

ANNOTATED MINUTES

**Tuesday, October 20, 1992 - 9:30 AM
Multnomah County Courthouse, Room 602**

BOARD BRIEFINGS

- B-1 Metro Charter Update. Presented by Matt Hennessee.
45 MINUTES REQUESTED.**

**PRESENTATION AND RESPONSE TO BOARD QUESTIONS
BY MATT HENNESSEE AND NED LOOK.**

- B-2 Review and Discuss the Housing Affordability Demonstration
Program Report. Presented by Cecile Pitts, HC Tupper and
Larry Baxter. 30 MINUTES REQUESTED.**

**PRESENTATION AND RESPONSE TO BOARD QUESTION BY
CECILE PITTS, H.C. TUPPER AND LARRY BAXTER.**

**Tuesday, October 20, 1992 - 10:45 AM
Multnomah County Courthouse, Room 602**

AGENDA REVIEW

- B-3 Review of Agenda for Regular Meeting of October 22, 1992**

**Tuesday, October 20, 1992 -1:30 PM
Multnomah County Courthouse, Room 602**

BOARD DELIBERATION - WAY OF NECESSITY

- H-1 Board Deliberation in the Matter of a Petition for
Establishing a Way of Necessity for Property Described as
Tax Lot 17, Located in the N.E. 1/4 of Section 6, T2N, R1W,
W.M. and in the Alexander McQuinn D.L.C., Multnomah County,
Oregon, Filed by the McQuinn Family Pioneer Cemetery
Association, an Oregon Non-Profit Corporation. (Case No.
92-51C) Continued from September 1, 1992 Public Hearing.**

**DELIBERATION BY BOARD MEMBERS GLADYS MCCOY,
PAULINE ANDERSON AND GARY HANSEN. RESPONSE TO
BOARD QUESTIONS AND DISCUSSION WITH COUNTY
COUNSEL JACQUELINE WEBER, SURVEYOR DENNIS
FANTZ, RESPONDENTS' ATTORNEY JOHN SHONKWILER,
RESPONDENT SHERYL ANDERSON AND PETITIONERS'
ATTORNEY LISA KOLVE. BOARD UNANIMOUSLY
APPROVED MOTION TO AMEND PETITION TO INCLUDE
MAXINE DAILY AS A NAMED PETITIONER, AS A WAY TO
CLEAR THE ISSUE OF LACK OF STANDING AND TO
ALLOW THE BOARD TO DECIDE THE ISSUES BEFORE
IT. BOARD UNANIMOUSLY APPROVED MOTION GRANTING
PETITIONERS A 12 FOOT WAY OF NECESSITY FROM THE
ALTERNATIVE ROUTE (ACROSS SMITH AND ANDERSON
PROPERTY) RECOMMENDED BY COUNTY SURVEYOR.**

BOARD UNANIMOUSLY APPROVED MOTION ESTABLISHING \$1,300 AS COMPENSATION PETITIONERS MUST PAY RESPONDENTS SMITH AND ANDERSON. BOARD UNANIMOUSLY APPROVED MOTION ESTABLISHING \$799.64 AS COSTS PETITIONERS MUST PAY FOR COUNTY SURVEYORS' FEE, LESS \$300.00 PREVIOUSLY PAID. BOARD UNANIMOUSLY APPROVED MOTION REQUIRING PETITIONERS TO PAY RESPONDENTS' REASONABLE ATTORNEY FEES IN AN AMOUNT TO BE DETERMINED BASED UPON RESPONDENTS' ATTORNEY BILL TO BE SUBMITTED TO COUNTY COUNSEL BY TUESDAY, OCTOBER 27, 1992. BOARD DIRECTED PETITIONERS AND RESPONDENTS TO DISCUSS SECURITY ISSUES RESTRICTING GENERAL PUBLIC ACCESS FROM LUCY REEDER ROAD AND ADVISE COUNTY COUNSEL OF ANY NEGOTIATED SETTLEMENT PRIOR TO BOARD ADOPTION OF THE FINAL ORDER. COUNTY COUNSEL TO SUBMIT FINAL ORDER FOR BOARD CONSIDERATION ON THURSDAY, NOVEMBER 5, 1992.

Thursday, October 22, 1992 - 9:30 AM
Multnomah County Courthouse, Room 602

REGULAR MEETING

CONSENT CALENDAR

NON-DEPARTMENTAL

- C-1 In the Matter of the Appointments and Re-appointments of Robert Hughley, Chair; Sarah Mahler, Member; Doug Cowley, Member and Basil Panaretos, Alternate, for Board I: Judy Boyer, Chair; E. John Rumpakis, Member; Joan Larsell, Member and Bill Gerald, Alternate, for Board II: and Charles Sauvie, Chair; Esther Lewis, Member; Dave McCrea, Member and Cora Smith, Alternate, for Board III: all for the BOARD OF EQUALIZATION

UNANIMOUSLY APPROVED.

- C-2 In the Matter of the Re-appointment of Leonard Yoon to the Planning Commission (Term Expires 3/15/96)

UNANIMOUSLY APPROVED.

- C-3 In the Matter of the Appointments of Robert J. Coltrane, Organization Representative; Roberta Barger, Restaurant Representative; Rosie Ann Dean, Restaurant Representative; Susan Wade, Restaurant Association Representative; Jorge Guerra-Donnadieu, At Large; and Bonnie Jean Wallander, At Large: all for the Food Service Advisory Committee (Terms Expire 10/94)

UNANIMOUSLY APPROVED.

REGULAR AGENDA

NON-DEPARTMENTAL

MANAGEMENT SUPPORT

- R-1 Employee Service Awards and Recognition of Employees who have been Employed with Multnomah County for 20, 25, 30, 35 and 40 Years (15 MINUTES REQUESTED)

AWARDS PRESENTED AS LISTED: 10 YEARS, DES: NANCY WALKER; 20 YEARS, DCC: KELLY CARROLL, CHARLEAH COUCKUYT, PAULY FRANK AND WILLIAM JACKSON; DA: ARLENE COLLINE AND ELLEN WOODS; DES: JOE DEVLAEMINCK, RONALD HEATON AND ROBERT ELLIS; NOND: SUSAN DANIELL; DSS: BARNEY BURCH, GLORIA SCHWINDT AND JESSIE WILLIAMS; 25 YEARS, LIBRARY: CAROL ROGERS; DSS: ROBERT BELANGER; DES: STEVE HATFIELD, WINIFRED NICLAIN, GUY SCHWARTZ, LINDA THOMPSON AND DONALD WILLIAMS; 30 YEARS, DES: JOANNE O'BRIEN; 35 YEARS, DES: SHARON COWLEY; AND 40 YEARS, DES: DARLENE SEVIER.

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-2 Budget Modification DES #8 Requesting Authorization to Create a .5 FTE Office Assistant 2 Position in Transportation Division, Right-of-Way Office

UNANIMOUSLY APPROVED.

DEPARTMENT OF SOCIAL SERVICES

- R-3 Ratification of an Intergovernmental Agreement, Contract #103323, between Multnomah County, Mental Health, Youth and Family Services Division and the Portland Public Schools, Director of Special Education to Provide Consultation Services to the Partners Project for a Fee of \$24,500, for the Period August 19, 1992 through December 18, 1992

UNANIMOUSLY APPROVED.

NON-DEPARTMENTAL

UNANIMOUSLY APPROVED.

- R-4 Ratification of the Operating Engineers Local 87 1992-95 Contract

UNANIMOUSLY APPROVED.

- R-5 RESOLUTION in the Matter of Supporting Ballot Measure 26-1 which Proposes to Authorize the Metropolitan Service District to Acquire, Develop, Operate and Maintain a Park, Open Space and Recreational System

RESOLUTION 92-185 UNANIMOUSLY APPROVED.

- R-6 RESOLUTION in the Matter of Supporting a Constitutional Amendment Which would Grant the State Legislature the Authority to Sell Bonds for the Purpose of Restoring and Expanding Oregon's Park Systems

RESOLUTION 92-186 UNANIMOUSLY APPROVED.

- R-7 First Reading of an ORDINANCE Regulating Sales of Tax Foreclosed Properties

ORDINANCE READ BY TITLE ONLY. NO PUBLIC TESTIMONY. FIRST READING UNANIMOUSLY APPROVED, SECOND READING SCHEDULED FOR THURSDAY, OCTOBER 29, 1992.

PUBLIC COMMENT

- R-8 Opportunity for Public Comment on Non-Agenda Matters, Testimony Limited to Three Minutes Per Person

COMMISSIONER PAULINE ANDERSON INFORMED THE BOARD THAT SHE WOULD BE REQUESTING A REHEARING IN THE MATTER OF THE OCTOBER 13, 1992 BOARD OF COMMISSIONERS CONTINUED REVIEW, RESULTING IN A 2-2 VOTE, OF THE JUNE 16, 1992 HEARINGS OFFICE DECISION DENYING A REQUEST TO AMEND SED 6-91a, AND PERMIT A CULVERT/FILL DRIVEWAY CROSSING OVER A TRIBUTARY OF BALCH CREEK, ON PROPERTY LOCATED AT 6125 NW THOMPSON ROAD, TO BE SCHEDULED TUESDAY, OCTOBER 27, 1992.

Thursday, October 22, 1992
IMMEDIATELY FOLLOWING THE REGULAR MEETING
Multnomah County Courthouse, Room 602

BOARD BRIEFING

- B-4 Briefing and Update on the North East Community Development Corporation (NECDC), Nehemiah Program to Develop Affordable Single Family Homes in Northeast Portland. Presented by Jaki Walker, Executive Director NECDC. 15 MINUTES REQUESTED.

PRESENTATION AND RESPONSE TO BOARD QUESTIONS BY MICHAEL TROWER, DIRECTOR OF DEVELOPMENT AND JAKI WALKER, EXECUTIVE DIRECTOR OF THE NORTH EAST COMMUNITY DEVELOPMENT CORPORATION. FOLLOWING THIS PRESENTATION, THE MULTNOMAH COUNTY BOARD AND STAFF, WERE GIVEN A TOUR OF SOME OF THE REMODELED AND NEW HOMES AVAILABLE UNDER THE NEHEMIAH HOUSING OPPORTUNITY GRANTS PROGRAM. COMMISSIONER RICK BAUMAN DID NOT PARTICIPATE IN THIS TOUR.

(Resolution passed by Parks Commission May 14, 1992)

RESOLUTION REGARDING
THE EXPENDITURE OF PARKS BOND MEASURE FUNDS¹

Whereas the State has undertaken the protection and enhancement of park, recreation, wildlife, coastal, historic and cultural areas of significance for the enjoyment of Oregonians and visitors; and

Whereas these areas represent Oregon's commitment to protecting the environment and enhancing quality of life unique to the state, and the public demand for them is greater than what is presently available; and

Whereas many of Oregon's park needs can be managed by agencies other than State Parks, such as regional/local parks, greenways, natural areas, and wildlife projects; and

Whereas a \$250 million Bond Measure for parks will be on the November 1992 General Election ballot;

The Oregon State Parks and Recreation Commission hereby resolves that if the Bond Measure passes, approximately 36 percent of revenues be allocated to other agencies for the purposes identified on page two of this resolution.

Commission Chair

Member

Commission Vice-chair

Member

Member

Member

Member

¹ This resolution constitutes the current views of the Parks Commission. If the Bond Measure passes, details regarding allocations to other agencies, the method of allocation, projects to be funded, and how bonds would be repaid, will be determined by the Legislature.

Task Force "Alternative" Allocation Proposal
\$250 MILLION BOND ISSUE¹
(\$ in Millions)

ALLOCATION PROPOSAL

	<u>93-95</u>	<u>99-01</u>	<u>05-07</u>	<u>09-11</u>	<u>TOTAL</u>	<u>PERCENT</u>
A. State Parks						
1. Acquisition	\$30	\$20	\$15	\$5	\$70	
2. Development	25	35	20	10	90	64%
B. RCTF ²	22	22	0	0	44	18%
C. Cities/Regional Parks ³	11.5	11.5	0	0	23	9%
D. County Parks ³	11.5	11.5	0	0	23	9%
TOTAL	\$100	\$100	\$35	\$15	\$250	100%

¹--Bonds would be used only for acquisition, development and rehabilitation, with at least 30% of the \$250 million used for acquisition as specified in legislation.

²--Resource Conservation Trust Fund: See attachment for a brief outline of the trust fund board's structure and Habitat Conservation Plan.

³--One of the next steps for city, county, district and regional parks representatives (including the Metropolitan Service Dist. in the Portland area) will be to devise a formula for directly allocating the funds to these entities--perhaps based on population.

A-Engrossed Senate Joint Resolution 13

Ordered by the Senate April 23
Including Senate Amendments dated April 23

Sponsored by Senator PHILLIPS; Senator KITZHABER, Representative SHIPRACK

SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure.

Authorizes issuance of general obligation bonds for state parks and recreation and fish enhancement projects, upon voter approval of amendment to Oregon Constitution at next general election.

JOINT RESOLUTION

Be It Resolved by the Legislative Assembly of the State of Oregon:

PARAGRAPH 1. The Constitution of the State of Oregon is amended by creating a new Article to be known as Article XI-K and to read:

ARTICLE XI-K

SECTION 1. (1) Notwithstanding the limits contained in section 7, Article XI of this Constitution, the credit of the State of Oregon may be loaned and indebtedness incurred in an amount not to exceed \$250 million. for the purpose of creating a fund to be known as the State Parks and Recreation Development Fund.

(2) This fund shall be used to provide funds to be advanced, by contract, grant, loan or otherwise, for the purpose of financing:

(a) The acquisition, development and maintenance of sites and areas of outstanding natural, scenic, cultural, historic or recreational value;

(b) The acquisition, development and maintenance of the state park system, and the creation of overnight camping and recreational facilities in each county of this state, with emphasis on easy access to all the people of the State of Oregon; and

(c) The acquisition, development and enhancement of fish and wildlife habitat and spawning areas and fish and wildlife viewing areas in cooperation with the State Department of Fish and Wildlife.

SECTION 2. Bonds of the State of Oregon containing a direct promise on behalf of the state to pay the face value thereof, with the interest therein provided for, may be issued to an amount authorized by section 1 of this Article for the purpose of creating such fund. The bonds shall be a direct obligation of the state and shall be in such form and shall run for periods of time and bear such rates of interest as provided by statute.

SECTION 3. Refunding bonds may be issued under authority of sections 1 and 2 of this Article. There may be issued and outstanding at any time bonds aggregating the amount authorized by section 1 of this Article but at no time shall the total of all bonds outstanding, including refunding bonds, exceed the amount so authorized.

1 SECTION 4. Ad valorem taxes shall be levied annually upon all of the taxable property in the
2 State of Oregon, in sufficient amounts to provide for payment of principal and interest of the bonds
3 issued pursuant to this Article. Revenues of the State Parks and Recreation Department, gifts,
4 grants from the Federal Government and other user charges and assessments may be used for the
5 payment of indebtedness incurred by the state and the interest thereon. The Legislative Assembly
6 may provide other revenues to supplement or replace, in whole or in part, such tax levies.

7 SECTION 5. The Legislative Assembly shall enact legislation to carry out the provisions of this
8 Article. This Article supersedes any conflicting provision of a county or city charter or act of in-
9 corporation.

10
11 PARAGRAPH 2. The amendment proposed by this resolution shall be submitted to the people
12 for their approval or rejection at the next regular general election held throughout this state.
13

56th OREGON LEGISLATIVE ASSEMBLY--1991 Regular Session

SENATE AMENDMENTS TO
SENATE JOINT RESOLUTION 13

By COMMITTEE ON AGRICULTURE AND NATURAL RESOURCES

April 23

1 On page 1 of the printed joint resolution, after line 11, insert:

2 "(a) The acquisition, development and maintenance of sites and areas of outstanding natural,
3 scenic, cultural, historic or recreational value;"

4 In line 12, delete "(a)" and insert "(b)".

5 In line 14, delete "this state" and insert "the State of Oregon".

6 In line 15, delete "(b)" and insert "(c)" and delete "maintenance" and insert "enhancement" and
7 delete the second comma and insert "and" and delete the third comma and insert "and".

