

ANNOTATED MINUTES

Tuesday, May 21, 1996 - 1:30 PM
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland

BUDGET HEARING

Chair Beverly Stein convened the hearing at 1:36 p.m., with Commissioners Sharron Kelley, Gary Hansen and Tanya Collier present, and Vice-Chair Dan Saltzman arriving at 1:40 p.m.

PH-1 Department of Juvenile Justice Services Budget Overview, Highlights and Action Plans. DJJS Citizen Budget Advisory Committee Presentation. Opportunity for Public Testimony on the Proposed 1996-97 Multnomah County Budget. Issues and Opportunities. Board Questions and Answers.

ELYSE CLAWSON INTRODUCTIONS, DEPARTMENT OVERVIEW AND KEY ACTION PLANS PRESENTATION. SHANE ENDICOTT CBAC RECOMMENDATIONS AND PRIORITIES. NO ONE WISHED TO TESTIFY. MS. CLAWSON INTRODUCED CBAC MEMBER MARTHA McMURRAY. BILL MORRIS UPDATE ON SENATE BILL 1, BALLOT MEASURE 11 AND USE OF DETENTION. MR. MORRIS AND MS. CLAWSON RESPONSE TO BOARD QUESTIONS. RICK JENSEN DETENTION REFORM INITIATIVE DISCUSSION. MR. JENSEN AND MS. CLAWSON RESPONSE TO BOARD QUESTIONS. LEE BLOCK DIVERSION PROGRAM SUCCESS DISCUSSION. MR. BLOCK AND MS. CLAWSON RESPONSE TO BOARD QUESTIONS AND COMMENTS. JIMMY BROWN BUILDING EVALUATION CAPACITY DISCUSSION. MR. BROWN AND MS. CLAWSON RESPONSE TO BOARD QUESTIONS AND DISCUSSION. MS. CLAWSON, MR. BLOCK, JOANNE FULLER AND MR. MORRIS RESPONSE TO BOARD QUESTIONS AND DISCUSSION. DISTRICT ATTORNEY STAFF TO PROVIDE FOLLOW UP INFORMATION REGARDING (38) PROVIDE BOARD WITH A DESCRIPTION OF THE CRITERIA USED TO DECIDE WHICH MEASURE 11 JUVENILE CASES

TO PLEA BARGAIN; JUVENILE JUSTICE SERVICES STAFF TO PROVIDE FOLLOW UP INFORMATION REGARDING (39) DISCUSS THE POSSIBILITIES THAT JUVENILE DIVERSION PROGRAMS (a) MAY HAVE REDUCED THE INCIDENCE OF JUVENILE CRIME; (b) MAY HAVE INCREASED POLICE WILLINGNESS TO CITE AND ARREST JUVENILES; (40) COMPARE THE OUTCOMES, METHODS, AND SUBJECTS OF PAX WITH SIMILAR PROGRAMS (VIP, SOY, ETC., INCLUDING RELATED PROGRAMS IN OTHER DEPARTMENTS); (41) DISCUSS THE POTENTIAL FOR USING LOWER DETENTION SUPERVISION RATIOS TO OPERATE AREAS OF JUVENILE DETENTION WHERE PROGRAMS ARE PROVIDED AT A HIGH LEVEL AND THE POSSIBLE COST REDUCTIONS THAT COULD RESULT; (42) PROVIDE THE BOARD WITH LONGITUDINAL RESEARCH ON DRUG AFFECTED BABIES, PARTICULARLY AS THE RESEARCH BEARS ON CRIMINAL BEHAVIOR.

The budget hearing was adjourned at 3:21 p.m. and the executive session convened at 3:25 p.m.

Tuesday, May 21, 1996 - 3:30 PM
(OR IMMEDIATELY FOLLOWING BUDGET HEARING)
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland

EXECUTIVE SESSION

E-1 The Multnomah County Board of Commissioners Will Meet in Executive Session Pursuant to ORS 192.660(1)(d) for Labor Negotiator Consultation Concerning Labor Negotiations with the Multnomah County Deputy Sheriff's Association. Presented by Darrell Murray.

EXECUTIVE SESSION HELD.

There being no further business, the session was adjourned at 3:30 p.m.

Wednesday, May 22, 1996 - 9:30 AM
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland

BUDGET HEARING

Chair Beverly Stein convened the hearing at 9:35 a.m., with Commissioners Sharron Kelley, Gary Hansen and Tanya Collier present, and Vice-Chair Dan Saltzman arriving at 9:52 a.m.

PH-2 Department of Community Corrections Budget Overview, Highlights and Action Plans. DCC Citizen Budget Advisory Committee Presentation. Opportunity for Public Testimony on the Proposed 1996-97 Multnomah County Budget. Issues and Opportunities. Board Questions and Answers.

TAMARA HOLDEN INTRODUCED PATRICK BRUN, PAT BOZANICH, DIANNE SMITH, AKI NOMA, JIM ROOD, HORACE HOWARD, JUDITH DUNCAN, MIKE SANTONE AND MICHAEL HAINES. MS. HOLDEN DEPARTMENT OVERVIEW AND BUDGET HIGHLIGHTS PRESENTATION AND RESPONSE TO BOARD QUESTIONS. PAT BOZANICH CBAC PRESENTATION, RECOMMENDATIONS AND PRIORITIES. MS. BOZANICH AND MS. HOLDEN RESPONSE TO BOARD QUESTIONS AND DISCUSSION. NO ONE WISHED TO TESTIFY. MS. HOLDEN ISSUES AND OPPORTUNITIES PRESENTATION, INCLUDING DISCUSSION OF SB 1145 IMPLEMENTATION, UNIFIED SUBSTANCE ABUSE STRATEGY, STATE FUNDING ALLOCATION, CBAC RECOMMENDATIONS AND RESPONSE TO BOARD QUESTIONS. MIKE SANTONE ALTERNATIVE COMMUNITY SERVICE PROGRAM EXPLANATION AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION. ALL DEPARTMENTS STAFF TO PROVIDE FOLLOW UP INFORMATION REGARDING (43) AT THE CONCLUSION OF THE BOARD'S BUDGET PROCESS, PROVIDE THE BOARD AND YOUR DEPARTMENTAL CBAC WITH RESPONSES TO THE CBAC RECOMMENDATIONS THAT WERE ADDRESSED BY BOARD ACTION; DEPARTMENT OF ENVIRONMENTAL SERVICES STAFF TO

PROVIDE FOLLOW UP INFORMATION REGARDING (44) REVIEW THE METRO RECYCLING PROGRAM FOR THE BOARD AND DISCUSS THE PROS AND CONS OF ADOPTING IT; DEPARTMENT OF COMMUNITY CORRECTIONS STAFF TO PROVIDE FOLLOW UP INFORMATION REGARDING (45) DISCUSS THE CBAC RECOMMENDATION ABOUT SITING ISSUES. INCLUDE IN THIS DISCUSSION A REVIEW OF THE PROCESS UNDER WAY TO DEVELOP A SITING POLICY FOR THE BOARD TO CONSIDER. ALSO INCLUDE IN THIS DISCUSSION, HOW TO SEQUENCE COMMUNITY REVIEW PRIOR TO SITING WITH THE NEED TO SEARCH FOR APPROPRIATE FACILITIES, AND POSSIBLE MITIGATION ACTIVITIES USING WORK CREWS THAT MIGHT MAKE SITING MORE ATTRACTIVE; (46) DISCUSS THE QUESTION OF WHETHER TO USE SB 1145 FUNDING OR GENERAL FUND TO PAY FOR SUBSTANCE ABUSE CONTRACTOR TRAINING; (47) DISCUSS THE IMPLICATIONS OF AMENDMENT DCC 2 TRANSFERRING THE EVALUATION COMPONENT (ADDRESSING PROGRAM EFFECTIVENESS) OF SUBSTANCE ABUSE CONTRACTS FROM COMMUNITY CORRECTIONS TO DCFS/BEHAVIORAL HEALTH; (48) PROPOSE A WAY FOR PO'S TO EVALUATE THE EFFECTIVENESS OF ADDING CORRECTIONS TECHS; (49) DISCUSS THE RELATIVE COST/BENEFIT OF ADDING 5 OR 10 ADDITIONAL WORK CREWS (AMENDMENTS DCC 3a AND DCC 3b). INCLUDE IN THIS DISCUSSION THE USE OF SHERIFF'S OFFICE WORK CREWS. ALSO INCLUDE A PRIORITIZATION OF THE KINDS OF WORK CREW PARTICIPANTS, BOTH IN THE CURRENT SYSTEM AND IF EITHER OF THE AMENDMENTS IS APPROVED; (50) REVIEW THE STATUS OF CHARGING FOR URINALYSIS TESTING; (51) SUMMARIZE AND COMMENT ON THE TIME STUDY COMPLETED BY THE STATE EARLIER THIS YEAR. COMMISSIONER KELLEY PROPOSED AMENDMENTS CFS/DCC 1 \$28,000 FOR SUBSTANCE ABUSE PROVIDERS TRAINING AND DCC 2 TRANSFER EVALUATION COMPONENT OF

**CONTRACTS TO DCFS/BEHAVIORAL HEALTH.
COMMISSIONER SALTZMAN PROPOSED
AMENDMENTS DCC 3a INCREASE WORK CREW
LEADERS TO 5 FTE AND DCC 3b INCREASE WORK
CREW LEADERS TO 10 FTE.**

*There being no further business, the hearing was adjourned at 11:02
a.m.*

Wednesday, May 22, 1996 - 2:00 PM
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland

BUDGET HEARING

*Chair Beverly Stein convened the hearing at 2:05 p.m., with Vice-Chair
Dan Saltzman, Commissioners Sharron Kelley and Gary Hansen present, and
Commissioner Tanya Collier excused.*

PH-3 Department of Library Services Budget Overview, Highlights and Action
Plans. DLS Citizen Budget Advisory Committee Presentation.
Opportunity for Public Testimony on the Proposed 1996-97 Multnomah
County Budget. Issues and Opportunities. Board Questions and
Answers.

**GINNIE COOPER INTRODUCTIONS, DEPARTMENT
OVERVIEW PRESENTATION AND RESPONSE TO
BOARD QUESTIONS AND DISCUSSION. SUSAN
HATHAWAY-MARXER LIBRARY BOARD CBAC
PRESENTATION AND RECOMMENDATIONS.
MARY LU BAETKEY TESTIMONY IN SUPPORT OF
COOPERATIVE PROJECT WITH PARKROSE
SCHOOL AND LIBRARY BUDGET. NANCY JAMBOR
TESTIMONY IN SUPPORT OF EARLY CHILDHOOD
PROGRAMS AND SERVICES. GINNY SNODGRASS
TESTIMONY IN SUPPORT OF INSIGHTS TEEN
PROGRAM AND BORN TO READ PROGRAM. BOB
HAMEL TESTIMONY IN SUPPORT OF JUVENILE
JUSTICE OUTREACH PROGRAM WITH
MULTNOMAH EDUCATION SERVICE DISTRICT.
DEL HALL AND BOB HALL TESTIMONY IN
SUPPORT OF VOLUNTEER PROGRAM
PROMOTING BOOKS AND LIBRARY SERVICES TO**

THIRD GRADE CLASSES. STEVE FULMER TESTIMONY IN SUPPORT OF PROGRAMS WITH PORTLAND PUBLIC SCHOOLS, INCLUDING LANE MIDDLE SCHOOL AND BRENTWOOD-DARLINGTON PROJECT. MS. COOPER UPDATE ON SERVICES TO SCHOOLS AND CHILDREN. DONNA DENGEL UPDATE ON SERVICES TO FAMILY CHILDCARE PROVIDERS. ELLEN FADER DISCUSSION ON SERVICES TO INCARCERATED YOUTH. MS. FADER, MS. COOPER AND JEANNE GOODRICH RESPONSE TO BOARD QUESTIONS AND SUGGESTIONS. MS. GOODRICH TECHNOLOGY UPDATE AND DEMONSTRATION PRESENTATION AND RESPONSE TO BOARD QUESTIONS. DEPARTMENT OF LIBRARY SERVICES STAFF TO PROVIDE FOLLOW UP INFORMATION REGARDING (52) DISCUSS THE POSSIBILITY OF ELECTRONICALLY LINKING PRIVATE SCHOOLS, SUCH AS OPEN MEADOWS, McCOY ACADEMY, ETC., TO THE LIBRARY WITH BOND PROCEEDS IN A WAY PARALLELING OUR PLANS FOR THE PUBLIC SCHOOLS; (54) PREPARE AN OVERVIEW OF PRACTICES BEING APPLIED OR CONSIDERED IN OTHER JURISDICTIONS THAT WILL CONTROL ACCESS TO OBJECTIONABLE MATERIALS ON THE INTERNET AND SUGGEST A PROCESS FOR THE BOARD TO DISCUSS THE ISSUE; (55) DISCUSS THE LIBRARY'S ROLE IN PROVIDING UNIVERSAL ACCESS TO ELECTRONIC INFORMATION AND PROCESS MADE AVAILABLE BY OTHER AGENCIES, E.G., THE STATE EMPLOYMENT DIVISION; (56) REPORT ON THE POSSIBILITIES OF HELPING TO STABILIZE THE WORK FORCE OF SCHOOL MEDIA SPECIALISTS THROUGH TEMPORARY HIRING OR SOME OTHER WAY OF UTILIZING THEM IN THE LIBRARY SYSTEM; (57) DESCRIBE THE PROCESS THE LIBRARY EXPECTS TO FOLLOW IN DECIDING WHICH CONSTRUCTION PROJECTS WILL BE DONE AT BRANCHES.

There being no further business, the hearing was adjourned at 3:54 p.m.

Thursday, May 23, 1996 - 9:30 AM
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland

REGULAR MEETING

Chair Beverly Stein convened the meeting at 9:35 a.m., with Vice-Chair Dan Saltzman, Commissioners Sharron Kelley, Gary Hansen and Tanya Collier present.

CONSENT CALENDAR

**UPON MOTION OF COMMISSIONER KELLEY,
SECONDED BY COMMISSIONER HANSEN, THE
CONSENT CALENDAR (ITEMS C-1 THROUGH C-4)
WAS UNANIMOUSLY APPROVED.**

NON-DEPARTMENTAL

- C-1 Appointment of Mary Cohorst to the REGIONAL STRATEGIES BOARD

DEPARTMENT OF COMMUNITY AND FAMILY SERVICES

- C-2 RESOLUTION Authorizing Designees of the Mental Health Program Director to Direct a Peace Officer to Take an Allegedly Mentally Ill Person into Custody

RESOLUTION 96-94.

DEPARTMENT OF ENVIRONMENTAL SERVICES

- C-3 CS 1-96/WRG 2-96 Report Hearings Officer Decision APPROVING, WITH CONDITIONS, Community Service and Willamette River Greenway Approval to Construct a Cellular Communication Facility Consisting of a 130 Foot Monopole Structure and Associated Facilities, on Property Located at 17622 NW ST HELENS HIGHWAY, PORTLAND
- C-4 Amendment 3 to Intergovernmental Agreement 302215 with the City of Fairview, Reflecting Cost Increase for Installation of Underground Utilities and Street Light Conduits Associated with the Seventh Street Extension Project

REGULAR AGENDA

PUBLIC COMMENT

- R-1 Opportunity for Public Comment on Non-Agenda Matters. Testimony Limited to Three Minutes Per Person.

NO ONE WISHED TO COMMENT.

NON-DEPARTMENTAL

- R-2 PROCLAMATION Recognizing and Commending the Third and Fourth Grade Students of MARKHAM ELEMENTARY SCHOOL

COMMISSIONER SALTZMAN MOVED AND COMMISSIONER KELLEY SECONDED, APPROVAL OF R-2. FOLLOWING COMMISSIONER SALTZMAN'S PRESENTATION, INTRODUCTION, AND READING OF THE PROCLAMATION, THE BOARD ACKNOWLEDGED AND GREETED VISITING THIRD AND FOURTH GRADE MARKHAM STUDENTS. MARKHAM TEACHER MARY DEL RIO COMMENTS IN SUPPORT OF STUDENT'S SUCCESSFUL EFFORTS FOR REMOVAL OF JOE CAMEL BILLBOARD FROM SCHOOL. PROCLAMATION READ. MS. DEL RIO COMMENTS. ANN BLAKER OF AMERICAN CANCER SOCIETY PRESENTATION OF MULTNOMAH COUNTY TOBACCO CONTROL COALITION ACTION AWARD CERTIFICATE OF APPRECIATION TO THE MARKHAM STUDENTS AND COMMENDATION OF THE EFFORTS OF MS. DEL RIO. PROCLAMATION 96-95 UNANIMOUSLY APPROVED.

AT THE REQUEST OF CHAIR STEIN AND UPON MOTION OF COMMISSIONER COLLIER, SECONDED BY COMMISSIONER KELLEY, CONSIDERATION OF THE FOLLOWING ITEM WAS UNANIMOUSLY APPROVED.

- UC-1 PROCLAMATION Proclaiming June 1, 1996 as STAND FOR CHILDREN DAY in Multnomah County, Oregon

COMMISSIONER KELLEY MOVED AND COMMISSIONER COLLIER SECONDED, APPROVAL OF UC-1. DAVID LEVINE OF THE OREGON CHILDREN'S FOUNDATION AND RICK NITTI OF THE MULTNOMAH COMMISSION ON CHILDREN AND FAMILIES AND CHILDREN FIRST PRESENTATION, EXPLANATION OF PLANNED ACTIVITIES AND COMMENTS IN SUPPORT. CHAIR STEIN ADVISED THE PROCLAMATION ALSO CONTAINS ENDORSEMENT OF THE MARCH FOR SCHOOL FUNDING OCCURRING ON JUNE 1 AS WELL. PROCLAMATION READ. PROCLAMATION 96-96 UNANIMOUSLY APPROVED.

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-10 Multnomah County Board Comments and Direction to Metro Policy Advisory Committee Representative Concerning the Metro Urban Growth Management Functional Plan (2040 Phase 1)

CHAIR STEIN MOVED R-10 FORWARD TO ACCOMMODATE METRO EXECUTIVE MIKE BURTON'S SCHEDULE. COMMISSIONER SALTZMAN, SCOTT PEMBLE AND MIKE BURTON PRESENTATION. MR. PEMBLE, MR. BURTON AND MARK TURPEL RESPONSE TO BOARD QUESTIONS AND DISCUSSION. BOARD CONSENSUS THAT THE URBAN GROWTH BOUNDARY NOT BE EXTENDED. BOARD CONSENSUS THAT DES STAFF PREPARE FOR BOARD REVIEW, INTERGOVERNMENTAL AGREEMENTS WITH THE CITIES OF PORTLAND, GRESHAM AND TROUTDALE, REZONING THE ADJACENT UNINCORPORATED AREAS TO ACCOMMODATE HOUSING GROWTH, WHICH ADDRESSES ACCOUNTABILITY AND AFFORDABILITY. BOARD CONSENSUS THAT DES STAFF PREPARE AN ANNEXATION ANALYSIS FOR BOARD REVIEW.

DEPARTMENT OF COMMUNITY AND FAMILY SERVICES

- R-3 Request for Review and Approval of the Consolidated Plan, 1996-1997 Action Plan of the City of Portland, City of Gresham, and Multnomah

County, to be Submitted to the U.S. Department of Housing and Urban Development, Applying for Community Development Block Grant and HOME Investment Partnership Program Funds

JANET HAWKINS EXPLANATION. UPON MOTION OF COMMISSIONER KELLEY, SECONDED BY COMMISSIONER HANSEN, RESOLUTION 96-97 WAS UNANIMOUSLY APPROVED.

DEPARTMENT OF HEALTH

R-4 NOTICE OF INTENT to Respond to a Request for Proposals from the Metropolitan Service District for Illegal Dumpsite Cleanup in Unincorporated Areas Within Multnomah County

COMMISSIONER KELLEY MOVED AND COMMISSIONER COLLIER SECONDED, APPROVAL OF R-4. PETER DeCHANT EXPLANATION AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION REGARDING POSSIBLE USE OF DCC WORK CREWS FOR DUMPSITE CLEANUP. NOTICE OF INTENT UNANIMOUSLY APPROVED.

R-5 NOTICE OF INTENT to Respond to a Program Announcement from the National Institute on Drug Abuse to Continue and Evaluate the Northeast Health Center Linkage Project that Provides Substance Abuse Services to Primary Care Clients

COMMISSIONER HANSEN MOVED AND COMMISSIONER SALTZMAN SECONDED, APPROVAL OF R-5. DAVE HOUGHTON EXPLANATION AND RESPONSE TO COMMISSIONER HANSEN'S COMMENTS IN SUPPORT. NOTICE OF INTENT UNANIMOUSLY APPROVED.

DEPARTMENT OF SUPPORT SERVICES

R-6 First Reading and Possible Adoption of an ORDINANCE Amending Multnomah County Code Chapter 3.11, Relating to Charitable Fundraising on County Premises, by Changing the Membership of the Campaign Management Council, the Certification Criteria, and Declaring an Emergency

ORDINANCE READ BY TITLE ONLY. COPIES AVAILABLE. COMMISSIONER HANSEN MOVED AND COMMISSIONER COLLIER SECONDED, APPROVAL OF FIRST READING AND ADOPTION. KAREN RHEIN AND JIM STEGMILLER EXPLANATION AND RESPONSE TO BOARD QUESTIONS. MICHAEL MAY OF LOCAL INDEPENDENT CHARITIES OF AMERICA TESTIMONY REQUESTING THE CAMPAIGN NOT BE LIMITED TO SIX FUNDS OR FEDERATIONS AND INCLUSION OF INDEPENDENT CHARITIES OF AMERICA, AND RESPONSE TO BOARD QUESTIONS. MR. STEGMILLER AND MS. RHEIN RESPONSE TO BOARD QUESTIONS, ADVISING THE VOLUNTEER COUNCIL CANNOT HANDLE MORE THAN SIX FUNDS; THAT THROUGH UNITED WAY AND BLACK UNITED FUNDS, EMPLOYEES CAN GIVE TO OTHER ORGANIZATIONS NOT LISTED IN COUNTY BROCHURES; AND THAT THE SYSTEM HAS BEEN SET UP SO THAT NEXT YEAR ANYONE CAN APPLY. BOARD COMMENTS. ORDINANCE 854 UNANIMOUSLY APPROVED.

- R-7 Budget Modification DSS 3 Requesting Authorization to Reclassify Two Word Processing Operator Positions to Senior Word Processing Operator

COMMISSIONER KELLEY MOVED AND COMMISSIONER HANSEN SECONDED, APPROVAL OF R-7. CURTIS SMITH EXPLANATION. BUDGET MODIFICATION UNANIMOUSLY APPROVED.

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-8 Intergovernmental Agreement 301616 with the City of Fairview for Needed Waterline Improvements for the NE Glisan Street Contract

COMMISSIONER KELLEY MOVED AND COMMISSIONER COLLIER SECONDED, APPROVAL OF R-8. JOHN DORST EXPLANATION OF ITEMS R-8 AND R-9. AGREEMENT UNANIMOUSLY APPROVED.

R-9

Intergovernmental Agreement 301606 with the City of Wood Village for Needed Waterline Improvements for the NE Glisan Street Contract

**UPON MOTION OF COMMISSIONER COLLIER,
SECONDED BY COMMISSIONER KELLEY, R-9 WAS
UNANIMOUSLY APPROVED.**

The regular meeting was adjourned at 11:05 a.m. and the briefing convened at 11:14 a.m.

Thursday, May 23, 1996 - 11:15 AM
(OR IMMEDIATELY FOLLOWING REGULAR MEETING)
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland

BOARD BRIEFING

B-1 Multnomah Commission on Children and Families Retreat Update and Future Direction. Presented by Carol Wire, Dianne Iverson and Gloria Muzquiz.

BOARD GREETED LARRY NOVELL FROM UNITED WAY. CAROL WIRE INTRODUCED SAMUEL HENRY, RICK NITTI, DIANNE IVERSON, GLORIA MUZQUIZ AND BONNIE ROSATTI. LARRY NOVELL, CAROL WIRE, SAMUEL HENRY PRESENTATIONS AND RESPONSE TO BOARD QUESTIONS, SUGGESTIONS AND DISCUSSION.

There being no further business, the briefing was adjourned at 12:25 p.m.

Thursday, May 23, 1996 - 1:30 PM
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland

BUDGET HEARING

Chair Beverly Stein convened the meeting at 1:35 p.m., with Commissioners Sharron Kelley, Gary Hansen and Tanya Collier present, and Vice-Chair Dan Saltzman arriving at 1:36 p.m.

Multnomah County Sheriff's Office Budget Overview, Highlights and Action Plans. MCSO Citizen Budget Advisory Committee Presentation. Opportunity for Public Testimony on the Proposed 1996-97 Multnomah County Budget. Issues and Opportunities. Board Questions and Answers.

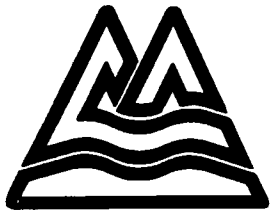
SHERIFF DAN NOELLE DEPARTMENT OVERVIEW, MISSION, VALUE STATEMENTS, RECENT ACCOMPLISHMENTS, 1994-1995 MCSO BIENNIAL REPORT AND ADDITIONAL BUDGET NEEDS PRESENTATION AND RESPONSE TO BOARD QUESTIONS. GEORGE KELLEY CBAC RECOMMENDATIONS PRESENTATION. NO ONE WISHED TO TESTIFY. CHAIR STEIN REFERRED BOARD TO BARRY CROOK MEMO. SHERIFF NOELLE DISCUSSION OF GRESHAM TEMPORARY HOLDING FACILITY AND RESPONSE TO BOARD QUESTIONS. LARRY AAB REORGANIZATION OF LAW ENFORCEMENT DIVISION UPDATE. SHERIFF NOELLE RECRUITMENT OF MINORITY AND BILINGUAL HIRING DISCUSSION. DAVE WARREN AND SHERIFF NOELLE RESPONSE TO BOARD QUESTIONS AND DISCUSSION. SHERIFF NOELLE JAIL ACCREDITATION DISCUSSION AND RESPONSE TO BOARD QUESTIONS. SHERIFF NOELLE PUBLIC SAFETY LEVY AND SB 1145 UPDATE AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION. DAN OLDHAM SITING COMMITTEE UPDATE AND RESPONSE TO BOARD QUESTIONS, SUGGESTIONS AND DISCUSSION. SHERIFF'S OFFICE STAFF TO PROVIDE FOLLOW UP INFORMATION REGARDING (58) EXPLORE THE POTENTIAL FOR "GROWING" LOCAL CANDIDATES FOR HIRING AS CORRECTIONS DEPUTIES RATHER THAN OR IN ADDITION TO RECRUITMENT OUT OF THE AREA; (59) REVIEW THE PROS AND CONS OF THE DECISION TO FOREGO ACCREDITATION OF FACILITIES, INCLUDING THE THOUGHTS OF COUNTY COUNSEL IN THE RESPONSE, AND ADDRESSING THE QUESTION OF THE POSSIBLE IMPACT ON FEDERAL OR STATE FUNDING; (60) DISCUSS THE POSSIBLE OVERTIME COST IMPLICATIONS OF THE REMODELING PROJECTS THAT WILL BE

DONE WITH BOND FUNDING AT THE JUSTICE CENTER; (61) REVIEW THE PROPOSAL TO SUBSTITUTE EDUCATIONAL PROGRAMS FOR TELEVISION IN MODULES OF THE JAIL FACILITIES; (62) DISCUSS THE STATUS OF WIRING FOR CABLE TV IN THE VARIOUS JAIL FACILITIES AND WAYS TO PAY FOR MAKING IT POSSIBLE TO SHOW SELECTED PROGRAMMING IN EACH OF THEM; LABOR RELATIONS STAFF TO PROVIDE FOLLOW UP INFORMATION REGARDING (63) DISCUSS THE IMPLICATIONS OF DEFINING THE DUTIES OF CORRECTIONS DEPUTIES TO INCLUDE PRESENTATION OF EDUCATIONAL PROGRAMS TO INMATES; BOARD OF COMMISSIONERS TO (64) CONSIDER THE POSSIBILITY OF ROLLING THE SPECIAL LEVIES APPROVED AT THE PRIMARY INTO THE COUNTY TAX BASE IN NOVEMBER, 1996. COMMISSIONER KELLEY PROPOSED AMENDMENTS SO 1 \$108,000 FOR GRESHAM HOLDING FACILITY; SO 2 RESERVE \$50,000 IN CONTINGENCY FOR EVALUATION OF BOOKING; SO 3 RESERVE \$50,000 IN CONTINGENCY FOR PROGRAMS IN LIEU OF TV IN JAIL; SO 4 \$95,000 FOR SCHEDULING UNIT; SO 5 \$61,000 FOR MATRIX UNIT; SO 6 \$208,000 FOR FLEET NEEDS; SO 7 \$69,000 FOR UNFUNDED MANDATES; COMMISSIONER COLLIER PROPOSED AMENDMENT SO 8 \$100,000 (WITHIN LEVY) FOR RECRUITMENT; COMMISSIONER HANSEN PROPOSED AMENDMENT SO 9 \$40,000 FOR SPANISH IMMERSION PROGRAM (WITHOUT HAVING STAFF LEAVE THE COUNTRY).

There being no further business, the hearing was adjourned at 3:15 p.m.

OFFICE OF THE BOARD CLERK
FOR MULTNOMAH COUNTY, OREGON


Deborah L. Bogstad



MULTNOMAH COUNTY OREGON

OFFICE OF THE BOARD CLERK
SUITE 1510, PORTLAND BUILDING
1120 SW FIFTH AVENUE
PORTLAND, OREGON 97204
CLERK'S OFFICE • 248-3277 • 248-5222
FAX • (503) 248-5262

BOARD OF COUNTY COMMISSIONERS		
BEVERLY STEIN	CHAIR	•248-3308
DAN SALTZMAN	DISTRICT 1	• 248-5220
GARY HANSEN	DISTRICT 2	•248-5219
TANYA COLLIER	DISTRICT 3	•248-5217
SHARRON KELLEY	DISTRICT 4	•248-5213

AGENDA

MEETINGS OF THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS FOR THE WEEK OF

MAY 20, 1996 - MAY 24, 1996

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Tuesday, May 21, 1996 - 3:30 PM - Executive Session.....Page 2

Wednesday, May 22, 1996 - 9:30 AM - DCC Budget HearingPage 2

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*Thursday Meetings of the Multnomah County Board of Commissioners
are *cablecast* live and taped and can be seen by Cable subscribers in Multnomah
County at the following times:*

Thursday, 9:30 AM, (LIVE) Channel 30

Friday, 10:00 PM, Channel 30

Sunday, 1:00 PM, Channel 30

Produced through Multnomah Community Television

AN EQUAL OPPORTUNITY EMPLOYER

Tuesday, May 21, 1996 - 1:30 PM
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland

BUDGET HEARING

PH-1 *Department of Juvenile Justice Services Budget Overview, Highlights and Action Plans. DJJS Citizen Budget Advisory Committee Presentation. Opportunity for Public Testimony on the Proposed 1996-97 Multnomah County Budget. Issues and Opportunities. Board Questions and Answers. 2 HOURS REQUESTED*

Tuesday, May 21, 1996 - 3:30 PM
(OR IMMEDIATELY FOLLOWING BUDGET HEARING)
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland

EXECUTIVE SESSION

E-1 *The Multnomah County Board of Commissioners Will Meet in Executive Session Pursuant to ORS 192.660(1)(d) for Labor Negotiator Consultation Concerning Labor Negotiations with the Multnomah County Deputy Sheriff's Association. Presented by Darrell Murray. 45 MINUTES REQUESTED.*

Wednesday, May 22, 1996 - 9:30 AM
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland

BUDGET HEARING

PH-2 *Department of Community Corrections Budget Overview, Highlights and Action Plans. DCC Citizen Budget Advisory Committee Presentation. Opportunity for Public Testimony on the Proposed 1996-97 Multnomah County Budget. Issues and Opportunities. Board Questions and Answers. 2 HOURS REQUESTED*

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BUDGET HEARING

PH-3 *Department of Library Services Budget Overview, Highlights and Action Plans. DLS Citizen Budget Advisory Committee Presentation. Opportunity for Public Testimony on the Proposed 1996-97 Multnomah County Budget. Issues and Opportunities. Board Questions and Answers. 2 HOURS REQUESTED*

Thursday, May 23, 1996 - 9:30 AM
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland

REGULAR MEETING

CONSENT CALENDAR

NON-DEPARTMENTAL

C-1 *Appointment of Mary Cohorst to the REGIONAL STRATEGIES BOARD*

DEPARTMENT OF COMMUNITY AND FAMILY SERVICES

C-2 *RESOLUTION Authorizing Designees of the Mental Health Program Director to Direct a Peace Officer to Take an Allegedly Mentally Ill Person into Custody*

DEPARTMENT OF ENVIRONMENTAL SERVICES

C-3 *CS 1-96/WRG 2-96 Report Hearings Officer Decision APPROVING, WITH CONDITIONS, Community Service and Willamette River Greenway Approval to Construct a Cellular Communication Facility Consisting of a 130 Foot Monopole Structure and Associated Facilities, on Property Located at 17622 NW ST HELENS HIGHWAY, PORTLAND*

C-4 *Amendment 3 to Intergovernmental Agreement 302215 with the City of Fairview, Reflecting Cost Increase for Installation of Underground Utilities and Street Light Conduits Associated with the Seventh Street Extension Project*

REGULAR AGENDA

PUBLIC COMMENT

- R-1 *Opportunity for Public Comment on Non-Agenda Matters. Testimony Limited to Three Minutes Per Person.*

NON-DEPARTMENTAL

- R-2 *PROCLAMATION Recognizing and Commending the Third and Fourth Grade Students of MARKHAM ELEMENTARY SCHOOL*

DEPARTMENT OF COMMUNITY AND FAMILY SERVICES

- R-3 *Request for Review and Approval of the Consolidated Plan, 1996-1997 Action Plan of the City of Portland, City of Gresham, and Multnomah County, to be Submitted to the U.S. Department of Housing and Urban Development, Applying for Community Development Block Grant and HOME Investment Partnership Program Funds*

DEPARTMENT OF HEALTH

- R-4 *NOTICE OF INTENT to Respond to a Request for Proposals from the Metropolitan Service District for Illegal Dumpsite Cleanup in Unincorporated Areas Within Multnomah County*
- R-5 *NOTICE OF INTENT to Respond to a Program Announcement from the National Institute on Drug Abuse to Continue and Evaluate the Northeast Health Center Linkage Project that Provides Substance Abuse Services to Primary Care Clients*

DEPARTMENT OF SUPPORT SERVICES

- R-6 *First Reading and Possible Adoption of an ORDINANCE Amending Multnomah County Code Chapter 3.11, Relating to Charitable Fundraising on County Premises, by Changing the Membership of the Campaign Management Council, the Certification Criteria, and Declaring an Emergency*
- R-7 *Budget Modification DSS 3 Requesting Authorization to Reclassify Two Word Processing Operator Positions to Senior Word Processing Operator*

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-8 *Intergovernmental Agreement 301616 with the City of Fairview for Needed Waterline Improvements for the NE Glisan Street Contract*
- R-9 *Intergovernmental Agreement 301606 with the City of Wood Village for Needed Waterline Improvements for the NE Glisan Street Contract*
- R-10 *Multnomah County Board Comments and Direction to Metro Policy Advisory Committee Representative Concerning the Metro Urban Growth Management Functional Plan (2040 Phase 1) - **ONE HOUR REQUESTED***
-

Thursday, May 23, 1996 - 11:15 AM
(OR IMMEDIATELY FOLLOWING REGULAR MEETING)

*Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland*

BOARD BRIEFING

- B-1 *Multnomah Commission on Children and Families Retreat Update and Future Direction. Presented by Carol Wire, Dianne Iverson and Gloria Muzquiz. 45 MINUTES REQUESTED.*
-

Thursday, May 23, 1996 - 1:30 PM
*Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland*

BUDGET HEARING

- PH-4 *Multnomah County Sheriff's Office Budget Overview, Highlights and Action Plans. MCSO Citizen Budget Advisory Committee Presentation. Opportunity for Public Testimony on the Proposed 1996-97 Multnomah County Budget. Issues and Opportunities. Board Questions and Answers. 2 HOURS REQUESTED*

MEETING DATE: MAY 23 1996

AGENDA #: C-1

ESTIMATED START TIME: 9:30am

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Appointment to Regional Strategies Board

BOARD BRIEFING:

DATE REQUESTED:

REQUESTED BY:

AMOUNT OF TIME NEEDED:

REGULAR MEETING:

DATE REQUESTED: 5/23/96

AMOUNT OF TIME NEEDED:

Consent Agenda

DEPARTMENT: Nondepartmental

DIVISION: Chair's Office

CONTACT: Sharon Timko

TELEPHONE #: X-3960

BLDG/ROOM #: 106/1525

PERSON(S) MAKING PRESENTATION:

ACTION REQUESTED:

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

SUGGESTED AGENDA TITLE:

Appointment of Mary Cohorst to the Regional Strategies Board. Two year term ending 5/30/98.

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

(OR)

DEPARTMENT

MANAGER: _____

BOARD OF
COUNTY COMMISSIONERS
MULTNOMAH COUNTY
OREGON
96 MAY 13 PM 4:27

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Office of the Board Clerk 248-3277 or 248-5222

MULTNOMAH COUNTY OREGON

RECEIVED

INTEREST FORM FOR CITIZEN ADVISORY BOARDS & COMMISSIONS

MAY 01 1996

BEVERLY STEIN
MULTNOMAH COUNTY CHAIR

The purpose of this form is to obtain information for use in making appointments to Multnomah County Citizen Advisory Boards & Commissions, and to assist the County Chair in making inquiries concerning the qualifications of applicants for appointment. If you have a resume or supplemental information which further details your involvement in volunteer activities, public affairs, civic services, published writings or affiliations, please attach them to this form. Thank you for your interest.

A. Please list, in order of priority, any Multnomah County Citizen Advisory Board or Commission on which you would be interested in serving.

Economic Development -- East County issues

B. Name: Mary Cohorst

Address: 1536 NE 61st Ave.

City/State/Zip: Portland, Or. 97213

Home Phone: (503) 280-0646

C. Current Employer: Management & Training Corp., Springdale Job Corps Center

Address: 3124 Historic Columbia River Hwy.

