



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 6/24/13)

Board Clerk Use Only

Meeting Date: 10/22/15
Agenda Item #: R.2
Est. Start Time: 9:45 am approx
Date Submitted: 10/13/15

Agenda Title: **RESOLUTION Approving Offer of North Williams Center, Portland, Oregon, for Conveyance at No Cost for Affordable Housing Development Proposals**

Note: Title should not be more than 2 lines but be sufficient to describe the action requested.

Requested Meeting Date: October 22, 2015 **Time Needed:** 15 minutes
Department: Non-Departmental **Division:** Chair's Office
Contact(s): Mike Sublett, Liz Smith Currie (8-4435)
Phone: 503-988-4149 **Ext.** X84149 **I/O Address:** 274
Presenter Name(s) & Title(s): Peggidy Yates, and Mike Sublett, Facilities and Property Management Division

General Information

1. What action are you requesting from the Board?

Approve the offering of the County's North Williams Center for Conveyance at No Cost for an Affordable Housing Development Request for Proposals.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

By Resolution 2013-029, dated March 21, 2013, the Board of County Commissioners approved the acquisition of North Williams Center, 2124-2156 N. Williams Avenue, Portland, Oregon ("Property"). The Property was fully conveyed on September 30, 2013.

By Resolution 2013-059, the Board of County Commissioners approved a lease of the Property to Albertina Kerr Centers, Inc. ("Kerr"). The Kerr lease supports the continuity of important services provided to developmentally disabled adult clients. The leasehold produces income which continues to protect the County's security interest in the Property. The lease, following Kerr's exercise of both 1-year extension options, is scheduled to terminate June 30, 2016.

By Resolution No. 2013-060, dated May 16, 2013, the Board declared the Property surplus and authorized the County's Facilities and Property Management Division ("FPM") to commence the Surplus Property Process. By Resolution 2014-094, dated August 14, 2014, the Board accepted the Surplus Property Report and directed staff to develop disposition options for the Property. Specifically, FPM was directed to continue to solicit public input with an added emphasis on the suitability of the Property for affordable housing.

By Resolution No. 2015-019, dated March 12, 2015, the Board accepted the Supplemental Surplus Property Report and directed issuance of a Request for Proposals for the disposition and redevelopment of the Property as affordable housing.

The County desires to help families find safe and affordable housing in a vibrant and close-in neighborhood by maximizing the number of units for families with incomes 0-30% of median family income (lower income working families and those at risk of displacement or coming out of homelessness) on the Property.

Offering the Property for competitive development proposals for affordable housing is in the public interest and is consistent with Resolution 2015-019. In addition, a commitment for conveyance of the Property at no cost is an effective mechanism to leverage additional community resources to support the County's desire for affordable housing on the site.

Final conveyance of the Property is subject to Board approval after conclusion of the RFP process.

County Staff will evaluate proposals for redevelopment of the Property and prepare a report for Board consideration, including recommendations and the consideration of the conveyance of the Property at no cost to a successful proposer.

3. Explain the fiscal impact (current year and ongoing).

The principal amount owed to the County under the prior leasehold financing was approximately \$1,500,000. According to Multnomah County Assessor's Office, the current real market value of the land and improvements for the 2015-6 tax year is \$2,116,450.

4. Explain any legal and/or policy issues involved.

Due to the site's environmental conditions detailed in the Surplus Property Report and accepted in Resolution 2014-094, the administration of an RFP offering and disposition of the property aligns with the County's Equitable Servitude obligation to proceed expeditiously in disposing of the site and will be supervised by the County Attorney.

5. Explain any citizen and/or other government participation that has or will take place.

County representatives participated in presenting the Property at four public forums in Autumn 2014 addressing affordable housing as a part of the North/Northeast Housing Strategy and detailed in Resolutions 2014-094 and 2015-019. These forums are in addition to the County's two public outreach efforts associated with Surplus Property process and documented in the above referenced Resolutions.

Required Signature

Elected Official

or Department/

Agency Director:

Nancy Bennett /s/

10/13 /2015

Date:

Note: Please submit electronically. Insert names of your approvers followed by /s/ - we no longer use actual signatures. Please insert date approved."