8 In line 16, after the first "fish" insert "and wildlife" and after "areas" delete the rest of the line
9 and insert "in cooperation with the State Department of Fish and Wildlife".

10

Meeting Date: OCT 20 1992

Agenda No.: B-1

(Above space for Clerk's Office Use)

AGENDA PLACEMENT FORM
(For Non-Budgetary Items)

SUBJECT: BRIEFING

BCC Informal 10-20-92 BCC Formal _____
(date) (date)

DEPARTMENT Nondepartmental DIVISION County Chair's Office

CONTACT Fred Neal TELEPHONE 248-3308

PERSON(S) MAKING PRESENTATION Matt Hennessee & Fred Neal

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☐ APPROVAL

ESTIMATED TIME NEEDED ON BOARD AGENDA: 45 Minutes

CHECK IF YOU REQUIRE OFFICIAL WRITTEN NOTICE OF ACTION TAKEN: _____

BRIEF SUMMARY (include statement of rationale for action requested,
as well as personnel and fiscal/budgetary impacts, if applicable):

Metro Charter Update

(If space is inadequate, please use other side)

SIGNATURES:

ELECTED OFFICIAL

Gladys McCarry

Or

DEPARTMENT MANAGER 4

(All accompanying documents must have required signatures)

BOARD OF
COUNTY COMMISSIONERS
1992 OCT -2 AM 9:49
MULTNOMAH COUNTY
OREGON

**METRO
CHARTER
COMMITTEE**

P.O. Box 9236 • Portland • Oregon 97207
Phone 503-273-5570 • Fax 503-273-5554

Jan
GLADYS MCCOY
MULTNOMAH COUNTY CHAIR
1120 S.W. 5th, ROOM 1410
PORTLAND, OREGON 97204
8/5/92

August 4, 1992

Enclosed is a copy of a proposed home rule charter for the Portland area metropolitan service district, to be called Metro. The 16-member Metro Charter Committee wrote the charter and has submitted it for district voter consideration at the November 3, 1992 general election.

Major provisions of the proposed charter include:

1. Declarations that planning and policy making related to growth management and land use, to preserve and enhance regional quality of life, are Metro's primary functions (preamble and section 5(3)).
2. A requirement to adopt a "Future Vision", with the assistance of a regional citizen commission, to serve as a long-term (at least 50 year) vision of the best ways to accommodate future regional growth (section 5(1)).
3. A requirement to adopt a "Regional Framework Plan" to address matters specified by the charter, or added by the Metro council, relating to regional growth management and land use planning. The plan will be the basis for coordination of local comprehensive plans and implementing regulations (section 5(2)).
4. Authorization to perform certain other functions (section 6) and to undertake further functions of metropolitan concern by ordinance (section 7). Undertaking functions already provided by local government requires either voter approval or approval by the Metro Policy Advisory Committee (MPAC) created by the charter (section 27) and representing local governments and citizens within the Metro area. The MPAC also acts in an advisory capacity in certain situations (section 5(2)(b) and (d), section 7(3)).
5. Finance authorization that requires voter approval for certain broadly based taxes (section 11) and limits expenditures from taxes imposed without prior voter approval (section 14).
6. Continuation of the current separation of powers form of government with an executive officer elected at large (section 17), and a council elected from individual districts and reduced from thirteen to seven members on January 2, 1995 (section 16).
7. Creation of an elected auditor position with duties of financial/performance auditing of Metro (section 18).

1992 METRO CHARTER

Filed by the Metro Charter Committee with the elections officer of the Portland area metropolitan service district, pursuant to ORS 268.730, for approval or rejection by district voters at the November 3, 1992 general election.

PREAMBLE

We, the people of the Portland area metropolitan service district, in order to establish an elected, visible and accountable regional government that is responsive to the citizens of the region and works cooperatively with our local governments; that undertakes, as its most important service, planning and policy making to preserve and enhance the quality of life and the environment for ourselves and future generations; and that provides regional services needed and desired by the citizens in an efficient and effective manner, do ordain this charter for the Portland area metropolitan service district, to be known as Metro.

CHAPTER I NAMES AND BOUNDARIES

Section 1. Title of Charter. The title of this charter is the 1992 Metro Charter.

Section 2. Name of Regional Government. The Portland area metropolitan service district, referred to in this charter as the "Metropolitan Service District", continues under this charter as a metropolitan service district with the name "Metro."

Section 3. Boundaries. The Metro area of governance includes all territory within the boundaries of the Metropolitan Service District on the effective date of this charter and any territory later annexed or subjected to Metro governance under state law. This charter refers to that area as the "Metro area". Changes of Metro boundaries are not effective unless approved by ordinance. No change of Metro boundaries requires approval by a local government boundary commission or any other state agency unless required by law. The custodian of Metro records shall keep an accurate description of Metro boundaries and make it available for public inspection.

CHAPTER II FUNCTIONS AND POWERS

Section 4. Jurisdiction of Metro. Metro has jurisdiction over matters of metropolitan concern. Matters of metropolitan concern include the powers granted to and duties imposed on Metro by current and future state law and those matters the council by ordinance determines to be of metropolitan concern. The council shall specify by ordinance the extent to which Metro exercises jurisdiction over matters of metropolitan concern.

Section 5. Regional Planning Functions.

(1) Future Vision. (a) Adoption. The council shall adopt a Future Vision for the region between January 15, 1995 and July 1, 1995. The Future Vision is a conceptual statement that indicates population levels and settlement patterns that the region can accommodate within the carrying capacity of the land, water and air resources of the region, and its educational and economic resources, and that achieves a desired quality of life. The Future Vision is a long-term, visionary outlook for at least a 50-year period. As used in this section, "region" means the Metro area and adjacent areas.

(b) Matters addressed. The matters addressed by the Future Vision include but are not limited to: (1) use, restoration and preservation of regional land and natural resources for the benefit of present and future generations, (2) how and where to accommodate the population growth for the region while maintaining a desired quality of life for its residents, and (3) how to develop new communities and additions to the existing urban areas in well-planned ways.

(c) Development. The council shall appoint a commission to develop and recommend a proposed Future Vision by a date the council sets. The commission shall be broadly representative of both public and private sectors, including the academic community, in the region. At least one member must reside outside the Metro area. The commission has authority to seek any necessary information and shall consider all relevant information and public comment in developing the proposed Future Vision. The commission serves without compensation.

(d) Review and amendment. The Future Vision may be reviewed and amended as provided by ordinance. The Future Vision shall be completely reviewed and revised at least every fifteen years in the manner specified in subsection (1)(c) of this section.

(e) Effect. The Future Vision is not a regulatory document. It is the intent of this charter that the Future Vision have no effect that would allow court or agency review of it.

(2) Regional Framework Plan. (a) Adoption. The council shall adopt a regional framework plan by December 31, 1997 with the consultation and advice of the Metro Policy Advisory Committee (MPAC) created under section 27 of this charter. The council may adopt the regional framework plan in components.

(b) Matters addressed. The regional framework plan shall address: (1) regional transportation and mass transit systems, (2) management and amendment of the urban growth boundary, (3) protection of lands outside the urban growth boundary for natural resource, future urban or other uses, (4) housing densities, (5) urban design and settlement patterns, (6) parks, open spaces and recreational facilities, (7) water sources and storage, (8) coordination, to the extent feasible, of Metro growth management and land use planning policies with those of Clark County, Washington, and (9) planning responsibilities mandated by state law. The regional framework plan shall also address other growth management and land use planning matters which the council, with the consultation and advice of the MPAC, determines are of metropolitan concern and will benefit from regional planning. To encourage regional uniformity, the regional framework plan shall also contain model terminology, standards and

procedures for local land use decision making that may be adopted by local governments. As used in this section, "local" refers only to the cities and counties within the jurisdiction of Metro.

(c) Effect. The regional framework plan shall: (1) describe its relationship to the Future Vision, (2) comply with applicable statewide planning goals, (3) be subject to compliance acknowledgement by the Land Conservation and Development Commission or its successor, and (4) be the basis for coordination of local comprehensive plans and implementing regulations.

(d) Amendment. The council may amend the regional framework plan after seeking the consultation and advice of the MPAC.

(e) Implementation. To the maximum extent allowed by law, the council shall adopt ordinances: (1) requiring local comprehensive plans and implementing regulations to comply with the regional framework plan within three years after adoption of the entire regional framework plan. If the regional framework plan is subject to compliance acknowledgement, local plans and implementing regulations shall be required to comply with the regional framework plan within two years of compliance acknowledgement; (2) requiring the council to adjudicate and determine the consistency of local comprehensive plans with the regional framework plan; (3) requiring each city and county within the jurisdiction of Metro to make local land use decisions consistent with the regional framework plan until its comprehensive plan has been determined to be consistent with the regional framework plan. The obligation to apply the regional framework plan to local land use decisions shall not begin until one year after adoption and compliance acknowledgement of the regional framework plan; and (4) allowing the council to require changes in local land use standards and procedures if the council determines changes are necessary to remedy a pattern or practice of decision making inconsistent with the regional framework plan.

(3) Priority and funding of regional planning activities. The regional planning functions under this section are the primary functions of Metro. The council shall appropriate funds sufficient to assure timely completion of those functions.

Section 6. Other Assigned Functions. Metro is also authorized to exercise the following functions: (1) Acquisition, development, maintenance and operation of: (a) a metropolitan zoo, (b) public cultural, trade, convention, exhibition, sports, entertainment, and spectator facilities, (c) facilities for the disposal of solid and liquid wastes, and (d) a system of parks, open spaces and recreational facilities of metropolitan concern; (2) Disposal of solid and liquid wastes; (3) Metropolitan aspects of natural disaster planning and response coordination; (4) Development and marketing of data; and (5) Any other function required by state law or assigned to the Metropolitan Service District or Metro by the voters.

Section 7. Assumption of Additional Functions.

(1) Assumption ordinance. The council shall approve by ordinance the undertaking by Metro of any function not authorized by sections 5 and 6 of this charter. The ordinance shall contain a finding that the function is of metropolitan concern and the reasons it is appropriate for Metro to undertake it.

(2) Assumption of local government service function. (a) An ordinance authorizing provision or regulation by Metro of a local government service is not effective unless the ordinance is approved by the voters of Metro or a majority of the members of the MPAC. Voter approval may occur by approval of a referred measure (1) authorizing the function or (2) relating to finances and authorizing financing or identifying funds to be used for exercise of the function. As used in this section, "local government service" is a service provided to constituents by one or more cities, counties or special districts within the jurisdiction of Metro at the time a Metro ordinance on assumption of the service is first introduced.

(b) An ordinance submitted to the MPAC for approval is deemed approved unless disapproved within 60 days after submission.

(c) No approval under this subsection is required for the compensated provision of services by Metro to or on behalf of a local government under an agreement with that government.

(3) Assumption of other service functions. The council shall seek the advice of the MPAC before adopting an ordinance authorizing provision or regulation by Metro of a service which is not a local government service.

(4) Assumption of functions and operations of mass transit district. Notwithstanding subsection (2) of this section, Metro may at any time assume the duties, functions, powers and operations of a mass transit district by ordinance. Before adoption of this ordinance the council shall seek the advice of the Joint Policy Advisory Committee on Transportation or its successor. After assuming the functions and operations of a mass transit district, the council shall establish a mass transit commission of not fewer than seven members and determine its duties in administering mass transit functions for Metro. The members of the governing body of the mass transit district at the time of its assumption by Metro are members of the initial Metro mass transit commission for the remainder of their respective terms of office.

(5) Boundary commission functions. The council shall undertake and complete a study of the Portland Metropolitan Area Local Government Boundary Commission, with advice of the MPAC, by September 1, 1995. The council shall implement the results of the study and shall seek any legislative action needed for implementation.

Section 8. Preservation of Authority to Contract. All Metro officers shall preserve, to the greatest extent possible, the ability of Metro to contract for all services with persons or entities who are not Metro employees.

Section 9. General Grant of Powers to Carry Out Functions; Construction of Specified Powers. When carrying out the functions authorized or assumed under this charter: (1) Metro has all powers that the laws of the United States and this state now or in the future could allow Metro just as if this charter specifically set out each of those powers, (2) the powers specified in this charter are not exclusive, (3) any specification of power in this charter is not intended to limit authority, and (4) the powers specified in this charter shall be construed liberally.

CHAPTER III FINANCE

Section 10. General Authority. Except as prohibited by law or restricted by this charter, Metro may impose, levy and collect taxes and may issue revenue bonds, general and special obligation bonds, certificates of participation and other obligations. The authority provided under this section supplements any authority otherwise granted by law.

Section 11. Voter Approval of Certain Taxes. Any ordinance of the council imposing broadly based taxes of general applicability on the personal income, business income, payroll, property, or sales of goods or services of all, or a number of classes of, persons or entities in the region requires approval of the voters of Metro before taking effect. This approval is not required (1) to continue property taxes imposed by the Metropolitan Service District, (2) for the rate or amount of any payroll tax imposed by a mass transit district as of June 1, 1992, if the functions of that district are assumed by Metro, or (3) for additional payroll tax revenues for mass transit imposed to replace revenues lost by withdrawal of any locality from the service area of the mass transit district after June 1, 1992. For purposes of sections 11, 13 and 14 of this charter, "taxes" do not include any user charge, service fee, franchise fee, charge for the issuance of any franchise, license, permit or approval, or any benefit assessment against property.

Section 12. Voter Approval of General Obligation Bonds. Issuance of general obligation bonds payable from ad valorem property taxes requires the approval of the voters of Metro.

Section 13. Prior Consultation for Tax Imposition. Before imposing any new tax for which voter approval is not required, the council shall establish and seek the advice of a tax study committee that includes members appointed from the general population, and from among businesses and the governments of cities, counties, special districts and school districts, of the Metro area.

Section 14. Limitations on Expenditures of Certain Tax Revenues.

(1) Generally. Except as provided in this section, for the first fiscal year after this charter takes effect Metro may make no more than \$12,500,000 in expenditures on a cash basis from taxes imposed and received by Metro and interest and other earnings on those taxes. This expenditure limitation increases in each subsequent fiscal year by a percentage equal to (a) the rate of increase in the Consumer Price Index, All Items, for Portland-Vancouver (All Urban Consumers) as determined by the appropriate federal agency or (b) the most nearly equivalent index as determined by the council if the index described in (a) is discontinued.

(2) Exclusions from limitation. This section does not apply to (a) taxes approved by the voters of Metro or the Metropolitan Service District and interest and other earnings on those taxes, (b) payroll taxes specified in section 11 of this charter, and (c) tax increment financing charges on property.

Section 15. Limitations on Amount of User Charges. Except to the extent receipts in excess of costs from food and beverage sales, parking and other concessions are dedicated to reducing charges for the provision of goods or services to which the concession directly relates, charges for the provision of goods or services by Metro may not exceed the costs of providing the goods or services. These costs include, but are not limited to, costs of personal services, materials, capital outlay, debt service, operating expenses, overhead expenses, and capital and operational reserves attributable to the good or service.

**CHAPTER IV
FORM OF GOVERNMENT**

Section 16. Metro Council.

(1) Creation and Powers. The Metro council is created as the governing body of Metro. Except as this charter provides otherwise, and except for initiative and referendum powers reserved to the voters of Metro, all Metro powers are vested in the council.

(2) Composition. Beginning January 2, 1995, the council consists of seven councilors, each nominated and elected from a single district within the Metro area. Until that date the council consists of the 13 members of the governing body of the Metropolitan Service District whose terms begin or continue in January 1993 and whose districts continue until replaced as provided in this section. The terms of those members expire January 2, 1995.