City/State/Zip: Troutdale, Or. 97060

Work Phone/Extension: (503) 695-2245, ext. 201

Occupation: Center Director

D. Affirmative Action Information (This section is voluntary. Under Federal Law, this information may not be used to discriminate against you.)

Sex: M ☒ F

Racial/

Ethnic Background: ☐ African-American ☐ Asian ☒ Caucasian

☐ Hispanic ☐ Native American ☐ Other

Date of Birth: Month 01 Date 07 Year 51

E. List major paid employment and volunteer activities which may related to service on boards and commissions.

DATES:

EMPLOYER/VOLUNTEER ACTIVITY

1974 - present

Worked with Job Corps in a variety of programs related to youth training, education and job placement.

1987 - 1993

Kiwanis -- Columbia River Gorge Club

F. Circle from the list below fields in which you have interest or ability:

Aging/Elderly

Agriculture

Alcohol/Drug Treatment

Animal Welfare

Art

Children and Families

Civil Rights/Discrimination

Corrections/Law Enforcement

Economic Development/Trade

Environment/Natural Resources

Food Services

Handicapped/Disabled Issues

Health Care

Housing

Juvenile Justice Issues

Labor/Labor Relations

Land Use Planning

Library Services

Mental Health Services

Minority Affairs

Transportation

Other _____

G. Conflict of Interest: Please list potential conflicts of interest between private life and public service which might result from service on a board or commission.

None

H. References: Please list names, addresses, and phone numbers of two people who may be contacted as references:

Ted Davenport, 36006 E. Historic Col. Riv. Hwy., Corbett, Oregon 97019 695-2696

Nev Scott, 31700 E. Historic Col. Riv. Hwy., Troutdale, Oregon 97060 695-2553

I. My signature affirms that all information is true to the best of my knowledge and I understand that any misstatement of fact or misrepresentation of credentials may result in this application being disqualified from further consideration, or subsequent to appointment to a board or commission, may result in dismissal.

Signature: Mary Cohen

Date: 4/26/96

Contact: Delma Farrell

Beverly Stein, Multnomah County Chair
1120 SW Fifth Room 1515
Portland, Oregon 97204 Tel. (503) 248-3308
FAX: (503) 248-3093
E-Mail: MultChair@aol.com

MEETING DATE: MAY 23 1996

AGENDA #: C-2

ESTIMATED START TIME: 9:30am

RECEIVED
APR 18 1996

(Above Space for Board Clerk's Use ONLY)

DEPT. OF COMM &
FAM. SVCS./FISCAL

AGENDA PLACEMENT FORM

SUBJECT: Director Custody Holds per ORS 426.215

BOARD BRIEFING:

DATE REQUESTED: _____

REQUESTED BY: _____

AMOUNT OF TIME NEEDED: _____

REGULAR MEETING:

DATE REQUESTED: _____

AMOUNT OF TIME NEEDED: Consent Calendar

DEPARTMENT: Community & Family Services DIVISION: Behavioral Health Program

CONTACT: Cathy Horey

TELEPHONE #: 248-5464, ext 4447

BLDG/ROOM #: 166/6th Floor

PERSON(S) MAKING PRESENTATION: Consent Calendar Item

ACTION REQUESTED:

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

SUGGESTED AGENDA TITLE:

Resolution Authorizing Designees of the Mental Health Program Director to Direct a Peace Officer to take an Allegedly Mentally Ill person into custody.

5/24/96 copies to CATHY HOREY

SIGNATURES REQUIRED:

ELECTED

OFFICIAL: _____

(OR)

DEPARTMENT

MANAGER: _____

Lolenz P. Reimer

BOARD OF
COUNTY COMMISSIONERS
MULTNOMAH COUNTY
OREGON
96 MAY 13 AM 11:22

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Office of the Board Clerk 248-3277 or 248-5222

BEFORE THE BOARD OF COMMISSIONERS
FOR THE COUNTY OF MULTNOMAH

In the matter of Authorizing Designees)
of the Mental Health Program Director)
to Direct a Peace Officer) Resolution
to Take an Allegedly Mentally Ill Person) 96-94
into Custody)

WHEREAS, if authorized by a county governing body, a designee of a mental health program director may direct a peace officer to take into custody a person whom the designee has probable cause to believe is dangerous to self or others and whom the designee has probable cause to believe is in need of immediate care, custody, and treatment for mental illness; and

WHEREAS, there is a current need for specified designees of the Multnomah County Mental Health Program Director to have the authority to direct a peace officer to take an allegedly mentally ill person into custody; and

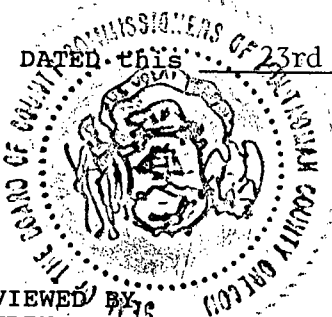
WHEREAS, all the designees listed below have been specifically recommended by the Mental Health Program Director and meet the standards established by the Mental Health Division; it is therefore

ORDERED that the individuals listed below are hereby authorized as designees of the Mental Health Program Director for Multnomah County to direct any peace officer to take into custody a person whom the designee has probable cause to believe is dangerous to self or others and whom the designee has probable cause to believe is in need of immediate care, custody or treatment for mental illness:

Added to the list of designees are:

Eric King (532-88-1058)
Brian Burriss (559-29-9531)
Natalia K. Burgess (381-68-5731)
Rebecca Surls (223-17-8904)
Joyce Jacobsen (575-60-2358)
Priscilla Pquenuk (543-54-2909)
Diane Kyser (572-67-8219)
Clay Stewart (281-64-9944)
Patti Williamson (530-34-8704)

DATED this 23rd of May, 1996



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY,
OREGON

By Beverly Stein, Chair,

REVIEWED BY:
LAURENCE KRESSEL, COUNTY COUNSEL
FOR MULTNOMAH COUNTY, OREGON

By Katie Gaetjens,
Katie Gaetjens, Assistant Counsel

Meeting Date: MAY 23 1996
Agenda No: C-3
Est. Start Time: 9:30am

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Report to the Board the Hearings Officer's decision on CS 1-96 & WRG 2-96

BOARD BRIEFING Date Requested:
 Amt. of Time Needed:
 Requested By:

REGULAR MEETING Date Requested: May 23, 1996
 Amt. of Time Needed: 5 Min.

DEPARTMENT: DES **DIVISION:** Transportation & Land Use Planning
CONTACT: Bob Hall **TELEPHONE:** 248-3043
 BLDG/ROOM: 412 / 109

PERSON(S) MAKING PRESENTATION: Bob Hall

ACTION REQUESTED

☐ Informational Only ☐ Policy Direction ☒ Approval ☐ Other

SUGGESTED AGENDA TITLE

Report to the Board the Hearings Officer's decision on CS 1-96 & WRG 2-96

SIGNATURES REQUIRED

Elected Official: _____

or

Department Manager: KB Hunt & Nicholas

BOARD OF
COUNTY COMMISSIONERS
96 MAY 15 PM 2:45
MULTNOMAH COUNTY
OREGON



BOARD HEARING OF MAY 23, 1996

TIME 9:30am

CASE NAME Conditional Use Request: CS 1-96 & WRG 2-96 **NUMBER** CS 1-96 & WRG 2-96

1. Applicant Name/Address

Western PCS Corporation
7535B Ambassador Place
Portland, Oregon 97220

2. Action Requested by Applicant

Community Service and Willamette River Greenway
approval to construct a cellular communication facility
consisting of a 130-foot monopole structure and
associated facilities

3. Planning Staff Recommendation

CS 1-96 & WRG 2-96: Approval, subject to conditions

4. Hearings Officer Decision:

CS 1-96 & WRG 2-96: Approval, subject to conditions

5. If recommendation and decision are different, why?

6. The following issues were raised:

No Planning issues were raised

7. Policy implications related to this case:

None

ACTION REQUESTED OF BOARD

☒ Affirm Plan.Com./Hear.Of
Hearing/Rehearing

Scope of Review

On the record

De Novo

New Information allowed



DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF PLANNING AND DEVELOPMENT
2115 S.E. Morrison Street
Portland, Oregon 97214 (503) 248-3043

HEARINGS OFFICER DECISION

This Decision consists of Findings of Fact and Conclusions

May 13, 1996

CS 1-96 / WRG 2-96

Conditional Use Request — Cellular Radio Communication Facility

Applicant requests Community Service and Willamette River Greenway approval to construct a cellular communication facility consisting of a 130-foot monopole structure and associated facilities

Location: 17622 N.W. St. Helens Highway
Legal: Tax Lot 34, Section 18, T2N, R1W
Site Size: 12.0 acres
Applicant: Western PCS Corporation
7535B Ambassador Place
Portland, Oregon 97220
Property Owner: Joshua Hawk Enyart
17622 N.W. St. Helens Highway
Portland, Oregon 97231
Comprehensive Plan: Multiple Use Forest / Willamette River Greenway
Zoning: MUA-20 / WRG

Hearings Officer Decision
May 13, 1996

CS 1-96 / WRG 2-96
Page 1

RECEIVED
MAY 15 1996
Multnomah County
Zoning Division

BOARD OF
COUNTY COMMISSIONERS
96 MAY 15 PM 2:45
MULTNOMAH COUNTY
OREGON

HEARINGS OFFICER DECISION:

Approved, Community Service and Willamette Greenway requests to construct a cellular communication facility consisting of a 130-foot monopole structure and associated facilities.

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I. ANALYSIS OF THE PROPOSAL

A. BACKGROUND / PROPOSAL SUMMARY

Applicant has begun establishing a new cellular telephone system in the Portland area. In March, 1995, it purchased six licenses from the FCC that will allow it to operate a cellular telephone system that incorporates advanced digital technology.

Applicant proposes to locate a transmitter/ antenna site in Multnomah County on a 900-square-foot area of the subject property located on N.W. St. Helens Road. Site selection must be based on factors such as height, terrain, distance from other cell sites, surrounding land uses, and other technical factors. Applicant identified the subject property as the best single site that fulfills radio and engineering requirements.

Applicant's tests also determined that the structure height of the transmitter/ antenna should be 130 feet, which proves to be the minimum height necessary in order to achieve "line of sight" between the users and the antenna and to avoid "hand off" problems with neighboring cellular sites.

The transmitter/antenna facility will include a 130-foot monopole outfitted at the top with three whip-style antennas each measuring five feet long and three inches in diameter, and each of which will be mounted vertically on three support beams that extend approximately two feet from the sides of the monopole. Applicant also proposes to locate four steel equipment cabinets on a concrete pad adjacent to the monopole structure, surrounded by a six-foot, view-obscuring chain-link fence and a dense landscape buffer.

The signal emitted by the proposed transmitter/ antenna falls between the 1840–1930 megahertz, which lies well above the frequencies used by local emergency service providers. Applicant has no reason to believe that the facility's signal will conflict with television, FM radio, or other similar electronic transmissions.

B. SITE AND VICINITY DESCRIPTIONS

The subject property contains a single-family residence and a large barn complex. The Burlington Northern Railroad traverses the property, parallel to St. Helens Road. The site will be accessed via an existing gravel driveway.

C. COMPREHENSIVE PLAN AND ZONING ORDINANCE CONSIDERATIONS

The County's comprehensive plan designates the subject property as Multiple Use Agriculture, and the property lies within MUA-20 and WRG zoning districts.

II. APPLICABLE CRITERIA

The following criteria apply to the proposed development:

A. MCC 11.15.2132 (Conditional Uses Within MUA-20 Districts)

MCC 11.15.2132 provides, in pertinent part:

"The following uses may be permitted [within an MUA-20 district] when found by the approval authority to satisfy the applicable ordinance standards:

"(A) *Community Service Uses* pursuant to the provisions of MCC .7005 through .7041 [.]"

B. MCC 11.15.7020
(Community Service Uses Within Districts)

MCC 11.15.7020 provides:

- “(A) Except as otherwise provided in MCC .2012,^[1] the following Community Service Uses and those of a similar nature, may be permitted *in any district* when approved at a public hearing by the approval authority.

* * * * *

“(15) Radio and television transmission towers.

- “(a) . . . *[C]ellular telephone towers . . . are permitted in any district*, provided only self-supporting structures are permitted in the Exclusive Farm Use district.”

C. MCC 11.15.7015
(Approval Criteria For Community Service Uses)

MCC 11.15.7015 provides, in pertinent part:

“In approving a Community Service [U]se, the approval authority shall find that the proposal meets the following approval criteria, *except for transmission towers, which shall meet the approval criteria of MCC .7035 [.]*”

¹ MCC 11.15.2012 controls “conditional uses” within EFU districts.

Thus, the only Community Service approval criteria will be those found in MCC 11.15.7035.

D. MCC 11.15.7035

(Approval Criteria For "Radio and Television Transmission Towers")

MCC 11.15.7035 provides, in pertinent part:

"* * * * *

"(C) Approval criteria for *new transmission towers* in districts *other than urban residential districts*. New transmission towers in non-residential districts permitted under MCC .7020(A)(15)(a) or (b) may be allowed, based on findings by the approval authority that the following criteria are met.

"(1) The site is of a size and shape sufficient to provide the following setbacks:

"* * * * *

"(b) . . . [T]he site shall be of sufficient size to provide the setback required in the underlying district between the base of the tower, accessory structures and uses, and guy anchors, if any, to all abutting property lines.

"(2) The required setbacks shall be improved to meet the landscaping standard of MCC .7035(B)(11) to the extent possible within the area provided.

"(3) The visual impact standard of MCC .7035(B)(7) is met.

- "(4) The parking requirement of MCC .7035(B)(9) is met, provided additional parking may be required in accordance with MCC .6100 to .6148 if the site serves multiple purposes.
 - "(5) The applicable policies of the Comprehensive Plan are met.
 - "(6) The NIER standards of (F) are met.
 - "(7) The agency coordination standards of MCC .7035(B)(14) are met.
 - "(8) Accessory uses – For a proposed tower in the . . . MUA . . . districts, the restrictions on accessory uses in MCC .7035(B)(12) shall be met."
-

E. MCC 11.15.6354 / 11.15.6362 / 11.15.6372
(Willamette River Greenway Permit Criteria)

MCC 11.15.6354 provides:

"All uses permitted under the provisions of the underlying district are permitted on lands designated WRG; provided, however, that *any development* . . . shall be subject to a Greenway Permit issued under the provisions of MCC .6362."

In turn, MCC 11.15.6362 provides:

"A decision on a Greenway Permit application shall be based upon findings of compatibility with the elements of the Greenway Design plan listed in MCC .6372."

Finally, MCC 11.15.6372 provides:

"The elements of the Greenway Design Plan are:

- “(A) The maximum possible landscaped area, scenic and aesthetic enhancement, open space or vegetation shall be provided between any use and the river.
- “(B) Reasonable public access to and along the river shall be provided by appropriate legal means to the greatest possible degree and with emphasis on urban and urbanizable areas.
- “(C) Developments shall be directed away from the river to the greatest possible degree, provided, however, that lands in other than rural and natural resource districts may continue in urban uses.
- “(D) Agricultural lands shall be preserved and maintained for farm use.
- “(E) The harvesting of timber, beyond the vegetative fringes, shall be conducted in a manner which shall insure that the natural scenic qualities of the Greenway will be maintained to the greatest extent practicable or will be restored within a brief period of time on those lands inside the Urban Growth Boundary.
- “(F) Recreational needs shall be satisfied by public and private means in a manner consistent with the carrying capacity of the land and with minimum conflicts with farm uses.
- “(G) Significant fish and wildlife habitats shall be protected.
- “(H) Significant natural and scenic areas and viewpoints and vistas shall be preserved.
- “(I) Maintenance of public safety and protection of public and private property, especially from vandalism and trespass, shall be provided to the maximum extent practicable.

- “(J) The natural vegetation along the river, lakes, wetlands and streams shall be enhanced and protected to the maximum extent practicable to assure scenic quality, protection from erosion, screening of uses from the river, and continuous riparian corridors.
- “(K) Extraction of known aggregate deposits may be permitted, pursuant to the provisions of MCC .7105 through .7640, when economically feasible and when conducted in a manner designed to minimize adverse effects on water quality, fish and wildlife, vegetation, bank stabilization, stream flow, visual quality, noise, safety, and to guarantee necessary reclamation.
- “(L) Areas of annual flooding, flood plains, water areas and wetlands shall be preserved in their natural state to the maximum possible extent to protect the water retention, overflow and natural functions.
- “(M) Significant wetland areas shall be protected as provided in MCC .6376.
- “(N) Areas of ecological, scientific, historical or archaeological significance shall be protected, preserved, restored, or enhanced to the maximum extent possible.
- “(O) Areas of erosion or potential erosion shall be protected from loss by appropriate means which are compatible with the character of the Greenway.
- “(P) The quality of the air, water and land resources in and adjacent to the Greenway shall be preserved in development, change of use, or intensification of use of land designated WRG.

- “(Q) A building setback line of 150 feet from the ordinary low waterline of the Willamette River shall be provided in all rural and natural resource districts, except for non-dwellings provided in conjunction with farm use and except for buildings and structures in conjunction with a water-related or a water dependent use.
- “(R) Any development, change of use or intensification of use of land classified WRG, shall be subject to design review, pursuant to MCC .7805 through .7865, to the extent that such design review is consistent with the elements of the Greenway Design Plan.
- “(S) The applicable policies of the Comprehensive Plan are satisfied.”
-

F. COMPREHENSIVE PLAN POLICIES

I discuss the Comprehensive Plan Policies separately, beginning at page 19.

III. FINDINGS

A. MCC 11.15.2132

Applicant's proposal comprises a "Community Service Use" within the provisions of MCC 11.15.7020(A)(15)(a): a "radio and television transmission tower" and, in particular, a "cellular telephone tower."

B. MCC 11.15.7020

MCC 11.15.7020(A)(15)(a) authorizes approval for a "cellular telephone tower" if it comprises a "self-supporting structure." Applicant's proposal comprises a "self-supporting structure."

C. MCC 11.15.7035(C)

- 1. "The site is of a size and shape sufficient to provide [prescribed] setbacks"**

Applicant proposes to locate the monopole and accessory structure(s) over 140 feet from the property line facing N.W. St. Helens Road, and 500 feet from all other property lines. Those distances far exceed any setback requirements in the MUA-20 district.

Thus, I find that Applicant has fulfilled MCC 11.15.7035(C)(1).

-
- 2. "The required setbacks shall be improved to meet the landscaping standard of MCC .7035(B)(11) to the extent possible within the area provided"**

MCC 11.15.7035(C)(2) incorporates the landscaping criteria in MCC 11.15.7035(B)(11). The latter provision in turn requires certain landscaping "at the perimeter of the property which abuts streets, residences, public parks or areas with access to the general public [.]"

However, the portion of the property upon which Applicant proposes to locate the monopole abuts no streets, residences, public parks or areas with access to the general public. Thus, the record contains no facts that would implicate MCC 11.15.7035(C)(2).

3. "The visual impact standard of MCC .7035(B)(7) is met"

MCC 11.15.7035(C)(3) incorporates the "visual impact" criteria in MCC 11.15.7035(B)(7). The latter provision in turn requires that

"[t]he applicant shall demonstrate that the tower can be expected to have the least visual impact on the environment, taking into consideration technical, engineering, economic and other pertinent factors. . . .

"(a) Towers 200 feet or less in height shall have a galvanized finish or be painted silver. If there is heavy vegetation in the immediate area, such towers shall be painted green from base to treeline [.]"

Applicant's monopole will be galvanized. There exists no heavy vegetation in the immediate area.

Thus, I find that Applicant has fulfilled MCC 11.15.7035(C)(3).

4. "The parking requirement of MCC .7035(B)(9) is met"

MCC 11.15.7035(C)(4) incorporates the parking criteria in MCC 11.15.7035(B)(9). The latter provision in turn requires that

"A minimum of two parking spaces shall be provided on each site; an additional parking space for each two employees shall be provided at facilities which require on-site personnel."

Applicant will provide the minimum of two parking spaces, although the facility will be unmanned.

Thus, I find that Applicant has fulfilled MCC 11.15.7035(C)(4).

5. "The applicable policies of the Comprehensive Plan are met"

I discuss the Comprehensive Plan policies separately, beginning at page 19.

6. "The NIER standards of [MCC 11.15.7035](F) are met"

MCC 11.15.7035(F) promulgates a host of technical criteria entitled "non-ionizing electromagnetic radiation standards." In pertinent part, those criteria provide:

- "(1) No source of non-ionizing electromagnetic radiation shall hereinafter be operating which causes the general population to be exposed to radiation levels exceeding the mean squared electric (E^2) or mean squared magnetic (H^2) field strengths, or their equivalent plane [sic; 'plane'] [-] wave free space power density, as specified in Table 1.

"* * * * *

- "(5) A Community Service use designation . . . may be granted if the levels calculated in (F)(4) . . . do not exceed the limits set forth in (F)(1), and[,] if a new tower is required, the siting standards of this section are met. . . ."

Table 1 to MCC 11.15.7035(F) requires that a facility with a frequency or frequencies between 1500 MHz to 300 GHz — which encompasses Applicant's facility — cannot exceed (1) 4,000 volts squared per meter squared, or (2) .025 amperes squared per meter squared, or (3) 1.0 microwatts per centimeter squared. Applicant's submittal data reflects that the maximum power density within the base of the monopole will be .01 microwatts per centimeter squared, or 1% of the maximum possible exposure.

Thus, I find that Applicant has fulfilled MCC 11.15.7035(C)(6).

7. "The agency coordination standards of MCC .7035(B)(14) are met"

MCC 11.15.7035(C)(7) incorporates the criteria in MCC 11.15.7035(B)(14). The latter provision in turn requires:

"The applicant shall provide the following information in writing from the appropriate responsible official:

- "(a) A statement from the Federal Aviation Administration that the application has not been found to be a hazard to air navigation under Part 77, Federal Aviation Regulations, or a statement that no compliance with Part 77 is required.
- "(b) A statement from the Oregon State Aeronautics Division that the application has been found to comply with the applicable regulations of the Division, or a statement that no such compliance is required.
- "(c) A statement from the Federal Communications Commission that the application complies with the regulations of the Commission or a statement that no such compliance is necessary.
- "(d) The statements in (a) through (c) may be waived when the applicant demonstrates that a good faith, timely effort was made to obtain such responses but that no such response was forthcoming. . . [.]"

Applicant has submitted the requisite statement from the FAA, which reflects that the proposed monopole needs no FAA notice. Applicant has also submitted the requisite FCC approval.

However, although the April 17, 1996, Staff Report remarks (at page 8) that "[t]he application contains the appropriate agency responses," the record initially contained no separate statement from the OSAD, as otherwise required by MCC 11.15.7035(B)(14)(b). Applicant did write in its January 10, "1995" [1996?], letter that "[t]he Oregon State Aeronautics Division indicates their comments directly on the FAA

letter," but I find that the FAA letter contains nothing on its face that supports that assertion.

On May 7, 1996, I received a letter received from the Oregon Department of Transportation, Aeronautics Division (OSAD), that reads, in its entirety:

"The proposed location for the Cell site #1407A has been reviewed by the ODOT, Aeronautics Section[,] and the tower should be lighted with a dual fitting red obstruction light."

Although that language does not literally fulfill the response requirements in MCC 11.15.7035(B)(14)(b), I find that the May 7 letter really has no other apparent purpose, and I construe it to constitute a response that fulfills .7035(B)(14)(b).

But a larger problem looms. Because I had closed the record at the conclusion of the April 17 hearing, the OSAD's May 7 letter falls outside the record. No one has asked the I reopen the record in order to receive the letter. On the other hand, Applicant's proposal faces no opposition, and, because no one except Applicant has appeared, no one except the Applicant would have any standing to object.

Although not as plain as it might be, ORS 197.763(7) implies that I have the inherent authority to reopen the record in order to admit new evidence. Under the circumstances, I will exercise that authority for the limited purpose of receiving OSAD's May 7, 1996, letter. However, ORS 197.763(7) further recites that "any person may raise new issues which relate to the new evidence. ...," although nothing in ORS 197.763(7) itself purports to require a new *hearing*.

Thus, I am left with three routes to resolve the issue:

- ◆ *First*, I can require the County to re-publish a procedurally-correct notice of a renewed hearing, at which hearing only the May 6 letter will be the order of business. All persons who ordinarily would have received notice of the initial hearing would also receive notices of the renewed hearing, and would be accorded the right to comment on the May 6 letter.

- ◆ *Second*, I can administratively re-open the record and dispense with the need for any renewed hearing, but nevertheless require the County to notify all "interested" persons (*viz*, all persons who received, or who were entitled to receive, the notice of hearing in the first instance) of an opportunity to comment on the May 6 letter.
- ◆ *Third*, I can administratively re-open the record and dispense with not only the need for any renewed hearing but the necessity of notifying "interested" persons as well. The viability of this particular option depends upon a number of factors, such as (1) the existence of any persons — other than Applicant — who appeared at the initial hearing, either in person or in writing, (2) the wisdom and necessity of imposing an additional administrative burden of re-noticing and re-scheduling a renewed hearing when no one opposed the proposal in the first place, and (3) whether, under the circumstances, the any further proceedings in order to consider the May 6 letter would constitute administrative and procedural overkill for no apparent reason.

I have concluded that, under the circumstances, I will opt for the third of the three alternatives, and simply reopen the record to consider OSAD's May 6 letter without further delay. I do so with some reluctance; if the record contained even the slightest hint that eliminating the opportunity for public comment on that letter would adversely impact anyone's rights under ORS chapter 197 or any other statute or County provision, then I would rule differently. But the record that I have been provided contains no adverse comment(s) and no appearance(s) by anyone other than the Applicant, and I cannot fathom any benefit to be obtained from not proceeding in the most expedient manner.

Thus, I find that, with the recent addition of the May 6 letter from OSAD, Applicant has fulfilled MCC 11.15.7035(C)(7).

8. "[T]he restrictions on accessory uses in MCC .7035(B)(12) must be met"

MCC 11.15.7035(C)(8) incorporates the criteria in MCC 11.15.7035(B)(12). The latter provision in turn requires:

"Accessory uses shall include only such buildings and facilities necessary for transmission function and satellite ground stations associated with them, but shall not include broadcast studios, offices, vehicle storage areas, nor other similar uses not necessary for the transmission function."

The lone accessory use for the proposed monopole comprises the equipment cabinets. They fall within the accessory uses allowed.

Thus, I find that Applicant has fulfilled MCC 11.15.7035(C)(8).

D. MCC 11.15.6372

The County's Willamette Greenway Permit approval criteria contain a number of criteria — nineteen, to be precise — which I have set forth beginning at page 7, above.

However, Applicant's submittals do not follow the sequence of those criteria, nor do they even *cite* the criteria. Rather, Applicant has elected to use various topic headings that appear to paraphrase parts of the applicable criteria, but which certainly do not align with the applicable criteria. Moreover, the April 17, 1996, Staff Report simply reproduces Applicant's comments verbatim, without including any additional comment or analysis, other than to observe that not all of the nineteen criteria appear to be directly applicable.

Thus, I am left with the task of ferreting out the facts that might be associated with the criteria that appear within MCC 11.15.6372(A)–(S), without the benefit of Applicant's response to each of the nineteen enumerated criteria in the order that they appear in MCC 11.15.6372. I am also left with the task of determining — without the benefit of Applicant's input or analysis — whether staff's conclusion that nine of the nineteen criteria do not apply at this point is borne out by the facts.

If Applicant's proposal faced any opposition, or if anyone had voiced any comments or concerns within the record that the County has provided me, I might well conclude that the Applicant's discussion of pertinent facts in relationship to the Greenway Design Plan criteria would make it difficult for me to derive findings with respect

to Applicant's fulfillment of the various Greenway Design Plan criteria in MCC 11.15.6372.

However, no one appeared at the initial hearing, and no one (except the Applicant and the County) would have the requisite standing to appeal this decision. I thus conclude — although not solely for the reason in the previous sentence — that the record's presentation of facts that I would need in order to evaluate Applicant's compliance with the Greenway Design Plan criteria in MCC 11.15.6372 just crosses the threshold beyond that which I might otherwise declare inadequate.

Applicant's narrative that has been reproduced at pages 8 and 9 of the Staff Report appears to confirm that criteria (B), (E), (F), (G), (H), (K), (L), ^[2] (M), (N), ^[3] and (O) ^[4] in MCC 11.15.6372 have no bearing on the proposal. I thus find that Applicant has, in effect, fulfilled those criteria.

The narrative also appears to confirm that criteria (A), (C), (D), (I), (J), (P), (Q), and (S) in MCC 11.15.6372 have been fulfilled by the facts in the narrative. Criterion (R), which requires subsequent design review, applies to any development activity that follows an approval; it cannot be fulfilled at this point, but it remains a condition to be completed by Applicant in the future.

Thus, based solely upon the Staff Report's discussion at pages 8 and 9, and also based upon the Staff Report's conclusion that "[t]he applicant has demonstrated

² The Staff Report includes this criterion within the group with respect to which Applicant has demonstrated compliance. It requires that "[a]reas of annual flooding, flood plains, water areas and wetlands shall be preserved in their natural state [.]". However, I find nothing in the record to suggest that that portion of the site within which the monopole will be constructed contains any "[a]reas of annual flooding, flood plains, water areas and wetlands."

³ The Staff Report includes this criterion within the group with respect to which Applicant has demonstrated compliance. It requires that "[a]reas of ecological, scientific, historical or archaeological significance shall be protected, preserved, restored, or enhanced to the maximum extent possible." However, I find nothing in the record to suggest that the site contains any "[a]reas of ecological, scientific, historical or archaeological significance."

⁴ The Staff Report includes this criterion within the group with respect to which Applicant has demonstrated compliance. It requires that "[a]reas of erosion or potential erosion shall be protected [.]". However, I find nothing in the record to suggest that the site contains any "[a]reas of potential erosion."

compliance with the applicable elements of the Greenway Design Plan . . ." (Staff Report at 10), I find that Applicant has fulfilled the requirements of MCC 11.15.6372.

E. COMPREHENSIVE PLAN POLICIES

Applicant has identified Comprehensive Plan Policies 13, 14, 16, 19, 31, 37, and 38 as applicable, and staff concurs.

Although Plan Policy 15 specifically mentions the Willamette River Greenway, neither Applicant nor staff deems it applicable. However, Policy 15 requires "special procedures for the review of certain types of development," and the County has implemented such procedures via MCC 11.15.6372. Thus, its applicability becomes a moot point.

1. POLICY 13 ("AIR, WATER AND NOISE QUALITY")

Comprehensive Plan Policy 13 ("Air, Water and Noise Quality") provides, in pertinent part:

"* * * * *

" . . . [I]t is the County's policy to require, prior to approval of a . . . quasi-judicial action, a statement from the appropriate agency that all standards can be met with respect to air quality, water quality, and noise levels. . . ."

Nothing in the record suggests that the proposed monopole will, or could, impact air quality, water quality, or noise levels. I find that Applicant has fulfilled Plan Policy 13.

2. POLICY 14 ("DEVELOPMENTAL LIMITATIONS")

Comprehensive Plan Policy 14 ("Developmental Limitations") provides, in pertinent part:

"The County's policy is to direct development and land form alterations away from areas with development limitations except upon a showing that design and construction techniques can mitigate any public harm or associated public cost, and mitigate any adverse effects to surrounding persons or properties. Development limitations areas are those which have any of the following characteristics:

- "A. Slopes exceeding 20%;
- "B. Severe soil erosion potential;
- "C. Land within the 100 year flood plain;
- "D. A high seasonal water table within 0-24 inches of the surface for 3 or more weeks of the year;
- "E. A fragipan less than 30 inches from the surface;
- "F. Land subject to slumping, earth slides or movement."

Although Applicant mentions this policy in the context of a completed site analysis, the record — including Applicant's site analysis — suggests no facts that would make Policy 14 applicable.

I find Policy 14 to be inapplicable as an approval criterion under the circumstances.

3. PLAN POLICY 16 ("NATURAL RESOURCES")

Applicant mentions that a "portion of the subject property was identified as a wetland in a National Wetland Inventory done by the U.S. Department of Fish and Wildlife." The record otherwise contains nothing that might indicate the nature of the "wetland."

In any event, Applicant implicates Plan Policy 16-G, "Water Resources and Wetlands," which provides, in pertinent part:

"It is the County's policy to protect and, where appropriate, designate as areas of significant environmental concern, those . . . wetlands . . . having special public value [.]"

Nothing in the record, however, suggests that the County considers any portion of the site to comprise a "wetland" of "significant environmental concern."

I find Policy 16 to be inapplicable as an approval criterion under the circumstances.

4. PLAN POLICY 19 ("COMMUNITY DESIGN")

Comprehensive Plan Policy 19 ("Community Design") provides very generally that the County shall maintain a "community design process" that evaluates design proposals, implements approval criteria for those proposals, and establishes procedures for the application of approval criteria. The County has done that, and the various criteria and review procedures have been discussed in detail *supra*.

I find Policy 19 to be inapplicable as an approval criterion under the circumstances.

5. PLAN POLICY 31 ("COMMUNITY FACILITIES AND USES")

Comprehensive Plan Policy 31 ("Community Facilities and Uses") provides, in pertinent part:

"The County's policy is to:

"* * * * *

- "J. Promote compatible development and minimize adverse impacts of site development on adjacent properties and the community through the application of design review standards codified in MCC 11.15.7805-11.15.7865.

"* * * * *

The County has implemented design review criteria via MCC 11.15.6372(R), *supra*.

I find no other portion of Policy 31 to be applicable as an approval criterion under the circumstances.

6. PLAN POLICY 37 ("UTILITIES")

Comprehensive Plan Policy 37 ("Utilities") provides, in full:

"The County's policy is to require a finding prior to approval of a legislative or quasi-judicial action that:

"WATER AND DISPOSAL SYSTEM

- "A. The proposed use can be connected to a public sewer and water system, both or which have adequate capacity; or

- "B. The proposed use can be connected to a public water system, and the Oregon Department of Environmental Quality (DEQ) will approve a subsurface sewage disposal system on the site; or
- "C. There is an adequate private water system, and the Oregon Department of Environmental Quality (DEQ) will approve a subsurface sewage disposal system on the site; or
- "D. There is an adequate private water system, and a public sewer with adequate capacity.

"DRAINAGE

- "E. There is adequate capacity in the storm water system to handle the run-off; or
- "F. The water run-off can be handled on the site or adequate provisions can be made; and
- "G. The run-off from the site will not adversely affect the water quality in adjacent streams, ponds, lakes or alter the drainage on adjoining lands.

"ENERGY AND COMMUNICATIONS

- "H. There is an adequate energy supply to handle the needs of the proposal and the development level projected by the plan; and
- "I. Communications facilities are available."

Applicant's proposed monopole will require neither water nor sewer facilities. It will neither generate nor contribute to any additional run-off, which appears to be handled on-site satisfactorily and will not adversely affect the water quality in any adjacent streams, ponds, lakes, or otherwise alter the drainage on adjoining lands. There exists an adequate power supply for the facility.

I find that, to the extent it applies at all, Applicant has fulfilled Plan Policy 37.

7. PLAN POLICY 38 ("FACILITIES")

Comprehensive Plan Policy 38 provides, in full:

"The County's policy is to require a finding prior to approval of a legislative or quasi-judicial action that:

"SCHOOL

- "A. The appropriate school district has had an opportunity to review and comment on the proposal.

"FIRE PROTECTION

- "B. There is adequate water pressure and flow for fire fighting purposes; and
- "C. The appropriate fire district has had an opportunity to review and comment[] on the proposal.

"POLICE PROTECTION

- "D. The proposal can receive adequate local police protection in accordance with the standards of the jurisdiction providing police protection."

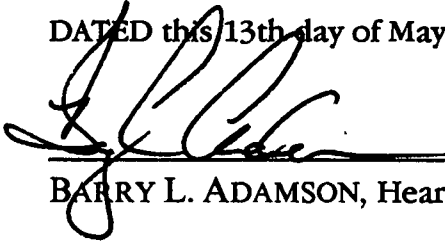
The proposed monopole will be an unmanned facility having no impact on the subjects identified within Policy 38. The service providers have confirmed the lack of impact.

I find that Applicant has fulfilled Plan Policy 38.

IV. CONCLUSIONS

I conclude that Applicant has fulfilled the applicable approval criteria in MCC 11.5.2132, 11.15.7020, 11.15.7035(C), 11.15.6372, and the County's Comprehensive Plan.

DATED this 13th day of May, 1996.



BARRY L. ADAMSON, Hearings Officer

MEETING DATE: MAY 23 1996

AGENDA NO: C-4

ESTIMATED START TIME: 9:30am

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Amendment No. 3 to IGA 302215 between Multnomah County and Fairview

BOARD BRIEFING

Date Requested: _____

Requested by: _____

Amount of Time Needed: _____

REGULAR MEETING:

Date Requested: _____

May 23, 1996 (or sooner)

Amount of Time Needed: _____

CONSENT CALENDAR

DEPARTMENT: Environmental Services

DIVISION: Trans/Land Use Planning

CONTACT: Chuck Henley

TELEPHONE #: 248-3191

BLDG/ROOM #: #425/Yeon

PERSON(S) MAKING PRESENTATION: N/A

ACTION REQUESTED:

☐ INFORMATIONAL ONLY

☐ POLICY DIRECTION

☒ APPROVAL

☐ OTHER

SUGGESTED AGENDA TITLE:

Amendment No. 3 to IGA with Fairview to develop city's Seventh Street Extension Project. The County will be reimbursed for costs. Amendment and increased costs results from a more accurate cost estimate to install utilities and street lighting underground.

