLIC SPACES																					
Acquisition	1,981,500		250,000	175,000										500,000	513,500						543,000
Recreational Facilities	3,300,000						1,000,000	1,000,000								600,000		700,000			
Small Public Spaces	400,000	20,000	20,000	20,000			25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Parks & Plaza	3,103,000				850,000	553,000											500,000		200,000		1,000,000
Total Parks and Public Spaces	8,784,500																				
ECONOMIC DEVELOPMENT																					
Site Assembly	2,100,000										800,000	1,300,000									
Economic Development Strategy	151,500	15,000			50,500			21,000								20,000					
Employment Recruitment & Retention	850,000											150,000				250,000	250,000			200,000	
Small Business Assistance	388,700	72,000	70,000	4,500					75,700	79,000	87,500										
Total Ec. Dev.	3,490,200																				
REGIONAL CENTER IDENTIFIERS																					
Signage & Public Art	1,009,000				116,000	115,000	125,000							285,500				147,000		110,000	110,500
Design Guidelines & Standards	110,000		50,000	60,000																	
District Gateways	490,000					240,000										250,000					
Quality Development Program	305,500	30,000	30,000	30,000			30,500	32,500	32,500				30,000	30,000	30,000	30,000					
Total Regional Center Identifiers	1,914,500																				

Project/Program Expenditure Activity	Total w/ Inflation	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	
PUBLIC FACILITIES																						
Site Assembly	2,024,000																224,000	500,000	1,300,000			
Undetermined Facility	3,928,000												573,000						500,000	1,000,000	1,855,000	
Educational Facilities Support	2,900,000					200,000	300,000												500,000	1,000,000		
Total Public Facilities	7,952,000																					
Total Project Expenditures	83,061,320	1,780,250	1,901,750	2,281,750	2,201,950	2,594,450	2,851,950	3,014,470	3,505,400	3,831,400	3,763,750	4,407,000	4,488,200	5,052,700	5,133,200	5,451,200	5,743,700	6,219,200	6,236,200	6,274,700	6,328,100	
Program Management & Administration	8,500,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000	425,000
Project Contingency	8,306,054	178,024	190,175	228,175	220,195	259,445	285,195	301,447.00	350,540	383,140.00	376,375	440,700	448,820	505,270	513,320	545,120	574,370	621,920	623,620	627,470	632,733	
Total Program Exp. - 2001 Dollars	99,867,374	2,383,274	2,516,925	2,934,925	2,847,145	3,278,895	3,562,145	3,740,917	4,280,940	4,639,540	4,565,125	5,272,700	5,362,020	5,982,970	6,071,520	6,421,320	6,743,070	7,266,120	7,284,820	7,327,170	7,385,833	
Total Program Exp. - with Inflation	149,966,344	2,459,539	2,680,586	3,225,790	3,229,449	3,838,186	4,303,183	4,663,757	5,507,782	6,160,163	6,255,322	7,456,066	7,825,008	9,010,583	9,436,549	10,299,586	11,161,764	12,412,447	12,842,612	13,330,625	13,867,348	
Bond Fees and Reserves	14,263,656	314,177	314,177	377,013	377,013	439,848	439,848	502,684	565,519	565,519	628,355	754,026	754,026	879,697	879,697	942,532	1,005,368	1,131,039	1,131,039	1,131,039	1,131,039	
Total Gateway Urban Renewal	164,230,000	2,773,716	2,994,763	3,602,803	3,606,462	4,278,034	4,743,031	5,166,441	6,073,301	6,725,682	6,883,677	8,210,092	8,579,034	9,890,280	10,316,246	11,242,118	12,167,132	13,543,486	13,973,651	14,461,664	14,998,387	
Surplus/Deficit	10,958	321	210	285	2	(544)	539	(750)	58	420	393	(653)	346	(26)	175	(226)	528	(151)	440	19	9,572	
Cumulative Surplus/Deficit		321	531	816	818	275	813	63	121	541	934	282	627	601	776	551	1,079	928	1,367	1,386	10,958	
Inflated - Projects only	125,398,569	1,837,218	2,025,409	2,507,882	2,497,619	3,036,993	3,445,245	3,758,104	4,509,986	5,087,153	5,157,245	6,231,889	6,549,808	7,609,561	7,978,182	8,743,546	9,507,512	10,624,032	10,993,971	11,415,823	11,881,391	

**Gateway Urban Renewal
Estimated Foregone Taxes**

Fiscal Year	Permanent	Frozen Base										
	Rate	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12
Total Assessed Value with UR		259,158,690	287,378,962	312,312,323	333,845,101	349,820,324	377,467,859	408,713,918	438,872,180	484,167,609	518,458,311	553,070,204
Total Assessed Value without UR			280,928,096	304,248,878	323,050,954	335,906,180	351,657,904	369,933,753	386,472,381	417,475,098	436,775,645	455,674,849
AV without UR Less Frozen Base			21,769,406	45,090,188	63,892,264	76,747,490	92,499,214	110,775,063	127,313,691	158,316,408	177,616,955	196,516,159