(3) Apportionment of council districts. (a) Creation and appointment of apportionment commission. A Metro apportionment commission of seven commissioners is created. To appoint the commission the council shall divide itself into five pairs of councilors and one group of three councilors. Each pair and group of councilors shall be from contiguous districts and appoints one commissioner. The presiding officer appoints one commissioner and the commission chair. At least two commissioners must be appointed from each of the three counties within the Metro area, and each commissioner appointed by a pair or group of councilors shall reside in one of the districts from which the councilors making the appointment are elected or appointed. All appointments to the commission shall be made by February 1, 1993.

(b) Appointment by executive officer. If all appointments to the commission are not made by February 1, 1993, the executive officer shall appoint all commissioners and designate its chair by March 1, 1993. The executive officer shall appoint at least two commissioners from each of the three counties within the Metro area and may not appoint more than one commissioner from a single council district.

(c) Disqualifications from commission membership. No commissioner, or his or her spouse, children, or stepchildren may (1) be a Metro councilor, executive officer or employee, (2) be an elected officer or employee of any city, county or special district, (3) have an economic interest which is distinct from that of the general public in any policy or legislation adopted by Metro or the Metropolitan Service District within the previous two years or which is being considered for adoption, or (4) be engaged, directly or indirectly, in any business with Metro which is inconsistent with the conscientious performance of the duties of commissioner. No commissioner may be a candidate for the office of councilor or executive officer in the first primary and general elections after adoption of this charter. Any challenge of the qualifications of a commissioner shall be made by May 1, 1993.

(d) Commission vacancies. A vacancy on the commission is filled by action of the authority that appointed the commissioner whose position is vacant.

(e) Filing of apportionment plan. Not later than July 1, 1993, the commission shall adopt and file with the council an apportionment plan dividing the Metro area into seven council districts. Councilors from those districts are first elected in the first statewide primary and general elections after adoption of this charter for a term of office beginning January 2, 1995. The affirmative vote of four commissioners is required to adopt the apportionment plan.

(f) Appointment of apportionment referee. If the commission fails to file an apportionment plan by July 1, 1993, the council shall appoint an apportionment referee by July 15, 1993. The provisions of subsection (3)(c) of this section apply to appointment of the

referee. The referee shall prepare and file with the council an apportionment plan within 60 days after his or her appointment.

(g) Effective date of apportionment plan. An apportionment plan filed under this subsection becomes effective on the 30th day after filing unless a voter of Metro petitions for judicial review of the plan as provided by law.

(h) Criteria for districts. As nearly as practicable, all council districts shall be of equal population and each shall be contiguous and geographically compact. The council may by ordinance prescribe additional criteria for districts that are consistent with the requirements of this subsection.

(i) Appropriation of funds. The council shall appropriate sufficient funds to enable the commission and referee to perform their duties under this section.

(j) Abolition of commission. The commission is abolished upon filing the apportionment plan required by this section or on July 2, 1993, whichever is earlier.

(k) Repeal of subsection. Subsection (3) of this section is repealed January 1, 1994. Upon repeal its provisions shall be stricken from this charter and the other subsections of this section renumbered.

(4) Initial terms of office. The terms of office of the four councilors receiving the highest number of votes among the seven councilors elected in 1994 end January 4, 1999. The terms of office of the other three councilors end January 6, 1997. Thereafter the term of office of councilor is four years.

(5) Council presiding officer. At its first meeting each year the council shall elect a presiding officer from its councilors.

(6) Council meetings. The council shall meet regularly in the Metro area at times and places it designates. The council shall prescribe by ordinance the rules to govern conduct of its meetings. Except as this charter provides otherwise, the agreement of a majority of councilors present and constituting a quorum is necessary to decide affirmatively a question before the council.

(7) Quorum. A majority of councilors in office is a quorum for council business, but fewer councilors may compel absent councilors to attend.

(8) Record of proceedings. The council shall keep and authenticate a record of council proceedings.

Section 17. Metro Executive Officer.

(1) Creation. The office of Metro executive officer is created. The executive officer is elected from the Metro area at large for a term of four years. The executive officer serves

full time and may not be employed by any other person or entity while serving as executive officer.

(2) Duties. The primary duty of the executive officer is to enforce Metro ordinances and otherwise to execute the policies of the council. The executive officer shall also: (a) administer Metro except for the council and the auditor, (b) make appointments to Metro offices, boards, commissions and committees when required to do so by this charter or by ordinance, (c) propose for council adoption measures deemed necessary to enforce or carry out powers and duties of Metro, (d) prepare and submit a recommended annual Metro budget to the council for approval, and (e) keep the council fully advised about Metro operations.

(3) Transition from Metropolitan Service District. The Metropolitan Service District executive officer in office when this charter takes effect is the Metro executive officer until January 2, 1995 when his or her term expires. The Metro executive officer is elected in the first statewide primary or general election after adoption of this charter for a term beginning January 2, 1995.

(4) Veto. (a) Except as provided in this subsection, the executive officer may veto the following legislative acts of the council within five business days after enactment: (1) any annual or supplemental Metro budget, (2) any ordinance imposing, or providing an exception from, a tax, and (3) any ordinance imposing a charge for provision of goods, services or property by Metro, franchise fees or any assessment. (b) The council, not later than 30 days after a veto, may override a veto by the affirmative vote of (1) nine councilors while the council consists of 13 positions and (2) five councilors after the council consists of seven positions as provided by section 16(2) of this charter. (c) A legislative act referred to the voters of Metro by the council is not subject to veto.

Section 18. Metro Auditor.

(1) Creation. The office of Metro auditor is created. The auditor is elected from the Metro area at large for a term of four years. The auditor serves full time and may not be employed by any other person or entity while serving as auditor.

(2) First election; disqualification for other Metro elected offices. The auditor is first elected in the first statewide primary or general election after adoption of this charter for a term beginning January 2, 1995. During the term for which elected, and for four years thereafter, the auditor is ineligible to hold the offices of Metro executive officer or Metro councilor.

(3) Duties. The auditor shall: (a) make continuous investigations of the operations of Metro including financial and performance auditing and review of financial transactions, personnel, equipment, facilities, and all other aspects of those operations, and (b) make reports to the Metro council and executive officer of the results of any investigation with any

recommendations for remedial action. Except as provided in this section, the auditor may not be given responsibility to perform any executive function.

Section 19. Term of Office. The term of office of an officer elected at a primary or general election begins the first Monday of the year following election and continues until a successor assumes the office.

CHAPTER V OFFICERS, COMMISSIONS AND EMPLOYEES

Section 20. Qualifications of Elected Officers.

(1) Councilor. A councilor shall be a qualified elector under the constitution of this state when his or her term of office begins and shall have resided during the preceding 12 months in the district from which elected or appointed. When the boundaries of that district have been apportioned or reapportioned during that period, residency in that district for purposes of this subsection includes residency in any former district with area in the district from which the councilor is elected or appointed if residency is established in the apportioned or reapportioned district within 60 days after the apportionment or reapportionment is effective.

(2) Executive officer and auditor. The executive officer and auditor shall each be a qualified elector under the constitution of this state when his or her term of office begins and shall have resided during the preceding 12 months within the boundaries of Metro as they exist when the term of office begins. At the time of election or appointment the auditor shall also hold the designation of certified public accountant or certified internal auditor.

(3) Multiple elected offices. A Metro elected officer may not be an elected officer of the state, or a city, county or special district during his or her term of office. As used in this charter, special district does not include school districts.

(4) Judging elections and qualifications. The council is the judge of the election and qualification of its members.

Section 21. Compensation of Elected Officers.

(1) Council. The salary of the council presiding officer is two-thirds the salary of a district court judge of this state. The salary of every other councilor is one-third the salary of a district court judge of this state. A councilor may waive a salary.

(2) Executive officer. The salary of the executive officer is the salary of a district court judge of this state.

(3) Auditor. The salary of the auditor is eighty percent of the salary of a district court judge of this state.

(4) Reimbursements. The council may authorize reimbursement of Metro elected and other officers for necessary meals, travel and other expenses incurred in serving Metro.

Section 22. Oath. Before assuming office a Metro elected officer shall take an oath or affirm that he or she will faithfully perform the duties of the office and support the constitutions and laws of the United States and this state and the charter and laws of Metro.

Section 23. Vacancies in Office.

(1) Councilor. The office of councilor becomes vacant upon the incumbent's: (a) death, (b) adjudicated incompetency, (c) recall from office, (d) failure following election or appointment to qualify for the office within 10 days after the time for his or her term of office to begin, (e) absence from all meetings of the council within a 60 day period without the council's consent, (f) ceasing to reside in the district from which elected or appointed, except when district boundaries are reapportioned and a councilor is assigned to a district where the councilor does not reside and the councilor becomes a resident of the reapportioned district within 60 days after the reapportionment is effective, (g) ceasing to be a qualified elector under state law, (h) conviction of a felony or conviction of a federal or state offense punishable by loss of liberty and pertaining to his or her office, (i) resignation from office, or (j) becoming an elected officer of the state or a city, county or special district.

(2) Executive officer and auditor. The offices of executive officer or auditor become vacant in the circumstances described in subsection (1)(a)-(d) and (g)-(j) of this section, or if the executive officer or auditor ceases to reside in the Metro area. The office of auditor also becomes vacant if the incumbent ceases to hold the designation of certified public accountant or certified internal auditor.

(3) Vacancy after reapportionment. If a councilor vacancy occurs after the councilor has been assigned to a reapportioned district under section 32 of this charter, the vacancy is in the district to which that councilor was assigned.

(4) Determination of vacancy. The council is the final judge of the existence of a vacancy.

Section 24. Filling Vacancies. A majority of councilors holding office shall fill a vacancy by appointment within 90 days after it occurs. The term of office of the appointee runs from the time he or she qualifies for the office after appointment until a successor is duly elected and qualifies for the office. If the vacancy occurs more than 20 days before the first general election after the beginning of the term for that office, the term of office of the appointee runs only until the first council meeting in the year immediately after that election. A person shall be elected for the remainder of the term at the first primary or general election after the beginning of the term.

Section 25. Limitations of Terms of Office. No person may be elected councilor for more than three consecutive full terms. No person may be elected executive officer for more than two consecutive full terms. The limitations of this section apply only to terms of office beginning on or after January 2, 1995.

Section 26. Appointive Offices and Commissions.

(1) Appointments and confirmation. The executive officer appoints all employees in the office of the executive officer, all department directors, and all other positions this charter or ordinance requires the executive officer to appoint. Appointments of department directors are subject to council confirmation. The council by ordinance may require confirmation of other positions.

(2) Removal. Employees in the office of the executive officer and department directors serve at the pleasure of the executive officer. Staff employed by the council serve at the pleasure of the council. The executive officer may remove his or her other appointees as provided by ordinance.

Section 27. Metro Policy Advisory Committee.

(1) Creation and composition. The Metro Policy Advisory Committee (MPAC) is created. The initial members of the MPAC are:

- (a) One member of each of the governing bodies of Washington, Clackamas and Multnomah Counties appointed by the body from which the member is chosen;
- (b) Two members of the governing body of the City of Portland appointed by that governing body;
- (c) One member of the governing body of the second largest city in population in Multnomah County appointed by that governing body;
- (d) One member of the governing body of the largest city in population in Washington County appointed by that governing body;

(e) One member of the governing body of the largest city in population in Clackamas County appointed by that governing body;

(f) One member of a governing body of a city with territory in the Metro area in Multnomah County other than either the City of Portland or the second largest city in population in Multnomah County, appointed jointly by the governing bodies of cities with territory in the Metro area in Multnomah County other than the City of Portland or the second largest city in population in Multnomah County;

(g) One member of a governing body of a city with territory in the Metro area in Washington County other than the city in Washington County with the largest population, appointed jointly by the governing bodies of cities with territory in the Metro area in Washington County other than the city in Washington County with the largest population;

(h) One member of a governing body of a city with territory in the Metro area in Clackamas County other than the city in Clackamas County with the largest population, appointed jointly by the governing bodies of cities with territory in the Metro area in Clackamas County other than the city in Clackamas County with the largest population;

(i) One member from the governing body of a special district with territory in the Metro area in Multnomah County appointed jointly by the governing bodies of special districts with territory in the Metro area in Multnomah County;

(j) One member from the governing body of a special district with territory in the Metro area in Washington County appointed jointly by the governing bodies of special districts with territory in the Metro area in Washington County;

(k) One member from the governing body of a special district with territory in the Metro area in Clackamas County appointed jointly by the governing bodies of special districts with territory in the Metro area in Clackamas County;

(l) One member of the governing body of Tri-County Metropolitan Transportation District of Oregon appointed by the governing body of that district; and,

(m) Three persons appointed by the executive officer and confirmed by the council. No person appointed under this part of subsection (1) may be an elected officer of or employed by Metro, the state, or a city, county or special district. Each person appointed under this part of subsection (1) shall reside in the Metro area during the person's tenure on the MPAC.

(2) Change of composition. A vote of both a majority of the MPAC members and a majority of all councilors may change the composition of the MPAC at any time.

(3) Duties. The MPAC shall perform the duties assigned to it by this charter and any other duties the council prescribes.

(4) Bylaws. The MPAC shall adopt bylaws governing the conduct and record of its meetings and the terms of its members.

Section 28. Metro Office of Citizen Involvement.

(1) Creation and purpose. The Metro office of citizen involvement is created to develop and maintain programs and procedures to aid communication between citizens and the council and executive officer.

(2) Citizens' committee in office of citizen involvement. The council shall establish by ordinance (a) a citizens' committee in the office of citizen involvement and (b) a citizen involvement process. The council shall appropriate sufficient funds to operate the office and committee.

**CHAPTER VI
ELECTIONS AND REAPPORTIONMENT**

Section 29. State Law. Except as this charter or a Metro ordinance provides otherwise, a Metro election shall conform to state law applicable to the election.

Section 30. Elections of Metro Officers.

(1) Generally. Except for certain elections to fill a vacancy in office, the first vote for councilor, executive officer or auditor occurs at an election held at the same time and places in the Metro area as the statewide primary election that year. If one candidate for a Metro office receives a majority of the votes cast at the primary election for all candidates for that office, that candidate is elected. If no candidate receives a majority of the votes cast at the primary election, the candidates receiving the two largest numbers of votes cast for the office are the only names to appear on the general election ballot that year as candidates for that office. The candidate who receives the largest number of votes cast at the general election for that office is elected.

(2) Nonpartisan offices. All elections of Metro officers are nonpartisan. Election ballots shall list the names of candidates for Metro offices without political party designations.

Section 31. Multiple Candidacies. No person may be a candidate at a single election for more than one Metro elected office.

Section 32. Reapportionment of Council Districts After Census.

(1) General requirements. Within three months after an official census indicates that the boundaries of council districts deny equal protection of the law, the council shall change the boundaries to accord equal protection of the law and shall assign councilors to the reapportioned districts. As nearly as practicable, all council districts shall be of equal population and each shall be contiguous and geographically compact. The council may by ordinance specify additional criteria for districts that are consistent with this section.

(2) Failure to reapportion. If the council fails to establish council district boundaries as provided by this section, the executive officer shall establish the boundaries within 60 days.

Section 33. Recall.

(1) Generally. An elected officer of Metro may be recalled in the manner and with the effect described by the constitution and laws of this state.

(2) Effect of reapportionment. Upon the effective date of a council reapportionment under section 32 of this charter, a councilor is subject to recall by the voters of the district to which the councilor is assigned and not by the voters of the district of that councilor existing before the reapportionment.

Section 34. Initiative and Referendum. The voters of Metro reserve to themselves the powers of initiative and referendum. The council may provide for the exercise of those powers in a manner consistent with law.

Section 35. Amendment and Revision of Charter. The council may refer, and voters of Metro may initiate, amendments to this charter. A proposed charter amendment may embrace only one subject and matters properly connected with it. The council shall provide by ordinance for a procedure to revise this charter.