5/24/96 ORIGINALS TO CATHEY KRAMER

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

OR

DEPARTMENT MANAGER: _____

Lawrence E. Nicholas

BOARD OF
COUNTY COMMISSIONERS
96 MAY 15 PM 12:39
MULTNOMAH COUNTY
OREGON

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Office of the Board Clerk 248-3277/248-5222

AG-PL.CON

CHCK2011.FOR

5/96

(See Administrative Procedures CON-1)

Amendment # 3

~~BOARD CLERK~~

Original Contract No. _____ (ONLY FOR ORIGINAL RENEWALS)

Remittance Address (if different) _____

Payment Schedule _____ Terms _____

[] Lump Sum \$ _____ [] Due on Receipt _____

[] Monthly \$ _____ [] Net 30 _____

[X] Other County to be reimbursed actual cost

[] Requirements contract - Requisition Required

Purchase Order No. _____

[] Requirements Not to Exceed \$ _____

Encumber: Yes [] No []

Department Manager: John E. T. Charles Date: 5/10/96
Purchasing Manager: _____ Date: _____
(Class II Contracts Only)
County Counsel: Sandra M. Ruffy Date: 5-16-96
County Chair/Sheriff: William J. Dean Date: May 23, 1996
Contract Administration: _____ Date: _____
(Class I, Class II Contracts Only)

If additional space is needed, attach separate page. Write contract # on top of page.

CONTRACT AMENDMENT NO. 3
to INTERGOVERNMENTAL AGREEMENT NO. 302215
between MULTNOMAH COUNTY, OREGON, and
the CITY OF FAIRVIEW

This is the third amendment to Contract No. 302215, dated June 5, 1995, between Multnomah County and the City of Fairview.

The amended contract amount of \$228,900.00 is amended by an additional \$60,250.00. The new total is \$289,150.00. The increased amount results from a more accurate cost estimate to install utilities and street lighting underground. This amount includes costs to underground utilities; PGE, GTE, PARAGON CABLE, and street light conduits.

The county will loan the city an amount equal to the actual costs of services the county provides to fully develop the city's Seventh Street and to install underground utilities and lighting and to construct them as a part of the county's project to reconstruct NE Halsey Street. The term of the loan shall be three (3) years from the date of final acceptance of the county's project to reconstruct NE Halsey Street. The annual interest rate shall be equal to the rate earned by the Local Government Investment Pool.

The city agrees to make payments to the county, not less than once a year, and not later than by the end of each year for three (3) years, in an amount not less than one third of the total amount of the actual cost of services that the county expends to develop and construct the city's Seventh Street and amended work plus an interest amount equal to the rate earned by the Local Government Investment Pool times the unpaid balance.

All other terms and conditions of the contract, except as amended herein, shall remain in full force and effect.

CITY OF FAIRVIEW

By Roger A. Vanderhant
Mayor

Dated: 5-1-96

By Marilyn Holstrom
City Manager

Dated: 5-1-96

Attachment

JRVH1933.AGR

COUNTY OF MULTNOMAH

By Marilyn Stein
County Chair

Dated: May 28, 1996

Reviewed:

LAURENCE KRESSEL, County Counsel
for Multnomah County, Oregon

By Sandra Duff
Assistant County Counsel

APPROVED MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # C-4 DATE 5/23/96
DEB BOGSTAD
BOARD CLERK

MEETING DATE: MAY 23 1996

AGENDA #: R-2

ESTIMATED START TIME: 9:30 am

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Proclamation recognizing 3rd & 4th grade students at Markham Elementary School

BOARD BRIEFING: DATE REQUESTED: _____

REQUESTED BY: _____

AMOUNT OF TIME NEEDED: _____

REGULAR MEETING: DATE REQUESTED: May 23, 1996

AMOUNT OF TIME NEEDED: 5 minutes

DEPARTMENT: Commissioner Saltzman DIVISION: Non Departmental

CONTACT: Cameron Vaughan-Tyler TELEPHONE #: 248-5137

BLDG/ROOM #: 106/1500

PERSON(S) MAKING PRESENTATION: Ann Blaker

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☒ APPROVAL ☐ OTHER

SUGGESTED AGENDA TITLE:

Proclamation recognizing and commending the 3rd and 4th grade students of Markham Elementary for their good citizenship

5/23/96 ORIGINAL TO TNS TRACY Del Rio
5/24/96 COPIES TO CAMERON VAUGHAN-TYLER

SIGNATURES REQUIRED:

ELECTED
OFFICIAL:
(OR)
DEPARTMENT
MANAGER:

Don Saltzman

BOARD OF
COUNTY COMMISSIONERS
96 MAY 15 PM 3:49
MULTNOMAH COUNTY
OREGON

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Office of the Board Clerk 248-3277 or 248-5222

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

In the Matter of Recognizing and)
Commending the 3rd and 4th Grade)
Students of Markham Elementary School)

PROCLAMATION
96-95

WHEREAS the 3rd and 4th grade students of Markham Elementary School took a stand against a billboard advertising cigarettes

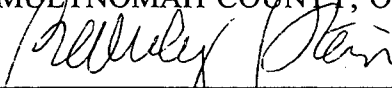
WHEREAS these students were unhappy with the billboard because the advertising faced their school playground and classrooms

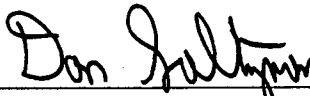
WHEREAS these students committed to working together helped to remove the billboard by researching the constitution and writing letters to their local government

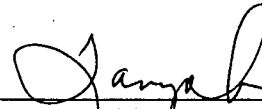
IT IS HEREBY PROCLAIMED that the Multnomah County Board of Commissioners recognizes the efforts of the 3rd and 4th grades at Markham Elementary School and commends them for their excellent work and good citizenship

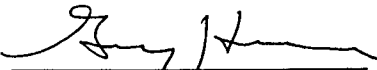
DATED this 23rd day of May, 1996

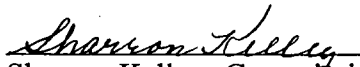
BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

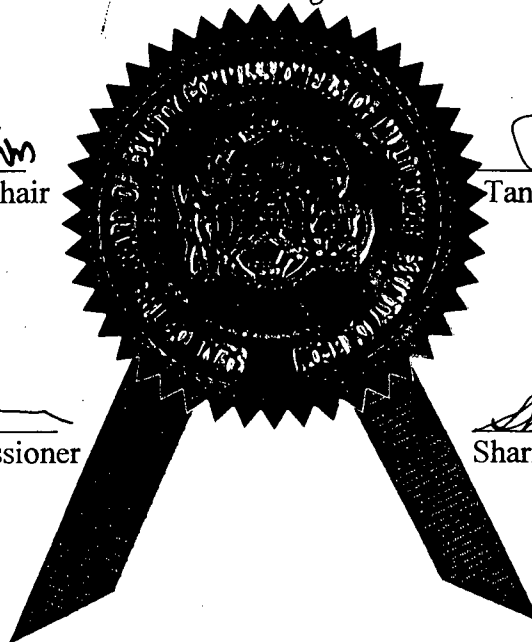

Beverly Stein, Chair


Dan Saltzman, Vice-Chair


Tanya Collier, Commissioner


Gary Hansen, Commissioner


Sharron Kelley, Commissioner



BOGSTAD Deborah L

From: NITTI Richard J
To: STEIN Beverly E
Cc: IVERSON Dianne D; MUZGUIZ Gloria L; ROSSATTI Bonnie; WIRE Carol; FARVER Bill
M; BOGSTAD Deborah L
Subject: Stand Up For Children
Date: Friday, May 17, 1996 5:41PM

We are seeking support from the members of the Multnomah Commission On Children and Families to obtain Commission support of the Stand Up For Children Campaign sponsored nationally by the Children's Defense Fund and locally by a coalition of organizations including OCCF, Children First, EMO, Jr. League and others. Support would mean three things:

1. Endorsement of the rally
2. A resolution from you as Chair of the Board of Commissioners
3. Participation at the Stand Up For Children Rally on 6/1

The resolution is as follows:

STAND
FOR
CHILDREN
OREGON
June 1, 1996
Multnomah County
and
Lincoln Memorial
Washington, D.C.

WHEREAS, on June 1, 1996, Oregonians from all backgrounds will
"Stand For Children" in communities across the state, and at the Lincoln Memorial in Washington, D.C. to
renew our communities commitment to improving the quality of our children's lives; and

WHEREAS, on Stand For Children Day and beyond, families, citizens, members of religious congregations,
schools, community-based organizations, businesses, and political and cultural groups will join as a local and
national community to recognize our children's unmet needs and rededicate ourselves to addressing them;
and

WHEREAS, caring for our children must be our families', community's, and nation's first priority; and

WHEREAS, this commitment must begin at the local level--where children and families live, work and have
potential to thrive, and where all citizens, working together, can make a difference in our children's lives

NOW THEREFORE, I, Beverly Stein, Chairperson of the Multnomah County Board of Commissioners, do
hereby proclaim June 1 as

STAND FOR CHILDREN DAY

in Multnomah County and urge all citizens to support this day by dedicating ourselves to the task of
improving the quality of life for our children and leaving no child behind, for all of our children from this day
forward,

Witness my hand and the Seal of Multnomah County this Date

Do I have your support (I know I do but need to ask)

And what do I need to do to get this resolution to move forward.

Thanks

Rick Nitti

5/23/96 ORIGINAL to Rick Nitti
5/23/96 COPIES to Rhys Scholes

EXT.
5859

STAND FOR CHILDREN

June 1, 1996
Lincoln Memorial
Washington, DC

THE PORTLAND CELEBRATION

Every day in America:

15 children are killed by
firearms
2,660 babies are born into
poverty
2,833 children drop out of
school
8,493 children are reported
abused or neglected

In Oregon in 1994:

33 children died from abuse and
neglect
14% of our children lacked health
insurance
37 children between the ages of
10-17 committed suicide
57 per 1000 juveniles were
arrested

It is within our power to make the June 1 Stand for Children Day a turning point for our nation's children. With your help we will challenge families, religious, cultural, business, and government leaders, and citizens to work harder to improve our children's health, safety, school readiness, and quality of life in communities across America. And we will hold our leaders to the same high standard of caring for children to which we hold ourselves. Each of us must be the change we seek for our children.

**IF YOU CANNOT BE AT THE LINCOLN MEMORIAL IN WASHINGTON, DC ON
JUNE 1, PLEASE MAKE YOUR STAND RIGHT HERE IN OREGON.**

DATE: Saturday, June 1

TIME: 12:00 - 1:00 p.m.

LOCATION: Pioneer Courthouse Square, Downtown Portland

COME JOIN US as we hear from our children, celebrate their music, and stand together to commit to their health and well-being.

WHO SHOULD JOIN IN THE STAND?

Grandfathers, grandmothers, fathers, aunts, mothers, uncles, concerned citizens
and of course...the children of our community!

This is a defining time for our nation and for our children. The choices we make as parents, community leaders, and citizens in this last national election year of the twentieth century will shape our nation's fate and our children's future. Every American who cares about children must stand up and be counted.

For more information contact: Stand for Children 1832 Connecticut Ave., NW, Washington, DC 20009, 1-800-233-1200, standinfo@mailback.com

Shame about Rob.



June 1, 1996
Lincoln Memorial
Washington, DC

IF YOU CARE ABOUT THE LIVES AND FUTURE
OF CHILDREN IN AMERICA...

STAND FOR CHILDREN

June 1, 1996 Lincoln Memorial, Washington, D.C.



Endorsed by more than 1,500 national, state and local organizations

... and the list continues to grow. For an up-to-date list, via e-mail, please send a request to standendorser@mailback.com



June 1, 1996
Lincoln Memorial
Washington, DC

Please check any of the following that apply:

☐ I will spread the word in my neighborhood, workplace, congregation, union, club or association.

☐ I will organize a bus, van or car caravan to Washington, D.C. for June 1.

☐ I will work in my community after June 1 to help build a better future for children and young people.

Name: _____ Telephone: _____

Address: _____

City: _____ State: _____ Zip: _____

Organizational/congregational/union affiliation (if any): _____

Fax Number and/or e-mail address (if any): _____

Please mail this form to:
STAND FOR CHILDREN
1832 Connecticut Avenue, N.W.
Washington, D.C. 20009
(202) 234-0095

Stand For Children is a non-profit 501c3 organization

Or fax it to: (202) 234-0217
Or e-mail this information to us at
standinfo@mailback.com
Check out our Web Site at WWW.Stand.org

**TAKE A
STAND...**



**FOR OUR CHILDREN
FOR OUR FUTURE**

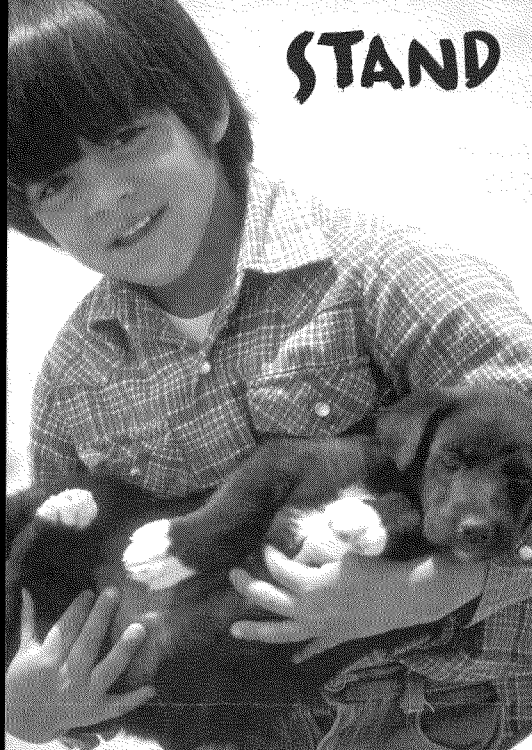
A National Day
of Renewal,
Celebration and
Commitment



**JUNE 1, 1996
LINCOLN MEMORIAL
WASHINGTON, DC**

**YES,
I WILL
STAND FOR
CHILDREN AT
THE LINCOLN
MEMORIAL,
JUNE 1, 1996!**

STAND FOR CHILDREN... JUNE 1, 1996 LINCOLN MEMORIAL WASHINGTON, DC



Dear Friend:

We at the Children's Defense Fund are honored to be one of the more than 1,500 organizations taking a Stand For Children at the Lincoln Memorial on June 1.

If you are struggling to raise a child but know you could do better, come stand with us.

If you are working hard to make ends meet and provide for your children, come stand with us.

If you are troubled by the pollution of our airwaves, air, food, water, earth and our children's values, come stand with us.

If you worry about whether your children's schools are preparing them for the 21st century and if there will be a job in their future, come stand with us.

If you are anxious that your children will get sick but will not get decent medical care because you lack health insurance, come stand with us.

If you lie awake nights concerned about your children's safety and violence in our neighborhoods and schools, come stand with us.

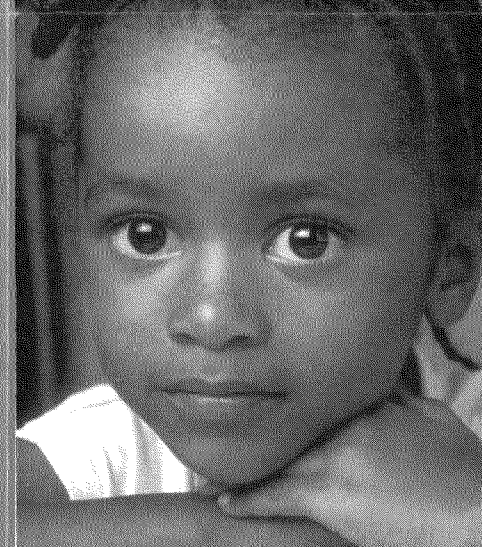
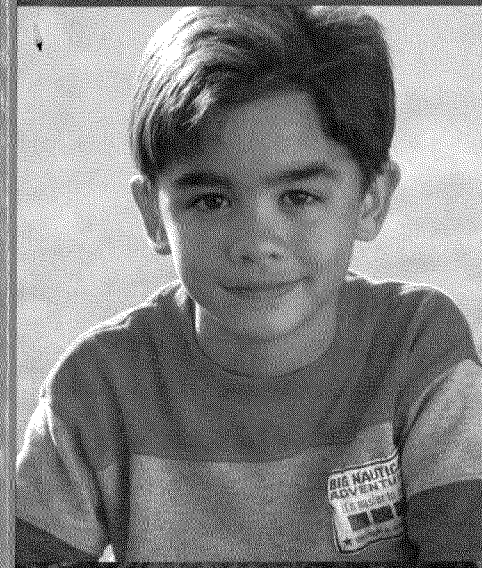
If you've had enough of politicians talking about family values while denying families what they need to raise healthy, educated, safe and moral children, come stand with us.

Together, we will improve the quality of life for every child and build our children a better future.

Together, out of love for our children and love for our country, we will make history.

In faith and hope,

Marian Wright Edelman
Marian Wright Edelman



When your children are grown and they ask,
"What did you do to build me a better future?"
What will you tell them?

When your children point back to 1996 as a defining moment in their lifetime — as the last national election year of the century, and a period of crisis for our families, communities and values — what will you tell them?

Will you be able to say you stood up for them?

Will you be able to say you rededicated yourself to building them a better life?

Will you be able to say you took part in the largest and most uplifting demonstration of family, community and spiritual commitment to children in American history?

That's what the STAND FOR CHILDREN is all about.

On June 1, 1996, every American who cares about children must stand up and be counted.

JOIN US as we devote ourselves to positive action so that no child is left behind.

OUR CHILDREN NEED YOUR SUPPORT

We owe our children this day of support and a lifetime of commitment because:

Every Day in America:

- 15 children are killed by gunfire.
- 2,660 babies are born into poverty.
- 2,833 students drop out of school.
- 8,493 children are reported abused or neglected.

Among Industrialized Countries, America Ranks:

- 12th among 15 nations in mathematics achievement of 13 year-olds.
- 16th in the living standards of our poorest children.
- 18th in the gap between rich and poor children.
- 18th in infant mortality.

HERE'S HOW YOU CAN TAKE A STAND ON JUNE 1

Our children's problems can be solved. But only if each and every one of us takes a stand. Our children's and young people's future is in your hands.

Attend the Stand for Children and bring your children, family and friends.

Bring a busload. Organize a bus, van or car convoy taking your neighbors, co-workers, congregation members or community group to Washington, D.C. on June 1. Fill out and send us the coupon on the back page for more information.

Spread the word. Tell 10 friends and ask them to tell 10 more. Distribute copies of this brochure on bulletin boards, and in grocery stores, barber shops, coffee shops and malls. Put an announcement in your congregation's bulletin, your school or organizational newsletter, and the local newspaper.

AT THE STAND FOR CHILDREN, YOU WILL FIND...

THOUSANDS OF FAMILIES LIKE YOUR OWN.

YOUNG PEOPLE, SENIORS AND AMERICANS FROM EVERY WALK OF LIFE.

NO POLITICIANS SPEAKING, THIS IS A NON-PARTISAN DAY.

CHILDREN'S ACTIVITIES AND FAMILY ENTERTAINMENT AT THE LINCOLN MEMORIAL.

A DAY TO REVITALIZE YOUR SPIRIT, CELEBRATE YOUTH AND JOIN TOGETHER AS AN AMERICAN COMMUNITY TO DO BETTER FOR OUR CHILDREN, YOUNG PEOPLE AND OUR FAMILIES.

A DAY OF COMMITMENT TO LEAVE NO CHILD BEHIND

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

Proclaiming June 1, 1996 as)
STAND FOR CHILDREN DAY)
in Multnomah County, Oregon)

PROCLAMATION
96-96

WHEREAS, on June 1, 1996, Oregonians from all backgrounds will "Stand For Children" in communities across the state, and at the Lincoln Memorial in Washington, D.C. to renew our communities' commitment to improving the quality of our children's lives; and

WHEREAS, on Stand For Children Day and beyond, families, citizens, members of religious congregations, schools, community-based organizations, businesses, and political and cultural groups will join as a local and national community to recognize our children's unmet needs and rededicate ourselves to addressing them; and

WHEREAS, caring for our children must be our families', communities', and nation's first priority; and

WHEREAS, this commitment must begin at the local level -- where children and families live, work and have potential to thrive, and where all citizens, working together, can make a difference in our children's lives; and

WHEREAS, in addition to Standing up for Children, Multnomah County citizens are asking the question, "Will we ever learn?" and are saying "Yes we will!" by marching in partnership with business and local government on behalf of adequate funding for schools throughout Oregon; now therefore

The Multnomah County Board of Commissioners, HEREBY PROCLAIMS June 1, 1996 as STAND FOR CHILDREN DAY in Multnomah County, Oregon, and urges all citizens to support this day by dedicating ourselves to the task of improving the quality of life for our children and leaving no child behind, for all of our children from this day forward.

PROCLAIMED this 23rd day of May, 1996.



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



Beverly Stein, Chair

MEETING DATE: MAY 23 1996

AGENDA #: R-3

ESTIMATED START TIME: 9:35

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Consolidated Plan, 1996-1997 Action Plan of City of Portland, City Gresham and Multnomah County

BOARD BRIEFING: DATE REQUESTED: _____

REQUESTED BY: _____

AMOUNT OF TIME NEEDED: _____

REGULAR MEETING: DATE REQUESTED: May 23, 1996

AMOUNT OF TIME NEEDED: 5 minutes

DEPARTMENT: Community & Family Services DIVISION: Community Developmt.

CONTACT: Rey Espana TELEPHONE #: x2701 / x3631

Karen Jones Whittle BLDG/ROOM #: 166/500

PERSON(S) MAKING PRESENTATION: Rey Espana

ACTION REQUESTED:

☐ INFORMATION ONLY ☐ POLICY DIRECTION ☒ APPROVAL ☐ OTHER

SUGGESTED AGENDA TITLE

The required annual update of the Consolidated Plan, 1996-1997 Action Plan of City of Portland, City of Gresham, and Multnomah County must be submitted to the Department of Housing and Urban Development by May 30, 1996. This joint planning and implementation document will allow Multnomah County receipt of approximately \$742,000 in CDBG funds and \$229,360 of HOME funds.

5/24/96 copies to KAREN JONES WHITTLE

SIGNATURES REQUIRED:

ELECTED

OFFICIAL: _____

(OR)

DEPARTMENT

MANAGER: *Rh* *Lorenzo Paez*

96 MAY 13 PM 3:59
MULTNOMAH COUNTY
OREGON

BOARD OF
COUNTY COMMISSIONERS

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Office of the Board Clerk at 248-3277 or 248-5222



MULTNOMAH COUNTY OREGON

DEPARTMENT OF COMMUNITY & FAMILY SERVICES
COMMUNITY DEVELOPMENT PROGRAM OFFICE (503) 248-3999
421 SW SIXTH AVENUE, SUITE 500
PORTLAND, OREGON 97204-1620
FAX # (503) 248-3332

BOARD OF COUNTY COMMISSIONERS
BEVERLY STEIN • CHAIR OF THE BOARD
DAN SALTZMAN • DISTRICT 1 COMMISSIONER
GARY HANSEN • DISTRICT 2 COMMISSIONER
TANYA COLLIER • DISTRICT 3 COMMISSIONER
SHARRON KELLEY • DISTRICT 4 COMMISSIONER

TO: Board of County Commissioners

FROM: Lorenzo Poe, Director *Lorenzo Poe*
Community and Family Services

DATE: May 13, 1996

RE: Agenda Placement for May 23, 1996

I. Recommendation/Action Requested:

The Board of County Commissioners are asked to review and approve the Consolidated Plan, 1996-1997 Action Plan of City of Portland, City of Gresham and Multnomah County in order to apply for and receive funding for the Community Development Block Grant (CDBG) Program and the HOME Investment Partnership Program for the program year to begin July 1, 1996.

II. Background/Analysis:

Multnomah County is entitled to receive U.S. Department of Housing and Urban Development (HUD) funds through the CDBG Program in the approximate amount of \$742,000. Additional HUD funding is available to the County through the City of Portland from the HOME Program in the approximate amount of \$229,360.

On May 9, 1996 the Board of County Commissioners approved Multnomah County's 1996-97 Annual Action Plan as the first step in this application process. The Board is now asked to acknowledge and approve the Consolidated Plan inclusive of the Multnomah County's Annual Action Plan. HUD requires that the three jurisdictions jointly submit Consolidated Plan which includes each individual jurisdiction's annual action plan.

III. Financial Impact:

Multnomah County will receive approximately \$971,360 in new HUD funding.

IV. Legal Issues:

No legal issues are apparent.

V. Controversial Issues:

No issues appear controversial at this time.

VI. Line to Current County Policies:

NA

VII. Citizen Participation:

Federal regulations require citizen participation at several key points during the application process. The May 23 meeting is the final step in this process.

VIII. Other Government Participants:

As noted above, this planning and application process is a joint HUD requirement with the cities of Portland and Gresham. Without the City of Portland as the "participating jurisdiction" for the HOME program, neither the City of Gresham nor Multnomah County would be entitled to receive such HOME funding. CDBG funding previously came to counties and cities independent of one another but the Consolidated Plan requirements now mandate that application and reporting processes be consolidated for both programs. This is the "new HUD."

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR
MULTNOMAH COUNTY

In the Matter of Approving the Consolidated)	
Plan, 1996-1997 Action Plan of the City of)	
Portland, City of Gresham, and Multnomah)	RESOLUTION
County to be Submitted to the U.S. Department)	96-97
of Housing and Urban Development)	
<hr/>		

WHEREAS, the Community Development Program of Multnomah County is funded primarily from federal Community Development Block Grant (CDBG) and HOME funds from the U.S. Department of Housing and Urban Development;

WHEREAS, the Community Development Program of Multnomah County has been notified that it is eligible to receive an annual 1996-97 entitlement amount of approximately \$742,000 in CDBG funds;

WHEREAS, the Community Development Program of Multnomah County has been notified by the City of Portland, the lead HOME jurisdiction, that its share of 1996-97 HOME funds is approximately \$229,360;

WHEREAS, the regulations for the CDBG and HOME programs require jurisdictions to comply with a consolidated planning, application, and reporting process in order to receive an annual award of funds from both federal programs;

WHEREAS, Multnomah County and the City of Gresham have joined the City of Portland in the required planning process with the City of Portland identified as the Participating Jurisdiction per federal regulation;

WHEREAS, the consolidated planning process requires specific citizen participation through specified comment periods and public hearings;

WHEREAS, the Consolidated Plan including the Multnomah County Community Development Plan and Annual Action Plan, 1996-97 has been available to the public through public hearings on April 8, 1996 and May 9, 1996;

WHEREAS, the Board of County Commissioners approved Multnomah County's Annual Action Plan on May 9, 1996;

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners approve the Consolidated Plan, 1996-1997 Action Plan of the City of Portland, City of Gresham, and Multnomah County to be submitted to the U.S. Department of Housing and Urban Development.

ADOPTED THIS 23rd day of May, 1996.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

By: _____

Beverly Stein
Beverly Stein
Multnomah County Chair

REVIEWED:

LAURENCE KRESSEL, COUNTY COUNSEL
FOR MULTNOMAH COUNTY, OREGON

Katie Gaetjens

Assistant County Counsel
Katie Gaetjens

CONSOLIDATED PLAN

1996 - 1997 Action Plan

OF

**City of Portland
City of Gresham
Multnomah County**

**Submitted to
The U.S. Department of
Housing and Urban Development**

If you have questions, call

Portland: 823-2375

Gresham: 618-2643

Multnomah County: 248-3631

ACKNOWLEDGMENTS

City of Portland, City Council

Vera Katz, Mayor
Gretchen Miller Kafoury Earl Blumenauer
Charlie Hales Mike Lindberg

City of Gresham, City Council

Gussie McRobert, Mayor
David Eichner Jack Gallagher
Claudiette LaVert Royal Harshman
Debra Noah Robert Moore

Multnomah County, Board of Commissioners

Beverly Stein, Chair
Tanya Collier Gary Hanson
Sharron Kelley Dan Saltzman

Housing and Community Development Commission

Janice Frater, Chair Neal Beroz, Vice-Chair
Donna Beegle Doug Blomgren
Barbara Brower Willie Brown
Bertha Ferran Sam Galbreath
Marge Jozsa Peg Malloy
Mike Peterson Micky Ryan
Jeanne Staehli

HCDC Staff

Wendy Cherubini, Program Manager
Marge Ille, Housing Authority of Portland
Mike Saba, City of Portland, Bureau of Planning

HCDC Liaisons

Pete von Christierson, City of Gresham
Karen Jones Whittle, Multnomah County

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Executive Summary

I. The Economic and Policy Context

A metropolitan center of commerce, industry, and entertainment in the Northwest, the cities of Multnomah County and the entire Portland region continue to enjoy a period of sustained economic growth. Along with strong job and population growth, an April 12, 1996 article in the *Wall Street Journal* projects that the Portland metropolitan area will lead the nation's cities in the rate of housing cost appreciation during 1996.

In the midst of this expanding regional housing market, a debate continues regarding the appropriate response to local needs, both current and long term, as the next phase of the *Regional Framework Plan* unfolds in the metro area. Important elements of this planning dialogue are whether or how much to extend the land area within the Metro Urban Growth Boundary and how to address the issue of housing affordability on a regional level.

II. The Consolidated Plan Process

The Portland-Gresham-Multnomah County Consolidated Plan is the result of consortium-based planning effort by the jurisdictions in Multnomah County. A countywide citizen policy advisory body, the Housing and Community Development Commission (HCDC) oversees the production of the Plan and recommends its adoption to the participating jurisdictions. On December 6, 1995 and January 3, 1996, the HCDC conducted public hearings to elicit citizen input on the most urgent housing needs in the community. This was part of HCDC's process in recommending how a locally generated Housing Investment Fund should be allocated. A *Draft 1996-1997 Consolidated Action Plan* was available March 29 for a 30 day public review phase. The DRAFT was presented to HCDC members at their April 3 meeting. HCDC heard additional testimony at their May 1 meeting and recommended that the three jurisdictions adopt the plan.

III. Restatement of Consolidated Plan Principles and Priorities

The general priorities established by the CHAS continue to be addressed through the Consolidated Plan. The statement of funding principles are:

Principle I: Priorities should focus on providing housing for those with the greatest needs.

Principle II: Both public and private funds are required to meet community needs.

Principle III: There should be a direct relationship between the amount of public subsidy and the length of time that a housing resource remains affordable.

The Consolidated Plan Priorities are:

Priority One:

- A. Programs to provide affordable rental housing for homeless individuals or families, and very-low income households (earning less than 50 percent of area median income) who pay more than

50 percent of their income for housing. This includes persons with special needs, such as people with mental and physical disabilities, people with AIDS, and the elderly.

- B. Programs to provide assistance to very low-income existing homeowners, particularly the elderly and persons with special needs, to maintain their homes. Loan programs should provide funds for selective rehabilitation to maintain basic systems (plumbing, electrical, roofs, structural), to make improvements to allow elderly and persons with physical disabilities to remain in their homes, and to assist very low-income homeowners in the Mid-County sewer project.
- C. Programs to provide support facilities and services, such as job training, child care, education, and health services, to assist the homeless, very low-income households and persons with special needs to transition to self-sufficiency and independent living.

Priority Two:

- A. Programs to provide affordable rental housing, through rental rehabilitation and new construction, for low-income (earning 50-80 percent of area median income) households. Programs should help to maintain and preserve housing stock and stabilize neighborhoods.
- B. Programs to assist existing homeowners earning 80 percent or less of area median income. Programs should emphasize emergency and basic repairs and neighborhood stabilization.
- C. Programs to provide support facilities and services, such as case management, job training, child care, etc., for low-income households.

Priority Three:

Programs to assist first-time homebuyers. These programs should be focused on those populations that have traditionally not been able to access the private market, including minorities. Homebuyer programs should also be targeted as an important community development tool to bring reinvestment back into deteriorating neighborhoods. Public funding of these programs should leverage private funds or be directed to relatively low-cost programs such as education.

IV. ANNUAL PLAN

A. Estimated Resources 1996 - 1997 (Consortium Wide)

RESOURCES	City of Portland	City of Gresham	Multnomah County
HOME*	\$3,170,436	\$283,206	\$224,358
CDBG Entitlement & Estimated Program Income	11,851,250 3,830,000	700,000	730,000 100,000
ESG	300,000		
HOPWA**	500,000		
General Fund	1,540,118		

RESOURCES	City of Portland	City of Gresham	Multnomah County
Miscellaneous	754,513		
TOTAL	\$21,946,317	\$983,206	\$1,024,358

- * HOME funds are the only source which is allocated to the Consortium. Even though Portland is the lead jurisdiction, the funds are spent in each jurisdiction.
- ** Portland is responsible for administering the HOPWA funds because it is the largest city within the six county EMSA. The funds serve a six county area: Clackamas, Columbia, Multnomah, Washington, Yamhill, and Clark (Washington State).

B. Activities to be Undertaken FY 1996-1996

1. Federally Funded Activities

a. HOME-funded Activities

The Portland HOME Consortium will use the FY 96 HOME Investment Partnership funds to expand and improve the supply of affordable housing to low and moderate income families in accordance with the priorities established in our adopted Comprehensive Housing Affordability Strategy (CHAS) and reaffirmed in the Consolidated Plan (1995-1999). Each member of the Consortium will plan and execute projects within their own jurisdiction. When the opportunity arises the Consortium will collaborate on joint projects and system wide programs.

We propose to use HOME funds to produce approximately 300 units of affordable rental housing, including approximately 85 HOME-assisted units. We are also proposing new construction of 3 units of housing for purchase by low and moderate income homebuyers as a homebuyer pilot project.

We have set aside 15 percent of our HOME allocation for CHDO projects and will reserve 5 percent of the HOME funds for CHDO Operating Support. CHDOs will be involved in a number of rental production and rental rehabilitation projects in addition to special needs housing projects. CHDOs are expected to be active partners in many HOME funded projects, including our homebuyer pilot project.

All three jurisdiction will support a small tenant based rental assistance program to assist approximately 225 households. Forms of assistance will include security deposits, assistance with first and last month's rent, and short term rent subsidies.

We estimate that the match obligation generated by our proposed use of funds will be approximately \$780,000, and expect to use many sources to meet our match obligation.

b. CDBG-funded Activities

- (1) **City of Portland.** The city fund activities in several program areas: housing, economic development, neighborhood improvements, homeless housing and services, youth employment and involvement, public safety, community and targeted initiatives, and community systems support.
- (2) **Multnomah County.** The county's community development program follows an allocation policy approved by its Policy Advisory Board. Thirty-five percent of CDBG funds and all of program income fund housing activities; 25 percent of the funds go toward neighborhood revitalization activities; and 10 - 13 percent is for public services.
- (3) **City of Gresham.** Gresham will conduct a single family housing rehabilitation program to connect houses to a new sewer system, award funds to a nonprofit organization to conduct remodeling of existing units to provide access for persons with a disability, and to two or three nonprofits to acquire, rehab or construct units for families and individuals with special needs whose income is below 50 percent of the area's median family income. Fifteen percent of the funds will be used to provide a variety of public services; 7 percent is allocated for economic development activities; and 10 percent will be used for community facilities.

c. Homelessness

The City of Portland allocates almost \$2 million annually to homeless activities, the majority of which is contracted through Multnomah County for services (15-20 percent of their annual budget). In the area of facility development, for which the City is responsible, BHCD contracts with the Housing Authority of Portland to undertake housing for special needs populations, and oversees an allocation that is used to leverage other funds to stimulate shelter and transitional housing development. Currently under development are facilities for homeless families, women, and persons with a chronic mental illness

(1) Addressing Emergency and Transitional Housing Needs of Homeless People

- Portland has allocated CDBG funds for the development of a multi-level facility for 44 women. The Housing Authority of Portland (HAP) will own and develop this facility which will be ready for occupancy in Fall, 1996. HAP has received a McKinney grant for development, operations, and supportive services.
- Portland is contributing HOME and CDBG funds to the development of a multi-level facility for up to 50 persons with a severe mental illness. Mental Health Services West has received a McKinney grant for development, operations, and supportive services.
- Portland will continue to fund shelters for men and women, the Bridgeview program for persons who are chronically mentally ill, and alcohol/drug free housing.

- Portland will continue to fund a day shelter and a night shelter for homeless youth.
- CDBG and HOME funds from Portland will assist in the development of emergency/transitional housing for 50 families with children. During the coming year three projects will be completed which will be developed and owned by HAP and operated by service agencies. All have received McKinney awards.
- Portland will provide funding for existing transitional programs which will assist 125 households. Gresham, Portland, and Multnomah County all fund the transitional housing programs which Human Solutions operates in east county and in Gresham.
- Portland will continue to provide funds for emergency housing vouchers for individuals and other households in need, and to operate the clearinghouse.

(2) Preventing Low-Income Individuals and Families from Becoming Homeless

- All three jurisdictions will continue to use the HOME program to fund rent assistance and assistance with move-in costs to households at risk of losing their housing and to homeless households to facilitate their accessing and stabilizing in permanent housing. Portland also uses PILOT funds for a program operated by Multnomah County.

(3) Helping Homeless Persons Make the Transition to Permanent Housing and Independent Living

- The rent assistance programs mentioned above are designed to assist homeless people access housing.

d. Housing for People with Special Needs

Set-Aside for Development. Portland will allocate over \$1 million in HOME and CDBG funds to the housing authority to preserve and increase the supply of housing for those with special needs.

Persons with Need for Accessible Units. All three jurisdictions will fund the Adapt-A-Home project which modifies existing rental units to make them accessible to handicapped persons.

Persons with HIV/AIDS . The City of Portland receives and administers the Housing Opportunities for People with AIDS (HOPWA) grant for the six-county entitlement area. The city's Bureau of Housing and Community Development will continue an open allocation process for HOPWA.

Several projects will be under development this coming year. All have been planned in collaboration with a service agency which will link residents to services. The

projects also will receive CDBG, HOME and federal McKinney funds; and receive assistance from Portland, Gresham, Multnomah County, and Clackamas County.

Households Impacted by Domestic Violence. The City of Portland will continue to use CDBG, Emergency Shelter Grant, and other sources to fund programs that provide domestic violence intervention, including shelter, transitional housing, and support staff. These activities are coordinated with other resources and programs dedicated to the reduction of domestic violence.

e. Fair Housing

The three jurisdictions have completed their *Analysis of Impediments to Fair Housing*. The City of Portland (using CDBG, HOPWA, and General Funds) and Multnomah County (using CDBG) will continue to fund education and outreach programs. All three jurisdictions will continue to fund a county-wide enforcement project which includes intake services in support of complainants, legal information, representation for complainants, investigation, and testing services.

