



MULTNOMAH COUNTY OREGON
DIVISION OF ASSESSMENT, RECORDING & TAXATION

SPECIAL PROGRAMS GROUP
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2014 Nonprofit Transfer Application
For Public Use of Tax Foreclosed Property

- 1. Tax Account No. for Requested Property: R463306450
2. Requesting Entity: Community Vision, Inc.
3. Authorized Representative (AR): Joe Wykowski, Executive Director
4. Telephone No. for Entity: 503-292-4964 x101 Fax No. : 503-292-6485
5. Email Address for AR: joe@cvision.org
6. Mailing Address for Entity: 1750 SW Skyline Blvd., Portland OR, 97221

Please attach current copies of your organization's Articles of incorporation, By-Laws, and a federal letter recognizing you as a section 501(c) organization.

Please provide a description of the proposed project. Include the proposed use of the project and who the beneficiaries of the project will be and what the estimated cost of the project will be.

Proposed Project:

Location: 1849 SE Division St, Portland
Proposed design: 3 floors
Specs (approximate): Net 18,000 sq. ft.; Gross - 21,000

Proposed Use of Project:

Usage: Commercial/Office
Purpose: Social Service delivery, including job training, support for individuals with disabilities, training for youth in financial literacy, parent training and community gatherings and educational workshops.

Project Beneficiaries

Individuals and youth with disabilities, and their families

Estimated cost of project:

\$4,800,000

Please see attached memo for additional information.

Handwritten signature of Joe Wykowski

SIGNATURE OF AUTHORIZED REPRESENTATIVE: TITLE Executive Director

DATE: 3/18/2014

# Memorandum

**To:** Sally Brown

**From:** Joe Wykowski, Executive Director, Community Vision

**Date:** 3/18/2014

**Re:** Overview CVI – 1949 SE Division

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## 1) Project Overview and Proposed Uses:

Location: 1849 SE Division St, Portland

Proposed design: 3 floors

Usage: Commercial/Office

Purpose: Social Service delivery, including job training, support for individuals with disabilities, training for youth in financial literacy, parent training and community gatherings and educational Workshops.

Specs (approximate): Net 18,000 sq. ft. ; Gross – 21,000

Parking:

- Proposed plans include 11-19 spaces
- Community Vision is also developing a relationship with St. Phillip Neri Church regarding the usage of the church's parking lot during the M-F work week

Retail Consideration: CVI would consider a mission-related retail option for the ground floor of the building

Nonprofit Community: In addition to housing Community Vision, CVI has commitment from at least two additional nonprofit social service organizations (F.A.C.T. and Community Pathways) to co-locate at this location. CVI anticipates a total of 5-6 nonprofit social service agencies could co-locate at this location

Long-term vision: Currently, the field of disabilities is changing dramatically as individuals and families advocate for individualized community services. It is Community Vision's goal that this location is a permanent asset to the Portland region, and that co-locating a number of nonprofit agencies that serve individuals, youth and families with disabilities will create synergies. CVI also hopes that the building itself will demonstrate a high level of physical accessibility and best practices in serving the community.

## 2) Current Status of Property

- Parcel is held by Multnomah County
- Lot is currently empty (former service station)
- REACH CDC (local nonprofit affordable housing developer) did, in 2007, develop plans and complete design review for a four-story housing project at this location. The original design included market-rate housing
  - REACH has since concluded that the project is not financially feasible
  - Community Vision has been in meetings with REACH since December 2013 regarding the property, and REACH supports CVI's plans for the property
  - REACH worked with the Hosford-Abernathy Neighborhood District on the original design (This design included brick siding.)
  - REACH has also worked with DEQ regarding the property and CVI can provide information about where that process stands.

## 3) About Community Vision, Inc.

Founded in 1989, Community Vision, Inc. (CVI) is the largest nonprofit organization based in Oregon providing individualized housing, supported living, employment and homeownership services to people with disabilities and their families. Community Vision has proven that assisting one person at a time to live in their own home provides the stability they need to work, live and thrive in the communities of their choice.

Now celebrating its 25<sup>th</sup> year in Portland, Community Vision has received national and international recognition for innovative services for individuals with disabilities. In 1994, the World Institute on Disability again recognized CVI for its work empowering those with disabilities to live and work in their community. CVI employs over 225 staff, delivering direct support to individuals throughout the Portland Metro Area.

CVI has partnered with Multnomah County for many years through CVI's Homeownership Independence Program, wherein CVI has received donated tax-foreclosed properties from Multnomah County and rehabbed the properties to sell at below-market rates to low-income individuals with disabilities.

As nonprofits are getting priced out of the commercial rental market in Portland, with rents approaching \$25/\$30 per square foot, CVI's vision of co-locating a number of social service agencies at the 1949 SE Division location as a win-win for the Portland area.

Readiness to Proceed: CVI stands ready to proceed on the project. The agency would embark on a capital campaign in Summer 2014, and would plan to break ground in Spring/Summer 2015.