**CHAPTER VII
ORDINANCES**

Section 36. Ordaining Clause. The ordaining clause of an ordinance adopted by the council is: "The Metro Council ordains as follows:". The ordaining clause of an initiated or referred ordinance is: "The People of Metro ordain as follows:".

Section 37. Adoption by Council.

(1) General requirements. The council shall adopt all legislation of Metro by ordinance. Except as this charter otherwise provides, the council may not adopt any ordinance at a meeting unless: (a) the ordinance is introduced at a previous meeting of the council, (b) the title of the ordinance is included in a written agenda of the meeting at which the ordinance is adopted, (c) the agenda of that meeting is publicized not less than three business days nor more than ten days before the meeting, and (d) copies of the ordinance are available for public inspection at least three business days before that meeting. The text of an ordinance may be amended, but not substantially revised, at the meeting at which it is adopted.

(2) Immediate adoption. The provisions of this section do not apply to an ordinance adopted by unanimous consent of the council and containing findings on the need for immediate adoption.

(3) Vote required. Adoption of an ordinance requires the affirmative votes of (a) seven councilors while the council consists of 13 positions, and (b) four councilors after the council consists of seven positions as provided by section 16(2) of this charter.

Section 38. Endorsement. The person presiding over the council when an ordinance is adopted shall endorse the ordinance unless the council prescribes a different procedure by general ordinance.

Section 39. Effective Date of Ordinances.

(1) Generally. An ordinance takes effect 90 days after its adoption unless the ordinance states a different effective date. An ordinance may state an earlier effective date if (a) an earlier date is necessary for the health, safety or welfare of the Metro area, (b) the reasons why this is so are stated in an emergency clause of the ordinance, and (c) the ordinance is approved by the affirmative vote of two-thirds of all councilors. An ordinance imposing or changing a tax or charge, changing the boundaries of Metro, or assuming a function may not contain an emergency clause.

(2) Vetoed and referred ordinances. If the executive officer vetoes an ordinance and the council overrides the veto, the date of adoption is the date on which the veto is overridden. If the council refers an ordinance to the voters of Metro, the ordinance effective date is the 30th day after its approval by a majority of the voters voting on the measure unless the ordinance specifies a later date. If a referendum petition is filed with the filing officer not later than the 90th day after adoption of an ordinance, the ordinance effective date is suspended. An ordinance is not subject to the referendum after it is effective. An ordinance referred by a referendum petition (a) does not take effect if a majority of the voters voting on the measure reject it and

(b) takes effect, unless the ordinance specifies a later date, on the date the results of the election are certified if a majority of the voters voting on the measure approve it.

Section 40. Content of Ordinances. Each ordinance may embrace only one subject and all matters properly connected with it. The council shall plainly word each ordinance and avoid technical terms as far as practicable.

Section 41. Public Improvements and Special Assessments. General ordinances govern the procedures for making, altering, vacating or abandoning a public improvement and for fixing, levying and collecting special assessments against real property for public improvements or services. State law governs these procedures to the extent not governed by general ordinances.

CHAPTER VIII MISCELLANEOUS PROVISIONS

Section 42. Transition Provisions. All legislation, orders, rules and regulations of the Metropolitan Service District in force when this charter takes effect remain in force after that time to the extent consistent with this charter and until amended or repealed by the council. All rights, claims, causes of action, duties, contracts, and legal and administrative proceedings of the Metropolitan Service District that exist when this charter takes effect continue and are unimpaired by the charter. Each is in the charge of the officer or agency designated by this charter or by its authority to have charge of it. The unexpired terms of elected officers of the Metropolitan Service District continue as provided by this charter. Upon the effective date of this charter, the assets and liabilities of the Metropolitan Service District are the assets and liabilities of Metro.

Section 43. Effective Date. This charter takes effect January 1, 1993.

Section 44. Severability. The terms of this charter are severable. If a part of this charter is held invalid, that invalidity does not affect any other part of this charter unless required by the logical relation between the parts.

Section 45. State Legislation. By adopting this charter the voters of Metro direct the council to seek, and request the Legislative Assembly of this state to enact, any legislation needed to make all parts of this charter operative.

Meeting Date OCT 20 1992

Agenda No. B-2

(Above space for Clerk's Office Use)

AGENDA PLACEMENT FORM
(For Non-Budgetary Items)

SUBJECT: Housing Affordability Demonstration Program report

BCC INFORMAL October 20, 1992 BCC FORMAL to be determined
(DATE) (DATE)

DEPARTMENT Community Development DIVISION DES
Tax / Title Unit

CONTACT Cecile Pitts, HC Tupper TELEPHONE 248-5000

PERSON(S) MAKING PRESENTATION Cecile Pitts, HC Tupper, Larry Baxter

ACTION REQUESTED

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☒ APPROVAL

ESTIMATED TIME NEEDED ON THE BOARD AGENDA _____

CHECK IF YOU REQUIRE OFFICIAL WRITTEN NOTICE OF ACTION TAKEN _____

BRIEF SUMMARY (include statement of rationale for action requested, as well as personnel and fiscal/budgetary impacts, if applicable):

Submission of report evaluating the Housing Affordability Demonstration Program. Request adoption of the findings of the report and the suggested Program changes. Request BCC reauthorize Program, with amended guidelines, for another round of transfers and that the Technical Review Committee and Staff proceed with the necessary amendments to Ordinance #672. Request BCC set public hearing date after review of the report.

(If space is inadequate, please use other side)

SIGNATURES:

ELECTED OFFICIAL _____

OR

DEPARTMENT MANAGER  _____

(All accompanying documents must have required signatures)

BOARD OF
COUNTY COMMISSIONERS
1992 OCT 12 PM 2:13
MULTI NOMINATING COUNTY
OREGON

REPORT ON HOUSING AFFORDABILITY DEMONSTRATION PROGRAM

OCTOBER 1992

This report is prepared by the Multnomah County Technical Review Committee of the Housing Affordability Demonstration Program (see Attachment A for Committee membership). The report is released after the first year of the Program, and is to be presented to the Board of County Commissioners as part of their deliberations regarding the continuation of the program.

I. **PURPOSE:** The purpose of the report is to describe the operation of the Housing Affordability Demonstration Program. This includes review of program history, description of implementation process, and results. The report includes recommendations for structural changes to the Program and County Ordinance #672.

II. **HISTORY:**

The Housing Affordability Demonstration Program included approximately 209 properties subject to consideration by the non profit housing agencies. The properties were made available in three phases over the course of the year. In a typical year, the County will administer a single cycle of the program.

The properties in the Nehemiah target area were not part of the Demonstration Program. The Northeast Community Development Corporation was given pre-emptory rights to review the Demonstration Program list of available properties and reserve properties for use in the Nehemiah program. Properties not reserved by NECDC were returned to the Demonstration Program and made available to the non-profit housing agencies.

III. **SUMMARY OF THE PROCESS:**

Application process: The application process was established by Ordinance #672 and the Demonstration Program Procedures, adopted by the Board in June 1992. Non profit housing agencies were notified of the availability of tax foreclosed properties. A workshop was held for interested parties for each cycle of the Program process. The workshops were well attended. Technical assistance was made available to various applicants throughout the 60 day application period. Enclosed is the application packet from the most recent workshop (Attachment B).

The Technical Review Committee considered each proposal in regards to the established criteria and an additional bonus criteria which was suggested by the Committee. In some instances additional information was requested from the project sponsoring agency. The Technical Review Committee recommendation to the Board included various detailed conditions of transfer such as

additional contact with the Neighborhood Association and the encouragement of first source hiring practices.

Hearing process: At the conclusion of the hearing the Board wereresponsible to take action on the proposed transfers based on the following issues:

1. It is the most appropriate use for the property; and,
2. It will aid and cooperate in the planning, undertaking, construction or operation of a housing project; and,
3. The recipient agencies meet the threshold criteria established by the Board in the Demonstration Program procedures.

IV. FIRST YEAR RESULTS:

1. Number of complete applications received: 32.

2. Number of properties recommended for transfer: 20/17. The Board approved transfer of 20 properties. Due to title problems, three properties will not be transferred, but have been returned for re-foreclosure. The following statistics refer only to the 17 properties actually transferred through the Program.

- * Number of vacant lots: 12.
- * Number of improved lots: 5.
- * Tax and expenses owed on donated properties: \$83,553.
- * Value of the redevelopment investment proposals by the recipient agencies: Approx \$2.3 million.

3. Attachment C is a project log for each transfer, along with a map of property location. The program resulted in the proposed development of 63 units as follows:

- * 7 single family homeownership projects for a proposed development cost of \$325,000.
- * 2 duplex rental projects for a proposed development cost of \$182,000.
- * 1 four plex renovated as low income rental units for a proposed development cost of \$85,000.
- * 4 five person senior group homes for a proposed development cost of \$760,000.
- * 1 three person shelter for teens and respite care for a proposed development cost of \$20,000.
- * One larger property was committed to Providence

ElderPlace for the purpose of developing a congregate care facility serving an estimated 25 low income elderly persons. Development cost is estimated at \$950,000.

It is noted that the estimated development funds to carry out the proposed projects are preliminary. Final financing amounts will be collected as the projects move forward.

4. The program awarded properties to 10 agencies.

5. Funding Partners: The non profit agencies which received the donated properties identified a number of local public and private financing partners necessary to complete the work. These include the City of Portland (and Portland Development Commission) homestead programs, investor owner programs and non profit loan programs. These also include new federal HOME Block Grant funds, Community Development Block Grant monies, private financing, local donations, and volunteerism. Federal Home loan bank, State Housing Trust fund, low-income housing tax credits, foundation grants were also involved in the development proposals for the properties.

Public funding for the identified projects is governed by the Countywide Comprehensive Housing Affordability Strategy (CHAS). All proposals were reviewed in light of the CHAS goals for development.

V. UNANTICIPATED PROBLEMS:

1. The Committee found that there is no guarantee that the title of the foreclosed inventory is unencumbered. Therefore actual transfer of properties is jeopardized. As noted earlier, it is believed that three (3) properties will not be transferred due an overwhelming number of unresolved liens. Almost all properties have required additional staff time to resolve the title problems. It is believed that this issue effects both sheriff sale and the Program transfers. County staff are currently working on the program changes which will resolve this issue for properties now beginning the foreclosure process.

2. Lack of sophistication on the part of the applicants. The Committee found that a number of the applicants needed assistance in grant writing, technical assistance in how the the program works, and some technical assistance regarding development theory. The Program provided a workshop on the program, consistent written materials, availability of staff and "after the fact" debriefing as requested.

Recommendation: We expect that the second year process will be smoother due to applicant experience. It is also believed that presenting a focused, identified property inventory as recommended later will help applicants target specific properties

and craft stronger proposals for County consideration.

VI. RECOMMENDATIONS:

The recommendation section is presented in two parts. The first part is the overall program recommendation regarding the second year operation. The second part is a set of recommendations for the change to the program procedures, and amendment of County Ordinance #672 to better accommodate County administrative processes.

Overall Recommendation: It is the recommendation of the Technical Review Committee that the HADP be continued with procedural changes for FY 1992/93. It is recommended that the Board of County Commissioners authorize the Program to transfer up to 30 properties in the program in conjunction with the recommended criteria and policies.

This recommendation is consistent with the 1991 CHAS (see goal G.7).

Recommended Procedural Changes to the Program for Year #2: By and large the program procedures and criteria were seen to be generally useful and effective. The following are various recommended changes to facilitate program process. These are presented in no particular order:

1. **Technical Review Committee membership:** The Committee is recommended to remain intact for the second program year. Appointing organizations are requested to appoint members who can make time available to attend the meetings.

During the second year, County Board Commissioners are invited to decide the level of participation in the Committee. Currently all Board members and the Chair's office are represented on the Committee. Any change to this approach should be discussed to make sure the issues and concerns of the community are represented.

Appointing organizations may identify persons outside their agencies to participate in the Committee. The Committee may from time to time request advice from other persons regarding particular issues or concerns.

2. Criteria:

The criteria and point system of the Demonstration Program are as follows:

- a. Capacity (Demo 15 pts)
- b. Timeliness (Demo 10 pts)
- c. Financial plan (Demo 10 pts)
- d. Capacity for on-going operation (Demo 5 pts)
- e. Community Support (Demo 5 pts)

- f. Neighborhood Stability (Demo 5 pts)
- g. Understanding of zoning, planning, building ...(Demo 5 pts)
- h. Low income (Demo 5 pts)
- i. Bonus points for very low income or special needs persons (Demo 5 pts)

TRC. Longer term affordability commitment (Demo 10 pts)

Total available during Demo Program 75 points.

The recommended criteria for the second year program reflects the Committee striving for fewer, more comprehensive criteria categories. Attachment D is a revised application with the proposed criteria.

- a. Organizational Capacity (15 points)
- b. Project Plan (15 points)
- c. Financial Plan (10 points)
- d. Operations capacity (5 points)
- e. Community Support (5 points)
- f. Bonus points for very low income benefit (5 points)
- g. Bonus points for longer term affordability commitment (5 points)

Total available during second year 60 points.

3. Ordinance #672 affects all foreclosed properties suitable for development prior to sheriff sale. This means that the Program publishes the availability of everything: sliver lots, industrial lots, property in the gorge, residential lots. This has resulted in larger, less workable lists distributed to interested agencies.

Recommendation: The second year program identify a specific sub-inventory of properties to market for the purpose of fostering the development of affordable housing. For FY 92/93 this is proposed to be a list of specific properties set aside for the program. The identified properties would remain technically in the Tax Title responsibility for maintenance and management. This focused approach for year would enable more intensive marketing of the property, and easier review by the interested non profit agencies. This will require an amendment to Ordinance #672.

This approach would also facilitate sale of the remaining properties through the sheriff sale process.

4. Recommendation regarding the condition of title on donated properties: County staff are currently identifying means to correct the County foreclosure process. This will be a Board discussion at a later date. In the meantime the Program will strive to identify title problems early in the process and take steps to resolve them, or eliminate the property from the

program.

5. County Ordinance #672 requires the County Board of Commissioners to have a public meeting to determine whether the public good will be served by setting another public hearing for review of the applications. This process seems unnecessarily cumbersome and redundant. We feel that a single public hearing, with notifications both by mail and newspaper, safeguard the agencies and the public right to participate in the transfer deliberations. This recommendation would require an amendment to Ordinance # 672.

6. FEE SCHEDULE: County staff is currently reviewing the fee question for applicability to the second year.

7. Recommendation on process for use of property for child care and social service operations. The TRC has discussed the use of tax foreclosed inventory for the development of child care and social service uses. Attachment E is a memorandum which details the discussion and recommendation to date. The Committee is prepared to review the issue further at the direction of the Board.