Funding of Local Fair Housing Activities, 1996-1997

	Portland	County	Gresham	HUD	Oregon	TOTALS
General Funds	\$14,511				\$25,000	\$39,511
CDBG Funds	\$95,373	\$18,700	\$4,357			\$117,430
HOPWA Grant	\$10,500					\$10,500
FHIP Funds				\$123,000		\$123,000
TOTALS	\$120,384	\$18,700	\$4,357	\$123,000	\$25,000	\$291,441

3. General Activities in the Coming Year

(a) Meeting Underserved Needs: Resource Development

In response to decreasing federal subsidies for housing development, this past year the City of Portland for the first time allocated \$7.5 million in General Fund revenues to assist housing development in furtherance of its adopted Livable City Housing Goals. Over \$4.5 million already has assisted the development of nearly 700 units. Over 20% of the units are targeted to households earning 50 percent or less of the area median family income (MFI); 80 percent of for households below 80 percent of MFI. The Mayor's budget proposes \$24.6 million over the next two year for a Housing Investment Fund (HIF). The details of the dollar amount, the administration and guidelines will be resolved this year.

It is also possible that increasing property values within the City of Portland will allow the Portland Development Commission to re-institute its tax increment finance program. A certain amount of these funds will be available for housing development.

At the Countywide level, members of the public and inter-agency staff are developing recommendations for the most efficient use of \$1 million of housing funds derived

from the Strategic Investment Program (SIP) approval of property tax abatements for two micro-chip plants locating in Gresham. It is hoped that this SIP fund can provide the seed for a permanent Countywide housing trust fund. Key decisions will be made by the Multnomah County Board of Commissioners this year.

The City of Gresham has embarked on an update of its Housing Policy. Included in this planning process is an assessment of Gresham's affordable housing needs and proposed strategies and programs to address them.

As noted above, Metro has begun to develop components of its Regional Framework Plan. This process is required by state law to address regional affordable housing needs and will engage all of the metro jurisdictions in an unprecedented dialogue on ways to address this issue in a consolidated fashion.

(b) Fostering and Maintaining Affordable Housing

The major local effort to be undertaken by Portland is the continuation of two housing-based property tax exemption programs which are dedicated to preserving rental housing stock and the development or maintenance of rental housing by non-profit community development corporations. For the upcoming year, twenty local community development organization will participate in this program ensuring the maintenance of nearly 3,000 housing units affordable to households earning 60 percent or less of the area median income.

(c) Removing Barriers to Affordable Housing

The major regulatory reform the City of Portland accomplished recently is the approval of an exception from the Uniform Building Code to allow the construction of five story wood frame apartment structures. This will allow a more economical form of construction for new rental unit development.

A current recommendation as part of the City of Portland's budget is a General Fund set aside to compensate development bureaus that provide development review fee waivers to non-profit developers of low income housing. As proposed, this set aside will apply to the development review fees of Planning and Building Bureaus and the Office of Transportation.

(d) Evaluating and Reducing Lead-Based Paint Hazards

Multnomah County is one of four counties in the state involved in a lead-screening project sponsored by the Oregon Childhood Lead Poisoning Prevention Project and funded by a grant from the Centers for Disease control. The Oregon Health Division has information brochures available on lead poisoning screening and prevention

(e) Reducing the Number of Poverty-Level Families

Anti-poverty strategies of the members of the Consortium have not changed significantly from those discussed in the Consolidated Plan 1995-1999 (pages 83-86). The Community Action Program of Multnomah County has increased somewhat its funding of activities that give homeless and other low-income people more control over their lives--a long term approach to improving the lives of small numbers of people. Implementation of the Strategic Investment Program which provided tax

of small numbers of people. Implementation of the Strategic Investment Program which provided tax abatement to two high-tech plants in Gresham has focussed on linking people in poverty to jobs.

(f) Developing the Institutional Structure

There are no actions planned for this year to make any significant changes in the institutional structure of the housing delivery system.

(g) Enhancing Coordination

Two new endeavors are improving relationships between housing providers and social service agencies and creating linkages between programs funded by all three jurisdictions. Multnomah County's Community Action Program Office, housing specialists employed by the Community Services Centers and mental health agencies, and the housing authority meet monthly to address housing issues. There are ongoing meetings involving service providers, housing organizations belonging to the Community Development Network (CDN), county staff, and staff of HCDC.

4. Public Housing

The Housing Authority of Portland (HAP) assumes that its funding will decrease significantly with the passage of a balanced federal budget and is examining the implications over the next seven years. For several months HAP has attempted to identify and address potential scenarios that might occur with legislation that will affect the operation and funding of Low Rent Public Housing and the Section 8 Programs. The housing authority has hired a consultant who will interview 45 community members who will provide direction to HAP as it faces the future. Focus groups also will be utilized to provide input as to how HAP might serve the housing needs of very low-income and other households in this community.

The housing authority is making a major transition to site-based management of its public housing properties that integrates management responsibility for both tenant management and building maintenance at the site level. A pilot project involving three properties tested the new approach and has resulted in both improved service and reduced maintenance costs.

HAP staff has begun implementation of an Action Plan which combines two HUD-funded programs, Family Self-Sufficiency (FSS) and a Family Investment Center Program (FIC). HAP and two unions have designed an apprenticeship program for public housing residents. Over 400 residents between the ages of 17 and 24 have been identified as potential participants. On April 15 the training of the first 40 residents began.

V. Monitoring

Some projects are funded by more than one jurisdiction. To reduce administration and monitoring, interagency agreements spell out that only one jurisdiction will manage a project and management responsibilities will alternate between jurisdictions.

A. City of Portland

The Bureau of Housing and Community Development provides monitoring for HOME, ESG, HOPWA, and CDBG-funded projects. Monitoring activities may include program performance, fiscal accountability and regulatory compliance and could involve both internal file review and on site reviews.

B. Multnomah County

Multnomah County monitors its subrecipients according to federal requirements and program policy. Program staff formally monitor subrecipients on at least an annual basis through field site visits, monitoring of fiscal records in-house and on-site, and follow-up contact to ensure correction of any deficiencies. .

C. City of Gresham

To ensure compliance with federal regulations Gresham monitors the administrative, financial, and programmatic operation of subrecipients and provides oversight so that performance objectives are accomplished within schedule and budget. Monitoring is an on-going process which includes the application process, the preparing the contract, communication, technical assistance, site visits and follow-up with the subrecipient. Housing projects requiring long-term affordability will be monitored annually or every two years as required until the term of affordability is completed.

I. INTRODUCTION

The Consolidated Plan and Annual Update ("Action Plan")

The Consolidated Plan is a combined plan and application to the U.S. Department of Housing and Urban Development (HUD) for funds available to cities and counties under four formula grant programs. The statutes for the grant programs set forth three basic goals, each of which must *primarily benefit low- and very low-income persons* (people with incomes below 80% of area median income):

- 1) *To provide decent housing:* First, the programs are to provide decent housing. Included within this broad goal are the following: assist homeless persons to obtain affordable housing; retain the affordable housing stock, increase the availability of permanent housing that is affordable to low-income Americans without discrimination; and increase supportive housing that includes structural features and services to enable persons with special needs to live in dignity.
- 2) *To provide a suitable living environment:* This includes improving the safety and livability of neighborhoods; increasing access to quality facilities and services; reducing the isolation of income groups within areas by de-concentrating housing opportunities and revitalizing deteriorating neighborhoods; restoring and preserving natural and physical features of special value for historic, architectural, or aesthetic reasons; and conserving energy resources.
- 3) *To expand economic opportunities:* This goal includes creating jobs accessible to low and very low-income persons; providing access to credit for community development that promotes long-term economic and social viability; and empowering low and very low-income persons in federally assisted and public housing achieve self-sufficiency.

The grant programs covered by the Consolidated Plan include:

- * **Community Development Block Grant (CDBG) Program.** The Cities of Portland and Gresham, and Urban Multnomah County (the area of Multnomah County outside of the Portland and Gresham city limits) each receive CDBG funds which can be used for activities such as housing, public services, community facilities, public improvements, economic development, and community revitalization.
- * **HOME Investment Partnership.** The HOME program is authorized under Title II of the National Affordable Housing Act for the purposes of 1) expanding the supply of affordable housing for low- and very low-income families with an emphasis on rental housing; 2) building state and local nonprofit capacity to carry out affordable housing programs; and 3) providing coordinated assistance to participants in development of affordable low-income housing.

The Cities of Portland and Gresham and Multnomah County are partners in the HOME Consortium, with Portland designated as the lead jurisdiction. For the past three years the jurisdictions have been working together to implement the CHAS, a countywide housing strategy. The Consolidated Plan incorporates the statutory requirements of the CHAS.

- * **Emergency Shelter Grant (ESG).** The City of Portland is the only jurisdiction in the County that receives a direct award of ESG funds. ESG funds can be used for emergency shelter programs and other direct service programs for homeless people. The City and Multnomah County work together on planning and allocation decisions.
- * **Housing Opportunities for People With AIDS (HOPWA).** The HOPWA program is administered by the City of Portland for a 6-county area: Multnomah, Washington, Clackamas, Clark, Columbia, and Yamhill. Portland works closely with the other 5 counties in planning and allocation. HOPWA funds are targeted to persons with HIV/AIDS with incomes at or below 50% of the area median. Supportive services must be provided as part of any housing funded by HOPWA. HOPWA can fund supportive services but will be primarily targeted to housing capital and rental assistance funding.

The Consolidated Plan replaces all former HUD planning and application requirements with a single submission. *The Consolidated Plan 1995-1999* was a five-year planning document. The current document is an update which contains the "Action Plan" for FY 1996-1997. It must be submitted to HUD by May 15, 1996, to ensure that funds will be available by July 1, 1996-- the start of the 1996-1997 Fiscal Year.

Major Challenges

Changes at the Federal Level

Congress finally passed the 1996-97 Federal Budget which was signed into law by the President in April during the 30-day comment period on the draft of this document. Public housing, Section 8, homeless, and other housing programs for those with special needs (Section 811 and Housing Opportunities for People with AIDS) incurred reductions. Significant cuts in housing place new pressures on how the CDBG and HOME resources will be used. Although CDBG and HOME were funded at last year's level, funding actually decreased due to set asides within the CDBG allocation for specific programs, inflation, and the rising cost of housing production.

Congress instituted mandatory minimum rents of \$25 for residents of public housing and for tenants in Section 8 programs, eliminated preferential waiting list placement for those with the worst case housing needs, but maintained the Brooke Amendment which limits on how much a family in these programs pays for rent plus utilities. At this point it is uncertain what legislation Congress will enact next year which will affect these programs. Local housing authorities hope that legislative and regulatory relief will soften the blow of funding cuts.

Here in Multnomah County, the Housing Authority of Portland (HAP) is evaluating its role in the local housing continuum, beginning a community planning process and improving the effectiveness of its internal operations. HAP may need to increase rental income to offset federal operating fund reductions. The average income of HAP tenants may rise over time changing HAP's role as the provider of housing for our neediest citizens.

Minimum rents could lead to an increase in homelessness in the Portland region. Oregon, unlike many other states, does not provide single individuals guaranteed income through its General Assistance Program. An estimated 700 tenants in Section 8 projects assisted through HAP and public housing in the county have no income. For these households even a \$25 minimum rent becomes a severe hardship; non-payment may lead to eviction.

Other federal budget cuts will be, and are, impacting the lives of low and moderate income families in a number of different areas. Reductions in various services, higher co-payments for medical care as well as less available affordable housing place severe stresses on low income families and singles who are already struggling to get by. CDBG resources as well as local city and county funds will be asked to meet these new needs as well as those documented in the 1995-1999 Consolidated Plan.

Regional Growth

Metro, Portland's regional government, has forecasted that 645,000 more people will be living in the four-county area by 2015. State law requires that the Urban Growth Boundary (UGB) have the capacity to accommodate the expected growth for 20 years.

The City of Portland believes that growth can be accommodated within the current UGB, and that even with increased density the region's livability can be enhanced. The City has adopted the goal of fostering the development of at least 50,000 housing units within its boundaries that would be affordable for various income groups by 2015. It has created a Livable City Housing Council (LCHC) to facilitate the development of that number.

It is expected that the City's proposed budget for the next two years will include \$30,000,000 for a Housing Investment Fund (HIF). The HIF would support mixed used, transit-oriented development, and increase affordability for lower- and moderate-income households.

The City of Gresham is expected to accommodate 12,100 households by 2015. The City is currently preparing a Housing Policy which will identify how the increase in population can occur within its boundaries. Options including increasing density in residential zones, permitting mixed uses, converting commercial zones, reducing parking standards, and developing opportunities for affordable housing dispersed throughout the city.

II. PLAN DEVELOPMENT PROCESS

Lead Agency

The City of Portland's Bureau of Housing and Community Development (BHCD) administers the HOME funds (on behalf of the Consortium), Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). BHCD is designated as the lead agency for the Consolidated Plan. The Bureau of Housing and Community Development has delegated the coordination of the Consolidated Plan process and countywide plan development to the Housing and Community Development Commission (HCDC) and its staff.

Inter-Agency and Jurisdictional Consultation

The Consolidated Plan development process for Fiscal Year 1996-97 carried out the inter-jurisdictional, cooperative venture begun during the initial stages of the CHAS planning process. During the CHAS planning process, the cities of Portland and Gresham along with the rest of Multnomah County formalized their relationship by forming a HOME consortium. These jurisdictions committed to an ongoing planning effort by instituting a new citizens body, the Housing and Community Development Commission (HCDC). This countywide Commission recommends housing policy, advising the three jurisdictions on budget decisions affecting housing programs, ensuring the linkage of associated social services with these programs, and guiding and monitoring the updates of the Plan. The HCDC acts as a focused public forum on all affordable housing matters and advocates, when necessary, for low and moderate income residents of the county.

The Policy and Planning Function of HCDC

The HCDC consists of fifteen members, nine of whom are appointed by the City of Portland and three each by the City of Gresham and Multnomah County. This body is the inter-jurisdictional citizens' body that reviews and makes policy recommendations to the jurisdictions regarding housing and community development plans submitted to the Department of Housing and Urban Development. The principles, priorities, and strategies incorporated in the *Consolidated Plan* form the basis for the final budget recommendations made to the three jurisdictions.

The staff for the HCDC consists of an interagency team representing Portland's Bureaus of Housing and Community Development and Planning, the Housing Authority of Portland, Multnomah County's Community and Family Services Division, and Gresham's Community Development Department. In addition, extensive consultation has been undertaken with the Oregon Department of Housing and Community Services, and county social service agencies and non-profits.

Institutional Structure for Housing and Special Needs Service Delivery

The responsibility for implementing this Plan will rest with Portland's Bureau of Housing and Community Development, Gresham's Community Development Department, Multnomah County's Department of Housing and Family Services, and the Housing Authority of Portland. However, implementation cannot proceed without the involvement and support of several public and private agencies. The list of "players" found in the Consolidated Plan, 1995-1999 (pages 4-11) contains the various institutions and agencies responsible for the delivery of housing and community development services in the region.

Process

In developing this Annual Update for the *Consolidated Plan*, information was gathered from a variety of sources detailing housing market and regional economic trends. Public testimony on housing and community development needs was offered at monthly Housing and Community Development Commission (HCDC) meetings. Some of the topics discussed were: the impact on low/mod housing of microchip plants which received tax abatements and will be locating in the City of Gresham, the need for a permanent facility and more permanent housing for homeless singles, the effect on very low income renters of a tight rental market and high income to rent ratios, the economic impact of family day cares in low income neighborhoods, the impact of federal cuts in funding at the Housing Authority of Portland (HAP) and how the targeted area community development approach is working in Portland and specifically Southeast Portland.

HCDC also held two public hearings specifically on housing needs in the City of Portland on December 6, 1995 and January 3, 1996. These hearings addressed how a proposed City Housing Investment Fund should be spent and how, if the fund was created, federal housing resources (CDBG, HOME) should be used. Because these hearings addressed a new local housing resource, the testimony heard during this process is a better indicator of need than hearings on reduced or flat federal funding. Testimony (selections attached) was heard from homeless families, low income renters, victims of domestic violence, shelter providers, social service providers, business organizations and non-profit developers of low and moderate income housing.

Multnomah County and the City of Gresham

Multnomah County and Gresham's project selection process began with a jointly sponsored application workshop. The competitive process was advertised by a directly mailing to interested parties, such as non-profits, neighborhood-based groups, and small cities in east county; and in newspaper ads. Applicants were informed of program objectives, time lines, eligible project activities, rating criteria, and opportunities for input. Applications were available and due 30 days later.

For Multnomah County, program staff reviewed, rated, and ranked all applications and produced staff reports which were submitted for consideration to the Policy Advisory Board (PAB) which is comprised of representatives of small cities and the county. After the PAB recommended projects to fund, a public hearing was advertised and provided an opportunity for applicants and other citizens to testify on recommendations. The PAB then finalized their recommendations to the Board of County Commissioners. The Board will hold another public hearing before it will approve this "Action Plan" for submittal to HUD.

In Gresham applications were reviewed by staff for eligibility, and then reviewed and scored by three volunteer panelists. Two public hearings were conducted by the city's Community Development and Housing Committee (CDHC) to receive testimony on all applications received. Public notices announcing the hearings and describing the projects were issued. A summary, the testimony, the rating and ranking, and ratios of cost and leverage were submitted to the CDHC members for each project. The CDHC then recommended projects for funding to the City Council. The City Council will conduct a public hearing advertised by a public notice, and adopt the Action Plan for the coming fiscal year.

Draft Plan and Final Document

A *Draft* of the 1996-1997 Action Plan was published March 29 and was available for comments for a period of 30 days. The Housing and Community Development Commission (HCDC) held a public hearing on the *Draft Annual Update* May 1, 1996, and adopted a resolution which recommended that the three jurisdictions approve this Action Plan for 1996-1997. Each member of the Consortium will hold at least two hearings on their proposed CDBG and HOME budgets, and in the case of the City of Portland, ESG and HOPWA budgets.

A summary of the May 1 testimony and written comments which were received are included in Appendix B of this document.

III. HOUSING MARKET ANALYSIS

Summary

The strong local economic trends described in the adopted Five Year Consolidated Plan (FY 1995-1999) continue to influence the metropolitan (and Multnomah County's) housing market. Job growth continues at a healthy rate. The highest rates of growth, however, continue to occur among the lowest paying service sectors and the higher paying technical and professional levels. The exception is the strong demand for construction workers for a large number of public and private projects. A continuing labor shortage, as represented by the region's low unemployment rate (3.6 percent as of December 1995), will push up wages in high demand jobs but will also spur in-migration by out-of-area job seekers, thereby increasing demand on the local housing market. The rental vacancy rate hovered at or below 4 percent in the Portland area. It is expected that housing prices will continue to increase at faster rates than the wage levels of households earning less than the area median income.

In a tight rental market, the affordability gap for low income renters remains. Households with special needs, including low income large families and persons with physical and mental disabilities continue to be underserved in this market.

Stable interest rates have been one of the hopeful signs for first time homebuyers, although rising prices of new and existing housing increasingly offset this advantage. The median sales price for single family housing in the Portland area approached \$130,000, an increase of 10 percent during the last year. This places much of the for sale- housing stock beyond the reach of low- and many moderate- income households. Older homes in established and increasingly desirable inner city neighborhoods provide a diminishing stock of the housing that has in the past been affordable for these first time buyers.

Economic Trends

According to the *U.S. Housing Market Report* published by HUD for the fourth quarter of 1995, Oregon continued to lead the northwest region in employment growth. In 1995 Oregon had the fourth highest rate of nonfarm job growth in the nation at 4.3 percent. For the first time in the state's history, jobs associated with the high tech industry overtook the number of jobs available in the wood products and timber industries. This marked a historic shift in the economic character of the state.

Most of this shift occurred in the metropolitan areas of the Willamette Valley. In the Portland-Vancouver metropolitan area alone 35,100 new jobs were created the last year. Interestingly, within the high technology sector, it is estimated that of the new jobs paying \$30,000 or less per year, 77 percent will be filled by local residents. Of those jobs paying more than \$40,000 per year, only 25 percent are expected to go to current residents of Oregon. There is concern over the ability of local educational institutions to provide an adequate number of trained employees at both ends of the high technology job market. The implication for the local housing market is that higher paid workers moving into the area will continue the upward pressure on housing prices.

According to the Fall/Winter 1995 issue of *The McGregor Millette Report*, "Exploding employment growth in high-tech and construction helped the Portland/Vancouver MSA break a 50 year record as unemployment fell to 3.7 percent and averaged less than 4 percent during 1995. Resulting labor shortages caused local employers to aggressively recruit outside the area, population increased by

another 30,000 residents, and our apartment market (in the words of one national apartment developer) grew 'white-hot' as vacancies dropped for the fourth consecutive year and rents increased 4.7 percent."

The McGregor Millette Report notes that "in-migration continued at a brisk pace this year as excellent employment prospects attracted workers from throughout the nation. Oregon ranked 4th in the nation in jobs growth behind Utah, Nevada and New Mexico."

Housing Market

Based on 1990 Census data 53 percent of occupied housing units in Portland are owner occupied. This is lower than the national average of nearly 64 percent. Minority households have an even lower rate of homeownership at 39 percent. A review of neighborhood and district plans as well as Council goals shows increasing the rates of homeownership to be a high priority.

Local real estate market conditions have made it increasingly difficult for even moderate income households to become homeowners. In a highly publicized report issued in December of last year, the National Association of Home Builders listed the Portland metro area among the 25 least affordable home buying markets among the 191 largest urban areas in the country. Their Housing Opportunity Index (HOI) compares an area's median housing price with the median income, adjusted for other local factors such as property tax burden, to arrive at a index comparing local housing markets. Of the total 191 metro areas examined, the Home Builders listed Portland as the 183rd least affordable housing market. Such national comparisons are controversial, however, as demonstrated by an analysis by the staff of Metro, the regional government, which indicated that the Home Builders' statistics exaggerated the impact of local property taxes on housing costs. In fact, the newsletter *Market Action*, published by the Portland Realtors' Multiple Listing Service, claims that housing affordability for the median income household increased during the last year.

Data do indicate that costs of both houses for sale and for rent have escalated in the Portland area over the last ten years. Table 1 shows that the median sales price of an existing home in Portland has risen faster in the last five years than any other metropolitan area in the county--increasing by 67 percent. Table 2 charts changes in wages and housing over the last ten years in Portland. Housing costs have risen twice as much as wages: 81 - 88 percent compared with 42.5 percent for wages.

Apartment rents have been increasing at a slower pace than the increase in the average sales price for single family homes, but still show a 20% increase in the past five years. Apartment vacancy rates have hovered around 4% for the past four years. This is somewhat lower than what is generally considered a healthy vacancy rate of 5%, and significantly below the national average of 7.5%.

The ongoing debate on the nature of the regional housing market and the appropriate response to local needs, both current and long term, will be a key element in the next phase of the *Regional Framework Plan* under development for the Portland metropolitan area. Important elements of this planning dialogue are whether or how much to extend the land area within the metro Urban Growth Boundary and how to address the issue of housing affordability on a regional level.

**Table 1. Change in Median Sales Prices of Existing Homes
In Selected Metropolitan Areas, 1989 - 1994**

Area	1989	1994	% Change
Portland	\$70,000	\$117,000	+67%
Salt Lake City	69,400	98,000	+41
Denver	85,500	116,800	+37
Kansas City, Mo.	71,600	87,100	+22
Charlotte, N.C.	88,100	106,500	+21
Miami	86,900	103,200	+19
Detroit	73,700	85,200	+16
Phoenix	78,800	91,400	+16
Minneapolis	87,200	101,500	+16
Atlanta	84,000	93,800	+12
Washington D.C.	144,400	157,900	+9
Dallas	93,400	95,000	+2
Boston	181,200	179,100	-2
New York	183,200	173,200	-5
Los Angeles	214,800	187,700	-13
Hartford, Conn.	165,900	133,400	-20

Source: Dataquick Information Systems, *Wall Street Journal*, "Regional Home-Price Gap Is Narrowing", May 10, 1995

**Table 2. Relative Rates of Change, 1984-1994
Wages, Housing Prices, and Rents
Portland Metropolitan Area**

Year	Wages ¹		Home Prices ²		Rents ²	
	Average Weekly State Wage	Annual Rate of Change	Aver Annual Home Sales Price	Annual Rate of Change	Average Annual Rent	Annual Rate of Change
1984	\$334.60		\$71,300		\$311	
1985	343.28	2.6%	70,600	-1.0%	331	6.4%
1986	352.19	2.6%	72,300	2.4%	349	5.4%
1987	352.19	3.1%	73,300	1.4%	395	13.2%
1988	377.62	4.0%	76,200	4.0%	425	7.6%
1989	390.20	3.3%	85,000	11.6%	456	7.3%
1990	410.02	5.0%	96,000	12.9%	489	7.2%
1991	429.86	4.8%	111,300 ³	15.9%	520	6.3%
1992	452.25	5.2%	116,300	4.5%	523	0.6%
1993	463.32	2.4%	123,400	6.1%	539	3.0%
1994	477.00	2.9%	134,200	8.8%	563	4.4%
	Wages: 42.5% Rate of Change 1984 to 1994		Home Prices: 88.2% Rate of Change 1984 to 1994		Rents: 81.0% Rate of Change 1984 to 1994	

Source: Oregon Employment Division, Real Estate Report, McGregor Millette and Associates, Inc.

¹ The average annual nominal wage rate for all industries in Oregon (including supervisory wages, tips, bonuses, profit-sharing, commissions, and other lump sum payments). The Metro area average wage is typically higher than the overall state average. However, for this time period, the difference is assumed to be constant so that the rate of change represents the metro rate of change.

² Average annual sales price and market rent for housing in Multnomah, Clackamas, and Washington Counties.

³ 8 months of data (conversion to RMLS)

IV. HOUSING AND HOMELESS NEEDS ASSESSMENT

Housing Needs of Low- and Moderate-Income Households

In the midst of a growing economy, the high priority housing needs identified in the CHAS and restated in the Consolidated Plan continue to hold true. In a tight rental market, the affordability gap for low income renters remains. Households with special needs, including low income large families and persons with physical and mental disabilities continue to be underserved in this market.

- Housing prices are rising at a dramatic rate. Incomes are not rising proportionally.
- Rental housing is experiencing low vacancy rates, increasing rents, and inadequate number of large family units.
- The dream of homeownership is rapidly disappearing for a large number of renter households, especially young families.
- Non-profits are playing an increasing role in affordable housing development.

While Portland continues to experience an expanding economic climate and corresponding job growth, growth in incomes is not keeping pace with national trends. Additionally, after experiencing a relatively affordable housing market for many years, Portland has seen a dramatic rise in housing prices in the past several years. These factors combine to create a growing crisis in housing affordability.

The affordability gap in rental housing is also dramatic and growing. The Consolidated Plan documents that there is a need for an additional 10,000 affordable rental units for households below 30 percent of median income. In addition, while the data suggests that there are adequate numbers of affordable housing units for households below 80 percent of median, these units are not actually occupied by lower income households, and they may not be suitable to the household needs (e.g. the rent for a studio unit may be affordable to a family of three, but is not of adequate size).

Regardless of household size, the majority of households below 30% of median income (with the exception of one and two person elderly households) have housing cost burdens greater than 50 percent of their household income. It is for these households that unanticipated medical expenses, reduced work hours, or car repairs can make the difference between making a rent payment or not. These families are truly "one paycheck from homelessness."

Close to 43 percent of housing units have 3 or more bedrooms and close to 76 percent of these large units are owner occupied. Close to 21 percent of the housing units are studios, SRO and 1 bedroom units, 78 percent of which are rentals. These figures highlight the need for large rental units. Developers are less likely to pursue large unit projects because they are more expensive to develop and produce less cash flow per square foot. Existing units are more likely to be small properties in scattered sites, again decreasing cost effectiveness.

The recent Consolidated Plan estimated that approximately 20% of the housing units within the City are substandard because of structural problems. Additional units have fire or life safety violations, which though less costly to repair, represent significant risk to occupants. Most of these units can be rehabilitated in a cost effective manner.

Homelessness

Although Portland's economy has grown significantly over the past 15 years and many of Portland's residents have prospered during this period, the number of individuals who are homeless-- and those in poverty-- has also grown dramatically.

- The increase in number of residents living under the poverty level has led to an increase in the number of individuals who are homeless and at risk of homelessness.
- There is a growing inability by service providers to serve those who request shelter.
- The increased emphasis on a "continuum of care" highlights the need for affordable permanent housing.
- Balancing the needs of business and residents, with service delivery needs, has led to a commitment to reduce the size of and decentralize shelter facilities.

Numbers of Homeless People

Every November providers of shelter and housing for homeless people cooperate in providing information on the people they shelter on one night. This past November 1,575 individuals who were homeless spent the night of the 29th in a shelter or in transitional housing. The table below provides information on the children, gender, and households composition of those sheltered.

**Table 3 . Homeless Persons Sheltered in Multnomah County
November 29, 1995**

HOUSEHOLD COMPOSITION	TOTALS		ADULTS		CHILDREN
	HHs	Indivs	Male	Female	0 - 17
Unacc'd Adults & Youth <18	867	867	602	243	22
Couple without children	25	50	26	24	0
Families with children	212	649	46	209	394
Two parent family	42	176	42	43	91
Female-headed	166	463	0	166	297
Male-headed	4	10	4	0	6
Extended family	3	9	5	2	2
TOTALS	1,107	1,575	679	478	418

Source: One night shelter count data, Multnomah County Community Action Program Office.

Lack of affordable permanent housing currently poses the biggest stumbling block to moving more people through the homeless continuum. In this situation one alarming statistic sums up the problem: for the more than 22,000 renter households with incomes below 30% in the County, there are only 12,000 housing units that are affordable to them. Thus, it is extraordinarily difficult for those attempting to transition from homelessness to find appropriate and affordable residential units.

People with Special Needs

There is no new information that would change the needs assessment found in the *Consolidated Plan, 1995-1999*. More than likely the continued low vacancy rate, rising rental costs, and incomes that change very little, have exacerbated the housing problems for very low-income households with "special needs."

Under the leadership of Cascade AIDS Project (CAP), a housing task force is developing a plan for those with HIV/AIDS in the six-county metropolitan area. Within the next few months the plan will be completed, and an updated needs assessment and strategies to address these needs will be available. A staff person from the Housing and Community Development Commission is a participant on the task force.

V. ANNUAL PLAN

A. Resources

Table 4. Estimated Resources (Consortium Wide)
1996 - 1997

RESOURCES	City of Portland	City of Gresham	Multnomah County
HOME	\$3,170,436	\$283,206	\$224,358
CDBG Entitlement & Estimated Program Income	11,851,250 3,830,000	700,000	730,000 100,000
ESG	300,000		
HOPWA	500,000		
General Fund	1,540,118		
Miscellaneous	754,513		
TOTAL	\$21,946,317	\$983,206	\$1,024,358

- * HOME funds are the only source which is allocated to the Consortium. Even though Portland is the lead jurisdiction, the funds are spent in each jurisdiction.
- ** Portland is responsible for administering the HOPWA funds because it is the largest city within the six county EMSA. The funds serve a six county area: Clackamas, Columbia, Multnomah, Washington, Yamhill, and Clark (Washington State).

HOME Investment Partnership Program

The Portland HOME Consortium expects the match obligation generated by or proposed use of funds to be approximately \$780,000. Key sources which we expect to use to meet our match obligation include grant funds from the State Housing Trust Fund, value of below market private financing under the Oregon Affordable Housing Tax Credit Program, value of donated property and donated labor, property tax abatement in distressed neighborhoods and property tax exemption for low income housing owned by charitable non-profits, and building permit fee waivers. We have successfully met and exceeded match obligation in prior years from these sources.

The HOME Program has successfully leveraged both public and private resources for affordable housing. Many projects have received funding from State, County, and other City sources. We have also used HOME funds in combination with LIHTC to attract private equity to projects. In addition, most funded projects, except those serving the lowest income populations, have been able to use private debt as a funding source.

B. Activities to be Undertaken

Housing

In 1991 the Cities of Portland and Gresham and Urban Multnomah County formed a Consortium for purposes of applying for and administering the HOME grant -- a federal entitlement grant specifically for housing. The first Comprehensive Housing Affordability Strategy (CHAS) was developed on a county-wide basis. As part of that process, and after extensive citizen involvement, the jurisdictions adopted the following principles and priorities. In December, 1993, the HCDC further defined the CHAS priorities and strategies. These principles and priorities were reaffirmed in the Consolidated Plan, 1995-1999.

Principles

1. Priorities should focus on providing housing for those with the greatest need.
2. Both public and private funds are required to meet community needs.
3. There should be a direct relationship between the amount of public subsidy and the length of time that a housing resource remains affordable.

Priorities

1. Programs to provide affordable rental housing for *homeless* individuals or families, and *very-low income* households who pay more than 50% of their income for housing. This includes persons with special needs, such as people with mental and physical disabilities, people with AIDS, and the elderly.
2. Programs to assist *low-income* households, renters and existing homeowners. Programs should help to maintain and preserve housing stock, and stabilize neighborhoods, and provide support services such as case management, job training, child care, etc.
3. Programs to assist low-income *first-time homebuyers*. These programs should be focused on those populations that have traditionally not been able to access the private market, including minorities. Homebuyer programs should also be targeted as an important community development tool to bring reinvestment back into deteriorating neighborhoods. Public funding of these programs should leverage private funds or be directed to relatively low-cost programs such as education.

Housing Activities

Since the jurisdictions are a consortium only for purposes of the HOME Grant, this section shall be limited to activities to be carried out with HOME funds.

Please refer to Appendix A for a detailed description of activities for each individual jurisdiction that is a member of the Consortium.

The Portland HOME Consortium will use the FY 96 HOME Investment Partnership funds to expand and improve the supply of affordable housing to low and moderate income families in accordance with the priorities established in our 1991-1996 *Comprehensive Housing Affordability Strategy*

(CHAS) and reaffirmed in the *1995-1999 Consolidated Plan*. Each member of the Consortium will plan and execute projects within their own jurisdiction. When the opportunity arises the Consortium will collaborate on joint projects and systemwide programs.

We propose to use HOME funds to produce approximately 300 units of affordable rental housing, including approximately 85 HOME-assisted units. This will include a combination of new construction and rehabilitation projects. We are also proposing new construction of 3 units of housing for purchase by low and moderate income homebuyers as a homebuyer pilot project.

We will work closely with CHDOs and have set aside 15 percent of our HOME allocation for CHDO projects. We also plan to reserve 5 percent of the HOME funds for CHDO Operating Support. CHDOs will be involved in a number of rental production and rental rehabilitation projects in addition to special needs housing projects. CHDOs will be eligible to participate in projects in addition to those in the set-aside and are expected to be active partners in many HOME funded projects, including our homebuyer pilot project.

We are proposing a small tenant based rental assistance program to assist approximately 225 households. Our goal is to use modest amounts of rental assistance to move households from transitional to permanent housing, and to prevent homelessness by providing short term assistance to households faced with eviction. Forms of assistance would include security deposits, assistance with first and last month's rent, and short term rent subsidies.

We estimate that the match obligation generated by our proposed use of funds will be approximately \$780,000. Key sources which we expect to use to meet our match obligation include grant funds from the State Housing Trust Fund, value of below market private financing using the Oregon Lenders Tax Credits, value of donated property and donated labor, property tax abatement in distressed neighborhoods or property tax exemption for low income housing owned by charitable non-profits, and building permit fee waivers. We expect that projects developed by non-profit organizations are likely to generate the most match credit and will include funds from charitable and corporate contributors.

Proposed Use of HOME Funds

The following is a general description of projects and programs we hope to pursue using HOME funds.

New Construction

We estimate that approximately 60 percent of the funds available for production will involve new construction. New construction will be used to meet the needs of large family housing, special needs housing, and development on in-fill sites. We expect that Gresham and Multnomah County will have a large share of new construction projects.

Rehabilitation

We estimate that approximately 40 percent of the funds available for production will involve moderate or substantial rehabilitation. These projects will assist CHDOs, non-profits and for profit developers to improve rental housing for low and moderate income households.

Tenant Rental Assistance

We will deliver a small tenant-based rental assistance program to assist families and other special needs households moving from transitional to permanent housing, or those at risk of eviction and homelessness. Assistance may also be provided to households in rental projects being rehabilitated under the HOME Program. We have budgeted \$278,000 to this activity to be delivered countywide.

CHDO Operating Support

We have budgeted to provide operating support to CHDOs at 5 percent of the total grant amount, or \$183,900. We have developed a system to distribute this grant funding on a competitive proposal basis.

Program Administration

We have budgeted program administration at 10 percent of the total grant, or \$367,800. This category will include administrative costs of managing the HOME program. It also includes some program delivery costs for the consortium members, the tenant based rental assistance program and new construction projects.

Community Housing Development Organizations (CHDOs)

The Portland HOME Consortium has set-aside 15 percent of our HOME grant, or \$551,700 for CHDOs.

We hope to involve CHDOs in a variety of rental housing projects in both the new construction and rehabilitation categories. Most of the programs identified for CHDO participation will provide general rental housing, but CHDOs may also be involved in some special needs housing. CHDOs will be eligible to participate in programs and projects in addition to those identified in the set-aside.

We expect to provide operating support to CHDOs. We have budgeted \$183,900 for this purpose. Each jurisdiction in the consortium has identified possible CHDO projects and has made a commitment to working with CHDOs.

CDBG-Funded Activities

Portland

The following is a description of the activities within Program Areas which the City's Bureau of Housing and Community Development will fund during the next fiscal year. It includes not only CDBG funds, but all funding sources.

Housing Program Area

The Housing Program area includes both capital funding for housing development and social services related to housing. The major focus is on housing development: homebuyer programs, homeowner repair, rental rehabilitation and production, and special needs housing. CDBG float will continue to be used to rehabilitate single family homes for purchase by first-time homebuyers. If funds are insufficient to repay the float, there may not be sufficient funds to fully operate the single family rehabilitation program. Housing service programs funded with CDBG include information and referral, education, fair housing and housing counseling services for low and moderate income households.

Housing programs respond to the housing needs of low income individuals and families. They are also key components of targeted neighborhood improvement strategies. Individual programs may be designed to respond to one or both of these needs.

Economic Development

Programs emphasize workforce development and the linkage of low/mod individuals to jobs created through business development, business access to capital and information, and the physical revitalization of targeted neighborhoods. Examples of BHCD-funded programs include JobNet which refers residents to job openings that are initially reserved for low/mod individuals, low interest loans in targeted areas for business expansions that will create jobs for low/mod residents, and funding for improvements to storefront facades in targeted areas.