Taxing District:

*Multnomah County (w/ Library levy)	4.9381	101,050	210,913	300,722	363,053	438,452	525,593	604,869	751,257	844,382	935,307
City of Portland	4.5770	93,660	195,490	278,732	336,505	406,390	487,158	560,638	696,321	782,637	866,912
Metro	0.0966	1,977	4,126	5,883	7,102	8,577	10,282	11,833	14,696	16,518	18,297
Port of Portland	0.0701	1,434	2,994	4,269	5,154	6,224	7,461	8,587	10,665	11,987	13,277
David Douglas Public School	4.6394	89,293	186,604	264,846	316,671	380,540	455,209	522,255	652,114	731,686	808,937
Parkrose Public School	4.8906	5,949	12,177	18,643	25,744	33,090	40,681	48,518	56,608	64,958	73,573
Mult Co. Educ. Service Dist.	0.4576	9,364	19,545	27,867	33,643	40,630	48,705	56,052	69,617	78,247	86,672
Mt. Hood Community College	0.4416	9,037	18,861	26,893	32,467	39,209	47,002	54,092	67,183	75,511	83,642

Fiscal Year	Permanent	Frozen Base										
	Rate	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23
Total Assessed Value with UR		602,011,161	653,084,836	706,364,614	765,667,006	827,520,971	892,013,468	959,233,946	1,029,274,387	1,102,229,376	1,178,196,147	1,248,887,916
Total Assessed Value without UR		478,846,919	501,962,723	525,940,307	551,826,911	578,584,207	606,337,684	635,119,160	664,961,337	695,897,813	727,963,109	757,081,634
AV without UR Less Frozen Base		219,688,229	242,804,033	266,781,617	292,668,221	319,425,517	347,178,994	375,960,470	405,802,647	436,739,123	468,804,419	497,922,944

Taxing District:

*Multnomah County (w/ Library levy)	4.9381	1,045,866	1,156,381	1,271,000	1,394,597	1,522,435	1,655,061	1,792,615	1,935,247	2,083,113	2,236,379	2,376,129
City of Portland	4.5770	969,386	1,071,820	1,178,058	1,292,617	1,411,107	1,534,034	1,661,530	1,793,731	1,930,785	2,072,843	2,202,373
Metro	0.0966	20,459	22,621	24,864	27,281	29,782	32,377	35,067	37,858	40,750	43,748	46,482
Port of Portland	0.0701	14,847	16,416	18,043	19,797	21,612	23,495	25,448	27,472	29,571	31,747	33,731
David Douglas Public School	4.6394	903,958	998,641	1,096,877	1,202,710	1,312,607	1,426,670	1,545,020	1,667,785	1,795,102	1,927,114	2,044,008
Parkrose Public School	4.8906	82,903	92,545	102,507	113,351	124,112	135,224	146,697	158,545	170,778	183,410	198,592
Mult Co. Educ. Service Dist.	0.4576	96,917	107,159	117,780	129,233	141,080	153,370	166,117	179,334	193,036	207,239	220,189
Mt. Hood Community College	0.2828	93,529	103,412	113,662	124,715	136,147	148,007	160,308	173,064	186,287	199,993	212,490

Fiscal Year	Permanent	Frozen Base					Total
	Rate	23-24	24-25	25-26	26-27		
Total Assessed Value with UR		1,323,821,191	1,403,250,462	1,487,445,490	1,576,692,219		
Total Assessed Value without UR		787,364,899	818,859,495	851,613,875	885,678,430		
AV without UR Less Frozen Base		528,206,209	559,700,805	592,455,185	626,519,740		

Taxing District:

*Multnomah County (w/ Library levy)	4.9381	2,521,148	2,671,809	2,828,415	1,196,499	32,762,291
City of Portland	4.5770	2,336,789	2,476,432	2,621,587	1,109,004	30,366,539
Metro	0.0966	49,319	52,266	55,330	23,406	640,902
Port of Portland	0.0701	35,790	37,928	40,151	16,985	465,085
David Douglas Public School	4.6394	2,165,247	2,291,171	2,422,049	1,023,248	28,230,362
Parkrose Public School	4.8906	214,413	230,882	248,018	106,337	2,688,255
Mult Co. Educ. Service Dist.	0.4576	233,628	247,589	262,101	110,876	3,035,990
Mt. Hood Community College	0.2828	225,459	238,932	252,937	106,999	2,929,837