TECHNICAL REVIEW COMMITTEE MEMBERS

Winnie Francis
Multnomah County Citizen Involvement Committee

Karen Belsey
Commissioner Bauman's staff

Pam Arden
Commissioner Hansen's staff

Jean Bucciarelli
Commissioner Anderson's staff

Teri Duffy
Chair McCoy's staff

Carolyn Marks-Bax
Commissioner Kelley's staff

Ed McNamara
Neighborhood Partnership Fund

Pete Von Christierson
City of Gresham

Terry Anderson
City of Portland

Sue Krake
First Interstate Bank

Larry Baxter
Tax/Title Unit

Cecile Pitts
Housing & Community Services Division

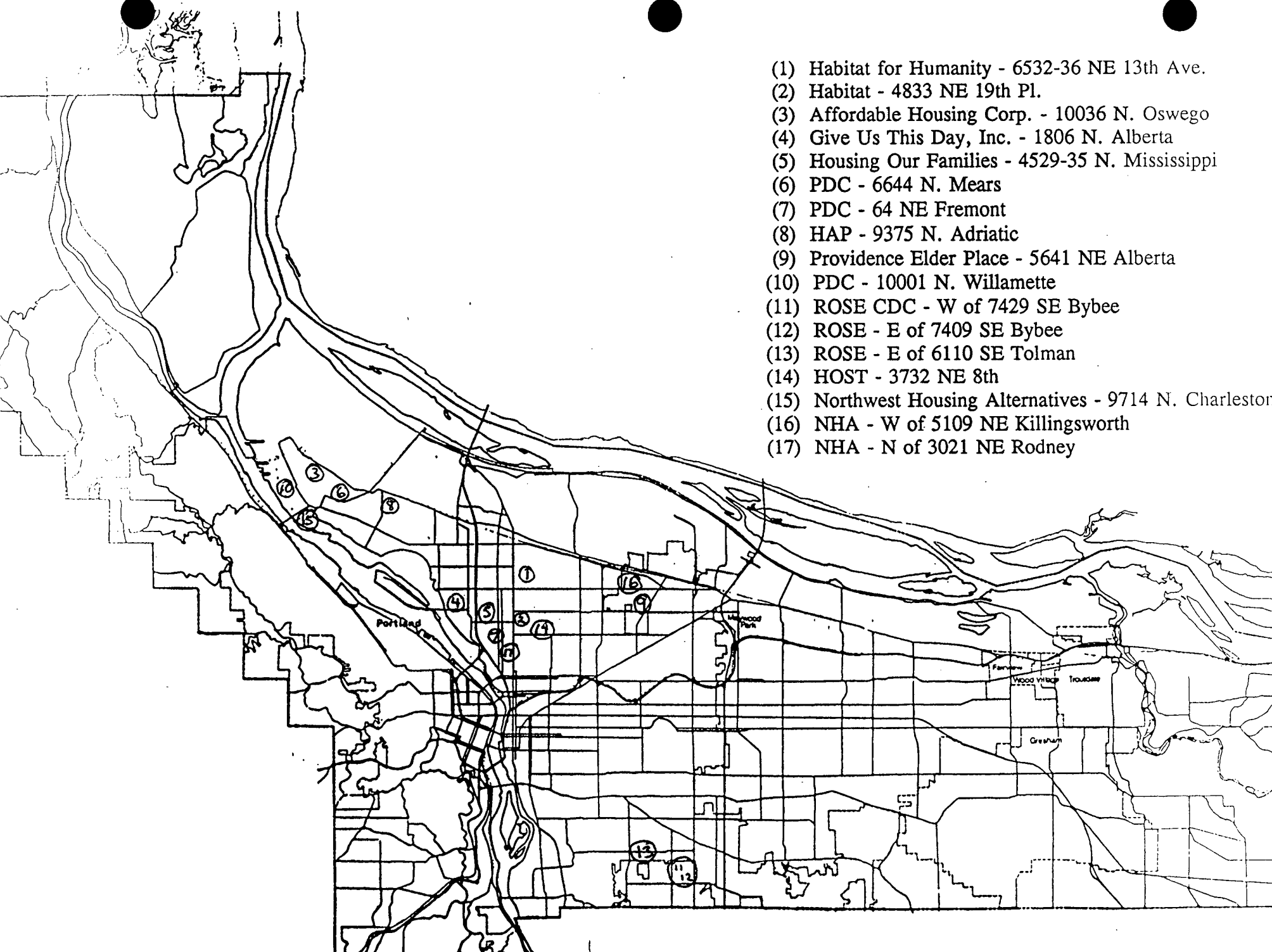
H.C. Tupper
Committee Staff

Attachment C - Project Log

Transferee	Property Location	Housing Type	Development Investment Projection	Household Units Created	Transfer Approval
Habitat for Humanity *	6532-36 NE 13th Ave. ■	Build new, detached SFR for low-income home ownership	\$ 35,000	1	January 9, 1992
	4833 NE 14th Pl. ■	Build new, detached SFR for low-income home ownership	\$ 35,000	1	January 9, 1992
Affordable Housing Corporation *	10036 N. Oswego ■	Install manufactured home for low-income home ownership	\$ 50,000	1	January 9, 1992
Give Us This Day, Inc. *	1806 N. Alberta ▲	Renovate house as shelter housing for teens and respite care givers	\$ 20,000	3	January 9, 1992
Housing Our Families *	4529-35 N. Mississippi ▲	Renovate building as low-income rental housing	\$ 85,000	4	January 9, 1992
PDC *	6644 N. Mears ▲	Renovate house for Urban Homestead home ownership program	\$ 50,000	1	January 9, 1992
	64 NE Fremont ▲	Renovate house for Urban Homestead home ownership program	\$ 50,000	1	January 9, 1992
Housing Authority of Portland	9375 N. Adriatic ■	Build new Group 5 plan home for elderly	\$ 190,000	5	April 16, 1992
Providence Elder Place *	5641 NE Alberta ■	Build congregate care facility for elderly	\$ 950,000	25	April 16, 1992
PDC	10001 N. Willamette Blvd. ▲	Renovate house for Urban Homestead home ownership program	\$ 50,000	1	August 27, 1992
ROSE	W of 7429 SE Bybee E of 7409 SE Bybee ■	Build new, attached duplex w/4 bedroom units for rental	\$ 91,000	2	August 27, 1992
	E of 6110 SE Tolman ■	Build new, attached duplex w/4 bedroom units for low-income rental	\$ 91,000	2	August 27, 1992

Transferee	Property Location	Housing Type	Development Investment Projection	Household Units Created	Transfer Approval
HOST	3732 NE 8th ▲	Build new, detached SFR for low-income home ownership	\$ 50,000	1	August 27, 1992
Northwest Housing Alternatives	9714 N. Charleston ■	Build new, 5-person group home for elderly	\$ 190,000	5	August 27, 1992
	W. of 5109 NE Killingsworth ■	Build new 5-person group home for elderly	\$ 190,000	5	August 27, 1992
	N. of 3021 NE Rodney ■	Build new 5-person group home for elderly	<u>\$ 190,000</u>	<u>5</u>	August 27, 1992
		TOTAL	\$2,317,000	63	

- * Transfers completed
- Vacant lots
- ▲ Existing building

- 
- (1) Habitat for Humanity - 6532-36 NE 13th Ave.
 - (2) Habitat - 4833 NE 19th Pl.
 - (3) Affordable Housing Corp. - 10036 N. Oswego
 - (4) Give Us This Day, Inc. - 1806 N. Alberta
 - (5) Housing Our Families - 4529-35 N. Mississippi
 - (6) PDC - 6644 N. Mears
 - (7) PDC - 64 NE Fremont
 - (8) HAP - 9375 N. Adriatic
 - (9) Providence Elder Place - 5641 NE Alberta
 - (10) PDC - 10001 N. Willamette
 - (11) ROSE CDC - W of 7429 SE Bybee
 - (12) ROSE - E of 7409 SE Bybee
 - (13) ROSE - E of 6110 SE Tolman
 - (14) HOST - 3732 NE 8th
 - (15) Northwest Housing Alternatives - 9714 N. Charleston
 - (16) NHA - W of 5109 NE Killingsworth
 - (17) NHA - N of 3021 NE Rodney

**MULTNOMAH COUNTY OREGON**

DEPARTMENT OF ENVIRONMENTAL SERVICES
COMMUNITY DEVELOPMENT DIVISION
2115 S.E. MORRISON
PORTLAND, OREGON 97214
(503) 248-5000

BOARD OF COUNTY COMMISSIONERS
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PAULINE ANDERSON • DISTRICT 1 COMMISSIONER
GARY HANSEN • DISTRICT 2 COMMISSIONER
RICK BAUMAN • DISTRICT 3 COMMISSIONER
SHARRON KELLEY • DISTRICT 4 COMMISSIONER

MEMORANDUM

DATE: April 13, 1992
TO: Non-Profit Housing Developers
FROM: Multnomah County Technical Review Committee
SUBJECT: Demonstration Project Application Packet

Welcome. Multnomah County is pleased to introduce its Housing Affordability Demonstration Project. The purpose of the project is to foster the development of affordable housing for lower income families and children. This cover memorandum describes the Project application materials and application procedures. Up to thirty properties will be distributed under the auspices of the Project.

CONTENTS: Attached you will find the following materials:

1. Housing Affordability Demonstration Project procedures
2. List of available properties for the Project
3. Application form - including bonus point attachment
4. Sample agreement detailing applicant obligations under the Project
5. Federal definition of low and very low income.

This workshop, the third for the Demonstration Project, is scheduled for April 13, 1992. Complete applications, accompanied by the NON-REFUNDABLE APPLICATION FEE of \$50.00, must be received by the County Tax Title Unit by June 15, 1992 at 4:30 PM to be considered for transfer under the Demonstration Project. The Tax Title office is located at 2505 S.E. 11th Street, Portland, Oregon. For more information or to receive application materials, please contact H.C. Tupper at the Multnomah County Housing and Community Services Division, Community Development Program: 248-3114.

NOTE # 1 - The current list of properties comprises the third and final inventory of tax acquired tracts to be distributed under the Demonstration Project. The 30 transfers made during the Demonstration Project will be selected from the three property inventories backlogged in Multnomah County ownership. The permanent implementation of the Program as an annual resource for low income housing development will be determined by an evaluation of the costs and contributions of the Program by the Board of County Commissioners.

NOTE # 2 - Successful applicants will be required to pay a NON-REFUNDABLE TRANSFER FEE of \$200 prior to receipt of ownership of the property. The fee pays for the contract oversight activities of the Project.

112C/3240C

June 20, 1991

1991 Housing Affordability

Demonstration Program

Property Transfer Procedure

I. Purpose: The purpose of the Housing Affordability Demonstration Program is to foster the development of affordable housing for lower income families using the inventory of County tax foreclosed property. For this program, lower income families shall have the meaning stated in section 3 (b) of the United States Housing Act of 1937 and the most recent adjustment schedule published by the US Department of Housing of Urban Development.

This procedure will be used to designate 30 properties as part of the 1991 demonstration project. No fewer than 5 of these properties shall be vacant lots.

II. Application Process

- A. County Tax/Title will publish a list of available properties. During the demonstration phase of this program the available properties shall be screened to exclude those not suitable for residential uses, and those currently occupied.

Notice of the available properties shall be sent to interested public agencies and non profit housing sponsors. Notice of the program will be published in the Oregonian.

- B. Eligible Applicants: Public agencies and non profit housing sponsors.

C. Application Period.

Eligible applicants shall have 60 days to respond to published property list on a form provided by the County (see attached). Applicants can apply for up to five properties unless they have the demonstrated capacity to carry out more than five properties in the program year.

A non-refundable application fee of \$50 will be required to for each requested property.

The technical review committee may recommend restriction of an applicant's award of properties based on the demonstrated capacity of the sponsor. Only full and complete applications received during the 60-day application period will be considered.

D. Technical Review.

A technical review committee shall be formed to review applications and make recommendations to the Board of Commissioners. The review shall be a a non-binding staff recommendation about the merits of a project to the BOC according to adopted criteria. The technical review committee for the demonstration project shall include representatives from the Community Development Division, Tax/Title Program, City of Portland, the Commissioners' office, Citizen Involvement Committee, City of Gresham, and Oregon Community Foundation. The review committee shall examine each application and provide a narrative report to the BOC. The technical report shall also include location of property, taxes owed, and costs incurred by the County in managing the property. Applicants must be able to answer affirmatively to criteria "a" through "h". Points will be awarded on the basis of the strength of the answers. Program criteria and relative weighting are as follows:

- a. Sponsor must demonstrate capacity to carry out the project. (15 points)

- b. Sponsor must demonstrate project plan that will result in timely completion and use. (10 points)
- c. Sponsor must demonstrate financial plan sufficient to carry out the project. (10 points)
- d. Sponsor must demonstrate capacity to provide ongoing operation, maintenance and hazard insurance during development phase. (5 points)
- e. Sponsor must demonstrate community support (5 points)
- f. Sponsor must demonstrate the project contributes to neighborhood stability. (5 points)
- g. Sponsor must demonstrate understanding of planning, zoning, and building requirements (5 points)
- h. Sponsor must demonstrate that the project will result in affordable housing for lower income families. (5 points)
- i. Sponsor may demonstrate that the project will result in affordable housing for very low income families or special populations. (5 bonus points total)

III. Hearing Process

Following technical review, a hearing will be scheduled before the Board of County Commissioners to consider the requests for transfer of property under this program. The BCC will receive the technical review committee report as part of their agenda package. Board hearing will include the technical report and public testimony. The hearing shall require a representative of the technical review committee to describe its findings and be available to answer questions.

IV. Transfer Process

A \$200 non-refundable transfer fee will be charged for each property awarded through the program.

The successful applicant will receive title to the tax foreclosed property after an Agreement with the County and lien instrument are executed. Basically the County is donating the value of land and structure to the agency and expecting benefit to accrue to lower income people in increased affordability. If we accept the premise that encouraging low income housing requires monitoring the progress and successes of the non-profit developers, security in the form of encumbering documents is the starting point.

When title is transferred to the successful applicant, the transfer will be conditioned to the development of affordable housing for lower income families. The resulting Agreement will specify a 12 month period by which financing will be obtained, and a total of 24 months for the renovations described in the application to be completed. After transfer, the property will revert to County ownership only if: the non-profit developer is unable to demonstrate adequate financing for the project has been obtained, the developer does not complete renovations during the 24-month construction term, or the terms of the Agreement with the County are breached. Annually, during this development or construction phase the applicant will be required to file financial status reports that provide both project specific fiscal information and corporate financial statements. The technical review committee will track the applicant financial reports and report to the Board if serious problems or inadequacies are presented. The technical review committee will make periodic site inspections of project construction progress and Agreement compliance. Project completion is initiated by the County upon

receipt of completion notice from local building codes jurisdiction. Completion of the project rehabilitation requires final inspection and Certificate of Completion to be issued by the County. Upon completion of the project, the County shall remove the short term development conditions from the title.

We anticipate three different housing models, with differing contractual and lien documents, to result from this demonstration program. Different procedures and enforcement documents must follow the different uses and types of housing promulgated by the applicants. The structure of enforcement during the development phase of the projects will remain the same whatever the type of housing proposed. The structure of longer term enforcement processes for the three housing models is as follows:

Model #1 Homeless Shelter or Special Needs Housing.

The non-profit developer wishes to own and renovate tax-foreclosed property for homeless shelter. County and developer sign an Agreement, secured by a promissory note and trust deed in the amount of the tax arrears and penalties. The Agreement and lien documents would stipulate the face amount of the note be reduced by 20% per year to be completely extinguished after five years of performance by the non-profit developer in providing homeless shelter. Any County interest or restriction in the property would disappear after five years. If the property is sold or changes use prior to completion of the five-year performance term, the balance of the note shall be payable to the County.

Model #2 Affordable Rental Housing.

The non-profit developer intends to develop affordable rental housing for lower income families. The property will be owned and operated by the applicant or a non profit property management agency which is approved by the County. Performance is secured by an Agreement secured by a note and trust deed as for the homeless shelter development. The restriction described in the encumbering documents will ensure low-income renters and

housing affordability. The term of the restrictions will be 10 years. This total encumbrance would be due and payable only if the developer breaches the terms of the Agreement.

Model #3 Home Ownership Models.

The non-profit developer of owner occupied housing seeking the subsidy of County tax foreclosed property will be required to sign an Agreement secured by a trust deed for the amount of the tax arrears. The Agreement would specify beneficiaries, project completion and marketing term to qualified lower income buyer, two years from transfer to sale. At sale the County's trust deed would transfer to the property buyer as a second mortgage. The mortgage would be performance based, enforcing a five year occupancy and no sale or rental requirement. If the property was sold previous to the sunset of the second mortgage, title search at escrow would show the encumbrance due and payable. In the case of contract sales without title assignment, our ensuring continued lower income ownership is problematical.

Final Notes.

Hopefully other housing products will be suggested by the non-profit developers. The proposed document stream for the three differing housing types is flexible enough to incorporate other innovative housing and ownership models. The Technical Review Committee may recommend additional Special Conditions to fit the applications received during the demonstration program.