Neighborhood Improvements

The Neighborhood Improvement Program Area provides funding for capital and other projects which have a long term impact on neighborhoods. Projects include residential street and drainage construction, neighborhood park development and construction, construction and rehabilitation of public facilities and major community planning projects.

Homeless Services and Housing

These activities are described in the section dealing with homelessness, pages 21-22.

Youth Employment and Involvement

These activities will provide young people with: education, training, work experience, cultural enrichment, self esteem building, and support to prepare them to enter the workforce; support and assistance in finding and keeping a job; and meaningful opportunities to become involved in, and assist in improving their community.

Public Safety

The Public Safety Program Area will provide services for victims of crime and violence, gang prevention and intervention, community corrections, community policing and other services which are community based and related to the corrections and law enforcement systems.

Community and Targeted Initiatives

This program area contributes to community revitalization by providing targeted service delivery and support to low and moderate income communities. Services provided to target areas may include targeted housing and nuisance code enforcement, neighborhood clean-ups, housing and commercial loan programs, and marketing of community services funded by the Bureau, such as Community Energy Project's weatherization workshop and senior weatherization program, Metropolitan Family Services' Project Linkage Summer Yardwork Program, and the Police Bureau's Locks Program. Community-based organizations working in target areas may receive funding for additional staff to conduct outreach activities in the target area and technical assistance through BHCD staff or hired consultants.

Community Systems Support

This area will provide funding for a variety of activities intended to increase citizen participation and improve the capacity of community based organizations to deliver services. Citizen participation activities focus on enhancing the services of City-funded district coalition offices, allowing them to provide additional technical assistance to low/moderate income neighborhoods. Capacity-building

activities are currently focused on providing operating support and technical assistance to non-profit organizations carrying out affordable housing projects.

Multnomah County

The County's Community Development Program follows an allocation policy approved by its Policy Advisory Board. Thirty-five percent of CDBG funds and all of program income fund housing activities; 25 percent of the funds go toward neighborhood revitalization activities; and 10 - 13 percent is for public services.

Housing Activities

The County has received applications for a 24-unit facility for youth with psychiatric disabilities, an existing project which makes modifications to make rental housing accessibility for people with disabilities, and a 63-unit project for very low-income seniors. In addition, the County will continue to fund sewer hook-ups in east county as well as some critical repairs to housing for low- and moderate income households.

Neighborhood Revitalization

More than like the County will fund three public works projects: the expansion of a city park in Wood Village, a storm drainage project in Fairview, and the replacement of a water main in the Burlington Water District in unincorporated county. Other projects likely to be funded include a Head Start facility in a community building located on the site of a proposed housing project for families.

Public Services

The County more than likely will continue to fund several non-profit agencies who provide housing-related services. These include operating services for transitional housing for homeless families; fair housing assistance and enforcement, a housing assistance project, home share matching services, a dental clinic, and independent living services for people with a disability.

Gresham

Using CDBG funds, Gresham will conduct a single family housing rehabilitation program to connect houses to a new sewer system, award funds to a nonprofit organization to conduct remodeling of existing units to provide access for persons with a disability, and to two or three nonprofits to acquire, rehab or construct units for families and individuals with special needs whose income is below 50 percent of the area's median family income. Fifteen percent of the funds will be used to provide a variety of public services; 7 percent is allocated for economic development activities; and 10 percent will be used for community facilities. (Refer to Appendix A for Gresham's "1996-97 Sources and Allocation of Funds" chart).

C. Geographic Distribution

HOME

The HOME Investment Fund is targeted for investment geographically proportionate to population within each jurisdiction. In general all three jurisdictions support integration of low-income housing

throughout the community to avoid increasing concentrations of poverty in any one area. East County and Gresham have larger family sizes so HOME funds in those are more likely to be prioritized for larger family units. Gresham and Urban County allocate HOME funds on an RFP basis and no preference is given to rehabilitation or development of housing in one area rather than another. Within Portland funds for rental housing are accessed on an open door application basis and are available city-wide. There is a set-aside for the development of special needs housing that is also available city-wide.

CDBG

The City of Portland

The City of Portland has targeted community development assistance since the beginning of the program in 1974. After each census the City determined which neighborhoods met the federal guidelines as low/moderate income neighborhoods. In the early years of community development, the City developed a plan to move through the eligible areas, beginning in North Portland. Through the 1970's, the City provided major infrastructure improvements to low/moderate income North Portland neighborhoods. These areas were then "graduated" out of the program and the focus shifted to inner Northeast and Southeast. Through the early 1980's the bulk of community development services were provided in these areas.

Major sections of Multnomah County, east of Portland, were annexed to the City during the 1980's. These areas were not served by the City's community development program because of the focus in inner Northeast and Southeast. In the early 1990's the City began to move into outer Southeast Portland neighborhoods through its contribution to the development of the Outer Southeast Community Plan. The intent was to use this plan as a directional tool for providing services to this area. Work in this area continues. Because inner Northeast Portland continues to have the highest concentration of low income persons in the City, it may never fully graduate from the community development program.

Even with the level of targeting which has always existed in the City's community development efforts, it has become clear that the funds available are not adequate to make significant long-term change in these low/moderate income neighborhoods. The City's Community Development Plan, prepared in 1994, identified the need for an even more targeted approach to providing community development services. It calls for an integrated approach to community improvement, addressing the range of needs rather than dealing with one problem at a time. This Plan recognized that quickly creating visible improvements will best stimulate private investment and build community momentum for continued positive change.

The Bureau of Housing and Community Development has begun implementing this approach with the annual selection of small target areas. These areas are selected through an open process which asks neighborhoods to identify both assets and needs, and develop strategic action plans for improvements and services. Eight target areas have been identified in North, Northeast and Southeast Portland. Once targeted, BHCD commits to providing two to three years of core support for the organizing and program delivery costs, targeted marketing of BHCD funded services in the target area and technical assistance. BHCD works with target areas to develop and evaluate output and outcome objectives.

In the current fiscal year, the Bureau has budgeted \$1 million for this program area. These dollars will be used to fund 15-20 Community Initiatives Small Grants; provide assistance to 8 target areas; carry out 15 targeted neighborhood clean-ups; remove 440 property nuisances; bring 150 rental units into code compliance; and fund 2-3 small targeted neighborhood assistance projects.

Gresham

Gresham's adopted Community Development Plan states that "concentration of projects in one qualified area is a good concept and should be followed where feasible. To be most effective [projects] should be a result of planning efforts by the community. . . ." (Refer to Consolidated Plan, 1995-99.) To date, no concentration of projects has occurred. Projects are located where the need and community support is the greatest. All public improvements are located in areas that qualify either by census data or by survey.

Multnomah County

Multnomah County focuses CDBG funds on the unincorporated area of the county and the small cities of Fairview, Maywood Park, Troutdale, and Wood Village. Previously, surveying was done to establish "target areas" where a preponderance of low- and moderate-income households lived. This effort found that the entire cities of Wood Village and Fairview would qualify as "target areas" as well as the Burlington Water District.

D. Homeless and Other Special Needs

Over the past decade the public sector and non-profit community in Multnomah County have worked to create an effective response to homelessness, a "continuum of care" that provides an array of housing options and support services. Today the Multnomah County Community and Family Services Division is responsible for planning and contracting for services to homeless individuals and families. Services are delivered through a decentralized and geographically based system of community service centers, special needs providers, access agencies and system-wide resources. The community action system is divided into seven districts with defined geographic boundaries; one non-profit agency in each district provides services to homeless and low-income persons. Six of the centers primarily serve low-income and homeless families; the one in downtown is for homeless and low-income singles.

The community is in the midst of implementing a "reconfiguration plan" for housing and services for homeless singles. The plan calls for reducing the size and total number of spaces in mass dormitory-type facilities, while increasing and the amount of transitional and permanent housing for this population.

The "continuum of care" system provides a solid foundation upon which to build a more effective system. Services are comprehensive and integrated. Homeless people are provided with case management; the system develops services to prevent initial and recurrent homelessness; planning for services and housing are well coordinated; and the development of permanently affordable housing for the homeless is a high priority.

The following describes only activities funded with HOME, CDBG, ESG, HOPWA, or locally controlled funds. Multnomah County uses other sources of funds to fund activities which are not described below.

The City of Portland allocates almost \$2 million annually to homeless activities, the majority of which is contracted through Multnomah County for services (15-20 percent of their annual budget). In the area of facility development, for which the City is responsible, BHCD contracts with the Housing Authority of Portland to undertake housing for special needs populations, and oversees an allocation that is used to leverage other funds to stimulate shelter and transitional housing development. Currently under development are facilities for homeless families, women, and persons with a chronic mental illness.

Although development and operation of facilities for homeless people is a high priority, it is the lack of affordable permanent housing that currently poses the biggest stumbling block to moving more people through the homeless continuum.

1. Addressing Emergency and Transitional Housing Needs of Homeless People

Individuals and Youth

- Develop a multi-level facility for 44 women. The Housing Authority of Portland (HAP) will own and develop this facility which will be ready for occupancy in Fall, 1996. Transitional Projects will provide the programming. Funding for development comes from a variety of sources, including a federal McKinney award and Portland CDBG funds. McKinney also funds costs of operating and support services.
- Develop a multi-level facility for up to 50 persons with a severe mental illness. Mental Health Services West has received a McKinney grant for development, operations, and supportive services. Portland is contributing HOME and CDBG funds to the project. The project is currently delayed due to land use appeals.
- Portland will continue to fund shelters for men and women, operated by Transition Projects and Multnomah County, the Bridgeview program for persons who are chronically mentally ill, and alcohol/drug free housing at the Estate and Everett.
- Portland will continue to fund the following programs for homeless youth: the day shelter operated by Outside-In and the Youth Shelter operated by Janus.

Families

- Develop emergency/transitional housing for 50 families with children. During the coming year three projects will be completed which will be developed and owned by HAP and operated by service agencies: Richmond Place with Portland Impact, Turning Point with Neighborhood House, and Sunrise Place with Ecumenical Ministries. All have received McKinney awards, as well as CDBG and HOME funds from Portland.
- Fund existing transitional programs. Portland will provide funding which will assist 125 households. Gresham, Portland, and Multnomah County all fund the transitional housing programs which Human Solutions operates in east county and Gresham.

Emergency Vouchers

- Portland will continue to provide funds for emergency housing vouchers for individuals and other households in need, and to operate the clearinghouse.

2. Preventing Low-Income Individuals and Families from Becoming Homeless

- All three jurisdictions will continue to fund rent assistance and assistance with move-in costs to households at risk of losing their permanent housing and to homeless households to facilitate their accessing and stabilizing in permanent housing. The jurisdictions each allocate HOME funds for the rent assistance program operated by HAP. Portland also uses PILOT funds for a program operated by Multnomah County.
- **Helping Homeless Persons Make the Transition to Permanent Housing and Independent Living**
 - The rent assistance programs mentioned above are designed to assist homeless people access housing.
 - The housing authority also extends priority status in its Section 8 and Public Housing programs to homeless people in transitional housing.

Addressing the Special Needs of Persons Who Are Not Homeless

Set-Aside for Development

Portland will allocate over \$1million in HOME and CDBG funds to the housing authority to preserve and increase the supply of housing for those with special needs. HAP collaborates with service providers who manage the housing and ensure that needed services are available in order to support individuals in their housing.

Persons with Need for Accessible Units

All three jurisdictions will fund the Adapt-A-Home project which modifies existing rental units to make them accessible to handicapped persons. Owners agree to leave the modifications in place so that they can be used by future tenants who need an accessible and affordable unit.

Persons with HIV/AIDS

The City of Portland receives and administers the Housing Opportunities for People with AIDS (HOPWA) grant for the six-county entitlement area. The city's Bureau of Housing and Community Development will continue an open allocation process for HOPWA.

During the coming year, several projects will be under development:

- An adult foster home in Clackamas County (developed by Northwest Housing Alternatives),
- Project Open Door in Gresham (developed by HAP) which will provide 2-bedroom units which will serve 12 individuals who can live independently,
- Seven scattered-site units owned by PCRI will be rehabilitated and leased on a long-term basis by Cascade Aids Project for persons with HIV/AIDS; and
- The New York Community in downtown Portland which will provide Section 8 rent assisted SRO units to 20 homeless individuals with HIV disease (developed by Central City Concern).

All projects have been planned in collaboration with a service agency which will link residents to services.

The projects mentioned above also will receive CDBG, HOME and federal McKinney funds; and receive assistance from Portland, Gresham, Multnomah County, and Clackamas County.

Households Impacted by Domestic Violence

The City of Portland will continue to use CDBG, Emergency Shelter Grant, and other sources to fund programs that provide domestic violence intervention, including shelter, transitional housing, and support staff. These activities are coordinated with other resources and programs dedicated to the reduction of domestic violence.

E. Fair Housing

The three jurisdictions have completed an *Analysis of Impediments to Fair Housing* and have identified strategies to address these impediments. Some of the actions that are key to addressing fair housing issues require that actions be taken on a metropolitan-wide basis—not just within the boundaries of Multnomah County. Many also involve new sources of funding that at this time have not been identified. The following table includes the major activities identified in the plan for implementation in FY 96-97:

**Table 5. Fair Housing Programs, 1996 - 1997
Portland, Gresham, and Multnomah County**

Agency	Service Provided	Source of Funds	Funding
Fair Housing Council of Oregon	<ul style="list-style-type: none"> Fair Housing Enforcement Testing Services in Support of Complainants Legal Assistance to Complainants Education and Outreach Programs Research Projects 	<ul style="list-style-type: none"> FHIP Funds (HUD) City of Portland (General Funds) City of Portland (CDBG) Multnomah County CDBG) City of Portland (HOPWA) 	<ul style="list-style-type: none"> \$123,000 (approx.) (1) \$9,511 \$10,300 \$5,000 \$10,500 (2)
Multnomah County Legal Aid Service	<ul style="list-style-type: none"> Fair Housing Enforcement Legal Information Representation for Complainants 	<ul style="list-style-type: none"> City of Portland (CDBG) Multnomah County (CDBG) City of Gresham (CDBG) 	<ul style="list-style-type: none"> \$35,707 \$13,700 \$4,357
Portland Housing Center	<ul style="list-style-type: none"> Fair Housing Enforcement Intake Services in Support of Complainants Education and Outreach 	<ul style="list-style-type: none"> City of Portland (CDBG) 	<ul style="list-style-type: none"> \$43,366
State of Oregon Civil Rights Division	<ul style="list-style-type: none"> Enforcement of City of Portland Civil Rights Ordinance and State Law 	<ul style="list-style-type: none"> City of Portland General Funds State of Oregon General Funds (1)(4) 	<ul style="list-style-type: none"> \$5,000 (3) \$25,000 (approx.)

Agency	Service Provided	Source of Funds	Funding
Independent Living Resources	<ul style="list-style-type: none"> Information and referral on housing and accessibility modifications for people with disabilities 	<ul style="list-style-type: none"> City of Portland (CDBG) 	<ul style="list-style-type: none"> \$6,000
Oregon Advocacy Center	<ul style="list-style-type: none"> Legal representation to persons with disabilities who face civil rights violations in housing 		
Portland Community Housing Resource Board	<ul style="list-style-type: none"> Civil rights education, including sponsoring Annual Oregon Fair Housing Conference 		

- (1) State-wide program.
- (2) Housing for Persons with AIDS (HOPWA) grant covers six counties in Portland metropolitan area.
- (3) Covers only City of Portland protected classes: sexual orientation, age, and source of income.
- (4) Figure includes funds for handling employment, housing and public accommodations discrimination complaints. Ninety-nine percent (99%) of cases involve employment and public accommodations discrimination. The overall budget figure for the State's Civil Rights Division is \$2,500,000.

F. Other Actions

Addressing Obstacles to Meeting Underserved Needs

In response to decreasing federal subsidies for housing development, the City of Portland for the first time has allocated General Fund revenue to assist housing development in furtherance of its adopted Livable City Housing Goals. The first round allocation of \$7.5 million has assisted the development of nearly 1,800 units. Of these, approximately 500 units will serve households earning 50 percent or less of the median income. Portland continues to work on a two year commitment of \$30 million for a Housing Investment Fund during its current budget deliberations. The details of the dollar amount and its administration will be resolved this year.

It is also possible that increasing property values within the City of Portland will allow the Portland Development Commission to re-institute its tax increment finance program. A certain amount of these funds will be available for housing development.

At the county-wide level, members of the public and inter-agency staff are meeting to recommend the most efficient use of \$1 million of housing funds derived from the Strategic Investment Program approval of property tax abatements for two micro-chip plants locating in Gresham. It is hoped that this SIP fund can provide the seed for a permanent Countywide housing trust fund. Key decisions will be made by the Multnomah County Board of Commissioners this year.

The City of Gresham has embarked on an update of its Housing Policy. This planning process will involve the community and will include an assessment of Gresham's present and future housing

needs, propose strategies and programs to address needs, and recommend methods to disperse lower income housing throughout the city.

METRO is beginning to analyze the components of its Regional Framework Plan. This process is required by state law to address regional affordable housing needs and will engage all jurisdictions in the metropolitan area in an unprecedented dialogue on ways to address this issue in a coordinated fashion.

Fostering and Maintaining Affordable Housing

The major local effort to be undertaken by Portland is the continuation of two housing-based property tax exemption programs which are dedicated to preserving rental housing stock and the development or maintenance of rental housing by non-profit community development corporations. For the upcoming year, twenty local community development organization will participate in this program ensuring the maintenance of nearly 3,000 housing units affordable to households earning 60 percent or less of the area median income.

Removing Barriers to Affordable Housing

The major regulatory reform accomplished recently is the approval of an exception from the Uniform Building Code to allow the construction of five story wood frame apartment structures. This will allow a more economical form of construction for new rental unit development.

A current recommendation as part of the City of Portland's budget is a General Fund set aside to compensate development bureaus that provide development review fee waivers to non-profit developers of low income housing. As proposed, this set aside will apply to the development review fees of Planning and Building Bureaus and the Office of Transportation.

Evaluating and Reducing Lead-Based Paint Hazards

Multnomah County is one of four counties in the state involved in a lead-screening project sponsored by the Oregon Childhood Lead Poisoning Prevention Project and funded by a grant from the Centers for Disease control. The Oregon Health Division has information brochures available on lead poisoning screening and prevention.

Reducing the Number of Poverty Level Families

Anti-poverty strategies of the members of the Consortium have not changed significantly from those discussed in the *Consolidated Plan 1995-1999* (pages 83-86). The Community Action Program of Multnomah County has increased somewhat its funding of activities that give homeless and other low-income people more control over their lives--a long term approach to improving the lives of small numbers of people. Implementation of the Strategic Investment Program which provided tax abatement to two high-tech plants in Gresham has focussed on linking people in poverty to jobs.

Developing the Institutional Structure

There are no actions planned for this year to make any significant changes in the institutional structure of the housing delivery system.

Enhancing Coordination between Public and Private Housing and Social Service Agencies

Two new endeavors are improving relationships between housing providers and social service agencies and creating linkages between programs funded by all three jurisdictions. Multnomah County's Community Action Program Office, housing specialists employed by the Community Services Centers and mental health agencies, and the housing authority meet monthly to address

housing issues. There are ongoing meetings involving service providers, housing organizations belonging to the Community Development Network (CDN), county staff, and staff of HCDC. The group is developing tenant selection criteria that will reduce barriers to obtaining housing that extremely low-income and homeless households face, but also will meet the requirements of housing providers.

G. Public Housing

For several months the Housing Authority of Portland (HAP) has attempted to identify and address potential scenarios that might occur with Congressional action that would affect the operation and funding of Low Rent Public Housing and the Section 8 Programs. HAP assumes that its funding will decrease significantly with the passage of a balanced federal budget and is examining the implications over the next seven years. HAP's current annual budget for operations, modernization, and grant-funded services for residents is \$17 million. The scenario with which HAP is working projects a revenue shortfall of \$6.15 million in FY 2003.

HAP administration has communicated with and involved its board members, residents, employees, local government officials, non-profit partners, the Housing and Development Commission, and others in addressing reduced funding and various proposed programmatic changes. The housing authority has hired a consultant who will interview 45 community members who will provide direction to HAP as it faces the future. Focus groups also will be utilized to provide input as to how HAP might serve the housing needs of very low-income and other households in this community.

To understand the quality and financial viability of its public housing stock compared to the local housing market, the housing authority contracted with a real estate services firm to estimate the market rental value of units in each of its properties in their current condition and their potential for additional rental value given improvements. The firm's conclusions are that all HAP's public housing properties are financially viable in their present condition and that potential rent increases due to improvements could pay back the cost in three to four years.

Improving Public Housing

HAP continues to work to improve the living environment of its public housing residents. A new HUD grant will enable HAP to hire three service coordinators who will target the needs of residents in high-rise buildings. These are single individuals who primarily are elderly or have a disability. The program will offer information, referrals, and short-term intervention on an as-needed basis.

HAP has applied to the Meyer Memorial Trust Foundation for a grant which would expand the HAPpy Kids Program which currently is funded by a HUD Youth Sports grant. Several agencies collaborate with HAP in this program. Additional funds will enhance coordination and provide year-around programming at seven public housing developments and would serve 575 youth, aged 5 through 18.

The housing authority is making a major transition to site-based management of its public housing properties that integrates management responsibility for both tenant management and building maintenance at the site level. This involves substantial reorganization of functions and staff training. An outside evaluation of current property management practices and performance was done as part of the preparation for the transition. A pilot project involving three properties tested the new approach and has resulted in both improved service and reduced maintenance costs.

The housing authority, within the framework of its five-year modernization plan, is proposing that the following projects be funded through HUD's Comprehensive Grant Program during HAP's FY 1996-97:

**Table 6. Public Housing Developments
Targeted for Rehabilitation, 1996-1997**

Development	No. of Units	Estimated Cost	Per Unit Cost
Ruth Haefner	73	\$65,000	\$890
Williams Plaza	101	\$60,000	\$594
Holgate House	80	\$30,000	\$375
Sellwood Center	112	\$50,000	\$446
Gallagher Plaza	85	\$6,000	\$71
Demar Downs	18	\$505,000	\$28,056
Hillsdale Terrace	60	\$822,600	\$13,710
Columbia Villa	478	\$549,052	\$1,149
Scattered sites	7	\$166,000	\$23,714

Fostering Resident Initiatives

The effort to form a resident management corporation at HAP's largest public housing development, Columbia Villa/Tamaracks, is now over two years old. Among the group's achievements: two training grants from HUD, a successful application for a grant for substantial day care services and training, a second contract with HAP to provide certain property management services, and a contract to provide janitorial and reception services in the Family Investment Center building to be constructed at Columbia Villa/Tamaracks.

On April 1 HAP staff will begin implementation of an Action Plan which combines two HUD-funded programs, Family Self-Sufficiency (FSS) and a Family Investment Center Program (FIC). An additional program coordinator will be hired which will allow another 80 residents to participate in the program. One full-time coordinator will be located at Columbia Villa. HAP also expects the construction of a new center which will house the program (and offices of other public and non-profit partners) to be completed by November, 1996.

HAP and two unions, The United Brotherhood of Carpenters and Joiners of America and the International Brotherhood of Painters and Allied Trades, have designed an apprenticeship program for public housing residents. Over 400 residents between the ages of 17 and 24 have been identified as potential participants. On April 15 the training of 40 residents will begin. It is anticipated that new trainees will be added monthly.

H. Program-Specific Requirements

Resale Provisions

The City of Portland, as a member of the Portland HOME Consortium, will make \$55,800 in HOME funds available to a nonprofit organization for a three unit homebuyer pilot project. The nonprofit will build three new attached single family homes which will be sold to households earning 80% or less of median income. The nonprofit will build these units on land that it owns. The value of the land will not be included in the sales price to the homebuyers. A HOME development subsidy of \$10,000 per unit will be used to buy down the purchase price to the homebuyers. The remaining HOME funds will be used by the Portland Development Commission to leverage private lender financing which will result in lowering the cost of permanent mortgage financing for the homebuyers. The combination of principal and interest rate buy down will reduce the homebuyers' monthly payments to an affordable level.

The HOME assisted units will have a 25 year period of affordability, which will coincide with the mortgage term. The HOME Resale Provisions will take the form of an "equity share" recapture requirement during the period of affordability. In the event of sale, following the payoff of the first mortgage, the nonprofit will recover the value of the land at appraised value at time of sale, the homeowner will be allowed to recover his or her investment of downpayment, closing costs, and equity. Up to the full amount of the original HOME investment will be recaptured from any sale proceeds remaining after the mortgage payoff and after the land value and the homeowner investment have been recovered. Any additional remaining net proceeds will be distributed according to the following formula:

$$\frac{\text{HOME Investment}}{\text{HOME Investment} + \text{Homeowner Investment}^{**}} \times \text{Net Proceeds}^* = \text{Recaptured HOME funds}$$

HOME Investment +
Homeowner Investment**

$$\frac{\text{Homeowner Investment}^{**}}{\text{HOME Investment} + \text{Homeowner Investment}^{**}} \times \text{Net Proceeds}^* = \text{Amount to Homeowner}$$

HOME Investment +
Homeowner Investment **

*Net proceeds = Sales price minus down payment and closing costs, loan repayment, and appraised land value

**Homeowner Investment = Homeowner's downpayment, closing costs, and equity.

Tenant-Based Rental Assistance

The Portland HOME Consortium will offer a small tenant-based rental assistance project under the HOME program. A detailed discussion of procedures for the tenant-based rental assistance program can be found in the *Consolidated Plan 1995-1999* (pages 91-92). There will be no programmatic changes in 1996-1997.

Other forms of Investment

The Consortium does not use forms of investment other than those described in 24 CFR 92.205(b).

Affirmative Marketing Program

In accordance with the regulations of the HOME Investment Partnership Program contained in 24 CFR 92.351, the Portland HOME Consortium will utilize an affirmative marketing program which is described in detail in the *Consolidated Plan, 1995-1999* (pages 92-93).

Minority and Women Business Enterprise Outreach Program

In accordance with the regulations of the HOME Investment Partnership Program contained in 24 CFR 92.352 (a)(5), the Portland HOME Consortium will utilize the minority and women business outreach program which is described in detail in the *Consolidated Plan, 1995-1999* (pages 94-95).

VI. MONITORING

Some projects are funded by more than one jurisdiction. To reduce administration and monitoring, interagency agreements spell out that only one jurisdiction will manage a project and management responsibilities will alternate between jurisdictions.

City of Portland: HOME, ESG, HOPWA, and CDBG

The Bureau of Housing and Community Development provides monitoring for HOME, ESG, HOPWA, and CDBG-funded projects. Monitoring activities may include program performance, fiscal accountability and regulatory compliance and could involve both internal file review and on site reviews. Program Managers select the projects to be monitored for program performance and regulatory compliance and work with the fiscal staff to determine which projects will receive a fiscal review. Generally, projects which receive large amounts of City funding, projects which are administered by unsophisticated or inexperienced organizations, projects which appear to be having difficulties in meeting contract or program requirements and projects which require more intensive technical assistance receive priority in establishing a monitoring schedule.

Internal file review consists of analysis of bills, reports, external audits, file documentation and other materials submitted by the providing agency to determine that the project is on schedule, fiscally accountable, complying with contractual requirements and meeting regulations. On site review can include any or all of the following depending on the depth of the monitoring: file review at the project facility, visiting sites where the activity is being carried out (for instance, a house under construction), visiting completed sites, interviewing participants and clients as well as agency staff, checking income verification system and documentation used for the project, completing a review of the fiscal system and conducting a review of invoices through source documentation.

Minority Business Outreach

The bulk of contracting opportunities are carried out by property owners/borrowers rather than the City. Borrowers of amounts under \$100,000 are provided information about opportunities and encouraged to solicit quotes from minority and women business enterprises. Additionally, the Housing Development Center is hiring staff to provide MBE and WBE contractors with technical assistance in working on CDBG-funded projects.

When Portland Development Commission (PDC) loans and contracts both exceed \$100,000, borrowers are required to use formal advertising and bid procedures; to publish requests for bids in at least two media; to register plans and specifications in appropriate plan centers; in soliciting contractors to include language for prime or general contractors to use minority and women business enterprises as subcontractors; and to report on their efforts and accomplishments.

PDC monitors each \$100,000 loan/contract to ensure compliance with these procedures. Though there is not a quota for MBE and WBE participation, there are goals of 9 percent and 5 percent respectively. There is a requirement that 10% of the contract goes to Emerging Small Businesses.

Multnomah County

Multnomah County monitors its subrecipients according to federal requirements and program policy. Program staff formally monitor subrecipients on at least an annual basis through field site visits, monitoring of fiscal records in-house and on-site, and follow-up contact to ensure correction of any deficiencies. The county's monitoring goal is to provide enough up-front guidance and on-going assistance so that subrecipients stay in voluntary compliance and are not put in the "gotcha" situation.

City of Gresham

Monitoring the use of federal funds is conducted by Gresham to ensure that subrecipients comply with all regulations governing their administrative, financial, and programmatic operation, and achieve their performance objectives within schedule and budget. Monitoring is an on-going process which includes the application process, the preparing the contract, communication, technical assistance, site visits and follow-up with the subrecipient. Monitoring by Gresham focuses on assisting the subrecipient rather than catching it doing something wrong. To this end, new subrecipients will be visited early and provided with technical assistance as needed. Housing projects requiring long-term affordability will be monitored annually or every two years as required until the term of affordability is completed.

VI. CERTIFICATIONS AND STANDARD FORM 424

Copies of the HUD-required certifications and SF-424 for each jurisdiction are on file in the agency which administers each jurisdiction's Community Development Block Grant Program. (Phone numbers are on the cover of this document).

APPENDICES

- A. Proposed Activities: 1996 - 1997**
 - A-1. The City of Portland**
 - A-2. The City of Gresham**
 - A-3. Multnomah County**
- B. Citizen Participation: Announcements, Minutes of Hearings, and Comments**
- C. Policy Statement, Housing and Community Development Commission**

APPENDIX A. Proposed Activities: 1996 - 1997

- A-1. The City of Portland**
- A-2. The City of Gresham**
- A-3. Multnomah County**

**BUREAU OF HOUSING & COMMUNITY DEVELOPMENT
FY '96-97 BUDGET PROPOSAL**

	95/96 APPROV BUDGET	CDBG	HOME	GENERAL FUND	ESG/PILOT PLPA/FLOAT	TOTAL
HOUSING						
HOMEBUYER PROGRAMS						
Homebuyer Program (PHOP)/PLPA	1,170,965	375,965	0	0	1,700,000	2,075,965
Urban Homestead/PLPA	76,184	76,184	0	0	102,000	178,184
NECDC/Float	3,160,360	90,090	0	0	1,400,000	1,490,090
Downpayment	65,000	68,000	0	0	0	68,000
Total Service Area	4,472,509	610,239	0	0	3,202,000	3,812,239
HOMEOWNER REHABILITATION						
PDC Home Rehba/Refinance/PLPA	3,114,000	960,000	0	0	3,105,000	4,065,000
PDC Delivery/Admin	1,194,005	1,016,505	0	0	0	1,016,505
Co. Sewer Hookup	250,000	250,000	0	0	0	250,000
Total Service Area	4,558,005	2,226,505	0	0	3,105,000	5,331,505
RENTAL HOUSING						
PDC ARH Loans/PLPA	5,311,919	1,223,000	1,840,000	0	239,616	3,302,616
PDC NP Pre Develop Asst	169,257	165,139	0	0	0	165,139
PDC Prog Delivery/Admin	1,512,814	1,391,979	0	0	0	1,391,979
Gresham HOME		0	252,138	0	0	252,138
Mult. County HOME	439,473	0	199,745		0	199,745
Total Service Area	7,433,463	2,780,118	2,291,883	0	239,616	5,311,617
SPECIAL NEEDS HOUSING						
Housing Development	- 1,026,331	276,331	800,000	0	0	1,076,331
Total Service Area	1,026,331	276,331	800,000	0	0	1,076,331
HOUSING SERVICES						
Home Security	106,446	106,446	0	0	0	106,446

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Home Repair Training	402,637	402,637	0	0	0	402,637
SHRMP	124,081	124,081	0	0	0	124,081
Community Energy Project	99,501	99,501	0	0	0	99,501
Homebuyer Program	91,332	91,332	0	0	0	91,332
Shared Housing	37,492	37,492	0	0	0	37,492
PHC Fair Housing I&R	43,366	43,366	0	0	0	43,366
Fair Housing/Legal Aid	35,707	35,707	0	0	0	35,707
Fair Housing/OFHC	9,510	9,510	0	0	0	9,510
Fair Housing/BOLI	0	0	0	0	0	0
Co. Moving Assistance	28,119	28,119	0	0	0	28,119
Total Service Area	978,191	978,191	0	0	0	978,191
LOAN SERVICING						
PDC Loan Servicing	332,325	332,325	0	0	0	332,325
Total Service Area	332,325	332,325	0	0	0	332,325
TOTAL HOUSING PROGRAM	18,800,824	7,203,709	3,091,883	0	6,546,616	16,842,208
ECONOMIC DEVELOPMENT						
BUSINESS DEVELOPMENT						
PDC Business dev. Research	72,979	72,979	0	0	0	72,979
PDC Enterprise Zone	20,785	20,785	0	0	0	20,785
Total Service Area	93,764	93,764	0	0	0	93,764
COMMUNITY ECONOMIC DEVELOPMENT						
PDC Community Planning	- 188,022	188,022	0	0	0	188,022
PDC Target Dev. Opportunity Strategy	- 210,764	210,764	0	0	0	210,764
PDC Financial Assistance	- 211,511	211,511	0	0	0	211,511
PDC Facade Improvement	329,911	329,911	0	0	0	329,911
Micro Enterprise Loan Program	50,000	50,000	0	0	0	50,000
Sustain. Economic Dev.	50,000	0	0	0	0	0

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PSU Business Outreach	0	50,000	0	0	0	50,000
'HDC Contractors Support Program	0	23,529	0	0	0	23,529
Total Service Area	1,040,208	1,063,737	0	0	0	1,063,737
WORKFORCE DEVELOPMENT						
PDC JobNet	500,201	500,201	0	0	0	500,201
Total Service Area	500,201	500,201	0	0	0	500,201
PDC ADMINISTRATION	17,542	17,542	0	0	0	17,542
TOTAL ECONOMIC DEVELOPMENT	1,651,715	1,675,244	0	0	0	1,675,244
NEIGHBORHOOD IMPROVEMENTS						
Street Improvement Program	1,222,977	1,244,096		0	0	1,244,096
LID Subsidy	20,000	19,123	0	0	0	19,123
Auditor's Assessment	3,000	25,000	0	0	0	25,000
Harney Park LID Construction (CO)		630,000				630,000
Total Service Area	1,245,977	1,918,219	0	0	0	1,918,219
Park Improvement Program	154,500	154,500	0	0	0	154,500
Non Profit Facilities	252,089	252,089	0	0	0	252,089
Community Planning	60,450	60,450	0	0	0	60,450
Total Other Service Areas	467,039	467,039	0	0	0	467,039
TOTAL NEIGHBORHOOD IMPROVEM	1,713,016	2,385,258	0	0	0	2,385,258
HOMELESS FACILITIES & SERVICES						
HOMELESS SERVICES						
Co. Families	128,222	128,222	0	0	0	128,222
Co. Vouchers	55,242	55,242	0	0	0	55,242

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Impact/Day Shelter/ESG	21,824	0	0	0	21,824	21,824
Co. Willow Tree/ESG	10,400	0	0	0	10,419	10,419
Total Families	215,688	183,464	0	0	32,243	215,707
Single Adults						
Co./TPI Facilities for Single Adults/ESG	585,956	370,316	0	0	204,858	575,174
Co. Winter Shelter	0	0	0	130,000	0	130,000
Co. CMI/ESG	82,653	64,197	0	0	18,456	82,653
Total Single Adults	668,609	434,513	0	130,000	223,314	787,827
Homeless Youth						
Youth Day Shelter	62,303	62,303	0	0	0	62,303
Youth Night Shelter	95,920	95,920	0	0	0	95,920
Youth Other	0	0	0	0	0	0
Total Youth	158,223	158,223	0	0	0	158,223
Total Service Area	1,042,520	776,200	0	130,000	255,557	1,161,757
FACILITIES DEVELOP/MAIN						
Facilities Development	481,625	340,000	0	0	0	340,000
BOB/Multi Family	86,732	92,383	0	0	0	92,383
CCC/Emergency Repair	198,675	198,675	0	0	0	198,675
Total Service Area	767,032	631,058	0	0	0	631,058
HOMELESS PREVENTION						
Rent Assistance/PILOT	508,195	0	278,195	0	230,000	508,195
Total Service Area	508,195	0	278,195	0	230,000	508,195
TOTAL HOMELESS	2,317,747	1,407,258	278,195	130,000	485,557	2,301,010
YOUTH EMPLOYMENT & INVOLVEMENT						
EMPLOYMENT, TRAINING & SUPPORT						
Evaluation	40,000	0	0	0	0	0
PIC Neighborhood Connection	44,107	0	0	44,107	0	44,107

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PIC Continuum	65,156	0	0	65,156	0	65,156
PIC Outside In	86,581	0	0	86,581	0	86,581
PIC Summer Program	51,500	0	0	91,500	0	91,500
IMPACT Summer Program	7,120	0	0	7,120	0	7,120
Other Employment	15,600	0	0	15,600	0	15,600
County/YEEP	215,739	0	0	215,739	0	215,739
Total Service Area	525,803	0	0	525,803	0	525,803
COMMUNITY SERVICES						
Community Services - Other	170,124	0	0	170,124	0	170,124
PIC Community Pride	55,000	0	0	55,000	0	55,000
Total Service Area	225,124	0	0	225,124	0	225,124
PREVENTION						
PIC Self Enhancement	243,678	0	0	243,678	0	243,678
TLC-Tnt	18,210	0	0	18,210	0	18,210
Total Service Area	261,888	0	0	261,888	0	261,888
TOTAL YOUTH	1,012,815	0	0	1,012,815	0	1,012,815
PUBLIC SAFETY PROGRAM						
OUTREACH/EDUCATION						
NE Coal-Youth Outreach	85,233	85,233	0	0	0	85,233
SE Asian Outreach	20,932	0	0	20,932	0	20,932
Hispanic Outreach	75,000	0	0	0	0	0
Total Service Area	181,165	85,233	0	20,932	0	106,165
DOMESTIC VIOLENCE						
Domestic Violence Shelters/ESG	443,501	285,216	0	116,186	44,443	445,845
Total Service Area	443,501	285,216	0	116,186	44,443	445,845