The technical review committee will advise the Board regarding program delivery policy throughout the demonstration phase.

third nonprofit list

PROPERTY LIST
MARCH 19, 1992

ACCOUNT NUMBER 00960-1380 MARKET VALUE \$4,400.00
LEGAL DESCRIPTION ALBINA
E 1/2 OF N 75' OF LOT 18, BLOCK 4
PROPERTY ADDRESS 626 NE SACRAMENTO ST
MAP 2831 AREA NE JURISDICTION P NEIGHBORHOOD ELIOT
ZONING R1 SIZE 1,875 SF OCCUPIED VAC USE DS

ACCOUNT NUMBER 04280-0150 MARKET VALUE \$17,800.00
LEGAL DESCRIPTION ATKINSONS ADD
LOT 7, BLOCK 2; W 17' OF LOT 8, BLOCK 2
PROPERTY ADDRESS E OF 2558 NW VAUGHN ST
MAP 2826 AREA NW JURISDICTION P NEIGHBORHOOD NWEST
ZONING C2 SIZE 3,397 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 13820-0270 MARKET VALUE \$5,500.00
LEGAL DESCRIPTION CARNEY HEIGHTS
LOT 14
PROPERTY ADDRESS NE ROCKY BUTTE @ 675' S OF TUNNEL
MAP 2729 AREA NE JURISDICTION P NEIGHBORHOOD MADSN
ZONING R5 SIZE 7,514 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 13820-0290 MARKET VALUE \$5,500.00
LEGAL DESCRIPTION CARNEY HEIGHTS
LOT 15
PROPERTY ADDRESS NE ROCKY BUTTE @ 742' S OF TUNNEL
MAP 2729 AREA NE JURISDICTION P NEIGHBORHOOD MADSN
ZONING R5 SIZE 7,429 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 13820-0310 MARKET VALUE \$5,500.00
LEGAL DESCRIPTION CARNEY HEIGHTS
LOT 16
PROPERTY ADDRESS NE ROCKY BUTTE @ 810' S OF TUNNEL
MAP 2729 AREA NE JURISDICTION P NEIGHBORHOOD MADSN
ZONING R5 SIZE 7,013 SF OCCUPIED NO USE VAC

PROPERTY LIST
MARCH 19, 1992

ACCOUNT NUMBER 13820-0330 MARKET VALUE \$5,500.00
LEGAL DESCRIPTION CARNEY HEIGHTS
LOT 17
PROPERTY ADDRESS NE ROCKY BUTTE @ 871' S OF TUNNEL
MAP 2729 AREA NE JURISDICTION P NEIGHBORHOOD MADSN
ZONING R5 SIZE 7,103 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 13820-0350 MARKET VALUE \$5,500.00
LEGAL DESCRIPTION CARNEY HEIGHTS
LOT 18
PROPERTY ADDRESS NE ROCKY BUTTE @ 938' S OF TUNNEL
MAP 2729 AREA NE JURISDICTION P NEIGHBORHOOD MADSN
ZONING R5 SIZE 7,097 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 14040-4160 MARKET VALUE \$100.00
LEGAL DESCRIPTION CARTERS ADD TO PORTLAND
TL #55 OF LOT 5, BLOCK 65
PROPERTY ADDRESS
MAP 3127 AREA SW JURISDICTION P NEIGHBORHOOD SWHLS
ZONING R10 SIZE 24 SF OCCUPIED NO USE VAC

~~ACCOUNT NUMBER 16390-2210 MARKET VALUE \$100.00
LEGAL DESCRIPTION CLIFFORD ADDITION
PROPERTY ADDRESS 4805 & 4827 N BORTHWICK
MAP 3836 AREA NE JURISDICTION P NEIGHBORHOOD HMBLT
ZONING R25 SIZE 5,000 SF OCCUPIED NO USE VAC~~

ACCOUNT NUMBER 19790-0200 MARKET VALUE \$22,200.00
LEGAL DESCRIPTION DARLINGTON
LOTS 33 & 34, BLOCK 1
PROPERTY ADDRESS 5321 SE MALDEN ST
MAP 3836 AREA SE JURISDICTION P NEIGHBORHOOD BNTWD
ZONING LR7 SIZE 5,000 SF OCCUPIED NO USE DS

PROPERTY LIST
MARCH 19, 1992

ACCOUNT NUMBER 19790-1830 MARKET VALUE \$15,900.00
LEGAL DESCRIPTION DARLINGTON
LOT 1, BLOCK 8
PROPERTY ADDRESS E SIDE OF SE 52ND AVE, BETWEEN MALDEN & FLAVEL DRIVE
MAP 3836 AREA SE JURISDICTION P NEIGHBORHOOD BNTWD
ZONING NC SIZE 3,800 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 23900-0300 MARKET VALUE \$1,100.00
LEGAL DESCRIPTION EDISON
EXC W 136.62 & EXC E 100', LOT 6
PROPERTY ADDRESS LANDLOCKED, EAST OF 1144 & 1212 SE 118TH
MAP 2942 AREA SE JURISDICTION P NEIGHBORHOOD HZLWD
ZONING LR7 SIZE 5,040 SF7 OCCUPIED NO USE VAC

ACCOUNT NUMBER 24650-2560 MARKET VALUE \$4,100.00
LEGAL DESCRIPTION ELLAHURST
LOT Y
PROPERTY ADDRESS BONNEVILLE
MAP 352N6E AREA EAST JURISDICTION M NEIGHBORHOOD BNVLE
ZONING MUF20 SEC SIZE 3.79 AC OCCUPIED NO USE VAC

ACCOUNT NUMBER 24720-0555 MARKET VALUE \$100.00
LEGAL DESCRIPTION ELLERY HEIGHTS
TL #2 OF LOT 13, BLOCK 6
PROPERTY ADDRESS
MAP 2742 AREA NE JURISDICTION P NEIGHBORHOOD UNK
ZONING R7 SIZE 530 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 30660-0920 MARKET VALUE \$7,000.00
LEGAL DESCRIPTION GARRISON'S SUB
E 1/2 OF LOT 5, BLOCK 99
PROPERTY ADDRESS FORMER 1835 SE MORRISON ST
MAP 3132 AREA SE JURISDICTION P NEIGHBORHOOD BUKMN
ZONING R1 SIZE 2,500 SF OCCUPIED NO USE VAC

PROPERTY LIST
MARCH 19, 1992

ACCOUNT NUMBER 32860-0089 MARKET VALUE \$200.00
LEGAL DESCRIPTION GLOCCA MORRA
TL #1 OF LOT P
PROPERTY ADDRESS
MAP 3449 AREA GR JURISDICTION G NEIGHBORHOOD GRES
ZONING LDR SIZE 50 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 32860-0090 MARKET VALUE \$200.00
LEGAL DESCRIPTION GLOCCA MORRA
TL #2 OF LOT P
PROPERTY ADDRESS
MAP 3449 AREA GR JURISDICTION G NEIGHBORHOOD GRES
ZONING LDR SIZE 1,080 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 34660-2200 MARKET VALUE \$2,500.00
LEGAL DESCRIPTION GROVERS ADD
INC PT VAC ST-W 10' OF LOT F
PROPERTY ADDRESS WEST OF 1474 SW DAVENPORT
MAP 3227 AREA SW JURISDICTION P NEIGHBORHOOD SWHLS
ZONING R5 SIZE 1,200 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 37260-0020 MARKET VALUE \$1,300.00
LEGAL DESCRIPTION HECKER ADD
E 1/2 OF LOT 2, BLOCK 1
PROPERTY ADDRESS WEST OF 7429 SE BYBEE BLVD
MAP 3738 AREA SE JURISDICTION P NEIGHBORHOOD BNTWD
ZONING LR7 SIZE 1,980 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 37260-0030 MARKET VALUE \$2,600.00
LEGAL DESCRIPTION HECKER ADD
LOT 3, BLOCK 1
PROPERTY ADDRESS EAST OF 7409 SE BYBEE BLVD
MAP 3738 AREA SE JURISDICTION P NEIGHBORHOOD BNTWD
ZONING LR7 SIZE 3,960 SF OCCUPIED NO USE VAC

PROPERTY LIST
MARCH 19, 1992

~~ACCOUNT NUMBER 38430-2500 MARKET VALUE \$1,750.00~~
~~LEGAL DESCRIPTION HIGHLAND~~
~~EXC PT IN ST - S 112' OF LOT 16, BLOCK 1~~
~~PROPERTY ADDRESS WEST OF 5109 NE KILLINGSWORTH~~
~~MAP 2435 AREA NE JURISDICTION P NEIGHBORHOOD CULLY~~
~~ZONING HR2 SIZE 14,884 SF OCCUPIED NO USE VAC~~

ACCOUNT NUMBER 41390-3990 MARKET VALUE \$3,100.00
LEGAL DESCRIPTION INA PARK
LOT 19, BLOCK 10
PROPERTY ADDRESS NORTH OF 5261 NE 25TH AVE
MAP 2533 AREA NE JURISDICTION P NEIGHBORHOOD CNCDA
ZONING R25L SIZE 4,000 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 41390-4650 MARKET VALUE \$2,200.00
LEGAL DESCRIPTION INA PARK
W 52' OF LOT 10, BLOCK 12
PROPERTY ADDRESS NE CORNER OF 25TH AVE & ALBERTA ST
MAP 2533 AREA NE JURISDICTION P NEIGHBORHOOD CNCDA
ZONING C2L SIZE 2,080 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 43210-0850 MARKET VALUE \$16,300.00
LEGAL DESCRIPTION JOHNSTON ACRES
E 105' OF LOT 8, BLOCK 3
PROPERTY ADDRESS SW CORNER 89TH & BROOKLYN
MAP 3339 AREA SE JURISDICTION P NEIGHBORHOOD PLHST
ZONING LR5 SIZE 9,975 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 43410-3000 MARKET VALUE \$25,300.00
LEGAL DESCRIPTION JORBADE
EXC PT IN ST - S 112' OF LOT 16, BLOCK 1
PROPERTY ADDRESS WEST OF 5109 NE KILLINGSWORTH
MAP 2435 AREA NE JURISDICTION P NEIGHBORHOOD CULLY
ZONING HR2 SIZE 14,884 SF OCCUPIED NO USE VAC

PROPERTY LIST
MARCH 19, 1992

ACCOUNT NUMBER 45250-0030 MARKET VALUE \$100.00
LEGAL DESCRIPTION KINGSGATE
TRACT C
PROPERTY ADDRESS NE CORNER OF SE 148TH & GLADSTONE
MAP 3445 AREA SW JURISDICTION P NEIGHBORHOOD PLHST
ZONING LR7 SIZE 1,500 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 45880-0970 MARKET VALUE \$2,700.00
LEGAL DESCRIPTION KNOTT ST ADD
E 20' OF LOT 7, BLOCK 4
PROPERTY ADDRESS LANDLOCKED, EAST OF 2532 NE 27TH AVE
MAP 2733 AREA NE JURISDICTION P NEIGHBORHOOD ALMDA
ZONING R5 SIZE 780 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 49280-0270 MARKET VALUE \$4,800.00
LEGAL DESCRIPTION LESTER PARK
LOT 1, BLOCK 2
PROPERTY ADDRESS SE CORNER OF NE 25TH AVE & ALBERTA ST
MAP 2533 AREA NE JURISDICTION P NEIGHBORHOOD CNCDA
ZONING C2L SIZE 4,500 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 49710-0690 MARKET VALUE \$7,200.00
LEGAL DESCRIPTION LINCOLN PARK
S 1/2 OF LOT 4, BLOCK 5
PROPERTY ADDRESS 3732 NE 8TH AVE
MAP 2631 AREA NE JURISDICTION P NEIGHBORHOOD KING
ZONING R5 SIZE 2,500 SF OCCUPIED NO USE YES

ACCOUNT NUMBER 49730-3606 MARKET VALUE \$100.00
LEGAL DESCRIPTION LINCOLN PARK ANNEX
W 1/6' OF E 33 1/2' OF W 69' OF LOT 1, BLOCK 26
PROPERTY ADDRESS
MAP 2631 AREA NE JURISDICTION P NEIGHBORHOOD KING
ZONING R5 SIZE 8 SF OCCUPIED NO USE VAC

PROPERTY LIST
MARCH 19, 1992

ACCOUNT NUMBER 50300-1730 MARKET VALUE \$37,300.00
LEGAL DESCRIPTION LOCHKNOWE
TL #1 OF LOT 2, BLOCK 6
PROPERTY ADDRESS 9128 NE WEBSTER ST
MAP 2539 AREA NE JURISDICTION P NEIGHBORHOOD CULLY
ZONING LR7 SIZE 6,110 SF OCCUPIED NO USE DS

ACCOUNT NUMBER 52050-3000 MARKET VALUE \$6,000.00
LEGAL DESCRIPTION M PATTONS ADD & 2ND
LOT 3, BLOCK 35
PROPERTY ADDRESS FORMER 5124 N INTERSTATE AVE
MAP 2529 AREA N JURISDICTION P NEIGHBORHOOD OVRLK
ZONING R1S SIZE 5,000 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 54276-0020 MARKET VALUE \$100.00
LEGAL DESCRIPTION MARY ALMOND VIEW ACRES
TRACT B
PROPERTY ADDRESS
MAP 3453 AREA GR JURISDICTION G NEIGHBORHOOD GRES
ZONING R10 SIZE 700 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 61330-2060 MARKET VALUE \$27,200.00
LEGAL DESCRIPTION NORTH ST JOHNS
LOT 7, BLOCK 13
PROPERTY ADDRESS 10001 N WILLAMETTE BLVD
MAP 2021 AREA N JURISDICTION P NEIGHBORHOOD STJHN
ZONING R5 SIZE 5,000 SF OCCUPIED NO USE DS

ACCOUNT NUMBER 62130-1310 MARKET VALUE \$5,900.00
LEGAL DESCRIPTION OAK PARK ADD 2
N 1/2 OF LOTS 10 & 11, BLOCK 7
PROPERTY ADDRESS FORMER 9714 N CHARLESTON AVE
MAP 2022 AREA N JURISDICTION P NEIGHBORHOOD STJHN
ZONING R5 SIZE 5,000 SF OCCUPIED NO USE VAC

PROPERTY LIST
MARCH 19, 1992

ACCOUNT NUMBER 64990-0630 MARKET VALUE \$27,600.00
LEGAL DESCRIPTION PASADENA
LOTS 25 & 26, BLOCK 2
PROPERTY ADDRESS S OF 10938 SW 62ND AVE
MAP 4123 AREA SW JURISDICTION P NEIGHBORHOOD ASHCR
ZONING R7 SIZE 10,200 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 65521-3520 MARKET VALUE \$9,300.00
LEGAL DESCRIPTION PENINSULAR ADD 2
LOTS 16 & 17, BLOCK 10
PROPERTY ADDRESS FORMER 8830 N DRUMMOND AVE
MAP 2127 AREA N JURISDICTION P NEIGHBORHOOD KENTON
ZONING R5 SIZE 5,000 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 65522-5630 MARKET VALUE \$12,800.00
LEGAL DESCRIPTION PENINSULAR ADD 2
TL #1 OF LOTS 14-17, BLOCK 28
PROPERTY ADDRESS END OF N ENDICOTT, NELY OF 9201 N ENDICOTT
MAP 2127 AREA N JURISDICTION P NEIGHBORHOOD KENTN
ZONING R5 SIZE 10,235 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 65522-7740 MARKET VALUE \$9,300.00
LEGAL DESCRIPTION PENINSULAR ADD #2
INC PT VAC ST, LOTS 11 & 12, BLOCK 34
PROPERTY ADDRESS FORMER 9305 N SEWARD AVE
MAP 2126 AREA N JURISDICTION P NEIGHBORHOOD KENTN
ZONING R5 SIZE 5,000 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 75020-0970 MARKET VALUE \$3,500.00
LEGAL DESCRIPTION SCOFFINS ADD
LOT 11, BLOCK 4
PROPERTY ADDRESS FORMER 7028 NE 10TH AVE
MAP 2331 AREA NE JURISDICTION P NEIGHBORHOOD WODLN
ZONING R5L SIZE 5,000 SF OCCUPIED NO USE VAC