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TREATMENT PROGRAMS

CHIERS	274,314	0	0	274,314	0	274,314
Needle Exchange	10,300	0	0	10,300	0	10,300
Co./CPA	107,152	0	0	107,152	0	107,152
Total Service Area	391,766	0	0	391,766	0	391,766

TOTAL PUBLIC SAFETY	1,016,432	370,449	0	528,884	44,443	943,776
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COMMUNITY & TARGETED INITIATIVES

COMMUNITY INITIATIVES

Small Grants	200,000	200,000	0	0	0	200,000
Total Service Area	200,000	200,000	0	0	0	200,000

TARGETED NEIGHBORHOOD ASSISTANCE

Neighborhood Assistance	75,000	75,000	0	0	0	75,000
BOB Nuisance	146,059	105,549	0	0	0	105,549
BOB Vacant Bldgs	44,955	0	0	0	0	0
BOB Targeted Hst.	228,383	242,187	0	0	0	242,187
BES Cleanups	15,450	15,450	0	0	0	15,450
Total Service Area	509,847	438,186	0	0	0	438,186

TARGETED INITIATIVES

Initiative Program	300,000	300,000	0	0	0	300,000
Total Service Area	300,000	300,000	0	0	0	300,000

TOTAL COMMUNITY & TARGETED	1,009,847	938,186	0	0	0	938,186
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COMMUNITY SYSTEMS SUPPORT

CITIZEN PARTICIPATION

RFP (NE & SE)	79,008	79,008	0	0	0	79,008
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CD Network	0	18,615	0	0	0	18,615
Total Service Area	79,008	97,623	0	0	0	97,623
CAPACITY BUILDING/TA						
Portland Community Design	51,205	39,500	0	0	0	39,500
NPF	100,000	100,000	0	0	0	100,000
Hsg. Dev. Center	121,970	110,441	0	0	0	110,441
Oregon Hsg. NOW	10,250	10,250	0	0	0	10,250
Pre Development ARH	200,000	0	0	0	0	0
Total Service Area	483,425	260,191	0	0	0	260,191
NP DEV. ORG. OPERATING SUPPORT						
Operating Support Program	600,000	380,000	250,000	0	0	630,000
Total Service Area	600,000	380,000	250,000	0	0	630,000
TOTAL COMMUNITY SYSTEMS	1,162,433	737,814	250,000	0	0	987,814
ADMINISTRATION						
BHCD						
BHCD	1,097,347	1,093,644	125,290	0	0	1,218,934
HCDC	135,950	106,180	0	0	0	106,180
Total BHCD	1,233,297	1,199,824	125,290	0	0	1,325,114
HCDC						
Planning	86,850	86,850	0	0	0	86,850
HAP	0	63,609	0	0	0	63,609
Total HCDC Other Support	86,850	150,459	0	0	0	150,459
OF&A-Grant Compliance	38,546	39,664	0	0	0	39,664
Indirect	358,421	367,751	0	0	0	367,751
TOTAL ADMINISTRATION	1,717,114	1,757,698	125,290	0	0	1,882,988

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CONTINGENCY	137,240	55,147	32,632	0	0	87,779
STRATEGIC RESERVE	100,000	75,000	0	0	0	75,000
TOTAL REQUIREMENTS	30,639,183	16,605,763	3,778,000	1,671,699	7,076,616	29,132,078

RESOURCES

CDBG Entitlement	12,475,000	11,851,250				11,851,250
CDBG Program Income-PDC	3,750,000	3,750,000				3,750,000
CDBG Program Income-BOB/HCDC	60,000	80,000				80,000
Unobligated Carryover	500,000	294,513				294,513
Obligated Carryover	200,000	630,000				630,000
Subtotal	16,985,000	16,605,763				16,605,763
PLPA/	4,881,032				5,146,616	5,146,616
Float	2,800,000				1,400,000	1,400,000
HOME	3,678,000		3,678,000			3,678,000
HOME Program Income	100,000		100,000			100,000
General Fund Discretionary	1,545,152			1,671,699		1,671,699
Emergency Shelter Grant	420,000				300,000	300,000
PILOT	230,000				230,000	230,000
TOTAL RESOURCES	30,639,184	16,605,763	3,778,000	1,671,699	7,076,616	29,132,078

Community Revitalization Program

1996 - 1997 SOURCES AND ALLOCATION OF FUNDS

	CDBG	HOME
1996 - 97 Sources		
95 - 96 Gresham Grant	701,000	272,172
Less 5%	35,050	13,609
96-97 Allocation	665,950	258,563
95-96 Carryover	15,000	35,000
Total 96-97 Available	\$680,950	\$293,563
1996 - 97 Allocations		
Administration (20% of CDBG; 10% of HOME)	133,190	25,856
Public Services (15% of CDBG)	99,893	21,421
Economic Development	47,667	
Handicapped Accessibility	0	
Public Improvements/Community Facilities (10%)	68,095	
	\$348,844	\$47,277
Funds Available for Housing	\$332,106	\$246,286



MULTNOMAH COUNTY OREGON

DEPARTMENT OF COMMUNITY & FAMILY SERVICES
COMMUNITY DEVELOPMENT PROGRAM OFFICE (503) 248-3999
421 SW SIXTH AVENUE, SUITE 500
PORTLAND, OREGON 97204-1620
FAX # (503) 248-3332

BOARD OF COUNTY COMMISSIONERS
BEVERLY STEIN • CHAIR OF THE BOARD
DAN SALTZMAN • DISTRICT 1 COMMISSIONER
GARY HANSEN • DISTRICT 2 COMMISSIONER
TANYA COLLIER • DISTRICT 3 COMMISSIONER
SHARRON KELLEY • DISTRICT 4 COMMISSIONER

MULTNOMAH COUNTY COMMUNITY DEVELOPMENT PROGRAM 1996-97

Multnomah County will receive \$742,000 of Community Development Block Grant Program funds from the U.S. Department of Housing and Urban Development for Program Year 1996-97. In addition Multnomah County will receive, through the City of Portland, \$229,360 of HOME Investment Partnership Program funding for the same period.

Funds must be used to benefit low and moderate income persons, prevent or eliminate slums or blight and/or need an urgent community need as defined by regulation. The primary goal of Multnomah County's CD Program is to develop viable urban communities, provide decent housing and a suitable living environment, and provide appropriate community facilities and public services for low/mod income residents.

Multnomah County's Community Development Program will fund the following activities within project categories.

Neighborhood Revitalization - \$225,760 budget (\$222,600 - 96 grant/ \$3,160 - reprog).

City Park Expansion Development, Phase II - City of Wood Village - Remodel of existing community building, restroom, and parking - \$68,595

Willow Tree II Community Building - Housing Authority of Portland - Construction of community building at 311 NE Division, Gresham - \$32,876

205th Avenue Storm Drainage, Phase II - City of Fairview - Location is between Halsey St. and Wistful Vista - \$60,079

NW Distribution Main Replacement, Phase I - Burlington Water District - Location is along Highway 30 from NW Third St. toward District boundary - \$73,710

Public Services - \$94,000 budget from 96 grant

Transitional Housing Program - Human Solutions, Inc. - \$48,203

Housing Assistance Project - Multnomah County Legal Aid Service - \$10,222

Fair Housing Assistance - Multnomah County Legal Aid Service - \$10,281

Home Share Matching Service - Shared Housing - \$5,294

Neighbor a Vecino (Dental Clinic) - Neighborhood Health Clinics, Inc. - \$10,000

Adapt-a-Home Independent Living Services - Unlimited Choices, Inc. - \$7,500

Fair Housing Enforcement Program - Fair Housing Council of Oregon - \$2,500

Housing Development (CDBG funded) - \$331,600 budget (\$245,400 - 96 grant / \$86,200 - reprog)

Youth Facility - Albertina Kerr Centers - Construction of 24-bed residential treatment facility located at existing Kerr Campus at NE 162nd St. - \$100,000

Adapt-a-Home - Unlimited Choices, Inc. - Accessible housing modifications at various locations - \$60,000

Lents Senior Housing Project - ROSE North West - Construction of 63 senior units at SE 104th and Holgate - \$57,600 (reprogrammed funds)

Emergency Repair Loan Program - Portland Development Commission - Loan program for critical repairs at various owner-occupied locations - \$44,000 (\$15,400 - 96 grant / \$28,600 reprog.)

Housing and Community Development Improvement Support - Multnomah County - \$70,000

Housing Development (HOME funded) - \$229,360 -(96 pro rata share of City of Portland HOME grant)

Operations Support - Human Solutions, Inc. - Support costs to develop affordable housing - \$11,468

Farm Worker Housing - Housing Authority of Portland - Construction of 40 units of farm worker housing at SE Yamhill and 190th - \$106,231

Ankeny Woods - Human Solutions, Inc. - Construction of 42 units of family rental housing at SE Ankeny and 122nd - \$75,000

HOME Support Delivery Costs - Multnomah County - \$12,048

Tenant Based Rental Assistance - City of Portland - \$13,725

TBRA Program Support - City of Portland - \$3,245

Portland HOME Administration - City of Portland - \$7,643

Administration - \$146,000

Contingency Fund - \$36,500

APPENDIX B.

Citizen Participation: Minutes of Hearings and Comments

we've had and affordable housing has been a key issue at every forum. People are aware of this issue, they know the need and concurrently they know the need for the City to get busy and make an investment in housing now.

Kafoury wanted to thank HCDC for undertaking this task. It is critical since HCDC looks at policy issues, and makes policy recommendations to the City-Council. Part of Kafoury's reason for coming tonight is to underscore how very important it is to take this seriously and really develop the best possible proposal. This is probably a once in a life time chance to talk about this amount of money and a service we all believe in. She is looking forward to HCDC's recommendation.

Frater announced that people would be called in the order they signed up. Testimony will be limited to three minutes to allow everyone wishing to give public testimony to do so. If there are more compelling issues, we can go back to them. Individuals wishing to attend the Mayor's forum following tonight's meeting will testify first.

Public Testimony:

1. Helen A. Ellison - NE Advocate - Affordable Housing

Ellison expressed concern about some guidelines in the draft proposal, especially priority one, which looks at allocating federal funds to provide affordable rental housing to homeless individuals or families at 50% or less median family income. She stated that families at 30% or lower of median family income (MFI) have the highest need for housing, yet proposals keep looking at households at 80% and above MFI. Ellison recommends that 70% of guideline monies should be allocated to families at 50% and below, with 30% of that amount allocated to households at 30% and below MFI. Currently, it seems that HAP is the only one building multi-units or supporting the lowest income levels. Ellison also expressed concern about the proposal's use of "just federal funds". Since it is uncertain what will be happening in Washington, D.C., Ellison is afraid that a lot of potential federal funds for housing will be lost with attempts at balancing the federal budget.

2. Ed McNamara - Prendergast & Associates

McNamara wanted to echo Commissioner Kafoury's comments about the opportunity to have this much money and this kind of visibility for housing. He is concerned that the community may not have the capacity to utilize the \$30 million Housing Investment Fund. He suggests that the decision makers, e.g. City Council, give staff who make the loans, the political skill and necessary backing to say no to bad projects. He is also concerned about the capacity of systems to deliver loans under the proposed guidelines. If the capacity to deliver loans in a predictable amount of time is not increased, bad projects will result since developers won't wait that long. Clear guidelines will need to be established to deliver the loans. McNamara added that there should be a fairly simple process for determining what a basic, no frills unit will cost. If contractors have a predictable amount and clear guidelines, the system will move much faster.

3. **Gretchen Dursch - Housing Or Families/President of the Community Development Network (Attachment A)**

Dursch stated the CD Network is ecstatic with the thought of \$30 million over the next two years, which is something they have been working for. She thanked HCDC staff for putting the proposal together so quickly. Dursch explained that her comments tonight come only from the Executive Committee, since she didn't get a chance to confer with others. Dursch stated that the CD Network is excited about so much money being put into rental housing. They would like to see some of those funds put into grants versus just loans. The only way to meet people at 30%, 40%, and 50% MFI is if grants are given up front for the project.

4. **Maxine Fitzpatrick - PCRI**

Fitzpatrick expressed concern that the guidelines contain no clear definition for home ownership, clear fund amounts and qualifying criteria. She agrees that the guidelines do identify and follow the Consolidated Plan and that it supports increased diversity of individual neighborhoods in its distribution of affordable housing.

5. **Nick Sauvie - Rose CDC**

Sauvie agreed that one key issue is to have strict criteria in the application process so we know what target we're shooting for. He emphasized that it is important that this fund doesn't become just another layer and should be as streamlined as possible. He added it would be great if County funds were folded into this process.

6. **Nia Diyg - Portland Impact**

Diyg spoke of her own personal experiences of being homeless for 19 months resulting from domestic violence. She stated that she would still be homeless if Section 8 hadn't opened its SAFA program. Without Section 8, and the option of transitional housing, Diyg stated she wouldn't be able to make it. She added that there are many women out there who are in her position.

7. **Jeff Merkley - CDN and Human Solutions**

Merkley expressed concern that current proposal's structure provides 20% of allocated funds to primarily upper middle class income. He stated that there should be some mechanism that guarantees a substantial chunk of the \$30 million will go to people at 50% or lower of MFI. Merkley advocates for good allocation processes and distribution through a simple application and clear evaluation criteria, citizen input, and utilizing existing distribution sources. He feels that monies should be dispersed in grants versus loans since many projects, especially non-profit projects need them. He hopes people can come out of this process feeling it was respectful and orderly.

8. **Leeanne MacColl - League of Women Voters (Attachment B)**

MacColl read a letter sent to HCDC, stating the Housing Investment Fund provides a good start to begin building affordable housing, targeted at households at 30% and below MFI. The League expressed its concern in the ability of keeping housing affordable to low income households, if it is not owned by non-profit organizations. They believe the proposed guidelines should include small

grants for emergency home repairs to help prevent home displacement. While the League applauds efforts of Downtown Housing Preservation projects, there is still a shortage of affordable housing units in the downtown area.

9. **Rob De Graff - Association for Portland Progress(APP) (Attachment C)**

De Graff read a letter sent to HCDC chair, Janice Frater stating APP's support for the creation of a \$30 million Housing Investment Fund. APP has identified the development of downtown housing as one of its seven (7) priority goals, according to its recently adopted five year strategic plan. They are concerned that the proposed \$3 million for these types of projects might not be adequate to meet the City's housing goals.

10. **Rick Ugenda - Oregon Food Bank (Attachment D)**

Ugenda presented a resolution from the Community Action Services Providers (CASP), which provides community services which address the basic needs of homeless and low income individuals. The recommendation states that 50% of the Housing Investment Fund be set aside to develop rental housing for individuals, couples and families at or below 30% MFI.

11. **Mike Toschi - Oregon Housing NOW**

Toschi stated that as a individual, he would like to see investment fund monies used primarily for lower income persons. Toschi questioned why private, for-profit developers should receive funds when non-profit CDC's are doing a good job. He encouraged mixed use construction and development, e.g. along transit areas, units on top of businesses, community land trusts, and cooperative living styles.

12. **Jeff Sullivan - Homeless Person's Legal Issues Task Force**

Sullivan stated he is in support of the Reconfiguration Plan, since it is a better long term solution for homeless people. He stated that more funds should be directed toward those at 30% or less and 50% or less MFI.

13. **Deborah Gruenfeld - Multnomah Co. Community Action Commission**

Gruenfeld commented that downtown Portland is short a number of units of SRO housing. Since most housing developed is affordable to people at 60% - 80% MFI, there is a critical need for housing for those below that level. Gruenfeld asked HCDC to consider the Community Action Service Providers's resolution. She expressed thanks for the opportunity to comment and offered HCDC any assistance through MCCAC.

14. **Susan Emmons - NW Pilot Project (Attachment E)**

Emmons thanked Commissioner Kafoury for going after this money since it isn't even available. She thanked the staff for writing the guidelines and urged HCDC to reject them. Emmons added that HCDC's role is not to worry what will sell politically, but to write good policy based on need. Emmons added that the greatest need is for housing for people at 30% or less MFI. There is a 10,000 unit gap in this community. Poor people cannot compete, many of them are living in substandard housing, doubling up, etc. Emmons suggests that this is HCDC's golden opportunity

with the housing investment fund to develop housing and house everyone.

15. Bobby Weinstock - NW Pilot Project

Weinstock spoke of some barriers low income people face to get into housing. He added that so much time has been spent on trying to build apartment buildings that not much emphasis has been put on admission criteria. Weinstock emphasized the question of how people with no income will be housed. Other barriers to low income people are minimum income requirements, bad credit histories, and past evictions. If public funds are available in the housing market, they should be used to help people at the lowest incomes who are "bleeding".

16. Eileen Burns - AMA (Attachment F)

Burns stated that many families are becoming homeless through their inability to pay market rent. This makes it extremely difficult to find rental housing, especially if there is an eviction on record. Many of these families live in overcrowded dwellings and do not have health insurance. Burns added that she is here to support the CASP recommendation. If something is not done to develop housing resources for individuals at or below 30% MFI, there will be many more homeless families. Burns added if some funds were targeted to home ownership programs to households below 50% MFI it would help the issue of neighborhood stability and community livability.

17. Sylvia Evans - The Plaza Neighbors

Evans spoke on behalf of the Tenant Leadership Network, a group of tenants living in low income housing who collectively come together to address common needs. The group expressed concern that housing remain affordable to themselves and their children. They are very pleased at the prospect of \$30 million being proposed through the Housing Investment Fund and applaud the efforts of the City in effectively addressing the housing crisis in Portland. One concern is that 80% of all funds should be allocated to low income rental housing with half of that amount for persons at or below 30% MFI. There is a great need to support this population as housing and rental housing costs skyrocket. Evans stressed the need for a mechanism in place to insure that those individuals below 30% MFI are served.

18. Pat Solberg - James Lee Garden's Apartments

Solberg spoke on the assumption that federal funding will not be available in the future. As Section 8 contracts are set to expire, it is not certain if they will be renewed or if funding will be available. Solberg added that often vouchers and certificates do not adequately meet the needs of Section 8 renters. She urged the Commission to set aside money for very low income renters now rather than waiting for a crisis to hit. Affordable housing can not be provided to very low income residents without subsidies. Solberg added priority should be given to projects with the emphasis on housing affordability.

19. Harry Bruton - Tenant Leadership Network

Bruton thanked HCDC for giving the Tenant Leadership Network the opportunity to speak tonight. He also thanked the tenants, since their voices should be heard and the organizing network for making their voices heard.

20. Will White - Housing Development Center

White congratulated Commissioner Kafoury, HCDC, Portland Organizing Project, and the City Council for the bold initiative to allocate a substantial amount of City funding for affordable housing especially as federal funds diminish. He urged HCDC to use mechanisms already in place to administrate the new fund. White stressed the need to guarantee permanent housing affordability to persons with limited income. If that can not be done than those public investments should be recaptured and used in other affordable housing projects. He added that the application process should be a very public process with clear criteria, public input, limited conflict of interest and a clear way of making these decisions. Public investments should be targeted to households with the greatest need for affordable housing. The CD Network represents non-profit organizations who produce hundreds of units of housing and White thinks it very appropriate that they get included in how this fund is set up.

21. Mary Garland

Garland spoke of personal experience as a single parent made homeless by a flood. She urges HCDC to look over the guidelines to find an allocation of monies for people at the lowest income levels. Garland stated she falls below the 30% MFI, has not been able to find a home for 3 months and can't find an apartment that will take Section 8.

22. Elfia Johnson

Johnson spoke of personal experience as a working homeless person. As a Grandmother raising three grandsons, she became homeless in February. Johnson asked that something be done for the people at 30% or below MFI. She is currently at 30% MFI, has a Section 8 certificate but no place to take it to. She stated that anyone could become homeless tonight through no fault of their own. Homeless people count and need some place to live; it is not fair and they don't deserve it.

23. Helen Barney - HAP

Barney stated that the biggest challenge HAP faces is in providing housing for families, especially large families, at or below 50% MFI. LCHC housing production goals targeted 30% of all rental production for households below 50% MFI. Barney's concern is that with these guidelines, the people who need to be served won't be served. The main reason is that a big pot of money is targeted toward households below 80% MFI. Unless a large portion of the \$9 million for 50% and below MFI is specifically carved out, community needs will not be met.

Barney commented she also has trouble reconciling the per unit subsidy in the rental housing fund with the \$15,000 in the innovative fund for all income levels. Barney applauds the idea that all CDBG and HOME monies will be targeted to populations below 50%. This is not a radical departure from what is done now. However, there are restrictions on these funds, particularly for CDBG funds on construction.

24. Debbie Sheurer - Portland Impact

Sheurer stated that, like many people she is below 30% MFI. She would be homeless if not for Portland Impact giving her a place to stay. Sheurer lost her Section 8 voucher since she could not

find a place to live. As a single mother with two kids, it's hard to make it in the world. She asked that low income people be given a chance, and deserve a chance, to better themselves.

25. Michele Krajeski - Portland Impact

Krajeski spoke as a former client of Portland Impact who came there because she was homeless. She doesn't know what she would do without Section 8. She stated that it is very important for people to understand is that there are a lot of women out there in abusive relationships who have nowhere to go, or the money to live on their own. With Section 8 they can try to live independently. Krajeski asked that whatever funds are available be allocated for low income housing and women and children.

26. Evelyn Smith - AMA

Smith spoke of her daily job routine as the receptionist from AMA. Smith estimated that she receives about 100 calls a day from homeless people looking for someplace to live. About 90% of the people who call there don't have funds. She extended an open invitation for people to visit AMA. She also asked that as people leave the meeting tonight they take a minute to think about the people who don't have a home to go home to.

27. Kathy Oliver - Outside In

Oliver spoke in support of the CASP proposal. 50% of these funds go to rental housing go to people with a median income of 30% or less. Outside In serves homeless youths to help prevent them from joining the adult homeless population. What is needed is affordable rental housing. Oliver believes that the City and County have been shifting their policies and philosophies over the past few years away from warehousing people in shelters to providing transitional and then permanent housing. We cannot do this without increased and affordable rental housing.

28. Laurel Dunn - Portland Impact

Dunn stated she is excited about this proposed allocation of funds and thanked everyone for their hard work. Her concern is that the people with the greatest need for shelter will get lost in the shuffle. Dunn asked that 50% of guideline monies be set aside for people with 30% or less MFI and advocated for money in grants versus loans.

Dunn introduced Barbara, who, with her three kids was homeless before she got motel vouchers and into transitional housing. Barbara couldn't afford a house by herself but now has family members living with her.

29. Diane Meisenhelter - Sabin CDC

Meisenhelter stated that although housing structures are being developed, it is not enough. We are in the middle of a severe housing crisis. She applauds the efforts that went into developing this housing investment fund, but is very concerned that 20% of funds are being allocated to middle and market rate, higher income. While she understands the reasons to support different types of projects, in a crisis we cannot afford to help anyone but those who are most in need. She asked that HCDC consider expanding homeowner options to below 60% MFI. And encouraged HCDC to seek

those who are familiar with low income housing to use them as resources.

30. Bob Dursten - Transition Projects

Dursten added his voice to the Community Action Service Providers recommendation that there be at least 50% of allocated funds set aside for those at 30% MFI. From his personal observation as the Director of Transition Projects, which serves homeless, single adults, Dursten stated that in order for people to escape homelessness, they have to work very hard. If we do not create entry level affordable housing then there is no hope and if there is no hope there's going to be very little incentive to homeless individuals.

31. Sondra Price - NECDC

Price thanked HCDC for the opportunity to speak at the public forum. She strongly encourages HCDC's support toward the concept of continued affordability for home ownership as well as for rental housing. NECDC's central concern is that residents of their community be able to stay in their community and have opportunities for affordable housing. Families won't be able to move into a home without the addition of subsidies. By working together we can give hope to families in out community.

32. Kyle Kajihiro - Worker's Organizing Committee

Kajihiro wanted to add the Worker's Organizing Committee's support for the use of the fund for the lowest income levels since that's where the greatest need is. Currently, people are experiencing a decrease of earning power through their jobs and an increase in inflation, which will ultimately spell disaster for our community. If we're talking about Livable Portland there must be a strategy that's innovative with high wage jobs that offers security as well as housing that is stable. The Worker's Organizing Committee supports the funds going to low income people and high wages for workers.

33. Michael Moriarty - Northwest Housing Alternatives

Moriarty stated that, in listening to the speakers, it seems that the dollars identified are for bricks and mortar. One of the hardest dollars to find in affordable housing is operating support for the people who actually do produce the housing. He suggested the possibility of setting a portion of the monies aside for support staff.

Chair Frater thanked everyone for staying. She added that anyone who had written materials to please get them to staff or mail them to HCDC. All items need to be into HCDC staff by December 14, in order to be taken into consideration. Frater invited everyone back to the January 3rd meeting to see the final draft of the proposed Housing Investment Fund guidelines.

The meeting was adjourned at 7:20 p.m.

Community Development Network of Multnomah County

NON-PROFITS DEVELOPING AFFORDABLE HOUSING AND REVITALIZING NEIGHBORHOODS

802 SE 27th Avenue, Portland, OR 97214 • (503) 239-4553

December 6th, 1995

Dear HCDC Members,

Thank you for the opportunity to present comments on the Staff Proposal for the Use of a Two Year Housing Investment Fund dated November 21, 1995. I am Gretchen Dursch, the Executive Director of Housing Our Families, a community development corporation operating in Northeast Portland. I am also the president of the Community Development Network of Multnomah County, an association of over 20 nonprofit housing developers and their supporters.

The shortness of the timeframe between the availability of the staff proposal and this public hearing made it difficult for the board and membership of the CDN to review the proposal collectively. The comments below reflect an initial review by our Executive Committee. We hope that there will be other opportunities for public comment on the criteria for the use of the Housing Investment Fund in the future.

We would like to thank the staff involved for all of the work that has clearly gone into the development of this proposal. We are pleased by the proposal's acknowledgment of shrinking federal resources, and of the fact that only "a small portion of the low and moderate cost housing needs [in the County] are met with current resources". We support much of the general direction of the proposal. However, we have a couple of specific concerns about the proposal as it stands as well as suggestions about decisions that have been left until later in the process.

Funding for Very Low Income Rental Housing

We applaud the set aside in allocation package number 1 for emergency assistance. Preventing displacement in the situations identified in the proposal is almost always far more cost effective and better for the people involved than trying to address their needs after they have become homeless.

We hope that the funds for rental housing for people at or below 80% of median family income (MFI) will include a significant commitment to the kinds of deep grant subsidies that will be required to develop rental housing affordable to people living below 50%, and even below 30%, of MFI. As federal rental subsidy resources shrink and housing prices rise it becomes more and more important that development of rental housing be subsidized up front to a degree that will make it possible for the developers to charge rents affordable to very low income people.

Funding for the Development Of Affordable Homeownership Units

We are concerned that there appears to be no pool of money set aside for the *development* of affordable homeownership units for people of modest means. Section III appears to be targeted directly to first time home buyers, competing for market-rate housing. While we agree that downpayment assistance is important, it is clear that in this rapidly appreciating housing market it is almost impossible for people living at or below 70-80% of median income to find a house they can afford to buy even with downpayment assistance. Therefore, if homeownership for low-income people is a goal of the fund, it is crucial that there be funds available to *increase the supply of houses that can sell for significantly below the high and rapidly increasing median home price* in addition to providing downpayment assistance.

Goals for and Distribution of Funds

We agree that the funds should be distributed city-wide, but we feel strongly that the document should contain a commitment to spending the bulk of the fund in the neighborhoods. We suggest as basic distribution goals that the fund be targeted to: develop housing which meets the needs of populations identified as priorities in the Consolidated Plan; support the revitalization of neighborhoods identified as targets by the City; support increasing density in ways that blend with existing neighborhoods, and; support the wide geographic distribution of affordable housing,

including development in affluent communities.

We also recognize the importance of the fund having the flexibility to support innovative projects, particularly mixed use and mixed income projects. We see this as compatible with our list of basic goals. We advocate the use of the funds in allocation package number 2 to meet all of the stated goals of the Fund in flexible and creative ways; we hope that that this category will not be used simply to support interesting market rate projects that cannot be funded under any of the other allocation packages.

Application Process

We support an application process that would use the criteria listed in the staff proposal as important factors in how an application is judged and that would make those criteria very explicit, so applicants can be fairly certain up front whether their projects meet the basic evaluation criteria of the fund. This kind of clarity is very helpful in streamlining the financing and development processes.

We urge a definition of long term affordability that requires the unit to remain affordable to the targeted group *for the life of the unit* (the real, use-value life of the unit, not the "financial life", or an arbitrary 25 or 50 years). This is the only way in a rapidly appreciating market to begin to build a permanent stock of affordable housing in our community and to make the best use over the long-term of limited government subsidies.

Further Refinement of the Proposal and Administration

In this time of rising costs and diminishing resources it is important that we work to streamline the development process in order to make it easier for housing developers to produce units quickly and at the lowest possible cost. To this end, we recommend that the following be considered when deciding what agency would administer the Fund and designing a process by which funds would be distributed: 1) The Fund's distribution process should be well defined, predictable, quick, and flexible beyond a few strong threshold criteria and set of allocation distribution requirements. This will reduce soft costs. 2) The fund should not add yet another difficult and time-consuming application process to the already arduous task of financing affordable housing. To this end, it should use the application documents that developers already prepare for other financiers and approve or reject funding based on well defined criteria that are stated up front in the application process. If the funds are being used to fill a gap late in the process, the Housing Investment Fund approval process should not require major modifications to packages already approved by other funders. It would be most efficient from the developers' standpoint if the fund were administered by an agency the developers already go to for funds in order to minimize conflicting requirements and additional application processes.

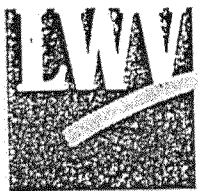
Our Participation

We appreciate all of the work that has gone into the development of this proposal, and we are gratified to see the Housing Investment Fund moving forward so quickly. We would like to lend our time, energy and expertise to the further refinement of the allocation criteria and to the development of a responsive and efficient administrative process for the Fund. We hope that we will have a seat at the table as this process moves forward. We are committed to working to meet Portland's housing needs over the long haul, and we understand well both the needs of housing developers and the barriers to the development of housing. Please make use of our expertise and commitment.

If you have any questions about this testimony or wish to respond to it, you can call myself at 335-0947, or CDN's coordinator, Tasha Harmon, at 239-4553. Thank you for opening this process to public input.

Sincerely,


Gretchen Dursch



The League of Women Voters

OF PORTLAND OREGON

921 SW MORRISON, SUITE 410, PORTLAND, OREGON 97205 (503) 228-1675

TO: Housing & Community Development Commission
FROM: League of Women Voters of Portland
SUBJECT: Uses of Local Housing Investment Fund
DATE: December 6, 1995

Following the first study in 1981 of housing in Portland, the members of the League of Women Voters of Portland adopted as part of their position that "We support the retention of SRO housing units and support by the City of Portland for rehabilitation for existing units." In addition, "Retention of downtown low-income housing supported by...community Development Block Grants and federal rent subsidies."

As a result of the League of Women Voters of Portland's second housing study in 1989, our members adopted a further position which states that "City, County, and private sectors should continually monitor changes in the population needing affordable housing and address their housing needs." This position also states that "We support low-interest loans to encourage private investments in low-income housing, tax abatement, tax credits, low-interest loans, and grants."

We applaud the efforts of the Downtown Housing Preservation Partnership over the past 15 years; however, downtown Portland is still short 629 units of its goal of returning to the 1978 level of 5,183 affordable housing units. Families now represent a much larger share of the population needing affordable housing. Shelters can provide emergency transitional housing, but should never be considered as permanent housing. We would all agree that children should not live in shelters.

The challenge to the City now will be to create a permanent stock of affordable units, houses or apartments for families. The booklet "Regional Growth and Affordable housing", prepared for the Housing and Community Development Commission in 1994 stated that there is a 10,000 unit shortage for families earning \$12,000 a year (30% of median income). This is in the area that includes Multnomah County, Portland, and Gresham. Population projections all point to the need for affordable housing for families and we believe that financial assistance should be directed toward the goal of increasing the housing stock for this segment of the population.

The City's Housing Investment Fund would provide a good start to begin building an affordable housing inventory. Private developers have shown their project can pencil out with a subsidy that provides the necessary gap financing.

Some families have only the financial capability to rent, others would be better off in a home ownership program. If the latter is the case we believe the Housing Investment Fund should include small grants for emergency home repairs. It does no good to get a family into a house and then have them default on the mortgage because of bills for plumbing, roofing and electrical repairs.

The League is concerned about how we keep this housing affordable if it is not owned by a non-profit corporation. The League also has a concern about the potential for a windfall profit to the developer when a project, built with a public subsidy is sold. Could such a profit be recaptured by the governmental unit and used to help other projects get started?

Sincerely,

Debbie Aiona

Debbie Aiona
President

Beth Burczak

Beth Burczak
Action Chair

Leeanne MacColl

Leeanne MacColl
Housing Chair



December 6, 1995

Ms. Janice Frater
Chair, Housing and Community Development Commission
808 SW 3rd, Suite 600
Portland, OR 97204

Re: Housing Investment Fund Guidelines

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Dear Ms. Frater:

The Association for Portland Progress, as you know is a downtown business association dedicated to the beneficial growth and development of the Central City. This letter is to express APP's support for the creation of a \$15 million dollar housing trust fund, particularly that portion of the proposal that provides resources for the development of new housing including private market development.

APP, in its recently adopted five year strategic plan, identified the development of downtown housing as one of its seven priority goals. That priority stems from the recognition by our members that for the downtown and Central City to be successful over the long term, people of all income ranges must live in those neighborhoods.

Portland has had more success in revitalizing its downtown core than virtually any other city in the United States. This success has been the result of visionary planning and dedicated follow through by both the public and private sectors. One hallmark of that planning and follow through was the public investment in housing in downtown that is affordable to middle class individuals and families.

As we read the proposed guidelines, they continue to support public involvement in market rate housing. It is our view that such involvement is crucial if Portland is to achieve its goals for housing development. If we have any questions about the guidelines, it is whether the three million dollars designated for these types of projects is adequate to meet the needs established in the city's housing goals.

Recommendation passed unanimously at the Community Action Service Providers (CASP) meeting on November 29, 1995:

We recommend that 50% of the Housing Investment Fund be set aside to develop rental housing for individuals, couples, and families who have an income of 30% of median or less.

CASP members include:

Albina Ministerial Alliance
American Indian Association of Portland
Boys & Girls Aid Society
Bradley-Angle House
Catholic Community Services
Council for Prostitution Alternatives
Friendly House
Human Solutions
International Refugee Center of Oregon
Metro Crisis Line
Neighborhood House
Northwest Pilot Project
Oregon Food Bank
Oregon Human Development Corp.
Outside In
Portland Impact
Raphael House
The Salvation Army-Harbor Light
The Salvation Army-West Women & Children's Shelter
Transition Projects
Volunteers of America
YWCA-Downtown
YWCA-St. John's

HOUSING & COMMUNITY DEVELOPMENT COMMISSION



c/o Bureau of Community Development
808 SW Third Avenue • Room 600
Portland, Oregon 97204-1966

COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) NEEDS ASSESSMENT

Rental Units Affordable to Low-Income Renter Households Multnomah County

Income Category	Number of Units Affordable to Income Category	Number of Households in Income Category	Difference
0-30% of MFI	12,039	22,737	(10,698)
0-50% of MFI	54,884	41,244	13,640
0-80% of MFI	106,129	66,617	39,512

Owner Units Affordable to Low-Income Owner Households Multnomah County

Income Category	Number of Units Affordable to Income Category	Number of Households in Income Category	Difference
0-30% of MFI	6,746	9,008	(2,262)
0-50% of MFI	35,659	20,282	15,377
0-80% of MFI	89,938	43,007	46,931

Source: US Census, CHAS Databook

Telephone: (503) 823-2375

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City of Portland



Multnomah County



City of Gresham

Background

What Do We Mean By "Affordable Housing"?

The term "affordable housing" means different things to different people. Since the CHAS is about affordability, it is important to understand how that term is used in the CHAS.

The CHAS defines affordable housing as housing for which the occupant pays no more than 30 percent of gross income for gross housing costs, including utilities. A household that pays more than 30 percent of its income for housing is considered to have a "cost burden." Those that pay more than 50 percent of their income for rent have a "severe cost burden." For example, a single-parent with two children earns \$1,000 per month as a bank teller. Her rent plus utilities for a two-bedroom apartment in Gresham is \$525 per month. Since her housing costs exceed 50 percent of her income, she has a "severe cost burden."

The following tables list rents and home prices that would be considered "affordable" to a single-person household or a family of four, at different income levels. The income levels are based on the 1993 HUD Area

Table 1
Affordable Rents and Home Prices for a Single-Person Household (Based on 1993 HUD Area Median Income Guidelines)

Income Category ¹	% of Area Median	Income Limit	Affordable Rent (w/utilities) ²	Affordable Home Price ³
Single Person				
Very Very Low	30%	\$8,550	\$213.75	\$21,375
Very Low	50%	\$14,250	\$356.25	\$35,625
Low	80%	\$22,800	\$570.00	\$57,000
Moderate	95%	\$27,075	\$676.87	\$67,687
Median	100%	\$28,500	\$712.50	\$71,250

Background

Table 2
Affordable Rents and Home Prices for a Four-Person Household (Based on 1993 HUD Area Median Income Guidelines)

Income Category ¹	% of Area Median	Income Limit	Affordable Rent (w/utilities) ²	Affordable Home Price ³
Four Person Household				
Very Very Low	30%	\$12,210	\$305.25	\$30,525
Very Low	50%	\$20,350	\$508.75	\$50,875
Low	80%	\$32,550	\$813.75	\$81,375
Moderate	95%	\$38,665	\$966.62	\$96,662
Median	100%	\$40,700	\$1,017.50	\$101,750

¹Based on CHAS Income categories rather than CDBG categories.
²30% of monthly income.

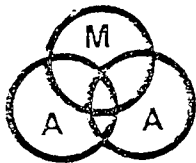
³Based on "rule-of-thumb" of 2.5 times annual income.

Source: U.S. Dept. of Housing and Urban Development

Median Income guidelines issued for the Portland metropolitan area.