PROPERTY LIST
MARCH 19, 1992

ACCOUNT NUMBER 77430-1340 MARKET VALUE \$200.00
LEGAL DESCRIPTION SLAVINS ADD & PLAT 2
TL #4 OF LOT 2, BLOCK 14
PROPERTY ADDRESS
MAP 3527 AREA SW JURISDICTION P NEIGHBORHOOD RGRD
ZONING R10 SIZE 192 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 80430-2280 MARKET VALUE \$7,000.00
LEGAL DESCRIPTION SUBURBAN HOMES CLUB TRACT
N 36' OF S 230.3' OF E 72' OF LOT 24, & N 36' OF S 230.3' OF LOT 25, BLOCK B
PROPERTY ADDRESS FORMER 3534 SE 119TH AVE
MAP 3442 AREA SE JURISDICTION P NEIGHBORHOOD LENTS
ZONING LR7 SIZE 6,102 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 84240-2920 MARKET VALUE \$11,900.00
LEGAL DESCRIPTION TREMONT PLACE
LOTS 1 & 2, BLOCK 11
PROPERTY ADDRESS EAST OF 6110 SE TOLMAN
MAP 3636 AREA SE JURISDICTION P NEIGHBORHOOD WDSTK
ZONING R5 SIZE 5,000 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 85920-5960 MARKET VALUE \$3,700.00
LEGAL DESCRIPTION VERDANTA
EXC S 90' - S 1/2 OF W 94' OF LOT 66
PROPERTY ADDRESS LANDLOCKED, N OF 17011 NE OREGON
MAP 2947 AREA GR JURISDICTION G NEIGHBORHOOD GRES
ZONING LR7 SIZE 2,256 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 86070-2660 MARKET VALUE \$3,100.00
LEGAL DESCRIPTION VERNON
E 1/2 OF LOTS 1 & 2, BLOCK 13
PROPERTY ADDRESS FORMER 2218 NE EMERSON
MAP 2532 AREA NE JURISDICTION P NEIGHBORHOOD CNCDA
ZONING R25L SIZE 5,000 SF OCCUPIED NO USE VAC

PROPERTY LIST
MARCH 19, 1992

ACCOUNT NUMBER 86070-5060 MARKET VALUE \$16,500.00
LEGAL DESCRIPTION VERNON
BLOCK 2, BLOCK 28
PROPERTY ADDRESS 5122-5124 11 AVE
MAP 5122-5124 AREA NE JURISDICTION P NEIGHBORHOOD VERNON
ZONING R25 SIZE 3,000 SF OCCUPIED NO USE DM2

ACCOUNT NUMBER 86070-7960 MARKET VALUE \$2,000.00
LEGAL DESCRIPTION VERNON
BLOCK 44
PROPERTY ADDRESS 11 ALBERTA ST
MAP 2532 AREA NE JURISDICTION P NEIGHBORHOOD VERNON
ZONING R25 SIZE 2,750 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 87200-1090 MARKET VALUE \$300.00
LEGAL DESCRIPTION WAITS CLOVERDALE ANNEX
N 60' OF LOT 6, BLOCK 6
PROPERTY ADDRESS FORMER 844 NE KILLINGSWORTH ST
MAP 2531 AREA NE JURISDICTION P NEIGHBORHOOD KING
ZONING R5 SIZE 2,400 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 89420-2190 MARKET VALUE \$100.00
LEGAL DESCRIPTION WEST PORTLAND
NWLY OF SW 45TH DR
PROPERTY ADDRESS FRAGMENT IN INTERSECTION OF SW 45TH DRIVE, 48TH AVE & MARIGOLD ST
MAP 3924 AREA SW JURISDICTION P NEIGHBORHOOD ASHCR
ZONING R5 SIZE 1,200 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 89461-4506 MARKET VALUE \$100.00
LEGAL DESCRIPTION WEST PORTLAND PARK
S 0.17' OF N 21.17' OF LOT 21, BLOCK 75
PROPERTY ADDRESS
MAP 4125 AREA SW JURISDICTION P NEIGHBORHOOD WLSPK
ZONING R7 SIZE 17 SF OCCUPIED NO USE VAC

PROPERTY LIST
MARCH 19, 1992

ACCOUNT NUMBER 89461-4516 MARKET VALUE \$100.00
LEGAL DESCRIPTION WEST PORTLAND PARK
N 0.15' OF S 3.83' OF LOT 21, BLOCK 75
PROPERTY ADDRESS
MAP 4125 AREA SW JURISDICTION P NEIGHBORHOOD WLSPK
ZONING R7 SIZE 17 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 90720-3480 MARKET VALUE \$2,500.00
LEGAL DESCRIPTION WHITWOOD COURT
TL #1 OF LOT 5, BLOCK 19
PROPERTY ADDRESS FORMER 9261 NW SPRINGVILLE RD
MAP 2119 AREA NW JURISDICTION P NEIGHBORHOOD LINTN
ZONING R7 SIZE 24,020 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 91640-1840 MARKET VALUE \$4,000.00
LEGAL DESCRIPTION WILLIAMS AVENUE ADD
LOT 12, BLOCK 7
PROPERTY ADDRESS FORMER 51 NE COOK ST
MAP 2730 AREA NE JURISDICTION P NEIGHBORHOOD ELIOT
ZONING R25 SIZE 4,800 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 91640-3480 MARKET VALUE \$4,000.00
LEGAL DESCRIPTION WILLIAMS AVENUE ADD
LOT 15, BLOCK 10
PROPERTY ADDRESS NORTH OF 3021 NE RODNEY AVE
MAP 2730 AREA NE JURISDICTION P NEIGHBORHOOD ELIOT
ZONING R25 SIZE 5,000 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 92610-1720 MARKET VALUE \$1,800.00
LEGAL DESCRIPTION WOODLAWN HEIGHTS
LOT 1, BLOCK 5
PROPERTY ADDRESS FORMER 6210 NE 8TH AVE
AP 2431 AREA NE JURISDICTION P NEIGHBORHOOD WODLN
ZONING R25L SIZE 5,647 SF OCCUPIED NO USE VAC

PROPERTY LIST
MARCH 19, 1992

ACCOUNT NUMBER 94111-0330 MARKET VALUE \$100.00
LEGAL DESCRIPTION SEC 11, 1N 1E
TL #33 1.89 AC
PROPERTY ADDRESS NE 21ST N OF ARGYLE (COLUMBIA SLOUGH)
MAP 2232 AREA NE JURISDICTION P NEIGHBORHOOD SUNLD
ZONING IG2CH SIZE 1.89 AC OCCUPIED NO USE VAC

ACCOUNT NUMBER 94127-0090 MARKET VALUE \$2,000.00
LEGAL DESCRIPTION SEC 27, 1N 1E
TL #9 0.10 AC
PROPERTY ADDRESS SW CORNER OF NE FREMONT & GANTENBEIN
MAP 2730 AREA NE JURISDICTION P NEIGHBORHOOD ELIOT
ZONING R25 SIZE 3,712 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 94222-0130 MARKET VALUE \$100.00
LEGAL DESCRIPTION SEC 22, 1N 2E
TL #13 0.02 AC
PROPERTY ADDRESS FRACTION, NE 119TH & PRESCOTT
MAP 2542 AREA NE JURISDICTION P NEIGHBORHOOD PRKCG
ZONING LR5 SIZE 0.02 AC OCCUPIED NO USE VAC

ACCOUNT NUMBER 94228-1060 MARKET VALUE \$400.00
LEGAL DESCRIPTION SEC 28, 1N 2E
TL #106 0.12 AC
PROPERTY ADDRESS LANDLOCKED N OF 9325 NE SACRAMENTO ST
MAP 2840 AREA NE JURISDICTION P NEIGHBORHOOD PRKHT
ZONING R7 SIZE 0.12 AC OCCUPIED NO USE VAC

ACCOUNT NUMBER 94332-1230 MARKET VALUE \$100.00
LEGAL DESCRIPTION SEC 32, 1N 3E
TL #123 0.02 AC
PROPERTY ADDRESS LANDLOCKED, EAST OF 416 NE 186TH AVE
MAP 3049 AREA GR JURISDICTION G NEIGHBORHOOD GRES
ZONING LR7 SIZE 0.02 AC OCCUPIED NO USE VAC

PROPERTY LIST
MARCH 19, 1992

ACCOUNT NUMBER 99119-6340 MARKET VALUE \$300.00
LEGAL DESCRIPTION SEC 19, 1S 1E
TL #634 0.01 AC
PROPERTY ADDRESS LANDLOCKED
MAP 3823 AREA SW JURISDICTION P NEIGHBORHOOD ASHCR
ZONING R10 SIZE 200 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 99220-0240 MARKET VALUE \$13,900.00
LEGAL DESCRIPTION SEC 20, 1S 2E
TL #24 0.30 AC
PROPERTY ADDRESS S OF 7922 SE COOPER ST
MAP 3738 AREA SE JURISDICTION P NEIGHBORHOOD BNTWD
ZONING LR7 SIZE 13,000 SF OCCUPIED NO USE VAC

MULTNOMAH COUNTY
HOUSING AFFORDABILITY DEMONSTRATION PROGRAM
APPLICATION

I. APPLICANT INFORMATION

Name:

Address:

Applicant Status: Non-Profit Organization () Government Sponsored Agency ()

1. Does your organization have a 501(c)3 status? Yes () No ()

Enclose a copy of IRS letter 1045.

Enclose a list of the directors of the governing board of your organization.

Enclose copy of corporate bylaws and Articles of Incorporation.

Contact Person:

Federal TIN:

Please enclose non-refundable \$50.00 application fee for each property requested.

Certification: I certify that to the best of my knowledge, all information in this application is accurate, and that this proposal has been adopted and approved by the organization I represent. If funding is received, this applicant will comply with all applicable program requirements. I understand and acknowledge there will be a \$200 transfer fee for each property awarded under Housing affordability Demonstration Program.

NAME: _____ SIGNATURE: _____

TITLE: _____ DATE: _____

ORGANIZATION: _____

II. PROJECT DESCRIPTION

A. Project Name:

B. Property Location:

C. Property Tax account Number:

D. Proposed Use:

E. Number and type of dwelling units:

1. Non-residential uses:

F. Please provide concise description of project. Please include proposed use, project beneficiaries and project cost (maximum one page).

III. RESPONSE TO PROJECT AND APPLICANT CRITERIA

A. Sponsor must demonstrate capacity to carry out project. (Maximum one page.)

1. Describe experience of staff, board and volunteers.
2. Describe previous project experience.
3. Describe partnership if more than one organization will be involved.

B. Demonstrate project plan that will result in timely completion and use. (Maximum three pages.)

1. Describe project timeline.
2. Provide construction cost estimate.
3. Provide analysis of needed volunteer and professional services.

C. Demonstrate financial plan. (One page with attached documentation to support all contributions: cash and in-kind.)

1. Identify funding commitments and sources.
2. Describe application of funds, predevelopment through take-out financing.

D. Demonstrate capacity to provide on-going maintenance and operation of project. (Maximum one page.)

1. Describe the maintenance plan during the development period. Be sure to include property hazard insurance costs.
2. Describe continuing project oversight, funding and required reporting.

E. Demonstrate community support. (Maximum one page.)

1. Projects demonstrating support from local neighborhood and community organizations will receive priority. Please provide documentation. (Projects that promote use of community organization or neighborhood residents in construction, maintenance and management of facility will be given preference.

F. Community Stability. (Maximum one page.)

Projects receiving the highest score will demonstrate a commitment to serving and stabilizing the existing community. Affirmative marketing is critical. Housing project owners or tenants should be drawn from surrounding neighborhoods, as much as is practicable.

G. Demonstrate understanding of planning, zoning, and building requirements. (Maximum one page.)

H. Income Qualification. (Maximum one page.)

1. Define the low-to-moderate income beneficiaries of your project. (The principal purpose of the Housing Transfer Ordinance is to increase the available housing for very low income households - 50% or below median income - and low and moderate income households - 80% or below median in that priority order.)

ATTACHMENT TO APPLICATION FOR COUNTY HOUSING AFFORDABILITY DEMONSTRATION PROJECT.

Date: September 16, 1991

RE: Committee Bonus Points Attachment.

The Technical Review Committee of the County Housing Affordability Demonstration Project has established a recommended additional bonus criteria:

** Up to ten bonus points will be awarded for projects which provide affordable housing for a period longer than the time constraints adopted by the County. The current time constraints adopted by the County are as follows:

Home ownership projects = 5 years
Shelter/Special Needs = 5 years
Rental Housing = 10 years.

Applicants which wish to apply for these points must submit this memo and commitment of longer term affordability along with the application package. Late submittals will not be accepted.

COMMITMENT OF LONGER TERM AFFORDABILITY

The undersigned is the sponsor for the housing affordability project proposed for property located at _____

We are hereby applying for Committee bonus points based on our commitment to maintain the project as low income housing for a period _____ years.

Please describe the financial plan, including market feasibility assumptions that will keep the project affordable for the commitment period: Attach a maximum of one additional page.

Signature

Date

This commitment must be signed and dated by the person who signed the full application.

Housing Affordability Demonstration Program Agreement

This Agreement hereinafter referred to as "Agreement," is effective as of the _____ day of _____ 1991, between Multnomah County, a political subdivision of the State of Oregon, hereinafter referred to as "County" and _____, hereinafter referred to as "Agency."

Recitals

Whereas, there exists in Multnomah County a shortage of safe and sanitary dwellings for low income persons and families; and

Whereas, State law and local ordinance provide that the abatement of slum and blight and the development of affordable housing is a public use and an essential governmental function; and

Whereas, the County Commission finds a donation of County owned property acquired through tax foreclosure would serve a public purpose if renovated or developed into decent, safe and sanitary low income housing; and

Whereas, the County desires to return tax delinquent properties to a revenue generating resource;

Whereas, _____ is a non-profit corporation organized within the state of Oregon under ORS Chapter 61 and intends to develop affordable housing for occupancy by a low income family;

Whereas, the Agency has proposed to redevelop the donated tract(s) under the Terms of the County Housing Affordability Demonstration program.

NOW, THEREFORE, in consideration of the foregoing and the mutual agreements and covenants of the parties, and for such other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Conveyance to Agency.

The County shall convey to the Agency by Bargain and Sale Deed the property or properties described in Exhibit A to this Agreement, ("property" herein).

2. Acquisition Costs.

The Agency shall be responsible for all costs incurred in transferring the Property to the Agency, including but not limited to, attorney's fees, court costs and title reports. The Agency shall not be entitled to reimbursement from the County for any costs or expense in connection with the acquisition of the property.

3. Project Plan: Time for Completion.

The Agency shall improve or rehabilitate the property in accordance with the development plans set forth in its application dated _____ and submitted to the County for the Housing Affordability Demonstration Project. The Agency shall not deviate from the approved plans without prior written consent of the County. The Agency shall complete the project construction, ready for occupancy, within twenty-four (24) months after the property has been conveyed to the Agency. The County may upon good cause shown by the Agency in writing, extend the deadline for completion of the project.

4. Certificate of Completion.

After completion of the project, and receipt of final approval of building permit by the local building codes enforcement jurisdiction, the Agency shall request from the County a Certificate of Completion. The Certificate of Completion shall constitute a determination of satisfaction by the County for the construction phase of the project. Upon request by the Agency, the County shall within thirty (30) days of receipt of the request, provide the Agency with either the Certificate of Completion or a written statement detailing how

the Agency has failed to complete the project, or is otherwise in default. The written statement from the County shall describe the corrections or acts necessary for the Agency to perform in order to obtain the Certificate.

5. Prohibition Against Transfer of Property.

Until a Certificate of Completion has been issued, the Agency shall not sell, convey or assign the property or any part thereof or interest therein without the prior written approval of the County. The Agency may mortgage the property or make a collateral assignment of a beneficial interest for the purpose of financing the project. The County will subordinate its security interest described in Section 19 herein to any such mortgage or other security interest necessary to finance project completion.