An important note about data: Throughout this document you will see references to "median" income. The median income is the mid-point of all incomes within a range - one-half the households earn more, the other half earn less. The median is used to describe typical conditions. The median is not the same as the mean or average.

Most of the CHAS data reported on HUD forms is based on a special run of 1990 Census Data (using 1989 income) Median income is based on average "household size." Many people who work with federal housing assistance program are used to working with the "HUD Area Median Income" which is updated annually and which is adjusted based on household sizes.



ALBINA MINISTERIAL ALLIANCE

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TREASURER
Rev. Paul Spurlock
Ainsworth United Church of Christ

PARLIAMENTARIAN
Rev. Donald Frazier
Mt. Sinai Baptist Church

COMMITTEE CHAIRMEN

Finance
Rev. William F. Adix
Emanuel Hospital Medical Center

Social Service
Rev. Victor Brown
Community Church of God

Advocacy
Rev. Roy Tate
Christ Memorial Church

Adoptions Foster Care
Rev. Joshua Phillips
Give Us This Day

Membership
Rev. John Parker
Prison Ministries

Properties
Rev. Rozell Gilmore
Inner City Lutheran Ministries

Nominations
Rev. Elbert Mondaine
Celebration Tabernacle

Pastoral Enrichment
Rev. Henry Greenidge
Irvington Covenant Church

Fellowship
Rev. Aaron Hamlin
National Black Evangelical Association

Corporate Evangelism
Rev. Phillip Nelson
Allen Temple Church

Prayer
Rev. Ralph Greenidge
Portland Rescue Mission

Development
(Vacant)

**TO: HOUSING AND COMMUNITY AND
DEVELOPMENT COMMISSION**

**FROM: EILEEN E. BYRNES
ALBINA MINISTERIAL ALLIANCE
COMMUNITY SERVICES PROGRAM DIRECTOR**

RE: HOUSING INVESTMENT FUND GUIDELINES

DATE: Dec. 6 1995

First I wish to thank Gretchen Kafoury for her advocacy for the development of this fund. Housing in Portland, especially for very, very low income families, is at a crisis stage. Most of the households experiencing a severe cost burden are very, very low income households (at or below 30% of median). More and more families are becoming homeless due to inability to pay market rents. Once a family has been evicted for non-payment of rent it become extremely difficult if not impossible to find rental housing, even through the Housing Authority. Many of these families then double up with friends or family thus creating overcrowded conditions and possibly putting another family at risk of eviction. As the CHAS states there are over 10,000 very, very low income households in Multnomah County who are already in or at risk of being caught in this cycle.

Many look to the new jobs being created by the electronics firms locating in Multnomah County as helping to alleviate this situation. Many of these jobs pay below 50% of the median income for a single person. For a family these wages are closer to 30% of median. A family of four at 80% of median (\$32,550) can find available housing that is considered affordable (\$813.75/mo.). On the other hand, a family of four at 30% of median (\$12,210) will have to spend 80% of their income to find comparable housing. Even something fairly cheap, maybe \$650/mo., consumes 64% of their income. Their other expenses do not adjust themselves according to income. Also many households whose income is at the 30-50% of median level do not have health insurance

Reliable sources of information (CHAS, Metro Housing Report 1991) indicate that the unmet need for housing is for very, very low income households (below 30% median). If we do not want to see many more homeless persons, especially families, it is critical to develop housing resources for those households at or below 30% of median.

We urge support for the recommendation of the Community Action Service Providers that 50% of the Housing investment fund be set aside to develop rental housing for households at 30% of median income or less.

It also would contribute greatly to neighborhood stability and community livability if funds could be targeted to home ownership programs for households in the very low income category (below 50% of median.). Many of these person are being forced out of their neighborhoods due to increasing rents and have difficulty finding affordable housing elsewhere. It is interesting to note that most of the staff at the non-profit social service agencies working to assist these families have incomes in this category.

TENANT LEADERSHIP NETWORK

c/o Oregon Housing NOW Coalition 2710 NE 14th Portland, Oregon 97212

Housing and Community Development Commission
808 SW Third, Suite 600
Portland, Oregon 97204

December 6th, 1995

Dear Commission Members,

This letter is written on behalf of the Tenant Leadership Network. We are a group of tenant leaders from throughout Multnomah county who live in low-income housing complexes and who have come together to collectively address our common concerns.

One of the primary concerns of the group is that our housing remains affordable for ourselves and our children and that our neighbors and ourselves are not forced into an already tight private housing market, rendering us homeless.

We are very pleased at the prospect of thirty million dollars being devoted to housing as proposed in the Housing Investment Fund. We applaud the efforts of city officials and community advocates in actively addressing the housing crisis in Portland. We think this is a very important step towards ensuring that our families have homes that they can afford. As our ability to rely on federal funds for housing rapidly dwindles, it becomes more and more necessary to take such initiatives on the local level. We are glad to see that the City of Portland recognizes this.

The following are some of our comments on the proposed guidelines for the Housing Investment Fund:

1. 80% of the funds should be allocated to low-income rental housing, and half that allocation should be set aside for housing for persons at or below 30% MFI. We support the prioritizing of funds for low-income rental housing. Clearly, there is a great need to serve this population as housing costs skyrocket and the market becomes less and less affordable to low-income renters. However, there needs to be a mechanism in place for ensuring that those at the low end of the spectrum (under 30% of MFI) are served. Development of housing that serves very low income families has happened at a much smaller rate than housing that serves families at higher income levels. The Consolidated Plan priorities state that the need is greatest for renters under 50% of MFI. These guidelines should more closely reflect the areas of greatest need as determined by the CHAS and Consolidated Plan. We suggest that the amount towards low-income housing be increased to 80% and that within the set aside for this category at least half of it is specifically directed towards people who are "very low income" (under 30% MFI). Providing housing for families at this income level takes significantly more subsidies. It will take a substantial amount of money to provide these deep subsidies which are needed to ensure that our lowest income renters (often seniors and single mothers) are not literally left in the cold.

2. We should assume federal resources will be greatly reduced. Many of us live in privately-owned, HUD subsidized buildings and we have felt the impact of the drastic decline in federal resources firsthand. We know for a fact that these resources are uncertain and unstable. We face expiring section 8 contracts and we can not be certain that the owner will renew them or that the funding will even be available. We face changes in HUD building-based program budgets which allow our owners to convert to market-rate housing if he/she so chooses. We face impending cuts in local section 8 funds for certificates and vouchers in a market with a 1-3 percent vacancy rate. This means that if we lose our current housing we may very well be on the streets.

We can not assume that the federal money will always be there to serve the lowest income populations. In fact, we think the assumption should be that it is not going to be available. That is why we urge the commission to plan for set asides for very low income renters now rather than waiting for the crisis to hit.

3. We support the emphasis on building-based subsidies rather than tenant-based assistance. Often vouchers and certificates do not adequately address the needs of low-income renters. Section 8 vouchers are virtually useless in a market with such a low vacancy rate if landlords are not mandated to accept them. Many times a tenant will be unable to use their voucher certificate and be left without a subsidy because they can not find housing. They may even find themselves homeless with a voucher in their hand.

4. The city should provide ongoing operating subsidies which will guarantee permanent affordability. As tenants in this at-risk housing we don't think it just to have to face the fear of life on the streets while the government scrambles for resources every time a short-term subsidy has expired. Affordable housing can not be provided to very low-income persons without operating subsidies. Priority should be given to projects that demonstrate the ability to maintain permanent affordability.

3. Continue and broaden public input. We would like to encourage ongoing opportunities for public input into the process of developing the Housing Investment Fund. This forum today is a much welcomed step towards involving community residents in this extremely important policy decision. We think that it is important that the process stays open to the public as you move towards finalizing the details of the funding guidelines. All too often those who are most impacted by decisions are not invited to participate in the decision-making process. As low-income tenants we feel that we have an important perspective and one that should be carefully considered when creating housing policy. We would like to see the commission and the city in general continue to provide more opportunities for tenant input into policy decisions. Many of our neighbors, for instance, did not even know about this evening's forum. We are certain that many of them would have thoughtful comments to contribute given the opportunity.

We thank you for the chance to express our views on this very important matter.

Sincerely,

The Tenant Leadership Network Members



THE ENTERPRISE FOUNDATION

December 8, 1995

Janice Frater, Chair
Housing and Community Development Commission
808 SW 3rd Ave., Suite 600
Portland, Oregon 97204

Dear Chair Frater and Commissioners:

We wish to support and comment on the "Policy Recommendations for the Housing and Human Investment Fund: A Staff Proposal 11-21-95". In general, we believe that this proposal is a sound allocation of funding and is likely to help achieve the goals for the fund. While we support this overall distribution of funds, we believe this allocation represents the minimum realistic commitment of city funds to create an adequate number of quality housing units affordable to low income residents of Portland.

One of the most exciting parts of this proposal is the commitment of \$1.5 million to first-time home buyers. This has been a significant gap in the market for low income housing. Making this money available as second mortgages could draw in significant private sources of funds. However, we believe that these funds should be more aggressively targeted to providing home ownership opportunities to those below 80% of area median income. It is our estimation that currently underutilized lease-purchase funding available through private sources could serve much of the need between 80 and 100% of area median income. The public policy trade-off here is not an unfamiliar one, more aggressively targeting lower income home buyers will result in a decrease in the number of units produced, but will also assist a needy group that is capable of maintaining a home once initial barriers are removed.

We also support the staff recommendation to shift federal funds to concentrate on creating units affordable to those at and below 50% of area median income. This change will provide the secure, deep subsidies that are required to adequately fund these units. Increasing the equity funding in housing affordable to those under 50% is likely to make private funding more readily available to developers of this housing, thus leveraging the city's investment.

In conclusion, as a nonprofit lender of predevelopment and short-term gap financing, we believe that this allocation of funds will help meet current market needs. After this good start, we look forward to participating in the remaining process of determining how this new and crucial investment will be used.

Sincerely,

John Blatt
John Blatt,
The Enterprise
Foundation

Don Neureuther
Don Neureuther,
The Neighborhood
Partnership Fund

David McConnell
David McConnell
The Enterprise
Foundation

JAMES W. ROUSE
DONOR CHAIRMAN
BARTON HARVEY III
CHAIRMAN & CEO
EDWARD L. QUINN
SENIOR VICE PRESIDENT
KEYNARD RAMSEY
SENIOR VICE PRESIDENT
PATRICIA T. ROUSE
VICE PRESIDENT & SECRETARY
PATRICIA M. CONLIGAN
VICE PRESIDENT
ELLEN LAZAR
VICE PRESIDENT
RICHARD M. HESSE
TREASURER
TRUSTEES
HARRY W. ALBRIGHT, JR.
SUSAN G. BAKER
CATHERINE P. BESSANT
ANGELA GLOVER BLACKWELL
JOHN P. BOORN
PAUL C. BROPHY
RAOUL L. CARROLL
RAYMOND G. CHAMBERS
JILL K. CONWAY
N. GORDON COSBY
DOROTHY CULLMAN
MATTHIAS J. DEVITO
CUSHING N. DOOLBEARE
MARTIN FINE
SAMUEL GARY
W. H. KROME GEORGE
BEVERLY SILLS GREENOUGH
RONALD GRZYWINSKI
BARTON HARVEY III
ANDREW HEISKELL
ROBERT A. IGER
JAMES A. JOHNSON
JING LYMAN
CHARLES MCC. MATTHIAS
DAVID O. MAXWELL
RAYMOND J. MCGUIRE
ROBERT S. McNAMARA
FRED NORIEGA
EDWARD L. QUINN
HENRY S. REUSS
WILLIAM C. RICHARDSON
JAMES W. ROUSE
PATRICIA T. ROUSE
WILLIAM A. SCHREYER
ANDREW C. SIGLER
STEPHEN STAMAS
ELLEN SULZBERGER STRAUS
KAREN HASTIE WILLIAMS
RAUL YZAGUIRRE
BARRY ZIGAS
HONORARY TRUSTEES
DANIEL B. BURKE
LISLE C. CARTER, JR.
COY EKLUND
JOHN W. GARDNER
LOUISE MARTIN
LEEDA MARTING
RICHARD D. PARSONS
MILTON F. PELRIE
CHARLES S. ROBB
ALEXANDER B. TROWBRIDGE
ANDREW J. YOUNG

REC'D DEC 13 1995

OREGON OFFICE

333 N.E. RUSSELL STREET, SUITE 205 - PORTLAND, OREGON 97212 - 503.284.4424 - 503.284.0830 FAX



MULTNOMAH COUNTY COMMUNITY ACTION COMMISSION

421 S.W. Sixth, Suite 500
Portland, OR 97204-2221



TEL: 503-248-3999
FAX: 503-248-3332

December 14, 1995

Janice Frater, Chair
Housing and Community Development Commission
157/600

Dear Janice:

The Multnomah County Community Action Commission (CAC) at its meeting on December 13, 1995 acted to make this recommendation to the HCDC regarding the staff proposal for the Housing Investment Fund.

The CAC rejects the recommendations in the staff proposal. Instead, it recommends that 100% of the Housing Investment Fund be targeted to preserve and develop rental housing affordable to households at 30% of median income and below (very low-income). We believe that this use is in the best interests of all Portland's residents.

•The City of Portland must anticipate and prevent the loss of a considerable number of units of housing affordable to very low-income households.

•Portland enjoys a number of project-based subsidies for central city buildings from the federal Department of Housing and Urban Development (HUD). HUD will not be renewing these subsidies when they expire. For example, the subsidy for the Rose Apartments in inner SE Portland will expire within two years.

•There are many privately-owned, HUD-subsidized housing units based on 20-year requirements that the housing remain affordable. The requirements are expiring on approximately 1,000 units in Portland, but the owners must give first right to purchase to non-profits. The federal funding to assist non-profits in making these purchases is at risk in Congress.

•The Housing Authority of Portland will likely suffer significant budget cuts.

The CAC recommends this as the first priority for this money. As policy-makers, we must not be so short-sighted as to not prepare for threats to our current infrastructure of affordable housing which we can anticipate.

REC'D DEC 15 1995

•Public money should be used to assist in housing development for income groups in which the private market does not evidence an interest.

•The Portland, Gresham, Multnomah County Consolidated Plan for 1995-99 demonstrates that the private market is not keeping pace with the development of housing for those under 30% of median income. A deficit of 12,960 units for this group is demonstrated.

Even with a public investment, financing strategies for housing affordable to very low-income households is complex and may include the development of accompanying housing for higher income groups.

•Public money should be used to ease the rent burdens for those citizens whose incomes are so low and their housing costs so great that they have difficulty meeting their basic needs and are at risk of homelessness.

•The Consolidated Plan demonstrates that many more very low-income households than other income groups have enormous rental burdens compared to income. The percentage of those paying more than 50% of income to rent among those 0-30% of median income is 61%, 31-50% is 20%, and 51-80% is 2%.

•Research by anti-hunger advocates points out that hunger increases as rent burdens become too much for a family's income.

It is less expensive to prevent homelessness rather than assist individuals who have become homeless. The key to homeless prevention is a greater supply of housing affordable to very low-income persons.

•The City of Portland must make good on its commitment to be an effective partner in our nationally-recognized local continuum to move homeless persons into permanent housing.

•The oft-mentioned "Strategy for Serving Homeless Single Adults in Portland/Multnomah County, Oregon" includes as a critical and necessary element the development of 100 units of permanent housing per annum for this population alone.

•Housing placement specialists serving homeless families report that their number one barrier in moving families from homelessness to housing stability is the lack of housing affordable to very low-income households.

The availability of housing affordable to very low-income persons is vital to the operation of our homeless services continuum. Without it, our community will continue to experience a bottleneck in our shelter and transitional housing units. Without it, homelessness will

continue to be a very visible problem to both businesses and residents.

•The City of Portland should build on the work of other governments in the development of strategies for long-term affordability for very low-income housing. There is a wealth of strategies which support long-term affordability while not regulating the mobility of individual households.

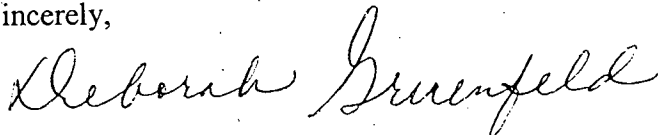
•Chicago has targeted its Housing Trust Fund to those at or below 50% of median income and has strategies for reducing rents and preserving affordability over 20-30 years.

•Boulder has targeted its Housing Trust Fund to those between 30-60% of median income and has strategies for preserving affordability and for recapturing funds.

We recommend the report from the HCDC's Task Force on Affordable Housing Resources. In it the Task Force recommends that the appropriate public participation in the development of housing for 50-80% of median income is in the forms of credit enhancement tools, rather than the delivery of cash infusions in any form.

The Community Action Commission appreciates your attention to our letter. We hope that your discussion on the Housing Investment Fund will be clear and focused and help to build your strength as both a policy-making and advocacy organization.

Sincerely,



Deborah Gruenfeld, Chair
Multnomah County Community Action Commission

c: Board of County Commissioner
Portland City Council
Gresham City Council

THE CONSOLIDATED PLAN ANNUAL UPDATE

PUBLIC HEARING

Housing and Community Development Commission
May 1, 1996

Public Testimony

1. D.W. Owens - Foster Business Association/Marshall Caring Community

Owens encouraged HCDC to be as creative as possible with Consolidated Plan funds and liked the idea of a soft second mortgage for first time home buyers. Owens added that on page 15, priority three, homeownership should rank pretty high.

2. Maxine Thompson - Leaders Roundtable (attached)

Thompson spoke of the impact mobility, defined as frequent moving, has on student success. Each time a student moves they are 30% more likely to drop out of school. Other factors include coming from lower income households and deficiency of credits from frequent school changes. Thompson stated her reason for speaking tonight is to make sure HCDC is aware of the significance of the mobility factor and to insure that the lack of affordable housing is not a reason people move.

3. Dr. Suzanne Riles

Thompson introduced Dr. Suzanne Riles who has been involved in two studies which followed the graduating classes of 1994 and 1996 from the time they entered 9th grade. Riles stated that the studies showed 34% of students who dropped out were enrolled in the school district for one year or less, and by the end of the academic four years there were as many new students as returning students. Riles added it is good to address this issue with other urban issues like housing and as a piece of a Healthy Community.

4. Ronald Gould - Deloitte & Touche/Leaders Roundtable

Gould stated that currently there isn't enough housing stock for families who outgrow the size of their homes. He asked that HCDC keep this in mind as they look at distributing funds in the Consolidated Plan.

Communication Task Force:

Frater stated that all HCDC members had gotten the draft. The original idea was to approve the guidelines in December and implement in January. However, HCDC will do both this month. The Communication Task Force came up with several recommendations including the development of guidelines for HCDC members to use when speaking to the public as commissioners.

Staehli moved and Beegle seconded approval of the Task Force Report. It was approved as submitted.

Advocacy Meeting:

Ryan announced that most members met on 12/21. HCDC staff, Pete von Christierson spoke to the Committee about the lack of a housing maintenance code and inspections in the City of Gresham. This issue was raised by the Advocacy Committee earlier this year. Pete is working on including housing maintenance as part of Gresham's citywide housing policy which is in process. The Advocacy Committee also discussed the Housing Investment Fund and SIP.

Evaluation Committee:

Staehli reported that in order to have an evaluation committee, you really have to be focused on what you want to do. At the HCDC level, there is a real danger of getting "lost in the forest" with too many things to look at. Staehli added that we should focus on a few areas, one example, which is just one opinion, is that HCDC insure that every Multnomah County resident is able to find housing with out having to pay over 30% of their income towards rent.

Executive Committee:

Frater reminded commissioners that each HCDC member was asked to provide staff with a biography, and not all had been received.

HCDC is still awaiting action from the City of Portland on the vacant position. Frater added that Shirley Foster and Gerardo Madrigal, both from Gresham, have resigned from HCDC. There are now two Gresham positions available.

PUBLIC FORUM ON GUIDELINES FOR A PROPOSED HOUSING INVESTMENT FUND

Frater briefly explained that the Executive Committee took six (6) hours over two meetings to come up with the Housing Investment Fund proposal. She briefly summarized the Committee's proposal and stated that HCDC expects to be involved in the program development process. A portion of tonight's meeting is open for additional public testimony regarding these guidelines. Frater asked that if comments rehash those of the December meeting, to please be brief in order to hear from everyone who wishes to be heard.

Public Testimony

1. Erika Silver - Bradley Angle House (Attachment A)

Silver stated that the goal of the Bradley Angle House is to end domestic violence in all forms. Of the people served by the Bradley Angle House last year, 99% fall below 30% Median Family Income (MFI). Without affordable housing and safe places to live, many women and children are forced to move back in with their attackers. Housing is a life and death issue for domestic violence survivors. Silver added that the proposed guidelines are on the right track, but don't go far enough. The Bradley Angle House supports 50% of the Housing Investment Fund (HIF) being targeted for households at 30% or less of MFI.

2. Tammy Yennior

Yennior related personal experience as a client with Portland Impact who is currently in transitional housing. Yennior strongly encouraged HCDC to reconsider the amount of HIF funding going to low income.

3. Deborah Gruenfeld - Multnomah Co. Community Action Committee (MCCAC) (Attachment B)

Gruenfeld stated that as policy makers, HCDC doesn't see the affects of no housing. There is a need for housing for people at 0-30% MFI. There isn't enough housing for homeless individuals and families. She can't stress enough the importance of housing for people who need it. Without public funds, low income housing won't be produced. Gruenfeld urges a reconsideration in the amount of HIF funds going to low income households. This is the first time MCCAC is opposed to a recommendation from the HCDC.

4. JoAnn Bowman - Multnomah County (Attachment C)

Bowman read a letter from Multnomah County Commission Chair Beverly Stein expressing concern on the \$2.5 million targeted at 0-50% MFI and urged HCDC to target additional funds to the neediest families. HCDC must find a way to make housing affordable to all residents of Multnomah County.

5. Bob Dursten - Transition Projects

Dursten stated that HCDC had "punted", the HIF recommendation ignores the public testimony issues heard at the December meeting. The real issue is the General Fund dollars which don't have federal red tape. If monies aren't set aside at the 0-30% MFI, housing for very low income households won't happen.

6. Joanne Oleksiak - YWCA, St. John's Branch (Attachment D)

Oleksiak recounted several stories of low income families served by her agency. In all cases, low income families are paying more than 30% of monthly income in rent. Oleksiak added that none of the monies in the proposed guidelines are targeted toward very low incomes. If the HIF doesn't have creative solutions for the lowest income levels, there is no hope. The fact that the HIF ignores low income families is a slap in the face. She asked that HCDC concentrate at least 50% of all HIF monies to households at or below 50% MFI.

7. **Christine Charnashi**

As an employee in the Public Defender's office for indigent workers, Charnashi concurred with other public testimony. She addressed the need for developers to look at design space as these units are being developed. As a resident of Elliott neighborhood, she is seeing projects developed without lawns, parks, and/or garden space. As families and children come into these areas, where do they go?

8. **Helen Barney - HAP**

Barney thanked HCDC for listening again to testimony. At the December meeting she expressed concern that the proposed guidelines didn't reflect LCHC's goal. The new guidelines are closer, but still not quite there yet.

Barney stated that there is a disproportionate share of monies to market rate housing or just below market rate. The guidelines don't show if we are gaining funds for households below 50% MFI by shifting the federal funds. With the distribution of new monies, Barney asked that at least 40% be allocated to households below 50%. She asked HCDC to spend some time thinking about what forms this assistance is going to take.

9. **Tasha Harmon - CD Network (Attachment E)**

Harmon shared her concern that too much of the HIF fund is allocated to higher income levels. She recommended that housing units be made permanently affordable and that subsidies don't get lost. Subsidies should be available via grants, for people at or below 60% MFI. Households at 80% or above MFI should be funded through loans or credits. She recommended deeper rental subsidies for those at the very low income levels. The use of the home ownership funds needs to be better described. For the innovative fund CDN recommends that 20% of a development be for 80% MFI and below and that half of that be for households at or below 50% MFI. CDN strongly recommends that no more than 33% of the fund be spend on the west side of the river.

10. **Susan Emmons - NW Pilot Project**

Emmons spoke of minimum rent income issues, which surfaced in the CHAS guidelines. Poor people can't get into rental housing with minimum income requirements. They are discriminatory to poor people by keeping them out of housing. She proposed that HCDC address this as a policy issue.

Frater suggested making this issue an agenda item for the February meeting when the HIF guidelines are developed.

11. **Sue Diyg**

Diyg spoke of personal experience as a person who has bee homeless and falls below 30% MFI. She asked HCDC to consider the guidelines on an individual needs basis. Diyg added that the idea of Section 8 looks good. However, as Federal funds decrease, more options will be limited, especially for low income households. She stressed that low income residents are people too and deserve the opportunities for affordable housing.

12. Rey España - Multnomah County

España commented that this is an issue of compassion and social response. He is concerned that the proposed HIF guidelines aren't targeted to the neediest in the community. He suggested that at least 30% of targeted monies needs to be re-evaluated and urged HCDC to target these monies to the most needy. He added that the amount currently targeted is insufficient and would like to see all monies go toward those at the lowest incomes. España encouraged HCDC to do the right thing.

At the conclusion of public testimony , Commission Chair Janice Frater opened up discussion for HCDC members.

Staelhi stated that the definitions of threshold criteria in the proposed guidelines are still a little unclear. She recommended that "Other Available Funding Commitments" be eliminated because public monies should not leverage other public monies. Staelhi commented on the need to make a major shift of funds to 0-30% income category.

Galbreath moved the Executive Committee's recommendation for discussion, and Blomgren seconded.

Galbreath stated that he supports some changes, but HCDC may have gone overboard in terms of what the HIF should be. He proposed that under the "Proposed Funding by Income Categories," HIF funds should be allocated as follows:

0-80% - reduced to \$4 million

0-30% - \$3 million

0-50% - An additional \$1 million plus \$1 million from the Innovative Fund for a total of \$4.5 million.

He also suggested eliminating the "Other Available Funding Commitments" category since the HIF targets 50% of allocated monies to households at or below 50% MFI.

Galbreath proposed adding some available funds for "Cost Reasonableness" which would be based on total Public Subsidy as determined by the Evaluation Committee in conjunction with stakeholders.

This could establish cost per unit, as suggested by Ed McNamara. He suggested a funding system that would reward closeness to established criteria based on per unit cost. He stated that the Innovative Housing Fund must be further defined as mixed income, i.e. 20% of units for households at or below 60% MFI. He also suggested that homebuyer assistance be capped at 80% MFI.

Blomgren commented that he is worried about spending all funds on 30% MFI and below because he maintains that if you expend all dollars there, in five years you'll wish you hadn't. He suggested placing \$1 million in a fund that could pay deposits, etc. A fair amount of money could be used more than once, through credit enhancement, etc. This would build a lot of housing without spending hard cash dollars. The City should also identify the funding gap and say we'll be the first one in, not the last. Blomgren suggested targeting \$3 million to 30% and below MFI and build in a safeguard. He supported the proposal made by Galbreath and agreed with what Staelhi said.

Peterson commented on the need for policy targeted at 30% and below MFI, which addresses issues such as minimum income requirements.

Frater commented that limiting homeownership assistance to up to 80% MFI may be a narrow view since housing is not affordable to households up to 100% MFI. She added that homeowner assistance should be recaptured, not a windfall profit.

Malloy stated that she advocates for homebuyer assistance up to 100% MFI which could then include more families. Many two income families have incomes just over 80% MFI. Most people we help are single person households. She added a concern that the homebuyer assistance did not include funding for development.

Galbreath commented that the Innovative Fund could be used to model different types of homeownership and he would hope that there would be innovative projects working within the stated mixed income limits.

Malloy stated that the issue of targeting, mentioned by Tasha Harmon from CD Network, needs to be addressed.

Jozsa stated that while she appreciates Galbreath's efforts in his proposal, allocating \$3 million for 0-30% MFI is not good enough. After listening to public testimony, it is difficult to ignore the needs of very low income people by listening to political voices. There should be more of a concern with those people at or below 50% MFI. She was concerned about how people at 0-50% will feel about what we do here tonight. Jozsa stated that now is the time for HCDC to take more of a risk, put 50% of the fund aside for 0-30% MFI; if not then a disservice will be done to the people who testified.

Galbreath stated that his proposal puts \$8 million or 1/3 of all funds to households at 0-30% MFI. Jozsa responded that it is still only \$3 million out of \$15 million.

Malloy commented that she sees housing as a continuum; doing things in different aspects of housing, such as home repair, etc., that relate to neighborhoods and recognizes that people move on.

Beegle stated that she supports everything Jozsa said. She doesn't think people move on; there's not enough housing for them.

Frater presented the motion to accept the HIF proposal with some changes including:

- Eliminate "Other Available Funding Commitments" from the Threshold Criteria
- Change the Innovative Housing definition of mixed income definition to 20% of units be affordable to households at or below 60% MFI.
- Homeownership assistance go to 100% MFI.

Commission Chair Janice Frater called a vote on the proposed Housing Investment Fund with changes. The HIF recommendation passed with a vote of 6-4.

Frater added that HCDC will take all public comments, written and testimony to the City Council and meet with Commissioner Kafoury. Frater stated that there will be other opportunities for public input

during the City Council budget process. She will keep people informed of dates involved.

Analysis of Impediments to Fair Housing

Ille presented the report along with Janet Hawkins, Multnomah County, and Cindy Ingebretson, Fair Housing Council of Oregon. They distributed statistics on fair housing enforcement activity for 1994 and a list of Fair Housing programs in Multnomah County. Ille reminded HCDC that the current analysis of impediments is being conducted as a requirement of HUD. The first stage is an analysis of impediments to fair housing and an assessment of current activity. Once that is completed an action plan will be developed. The HUD deadline for the analysis is February 6, 1996 although we may need to request an extension.

A 1992 report of the Fair Housing Advisory Task Force recommended that the jurisdictions develop a county-wide civil rights enforcement project, create an education and outreach program, and conduct an audit study. Portland and Multnomah County funded the Portland Pilot Project to do enforcement. Ingebretson stated that one purpose for fair housing testing is to test factors of discrimination. In the presented report on Enforcement Activity, housing complaints are predominant in low to middle income levels. Virtually all allegations come from a rental situation.

Ille commented on the current Fair Housing Advisory Committee. They will try to come up with a list of impediments for the HUD due date of 2/6/96. There is a lot of discrimination out there and a definite need to explore available options. The next meeting will be 1/17/96, from 1:00 - 3:00 p.m. Ille invited Commissioners to attend.

Announcements/Adjourn

A handout was distributed from Denny West, Executive Director of HAP, as a follow-up to his October presentation. Cherubini stated it is important for HCDC to look at past federal funding of HAP. Currently, the Government is considering dropping Federal preferences for certain populations. HAP needs to address this issue with the community. HCDC will be looking at how changes at HAP will affect the housing safety net.

Frater thanked everyone for their time and effort.

The meeting was adjourned at 7:40 p.m.



BRADLEY-ANGLE HOUSE

Office: (503) 281-3540
Crisis Line: (503) 281-2442
P.O. Box 14694
Portland, Oregon 97214

January 3, 1996

to: Housing and Community Development Commission
re: Housing Investment Fund

I represent Bradley-Angle House. We are the oldest domestic and sexual violence intervention agency on the West Coast, currently in our 21st year of service to the community. Our goal is to end domestic violence in all forms.

I was unable to make the previous meeting and would like to share some information from a domestic violence agencies perspective. Last year we served 639 women and children. Ninety nine percent of households were at or below federal the poverty level. At our emergency shelter, eighty one percent of the women had experienced at least one direct death threat from their abuser before entering our program. As you know, in a just world, women and children domestic violence survivors would not be the ones who have to pick up and leave their homes, their schools, their friends, neighbors, and communities. In reality, countless women and children have no other choice but to leave.

We and the 4 other domestic violence shelters in Multnomah County have to turn away more than 90% of the households who request shelter due to lack of bed space. Of those households whom we are able to help, we have seen our permanent housing placement decrease by 15% over the last three years. Our permanent housing placement rate is now 25%, down from 40% several years ago. This is not due to any lack of trying on residents or staff's part, the affordable housing just is not there.

In recent years, we have made many gains in our community's response to domestic violence. We work closely with the Oregon Coalition Against Domestic and Sexual Violence, Tri-County Domestic and Sexual Violence Intervention Network, the Domestic Violence Reduction Unit of the Portland Police, the Family Violence Intervention Steering Committee, and many other groups and individuals. We have been working hard to increase safety for domestic and sexual violence survivors, educate the community about the underlying causes of domestic violence, and reduce

the incidence of domestic violence in our community. Affordable housing is a big missing link. Without safe places to live, women and children are often forced to return to life threatening situations.

There were 21 domestic violence fatalities in Portland in 1993, the latest year for which statistics are available. I urge you to remember that housing is a life or death issue for the women and children we work with.

We support 50% of the Housing Investment Fund being earmarked for households at 30% or less of of the Median Family Income.

Erika Silver, Director
232-7812



MULTNOMAH COUNTY COMMUNITY ACTION COMMISSION

421 S.W. Sixth, Suite 500
Portland, OR 97204-2221

January 3, 1995



TEL: 503-248-3999
FAX: 503-248-3332

Dear Commission Members:

For the first time ever, the Community Action Commission is opposed to the recommendations you are considering this evening. The Multnomah County Community Action Commission is the oversight board for the Community Action System of service providers in the county. The Commission was involved in the many hours and days and weeks and months of meetings that created the structure, roles and mission of the Housing and Community Development Commission. Over the short life of the HCDC, Community Action has provided information and advocacy to support the actions you have taken and the decisions you have made. In the past, it has been clear that your decisions were based on need. This is the first time we have appeared before you to oppose one of your recommendations. Your executive committee recommendation is not based on need and does not serve the interests of low-income people.

As citizen leaders, both of our commissions must speak the truth to our elected officials and the community. That is what real citizen leadership is about -- speaking the truth to those in power. Let the politicians and the business people, and the bureaucrats cut the deals and make the compromises. That is not our role and should not be the role that your commission assumes in this process.

It is your role to look reality square in the eye—to assess it, to weigh it, to feel it - and then, to make the decisions that respond to that reality, not to political agendas or pressures. Then it is your job to call upon your partners such as the Community Action Commission, to do our utmost to see that your decisions are enacted in the midst of the political agendas, the rhetoric and the deal-making.

No one in our community is in a better position to speak the truth about housing than you are. In this instance, you have even been asked for your opinions. You have access to good information about the need. You have a track record of analysis and priority -setting on the issue that is sound and responds to need - the CHAS, the Consolidated plan.

Both of our Commissions are in positions to influence policy. Please remember that poor people have a critical need that we are in a position to address. They are the ones to consider not the politicians or those who want a piece of the government pie for financial gain. We should be accountable to those who are shut out of the economic mainstream for making decisions that work to level the playing field.

The recommendation of your Executive Committee targets a very paltry amount to low-income people and none at all to those served by the Community Action system. The number one barrier that our seven Community Service Centers face in stabilizing homeless families in permanent housing is that lack of permanent housing for those in the lowest economic bracket. It is no exaggeration to say that there is virtually **NO** permanent housing available for very low-income families - even if they are willing to pay a very large percentage of their income toward housing.

Those of us in Community Action are astonished at this recommendation. We implore you, we entreat you to reconsider this proposal and to target a significant amount of money, \$5 million per year at the very least, to the production of housing for households at 0-30% of median income. Without this investment, this housing will not built, leaving more and more people unable to break the cycle of homelessness.

Thank you for the opportunity to comment. As always the Community Action Commission will continue to advocate for low-income people and we look forward to speaking in support of an HCDC recommendation.

Very truly yours,

Deborah Gruenfeld
Chairman



Beverly Stein, Multnomah County Chair

Room 1515, Portland Building
1120 S.W. Fifth Avenue
Portland, Oregon 97204

Phone: (503) 248-3308
FAX: (503) 248-3093
E-Mail: MultChair@aol.com

January 3, 1995

Janice Frater, Chair
Housing and Community Development Commission
808 S.W. Third Avenue Room 600
Portland, Or. 97204-1966

Dear Chair Frater,

I am writing to express my concern regarding recommendations made by your Executive Committee for the use of a potential "Housing Investment Fund" of \$30 million.

Your committee recommended \$2.5 million be targeted to households at 0-50% MFI (Median Family Income). As the primary provider of social services to low income families, I am painfully aware of the relationship between affordable housing and a family's ability to become self sufficient. Providing additional temporary shelter spaces is only a bandage. We must find a way to make housing affordable for all residents of Multnomah County.

I hope your Committee will revise it's recommendation and target additional funds to the neediest families in our city, those who are 0-30% of the MFI.

Sincerely,


Beverly Stein
Chair



Housing and Community Development Commission

January 3, 1996

Testimony on behalf of the **YWCA of Portland**
St. Johns branch- Housing and Emergency Services Department.

Our agency serves low income families in North Portland (west of the I - 5 freeway).

It is clear that none of the \$15 million in the **Housing Investment Fund** is targeted to the families that are served by our agency (which is part of Multnomah County's CAPO system).

Our families frequently are living on tiny fixed incomes- including welfare and social security. Or they have part-time minimum wage jobs and struggle to find a place to live that is clean, decent and affordable.

An income at- 30% of median income is well over \$11,000 for a three person family- **ALL** of the families who call the YWCA seeking our help, make well under that amount.

A log of calls from just a few hours worth (yes, hours) of requests to our agency for help from one of our programs will illustrate the extreme poverty of many North Portland families seeking rental housing:

- o **Single mom**, one child age 3 monthly income \$395 (that's under \$5,000 a year)
She is currently paying \$420 a month rent.
- o **Two parent family**, two teenagers, combined total family income-\$760 (that is if spouse is able to get work that month)
Household pays a \$450 housepayment (combined cost of utilities is over 150 per month)
- o **Single mom**, four kids (all under 8 years), total monthly income \$660 month
Is now paying \$625 for rent.
- o **Single mom**, teenage son, monthly income \$600.
Had a federal housing subsidy in the form of a Section 8 certificate, However she must now move because her landlord thinks that Section 8 subsidies don't pay him enough and in today's market he can get more money from a non-subsidized tenant. (She faces the loss of her subsidy, because of a lack of rental housing in our area).
- o **Single mom**, one child (an infant), monthly income \$395, was evicted for non-payment of rent, seeks affordable housing

If Portland's plan for building affordable rental housing does not include creative solutions for families living on welfare and other fixed incomes (including social security); and if single parent and two parent families subsisting on part-time minimum wage jobs cannot find affordable housing- there is no hope of ending the violence and trauma of homelessness for a significant section of our city's population.