6. Income Certification

Before any conveyance, rental or lease of the property, the Agency shall provide verification to the County that initial transferees, renters or lessees qualify as "low income families" as defined in Section 3(b) of the United States Housing Act of 1937 and the most recent adjustment schedule published by the U.S. Department of Housing and Urban Development for the applicable area. In the case of rental housing developed by the Agency, a rental profile report, provided by the County, must be completed and returned to the County annually. The sufficiency of the documentation shall be solely determined by the County.

7. Restrictions On Use.

Before the property is conveyed to any qualified transferee as defined in Section 1 herein, the agency agrees for itself, its successors and assigns to the following conditions:

- A. The Agency shall maintain and secure buildings on transferred property(ies) in accordance with Section 18.03.050 to 18.03.095 Code of the City of Portland or any nuisance abatement standards of the applicable municipality. Agency shall not be in default of this

restriction if any failure to maintain is corrected within 30 days after written notice from County to Agency specifying the actions necessary to cure any code violation.

- B. If the property is not occupied by the owner of record, the property shall be used solely for the purposes of low income rental housing for a period of not less than 10 years from the date of first occupancy; or
- C. The property shall be used solely for the purposes of low income special needs housing, including shelter for homeless persons, as described in the Agency application for the Affordable Housing Demonstration Project for a period of not less than five years from first occupancy; or
- D. The property shall be used solely for low income home ownership for a period of not less than five years from first occupancy, subject to the following transfer conditions:
 - 1. The initial low income home buyer(s) shall live in the property as a principal place of residence for a period not less than five years.
 - 2. The initial low income home buyer(s) shall not lease, rent, sub-let, sell convey or assign an interest in the property for a period of not less than five years.
 - 3. The initial home buyer(s) may, with written notification of intent to the County, sell convey or assign an interest in the property during the five-year occupancy term to another County approved low income home buyer.

- E. There shall be no discrimination upon the basis of race, color, religion, sex, sexual orientation, age, parental or marital status, disability, source of income or national origin in the development, sale, lease, rental or occupancy of the property.

8. Financing.

Not later than twelve (12) months after conveyance from the County, the Agency shall provide the County with documentation showing that funds sufficient to complete the project have been obtained or have been committed. The sufficiency of the documentation shall be solely determined by the County.

9. Financing Extension.

The County may grant to the Agency an extension of time necessary to seek adequate financing for the project, provided that: the Agency has evidence that applications are pending with mortgage or equity lenders, governmental or foundation lenders and the Agency projections and costs have been reviewed by the County and deemed feasible.

10. Status Reports.

Prior to the issuance of the Certificate of Completion by the County, the Agency shall, not less than once a year, at such dates the County may request, furnish the following information: financial statements at the close of the Agency's fiscal year; evidence of good standing with the State of Oregon Corporations Division; a current list of the Agency's officers and directors or managing body. Failure to provide such information or adverse change in the Agency's standing shall constitute a default under this agreement and the County may pursue the foreclosure of the County's security interest described in Section 19.

11. Change in Project Status.

If prior to the time the Agency obtains the Certificate of Completion for the project, the County determines an adverse change in the financial condition of the Agency materially affects the Agency's ability to acquire financing or complete the improvements or rehabilitation of the property, the County may give written notice to the agency setting forth the corrective action required and a reasonable timetable for implementing such corrective action. Failure to take such corrective action may constitute a default by the Agency and the County may pursue foreclosure of the trust deed.

12. Inspections of the Property.

The Agency and its successors in interest shall permit the reasonable, periodic inspections by employees of the County for the purpose of determining compliance with this agreement and requirements the County may impose to assure the purposes of the Housing Affordability Demonstration Program are fulfilled.

13. Condition of Property.

The County makes no covenant, representation or warranty as to the condition of the property. The Agency acknowledges the property is being conveyed "as is."

14. Compliance with Laws.

The Agency and the County shall comply with all applicable laws, statute codes, rules, ordinances, regulations or requirements now or hereinafter promulgated by the United States of America, state of Oregon, Multnomah County and any other local governmental entity now or hereinafter having jurisdiction over the property.

15. No Relationship with Delinquent Owner.

The Agency warrants and represents that neither it nor any of its employees or agents is acting on behalf of any owner, occupant or party responsible for the payment of delinquent taxes on the property prior to acquisition by the County. The Agency further warrants and represents that no benefit shall accrue to any party which had an interest in the property prior to the acquisition by the County.

16. Indemnification.

The Agency, its successors and assigns, shall indemnify and hold the County harmless against any and all claims arising out of the Agency's performance, or failure to perform its obligation under this Agreement.

17. INSURANCE: Construction and Fire and Liability.

The Agency, its successors and assigns, shall carry construction term "all risk" hazard insurance on the property to the full insurable value thereof. The Agency, its successors and assigns, shall carry fire and liability insurance on the property during the life of this Agreement in an amount not less than the fair market value of the property. Said policy or policies shall be issued in the name of the Agency, or its successors in interest, and the County and copies of renewals delivered to the County during the term of this Agreement. All insurance policies shall contain a clause which will provide the County with thirty (30) days notice prior to the cancellation of any policy.

18. Organization and Authority.

The Agency represents and warrants that it is duly organized and legally existing under the laws of the State of Oregon, with full power and authority to acquire, own and redevelop property and that the person signing this Agreement has the corporate authority to do so.

19. Remedies or Default.

In addition to any other remedy provided by law upon failure by Agency to perform any term or condition of this Agreement, or upon violation of any Restrictions or Use set forth in Section 7, agency shall be obligated to pay to County the sum of \$_____ representing all cancelled real property taxes and costs incurred by the County to obtain title to the property. This obligation to pay shall be secured by a mortgage, trust deed, or other real property security interest, a copy of which is attached to this Agreement. The obligation to pay sums of money described in this section shall be cancelled and the real property security interest released upon submission of proof to County that the terms and conditions of occupancy set forth in Section 7 herein have been completed.

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement this _____ day of _____ 1991.

BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

By: _____

Gladys McCoy, Chair

REVIEWED:

Laurence Kressel, County Counsel

NOTE: OREGON
PREPARED: 2-1-91

MSA : Eugene-Springfield, OR
FY 1991 MEDIAN FAMILY
INCOME: 32200

PROGRAM

-----I N C O M E L I M I T S-----
1 PERSON 2 PERSON 3 PERSON 4 PERSON 5 PERSON 6 PERSON 7 PERSON 8 PERSON

VERY LOW-INCOME
LOW-INCOME

11350 12950 14600 16200 17500 18800 20100 21400
18150 20750 23350 25900 28000 30050 32150 34200

MSA : Medford, OR
FY 1991 MEDIAN FAMILY
INCOME: 31500

VERY LOW-INCOME
LOW-INCOME

11250 12900 14500 16100 17400 18700 19950 21250
18050 20600 23200 25750 27800 29900 31950 34000

PMSEA: Portland, OR
FY 1991 MEDIAN FAMILY
INCOME: 39000

VERY LOW-INCOME
LOW-INCOME

13650 15600 17550 19500 21050 22600 24200 25750
21850 24950 28100 31200 33700 36200 38700 41200

MSA : Salem, OR
FY 1991 MEDIAN FAMILY
INCOME: 31500

VERY LOW-INCOME
LOW-INCOME

11050 12600 14150 15750 17000 18250 19550 20800
17650 20150 22700 25200 27200 29250 31250 33250

COUNTY : OR BAKER
FY 1991 MEDIAN FAMILY
INCOME: 26900

VERY LOW-INCOME
LOW-INCOME

10450 11950 13450 14950 16150 17350 18550 19750
16750 19150 21550 23900 25850 27750 29650 31550

COUNTY : OR BENTON
FY 1991 MEDIAN FAMILY
INCOME: 37000

VERY LOW-INCOME
LOW-INCOME

12950 14800 16650 18500 20000 21450 22950 24400
20700 23700 26650 29600 31950 34350 36700 39050

COUNTY : OR CLATSOP
FY 1991 MEDIAN FAMILY
INCOME: 29500

VERY LOW-INCOME
LOW-INCOME

10450 11950 13450 14950 16150 17350 18550 19750
16750 19150 21550 23900 25850 27750 29650 31550

COUNTY : OR COLUMBIA
FY 1991 MEDIAN FAMILY
INCOME: 33100

VERY LOW-INCOME
LOW-INCOME

11600 13250 14900 16550 17850 19200 20500 21850
18550 21200 23850 26500 28600 30700 32850 34950

COUNTY : OR COOS
FY 1991 MEDIAN FAMILY
INCOME: 29300

VERY LOW-INCOME
LOW-INCOME

10800 12300 13850 15400 16650 17850 19100 20350
17250 19700 22200 24650 26600 28600 30550 32500

COUNTY : OR CROOK
FY 1991 MEDIAN FAMILY
INCOME: 28400

VERY LOW-INCOME
LOW-INCOME

10900 12500 14050 15600 16850 18100 19350 20600
17450 19950 22450 24950 26950 28950 30950 32950

COUNTY : OR CURRY
FY 1991 MEDIAN FAMILY
INCOME: 26500

VERY LOW-INCOME
LOW-INCOME

10800 12300 13850 15400 16650 17850 19100 20350
17250 19700 22200 24650 26600 28600 30550 32500

COUNTY : OR DESCHUTES
FY 1991 MEDIAN FAMILY
INCOME: 30500

VERY LOW-INCOME
LOW-INCOME

10900 12500 14050 15600 16850 18100 19350 20600
17450 19950 22450 24950 26950 28950 30950 32950

031391 181740

MULTNOMAH COUNTY
AFFORDABLE HOUSING DEVELOPMENT PROGRAM
APPLICATION

I. APPLICANT INFORMATION

Name:

Address:

Applicant Status: Non-Profit Organization () Government Sponsored Agency ()

1. Does your organization have a 501(c)3 status? Yes () No ()

Enclose a copy of IRS letter 1045.

Enclose a list of the directors of the governing board of your organization.

Enclose copy of corporate bylaws and Articles of Incorporation.

Contact Person:

Federal TIN:

Please enclose non-refundable \$50.00 application fee for each property requested.

Certification: I certify that to the best of my knowledge, all information in this application is accurate, and that this proposal has been adopted and approved by the organization I represent. If funding is received, this applicant will comply with all applicable program requirements. I understand and acknowledge there will be a \$200 transfer fee for each property awarded under Affordable Housing Development Program.

NAME: _____ SIGNATURE: _____

TITLE: _____ DATE: _____

ORGANIZATION: _____

II. PROJECT DESCRIPTION

A. Project Name:

B. Property Location:

C. Property Tax Account Number:

D. Please provide concise description of project. Please include proposed use, project beneficiaries and project cost. The basic program income guidelines require providing benefit to people with a household income of 80% or less than the area median. The proposed housing costs should be limited to no more than 35% of household income.
(Maximum one page).

III. RESPONSE TO PROJECT AND APPLICANT CRITERIA

A. Organizational Capacity (15 points)

Sponsor must demonstrate capacity to carry out project. Describe previous housing project experience. Describe experience and qualifications of staff, board and volunteers with project responsibilities identified. If more than one organization will be involved in project development or services, describe the partnership roles and commitments of each.

(Maximum two pages).

B. Project Plan (15 points)

Sponsor must demonstrate project plan that will result in timely completion and use. Please include a project timeline, construction cost estimate and an analysis of necessary professional and volunteer services. Demonstrate an understanding of site specific planning, zoning and building requirements. Justify your proposal as the highest and best use of the property, both in terms of the site and beneficiary need. Describe how the value of the donated property will be passed through as a tangible benefit to actual occupants of the completed housing.

(Maximum three pages)

C. Financial Plan (10 points)

Sponsor must demonstrate the feasibility of the proposed project. Include market need for the type of units proposed and comparable cost per unit of similar projects. Identify funding commitments and sources. Describe application of funds, pre-development through take-out financing. Please attach documentation to support contributions, both cash and in-kind.

(Maximum two pages)

D. Operations Capacity

Sponsor must demonstrate capacity to develop, operate, manage and maintain housing during the proposed term. Describe maintenance plan during the development period, include property record and builders all risk costs. Describe continuing project oversight and operational responsibility. If project remains in sponsor ownership, i.e. rental projects, please include operational pro forma including: project rates or revenue, vacancy factors, operating expenses, replacement reserves, debt service, et al.

(Maximum two pages)

E. Community Support (5 points)

Projects demonstrating support from local neighborhood and community organizations will receive points in this category. Proposals receiving the highest score will demonstrate a commitment to serving and stabilizing the existing community. Projects that promote the use of community organizations or neighborhood residents in construction, maintenance and management of the facility will be given preference. Please send a written notice to residents within a 200 foot radius of the proposed project. Please enclose with your application copy of this notice and survey of neighborhood residents showing support for your proposal. Please send a written notice, and include copy of this notice in your application, to the pertinent neighborhood association concerned with your proposal. The notice should briefly describe your project and should request a hearing to discuss your project at the next available association meeting.

F. Bonus Point Categories

1. Very-Low Income (5 points)

An important goal of the Housing Transfer Ordinance is to increase the available housing for very low income households at 50% of the median income or less. Demonstrate and describe how your project will be affordable to persons with a very low household income as described above.

Longer Term Affordability Commitment (5 points)

Up to five bonus points will be awarded for projects which provide affordable housing for a period longer than the performance requirement adopted by the County. The current requirements adopted by the County are as follows:

Home ownership projects = 5 years
Shelter/Special Needs = 5 years
Rental Housing = 10 years.

Applicants who wish to apply for these points must submit this memo and commitment of longer term affordability along with the application package. Late submittals will not be accepted.

COMMITMENT OF LONGER TERM AFFORDABILITY

The undersigned is the sponsor for the housing affordability project proposed for property located at _____

We are hereby applying for Committee bonus points based on our commitment to maintain the project as low income housing for a period of _____ years.

Please describe the financial plan, including market feasibility assumptions that will keep the project affordable for the commitment period: Attach a maximum of one additional page.

Signature

Date

This commitment must be signed and dated by the person who signed the full application.



MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES
COMMUNITY DEVELOPMENT DIVISION
2115 S.E. MORRISON
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TO: Pam Arden, Karen Belsey, Jean Bucciarelli
FROM: Cecile Pitts, Housing and Community Services Division
RE: Use of Tax Foreclosed Properties for Social Service Purposes
DATE: 4/28/92

Hello. My notes on the Monday 4/27 meeting are as follows:

The purpose of the meeting was to discuss the use of County tax foreclosed property to support social service venture and child care services.

BACKGROUND: The Technical Review Committee of the Housing Affordability Demonstration program had been asked by the Board to prepare a discussion of the issues of this opportunity. This information will go to the Board as part of the end of the year report of the Demonstration program.

It was the initial conclusion of the meeting participants that the criteria for use of tax foreclosed property for Social Services and Child Care are similar to the criteria of the Demonstration program:

** The project sponsor must demonstrate capacity to develop the project as proposed.

** The project sponsor must demonstrate community support for the use at the site requested.

** The project must be financially feasible in development and operations.

** The sponsor must demonstrate the capacity to operate the social service or child care service for the term established for the Program.

** There must be a long term performance requirement, and monitoring/sanction procedure.

Responses to these criteria will vary widely depending on the type of social service to be encouraged with the donation of property. Assessment of responses will require knowledge of the

different program areas.

STATUS OF ISSUE: The meeting participants are initially exploring restricting the use of these properties for social services/child care to public agency sponsors. This is consistent with the current structure of County Ordinance #672. This approach will be considered in light of the staff commitments required to carry out such activities. These staff commitments are seen as more extensive than the Housing component due the diversity of programs which can be considered social services and the complexity of assessing the financial feasibility of the long term operation of the activities.

This approach will be presented to the Committee during the next meeting for discussion.