Due to **Federal cutbacks and uncertain funding streams** for the essential program funds that form the core of our agency's emergency services- like rent assistance (to avoid eviction for non-payment of rent) and LIEAP energy assistance (which can mean the difference between staying housed and becoming homeless) **we are rapidly losing our ability to provide *any* kind of safety net for families.**

I would like to ask that you **please remember that we serve *families***- and consider for a moment the emotional and social impact on a family that can't find an apartment that they can afford- a homeless family.

How can school age children get to school on time- without a place to keep their clothes, no kitchen table-top to eat breakfast or to do their homework. Then, imagine the humiliation a child faces if a teacher or a new friend asks a simple question "Where do you live?". If this homeless family is *lucky*, they can find space in a shelter for families (often bunkbeds in a church basement or a motel room at the edge of town) until enough money is saved and affordable housing located.

But, our agency and the North Portland service system already finds *impossible* to serve all of the low-income families needing the kind of emergency help that could keep them housed or help to get them into an apartment (the first and last month's deposits and application fees drive expenses out of reach for low income families).

Solutions like the continued availability of Federal Housing subsidies (like the **Housing Authority of Portland's Low Rent Public Housing** program) are uncertain at best. Even then, long waiting lists may mean that a family is effectively homeless or doubled up, literally for years. But public housing- where the rent amount will be calculated according to their income- no matter how small offers a consideration that is obviously not available in the private market arena- where demand for housing drives rents higher and higher. There is no question that Portland faces a rental housing crisis that threatens to erase our reputation as a "most livable city".

All across the social service system, programs to end homelessness are being slashed- to hear that the **Housing Investment Fund will *also* ignore Portland's poorest families** is a slap in the face.

On behalf of the St. Johns YWCA staff and clients- I urge you to **reconsider the distribution of these funds** and instead concentrate a higher proportion (\$5 million- or about one-third of the total) of the money to households falling *below* %30 of median income. These are the households most in need of our help.

You have a unique opportunity to help the poorest segment of our city's population.

We sincerely hope that you can meet this challenge.

submitted by: **Joanne Oleksiak, YWCA of Portland- Columbia Villa Outreach Office**

9132 N. Woolsey Ave.

Portland, OR 97203

503/283-3775 vm 2016

For the **St. Johns YWCA - Housing and Emergency Services Department**

Susan Regan , Program Director

To: The members and staff of HCDC

From: Terri Hinson, Community Development Network
Peg Malloy, Community Development Network
Nick Sauvie, Community Development Network
Will White, Community Development Network
Tasha Harmon, Community Development Network

Re: Recommended Guidelines for the City of Portland's Housing Investment Fund

We have reviewed the proposal from the HCDC Executive Committee and were pleased to see a clearer focus on the needs of lower-income people reflected in the document. We would recommend the following changes or additions to the Executive Committee recommendation:

Rental Housing

- We strongly recommend that all rental units funded be required to remain affordable to the designated population for the useful life of the project ("permanently affordable"). Without this requirement we could easily find ourselves in a position 10, 15 or 20 years from now of having to re-subsidize or replace the affordable units we've funded this year in an even more inflated housing market.
- We recommend that the policy state that subsidies will be provided in the form of grants for all projects housing people at or below 60% of median income, that grants and loans be available to projects housing people between 60% and 80% of median income, and that projects housing people at above 80% of median income be subsidized with loans or credit enhancement only.
- We recommend that the policy state in general terms that deeper per unit subsidies will be available for low and very low income units than for moderate income units.

Homeownership

- None of the funds designated for homeownership appear to be available for the development of new units for low-income first time homebuyers. We are concerned that without such funds, the money set aside in the HIF for homeownership will only be able to assist people at 80-100% of median income. We recommend language that would either designate some significant portion of this fund (30%-40%) for development or, that would simply list development of new units for low-income first time homebuyers as an eligible activity for this portion of the fund.
- We recommend a set-aside for people under 80% of median income and/or a system that gives deeper subsidies for lower-income homebuyers or units developed for lower-income homebuyers.
- We recommend a set-aside for principle buy-downs (in grant form) for units that are in permanent limited-equity arrangements. This will bring homeownership opportunities to lower income people than could be served in other ways.

Innovative Housing

- We recommend that at least 20% of the units in an mixed income development funded by the HIF be required to be affordable to people at or below 80% of median, that at least half of those units be affordable to people at or below 50% of median, and that these units be required to remain affordable to the designated population for the life of the project (be permanently affordable).

General

- We strongly recommend language stating that no more than 33% of the funds could be used on the west side of the river.

To: HCDC

From: Micky Ryan

Re: Policy Recommendations for the Use of a Two Year Housing Investment Fund

Date: December 6, 1995

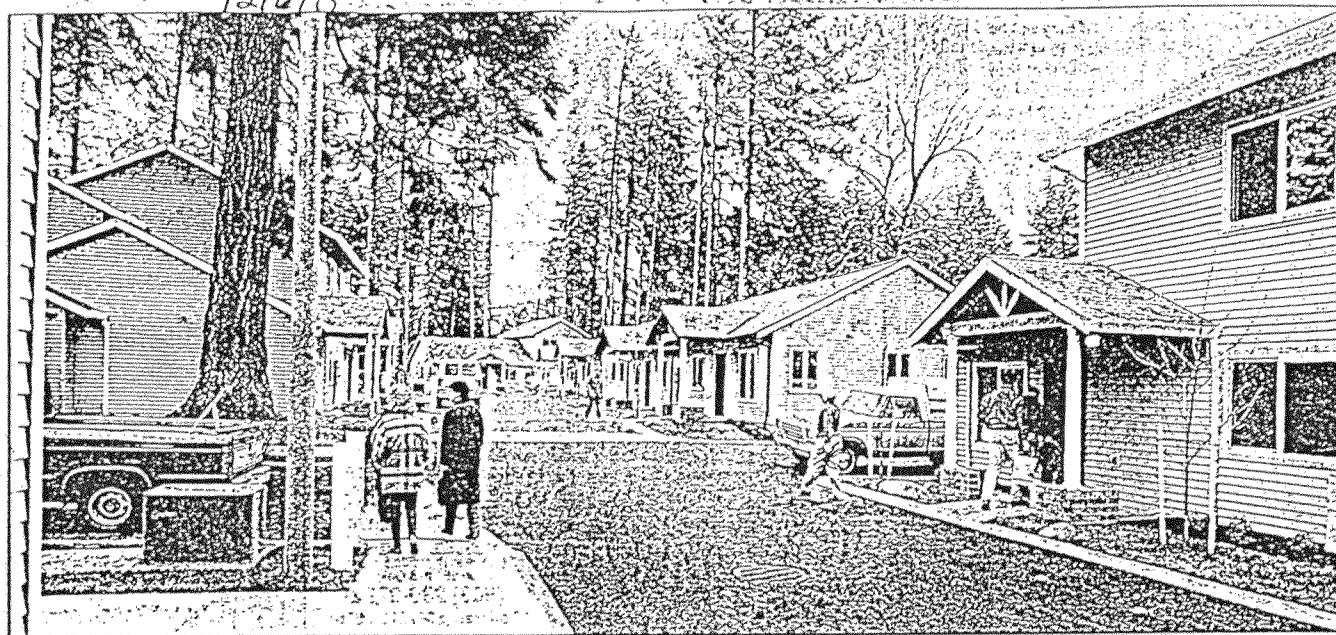
I apologize for not being able to stay for our meeting but unfortunately this is the evening the Board of Directors of Multnomah County Legal Aid is making critical decisions about the future of legal services in our community.

The recommendations we make tonight are of great importance to our community. They will set the pattern for the spending of local money on housing.

1. I support allocating money into the three packages. However, the first package allocation should be increased to 75%, or even 80% of the total.
2. The cap on the first package should be lowered from 80% MFI to 60% MFI. The need is greatest for those persons at the lowest income. This package should produce housing affordable to those at 60% and below, not 80% and below. This community adopted as CHAS priority one the production and preservation of affordable rental housing for those under 50% MFI. The attached chart "Housing Assistance Needs of Low and Moderate Income Households, Multnomah County, 1990" sets out the tremendous housing needs of renters below 50% MFI. The cap should be lowered to at least 60%.
3. The first package should be subdivided evenly into two allocations, one for housing for persons 0-30% and a second allocation for 30-60%. Other than the work of HAP with federal funds, our community has produced little housing for people at 30% MFI and below. It is very expensive. But we no longer have a choice. As you saw in the *Oregonian* today (article attached) we must assume federal resources are gone. We will already be scrambling for many years to preserve what we have as federal resources we now depend on are lost. We must now face up to our responsibility as a city and county to provide housing for the very lowest income persons. We have no other option.
4. It is our duty to require all housing produced with any local money be permanently affordable. We must require permanent affordability for all housing created from this money. If this housing is only affordable for 10, 20, or even 40 years, we are not taking steps to solve the housing crisis, we are only perpetuating it and making the crisis permanent. It is irresponsible to pass this burden on to the next generations so that they will need to put more time and energy into simply preserving what we create now.

Housing Assistance Needs of Low and Moderate Income Households
Multnomah County - 1990

Households by Type, Income, and Housing Household's Problem	RENTERS					OWNERS			Total Hsholds
	Elderly	Small Related (2-4)	Large Related (5 or more)	All Other Hshlds	Total Renters	Elderly	All Other Owners	Total Owners	
Very Low Income	10,274	11,658	2,894	16,418	41,244	12,359	7,923	20,282	61,526
(0 to 30% MFI*)	6,219	6,018	1,477	9,023	22,737	5,317	3,691	9,008	31,745
% with any Housing Problems	63%	87%	90%	81%	78%	80%	82%	81%	79%
% Cost Burden > 30%	62%	86%	84%	79%	77%	80%	79%	80%	78%
% Cost Burden > 50%	45%	72%	62%	64%	61%	39%	67%	51%	58%
(31 to 50% MFI)	4,055	5,640	1,417	7,395	18,507	7,042	4,232	11,274	29,781
% with any Housing Problems	76%	84%	84%	80%	81%	38%	71%	50%	69%
% Cost Burden > 30%	75%	81%	68%	76%	77%	38%	68%	49%	66%
% Cost Burden > 50%	27%	18%	18%	18%	20%	10%	32%	18%	19%
Other Low Income (51 to 80% MFI)	3,004	9,045	1,723	11,601	25,373	9,812	12,913	22,725	48,098
% with any Housing Problems	45%	33%	49%	34%	36%	15%	46%	33%	34%
% Cost Burden > 30%	45%	28%	15%	30%	20%	15%	46%	33%	34%
% Cost Burden > 50%	9%	1%	0%	1%	2%	2%	5%	4%	3%
Moderate Income (81 to 95% MFI)	926	4,134	746	4,463	10,269	3,958	8,728	12,686	22,955
% with any Housing Problems	26%	10	29%	10%	13%	8%	25%	20%	17%
% Cost Burden > 30%	25%	5%	1%	7%	7%	7%	22%	18%	13%
% Cost Burden > 50%	6%	0%	0%	0%	1%	1%	2%	1%	1%
Total Households (All Incomes)	16,604	36,929	6,600	46,054	106,187	40,232	95,901	136,133	242,320
% with Housing Problems	53%	38%	58%	39%	42%	23%	19%	20%	30%



Floresta, a new public housing development for low-income people in Southeast Portland, contains 20 two- and three-bedroom homes on a tree-filled site. There are assigned parking spaces for each unit and a playground area with a small basketball court.

ROBERT BACH/The Oregonian

The end of the line?

Even as the Housing Authority opens a new development, federal funds are drying up and cutting off future low-income projects

By WADE NKUMAH
of The Oregonian staff

A Tuesday ceremony celebrating the impending opening of a 20-unit low-income housing development in Southeast Portland proved bittersweet for the Housing Authority of Portland.

The cluster of two- and three-bedroom houses at 12608 S.E. Foster Road will be the third housing authority project to open this year when it is completed for occupancy by the end of the month.

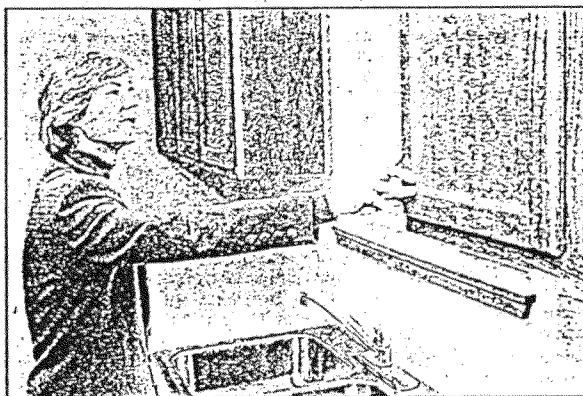
The 67-unit Dawson Park Apartments in North Portland opened in August and the 92-unit Peter Paulson Apartments in Southwest Portland opened in September.

That's the good news for HAP.

The bad news is that the new \$1.8 million project, named Floresta (a Spanish word that translates to the phrase "a gathering of beautiful things" or "a pleasant glade or grove"), will be the last federally funded housing development in Portland in the near future.

Helen Barney, deputy executive director of HAP, said the culprit is Congress, which has cut federal funding for such housing projects.

"What's beginning is life in a new home for 20 families," she said to the 40 people who showed for the ceremony and tour of the homes.



ROBERT BACH/The Oregonian

Cabinet and counter space in a Floresta unit is surveyed by Helen Barney, deputy executive director of Housing Authority of Portland.

"Unfortunately," Barney said, "this is the end of the beginning. Although we have 4,000 families on our waiting list, we will not be able to serve them. At least for a while."

Among the only remaining low-income housing developments initiated by Oregon housing authorities are a \$505,000, 6-unit project planned for a site in the Beaverton area of unincorporated Washington County, and a \$330,000, 4-unit project under construction in New

The projected lack of federal funds will severely limit the efforts of the housing authority and 32 other such operations throughout the Oregon, Southwest Washington and Idaho region to develop more housing for low-income people and families.

Elizabeth Santone, acting director of Oregon Office of Public Housing for the U.S. Department of Housing and Urban Development, said chances are slim the private sector will step in to fill the fund-

ing void.

"The trouble with trying to fund low-cost housing in the public sector is that it doesn't pay," she said. "The land cost, the material cost, the labor cost and the cost for money is so great that people can't afford to rent it. It's a very difficult thing to expect the private sector to absorb."

She said housing authority operations still receive federal money for operations and maintenance of its housing developments. However, she said, there is no longer any more money for new development.

Santone said funding for Floresta was provided in the 1993 fiscal year budget. In 1994, she said, some Oregon projects received funding, but the projects weren't immediately ready for construction and Congress took away the money.

Santone said no money was awarded in 1995 and the chances are extremely slim any will be awarded in 1996.

"It will mean fewer new units built for poor people," she said.

Wade Nkrumah covers homelessness, poverty and public housing issues for The Oregonian's City Life team. He can be reached by telephone at 221-8236 or by fax at 294-5023.

THE LAST ONE

■ **WHO:** Under Housing Authority of Portland guidelines, low-income people are defined as those whose income is no more than 80 percent of median income guideline established by U.S. Department of Housing and Urban Development. The median income for a family of four in the Portland metropolitan area is \$42,700.

■ **WHAT:** Floresta, a 20-unit, two- and three-bedroom housing development.

■ **WHERE:** 12608 S.E. Foster Road.

■ **WHEN:** Will be ready for occupancy by the end of the month.

■ **WHY:** "This is the end of it in Portland. There's not going to be public housing built in Portland in the conceivable future because there's not money in the federal coffers." — Elizabeth Santone, acting director of the Oregon Office of Public Housing for the U.S. Department of Housing and Urban Development.

■ **CONTACT:** For information call Housing Authority of Portland at 228-2178

MEMORANDUM

TO: Housing and Community Development Commission
FROM: Ed McNamara
DATE: December 28, 1995
SUBJECT: Response to Draft Housing Investment Fund Guidelines

Thanks to everyone who has taken the time to work on these guidelines and on developing a new source of financing for housing in Portland.

Here is a written version of the comments I made at the hearing earlier this month and some additional thoughts about the criteria. I am also attaching a proposal for a way to develop useful guidelines. I hope these are of some help to you as you move along with your work.

SYSTEM CAPACITY

I applaud the ambitious target of generating \$15,000,000 for housing in Portland. In order to invest it effectively - not merely to spend it quickly - there are at least three important issues to address.

First - Consider whether there are enough good quality projects out there to utilize these funds immediately. If not and if there is pressure to commit and spend the money right away, it is likely to be spent on projects that are too expensive.

Recommendation

- Set clear guidelines for the use of the money (see attachment 1).
- Have city council assure staff that they will be supported if they turn down projects that don't meet guidelines.

Second - Please be certain that we have the capacity in the public sector to underwrite that many additional projects in a timely fashion. If we can generate enough good applications, we need to be able to get the money out to them. If we can't process loans in a timely manner, we will either lose good projects or raise their cost.

Recommendation

- Set clear guidelines for the use of the money so that staff can process loans systematically.
- Simplify the financing process by involving as few lenders and requiring as few approvals as possible.
- Keep public sector lenders out of the development and technical assistance business so that they focus solely on lending.

Third - Insist on clear and rational lending guidelines. Though we are about to commit to investing \$30,000,000 over two years, we have not quantified how much subsidy different size units need to make them affordable to residents at different income levels. We have little grasp of how much total

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Housing And Community Development Commission

December 28, 1995

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subsidy goes into any one housing unit. We have not reconciled our desire to foster home ownership with our desire to keep units affordable over the long term. In short, we haven't figured out how much it costs to carry out our goals.

Recommendation

- *Calculate the subsidy needed to make each basic unit type affordable to the different income levels we want to serve. Let developers know how much that is and on what terms it is available. Provide no more than that in total subsidy for any unit. (See attachment for greater detail.)*

These recommendations are explained in greater detail in the attachment. Following are other comments and questions about the proposed guidelines.

ALLOCATION

Category II - This allocation is very vague. Are there any income limits for the use of this \$3,000,000? How is "limited public subsidy" defined? What is the reason for funding projects that meet no other criteria than being "innovative"?

Category III - This category earmarks funds for first-time homebuyer assistance. As the committee continues to add detail to the uses of this allocation, I hope you will consider some of the following issues:

- Long-term affordability - One of the key criteria cited in the guidelines is long-term affordability. I agree with this, but am not sure how we achieve this with owner-occupied homes (unless we want to control the resale price). I'm not sure what the answer is, but I believe these two goals need to be reconciled.
- Barriers to home ownership - Let's be clear about what the barriers to home ownership are and tailor our assistance to removing them. A study by Fannie Mae reports that 44% of those surveyed found not having enough money for a down payment to be the barrier, but a full 25% cite "not knowing how to get started". Much work has been done in recent years by local banks and the Portland Housing Center to help lower and moderate income families to buy homes. We should look at their experience before designing a program of assistance for homebuyers.
- Cost of homes - If we want cheaper houses, we should build smaller houses. Right now builders can sell larger houses and they make more profit on them. They don't have much incentive to build smaller ones. How can these funds be used to help produce lower-cost homes?

Housing And Community Development Commission

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- Existing subsidies for home ownership - Homeowners receive substantial subsidies through income tax deductions for interest and property taxes (if they itemize their expenses). Let's take that into account when we calculate the amount of support needed to assist home ownership.

Uses for renovation - We should set a standard for total development costs rather than just for renovation costs. For example, the cost of acquisition and renovation should not exceed the cost of building a comparable new unit. This will discourage developers from paying too much for a building or overimproving it simply because subsidies are available.

CRITERIA

Leverage - The intention behind measuring "leverage" is a good one. We want to be sure that we are using public money well. Unfortunately, leverage -as it is usually counted - is not an accurate measure of that.

- First of all, we will always have the highest leverage on units that need the least subsidy - small units serving higher income residents. Overemphasis on leverage directs staff to put more money into these units.
- Second, we greatly exaggerate leverage. We count the leverage of each individual public source in a project rather than the leverage of the combined sources of public financing. For example, let's imagine a 20-unit, \$1,000,000 project with a \$600,000 bank loan and \$400,000 in public support from four different sources (\$100,000 each from LIHTC, Oregon Housing Trust Fund, PDC loan from CDBG funds, and a LCHC loan from Housing Investment Funds.) Each funder would claim they had supported 20 units and leveraged their funds by a 10 to 1 ratio. One could reasonably conclude then that we had created 80 units and had leveraged \$4,000,000 in private investment. In reality, only 20 units are assisted and only \$600,000 in private investment is leveraged - a much humbler ratio of 1.5 to 1.
- Third, we underestimate the amount of public subsidy. When we claim credit for leveraging public funds, we don't count fee waivers, property tax abatements, off-site improvements, and many other forms of public subsidy. We don't distinguish between a grant and a loan bearing three percent interest though there is a tremendous difference in the value of each.

This emphasis on leverage encourages each public lender to put as little money as possible into a project and to send the developer to as many other sources as possible. This is ridiculous public policy and is counterproductive to our goal of making housing more affordable. Each source has different criteria, different application processes, different timelines, different requirements and restrictions, etc. By encouraging this piecemeal, multiple financing source approach to housing development, we complicate every deal, lengthen the timeline and add to the cost..

Housing And Community Development Commission

December 28, 1995

Page 4

Since these are all finite resources, we don't get anymore housing built by mixing sources than we would if each source put in more money. In fact, we get less because we've raised the transaction costs and we've used 5 or 10 public sector staff on a task that could be done by 1 or 2 staff.

Other Available funding commitments - I disagree with using this as a criteria. The best way to obtain other funding commitments is to show other lenders that the city is committed.

I recommend that staff approve loans subject to obtaining other financial commitments. This is a standard lending practice. To do so effectively, the city must have clear guidelines for its loans, it must set reasonable deadlines for obtaining other financing, and it must be willing to withdraw its commitment if the costs are too high or the timelines are not met. This will ensure that funds are not tied up on unfeasible projects.

Innovation - While innovation is not mentioned specifically as a threshold criteria, it is mentioned several times as a priority. I assume that the intention is to support innovation that leads to lower housing costs. Unfortunately, too many people are enamored of innovation for the sake of innovation. While it is exciting to work on new and innovative projects, it is also often very costly in time and money. It may not be exciting to work on the same type of project that was built before, but it is also predictable, inexpensive, and leads to higher production. If innovation is a goal, we should be clear about why we value it. It needs to be something that has the likelihood of being replicable and cost-effective.

Flexibility - In several places, the guidelines suggest that criteria should be "flexible". I support this to the extent that there are underlying principles that staff can use to make judgments and decisions. Without that, "flexibility" becomes a euphemism for "no criteria". I have heard staff insist that they need broad flexibility for that occasional project that meets no standard criteria but seem like a great opportunity that they don't want to pass up. I would argue that by focusing on those "opportunities", staff pass up numerous real opportunities because they don't have time for simple straightforward loans. After a while, developers won't bother to bring in good loans anymore because it takes too long to get them approved and it appears that marginal loans get all the attention.

Attachment 1

The attached sheet is meant to be a starting point for discussion of how to determine what subsidy is needed for a project (and to measure how much is invented).

The methodology is based on several principles:

- Feasibility decreases with larger units and with lower income levels. If we want those units built, we must provide adequate subsidy.
- We should be able to agree on a standard cost for a basic unit. If a developer proposes to spend more than that (by upgrading the quality, by developing on a difficult site, or by not controlling costs), the developer should be responsible for the difference.
- We should count all forms of public subsidy that we invest in a project and assign a value to them.

Here's how the methodology works:

Table 1. This develops a pro forma for each type of unit at different income levels - how much it costs to build, how much net income it produces, and the amount of debt that income will support. Each column in the table represents a separate "pro forma."

This table assumes there are no subsidies. By comparing the cost to build the units with the debt it can support, we can determine how much total subsidy is needed.

The next series of charts show how this would apply to a sample project.

Table 2. This shows the total subsidy needed for a building based on the type of units and the income levels served by each.

Table 3. This shows how that subsidy might be provided to this project. This calculates the net present value of those subsidies using a 10% discount rate.

Table 4. This shows how the annual value of property abatements and below-market interest rates are calculated.

Table 5. This shows the annual flow of each subsidy over a period of 15 years. These flows are discounted at 10% to determine their net present value.

I would propose that the staff administering the HIF prepare this type of analysis for every loan or grant they fund.

This is only presented as a draft for discussion. I believe it needs refinement in several areas including, but not limited to:

Costs. I have based the construction and operating costs on a large, downtown multi-family project. These may need to be adjusted for other types of construction and for other locations.

Standards. There needs to be discussion about what constitutes a basic unit. The size of the unit makes a tremendous difference in the amount of subsidy needed.

Length of affordability. These tables assume that the housing stays affordable to these income levels in perpetuity. We need to consider whether and how to assist units that stay affordable for a shorter period.

While we should move ahead rapidly with developing more housing affordable to all income levels, we should also be asking ourselves how we could invest money to raise incomes rather than just to lower the cost of housing.

SAMPLE SUBSIDY GUIDELINE METHODOLOGY

TABLE 1		Assumed Rates	Formula	Studio Apartment				1 Bedroom Apartment			2 Bedroom Apartment			Parking	
Unit Type Description				50%	50%	60%	80%	50%	60%	80%	50%	60%	80%	N.A.	N.A.
A	Income Level			360	405	405	405	575	575	575	775	775	775	300	300
B	Unit size (in sf)			360	405	405	405	575	575	575	775	775	775	300	300
C	Unit size incl common area	20%	(B+20%)	432	486	486	486	690	690	690	930	930	930		
<u>Development costs</u>															
D	Cost to build per sf (1)			\$94.00	\$94.00	\$94.00	\$94.00	\$92.00	\$92.00	\$92.00	\$90.00	\$90.00	\$90.00	\$35.00	\$35.00
E	Cost to build per unit		(C*D)	40,608	45,684	45,684	45,684	63,480	63,480	63,480	83,700	83,700	83,700	10,500	10,500
<u>Income and Expense</u>															
F	Monthly Income (2)			\$364	\$364	\$439	\$588	\$385	\$465	\$668	\$458	\$555	\$746	\$45	\$55
G	Annual Income		(F*12)	4,368	4,368	5,268	7,056	4,620	5,580	8,016	5,496	6,660	8,952	540	660
H	Vacancy			8%	8%	8%	8%	5%	5%	5%	2%	2%	2%	5%	5%
I	Annual Net Income		(G*(1-H))	4,019	4,019	4,847	6,492	4,389	5,301	7,615	5,386	6,527	8,773	513	627
J	Oper Expense per sf			3.90	3.90	3.90	3.90	3.50	3.50	3.50	3.20	3.20	3.20	7%	7%
K	Annual oper. expns per unit		(J*B)	1,885	1,895	1,895	1,895	2,415	2,415	2,415	2,976	2,976	2,976	21	21
L	Annual NOI per unit		(I-K)	2,334	2,123	2,951	4,596	1,974	2,886	5,200	2,410	3,551	5,797	492	606
<u>Loan Calculation</u>															
M	Cash flow avail for debt service (3)	1.10	(L/1.1)	2,122	1,930	2,683	4,178	1,795	2,624	4,727	2,191	3,228	5,270	447	551
N	Loan supported by avail. cash flow	9.00%		21,797	19,630	27,563	42,926	18,437	26,954	48,568	22,509	33,163	54,142	4,595	5,660
<u>"Gap" calculation</u>															
O	Difference from Cost		(N-E)	(18,811)	(25,854)	(18,121)	(2,758)	(45,043)	(36,526)	(14,912)	(61,191)	(50,537)	(29,558)	(5,905)	(4,840)
P	Difference as % of cost		(O/E)	-46%	-57%	-40%	-6%	-71%	-58%	-23%	-73%	-60%	-35%	-56%	-46%
<u>Adjustment for LIHTC</u>															
Q	4% LIHTC equity	23%	(E*23%)	9,340	10,507	10,507	0	14,600	14,600	0	19,251	19,251	0	0	1
R	Gap after LIHTC (4)		(O+Q)	(9,472)	(15,347)	(7,614)	(2,758)	(30,443)	(21,925)	(14,912)	(41,940)	(31,286)	(29,558)	(5,905)	(4,839)
S	Difference as % of cost after LIHTC		(R/E)	-23%	-34%	-17%	-6%	-48%	-35%	-23%	-50%	-37%	-35%	-56%	-46%

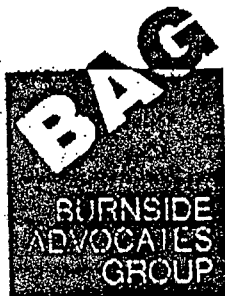
TABLE 2 - SAMPLE PROJECT: Calculation of subsidy needed				
Unit Type	Income	# Each	Gap/Unit	Total Gap
Studio	50%	97	(18,811)	(1,824,707)
1 BR	60%	66	(36,526)	(2,410,694)
2 BR	60%	28	(50,537)	(1,415,026)
Parking		23	(4,839)	(111,300)
Totals		191		(5,761,728)

TABLE 3	
NPV of subsidy sources	10%
LIHTC Equity	2,801,373
Property Tax Abatement	1,385,337
Tax-exempt bond	1,146,020
HIF loan	231,561
CMAQ funds	120,000
Weatherization	100,000
Total	5,784,290

TABLE 4				
Calculation of Annual Subsidies				
Property Tax Abatement		Interest Rate Subsidies		Tax Exempt Bond
Est. assessed value	8,595,000	Principal amount		7,258,162
Tax rate	1.70%	Annual pmt at market rate		706,483
Annual taxes	146,115	Subsidized Rate		6.50%
		Amortization		30
		Subsidized annual payment		555,811
		Annual value of subsidy		150,672
				30,444

TABLE 5 - Annual Flows of Subsidies		Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTAL
	Ann. Incr.	0																
LIHTC equity		2,801,373																2,801,373
Property tax abatement	4%		146,115	151,960	158,038	164,360	170,934	177,771	184,882	192,277	199,968	207,967	216,286	224,937	233,935	243,292	253,024	2,925,747
Tax-exempt bond			150,672	150,672	150,672	150,672	150,672	150,672	150,672	150,672	150,672	150,672	150,672	150,672	150,672	150,672	150,672	2,260,073
HIF loan			30,444	30,444	30,444	30,444	30,444	30,444	30,444	30,444	30,444	30,444	30,444	30,444	30,444	30,444	30,444	456,663
CMAQ		120,000																120,000
Weatherization		100,000																100,000
Total		3,021,373	327,231	333,075	339,154	345,475	352,050	358,887	365,998	373,393	381,084	389,083	397,402	406,053	415,051	424,408	434,140	8,663,855

- NOTES: (1) "Cost to build" includes land, construction, and all soft costs
(2) "Monthly income" is based on state guidelines, is adjusted for tenant utility costs, and includes income from laundry and other miscellaneous sources
(3) "Cash flow available for debt service" assumes that debt service coverage on subordinate debt will be 1.10.
(4) "Gap after LIHTC" is based on 4% tax credit and assumes bridge financing is used to obtain a yield of \$0.68 per \$1.00 of credit.



January 4, 1996

TO: Housing & Community Development Commission

FR: Chuck Currie
Burnside Advocates Group

RE: Housing Investment Fund

Burnside Advocates Group (BAG) supports the recommendations developed by the Multnomah County Community Action Commission (CAC) related to the Housing Investment Fund (HIF):

- * \$5 million (a year) of the HIF should be targeted to very low-income households;
- * Minimum income requirements should be waived for all housing produced with this fund so that poor people can be allowed to pay a greater percentage of their income to attain housing.

Without the CAC-recommended changes BAG will not actively support the creation of the HIF. It is unlikely the HIF funding package developed by the HCDC executive committee will gather the grassroots support it will need. Our lack of support for this proposal will be but one example of the problems supporters for this plan will face.

I can be reached at 229-3842 if you require more information.

cc: Community Action Commission
Terry Anderson - Commissioner Kafoury's Office

BURNSIDE ADVOCATES GROUP, INC.

P.O. Box 3783 • Portland, Oregon 97208-3783 • 503-229-3842

PUBLIC EDUCATION • ADVOCACY • THESE HOMELESS TIMES • ANNUAL PARADE TO END HOMELESSNESS
BURNSIDE SPEAKERS BUREAU • POTLUCK IN THE PARK

Jeanne D. Staehli

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Portland, OR 97215

Telephone (503) 235-3515

FAX (503) 230-0807

Date: December 31, 1995

To: Wendy Cherubini FAX: 823-2387
Janice Frater FAX: 220-4854
Sam Galbreath FAX: 244-7416
Doug Blomgren FAX: 248-9085
Neal Beroz FAX: 233-2861

Subject: HIF Guidelines

HCDC has conducted an outstandingly successful public process. I feel humbled by the knowledge and commitment to affordable housing on the part of people who offered written responses to our proposed guidelines. In particular, Ed McNamara's comments and his methodology for stepped subsidy levels relative to unit size and income of tenants, make wonderful sense. I assume you have all received a copy of his written response to our HIF Guidelines. His well-reasoned comments, added to all the others we received, cause me to believe we must revise our recommendations.

The narrative in our latest revision of the guidelines is much improved, but the proposed allocation to various income levels is substantially unchanged, and quite inconsistent with:

- our Consolidated Plan assessment of needs (no deficit in housing units except for those below 30% of median income)
- our own Affordable Housing Resources report (development costs are substantially identical regardless of occupant income; but 100% of development costs for 30% MFI require gap financing, whereas only 17% of development costs for 80% MFI require gap financing.)

We will never have a better opportunity to get political attention for the need for sliding scale subsidies and administrative efficiency. It's useless to agonize about the need for family units, and housing for tenants below 30% of median at the same time that we fail to oppose flat subsidies from CDBG and HOME funds. We must not fall into the trap of recommending HIF guidelines that perpetuate the insanity.

Sincerely,

Jeanne
Jeanne

JW SECOND AVENUE
 PORTLAND, OR 97209
 (503) 228-8617, ext. 231
 FAX (503) 228-0349

IMPACT OF MOBILITY ON STUDENT SUCCESS

Testimony Before the Housing and Community Development Commission

May 1, 1996

*Ronald Gould
 Deloitte & Touche, LLP

Amina Anderson
 Black United Fund

David Bass
 Boeing Portland

The Business Youth Exchange

Dr. John Bierwirth
 Portland Public Schools

Gale Castillo
 Hispanics in Unity
 for Oregon

Dennis Cole
 The Private Industry
 Council

Lawrence J. Dark
 The Urban League of
 Portland

Dr. James A. Jacobson
 Multnomah Education
 Service District

Vera Katz
 City of Portland

Larry Norvell
 United Way of the
 Columbia Willamette

Dr. Daniel Moriarty
 Portland Community
 College

Sylvia Ollgaard
 Native American
 Community Association

Dr. Judith Ramaley
 Portland State University

Jack Roberts
 Bureau of Labor & Industries

Dr. Keith Robinson
 Centennial School District

Beverly Stein
 Multnomah County

Gary Weeks
 Oregon Department
 of Human Resources

Good evening. My name is Maxine Thompson. I'm the coordinator for the Leaders Roundtable, a collaborative organization in Multnomah County that focuses on breaking down barriers that prevent kids from being successful. The Leaders Roundtable has been in existence for about 13 years and started out with a primary focus on reducing school dropouts and youth unemployment. Those are still part of our goals but we now focus more broadly on institutional barriers to young peoples' success. The current makeup of the Roundtable appears on the left.

I appreciate the opportunity to be here before you this evening to provide information on the impact that mobility--frequent moving--has on student success. The Leaders Roundtable has spent a number of years looking at the reasons kids drop out of school. Dr. Suzanne Riles who is going to say a few words after me has looked at this issue in depth over the past number of years for Portland Public Schools. She has been involved in two studies that follow the graduating classes of 1994 and 1996--what happens to the youth from the time they enter 9th grade to the time they graduate? The information is surprising.

What impact does mobility--frequent moving-- have on student success, and what does this have to do with the Housing and Community Development Commission? The chance that a youth will drop out of school increases each time the family relocates. One study of middle school students showed that each time a student changes schools, the odds of dropping out increase by 30%. In Oregon mobility has a significant impact on the dropout rate--1/3 of students who dropped out in 1994-95 were enrolled in the particular school district for one year or less. The longer students stay in a particular school or district, the less likely they are to drop out. There is a bar graph in the attached material that illustrates this. I'd like to draw your particular attention to the text that accompanies this graph:

*Current Chair

"Students who dropped out of high school tended to be a mobile group. Of those who dropped out, 34% were enrolled in the reporting school district for a year or less. . . ."

"High mobility may contribute to the lower than normal accumulation of credits needed for graduation by reducing the opportunity to complete classes on a regular schedule. [Deficiency in credits is a major reason students drop out.] Social integration and involvement in extracurricular activities may also be more difficult for students who move from school to school."

The Superintendent of the Centennial School District reports that overall his district had a dropout rate of about 10% for 1994-95; for students who were enrolled in the district for 5 years or more, that rate was only 1.3%. Long term stability--economic, family, community--offers the best chance for student success.

I recently became aware of a new book called "The Vulnerable Child" by Richard Weissbourd. In his book Mr. Weissbourd makes the point much more eloquently than I ever could, so I'd just like to read a comment or two from the section on "Geographic Mobility":

"Compared with other problems of childhood, such as violence and single parenthood, repeated moving has received little attention--it is often not considered a problem at all. Yet repeated moving can be just as or more damaging than other more often acknowledged problems. Constant mobility can deprive children of nearly all the ingredients of sturdy growth, creating stresses on parents that impair parenting, robbing children of opportunities for lasting achievement, and hindering children's ability to draw on friends and community adults."

*...
"Repeated moving can seriously unbalance all types of children in the long run. . . ."*

People move for all sorts of reasons--jobs, other opportunities, family disruption, poverty, and the inability to secure affordable and adequate housing. Mobile children are more likely to be from poor families, which puts them at increased risk of dealing with the issues raised by poverty as well as mobility.

My purpose is speaking here this evening is to make sure that planning bodies like this one that make decisions about funding and locating housing are aware of how significant the mobility factor is on student success, to insure that at least one of the reasons people move isn't because they either can't find or can't afford, adequate housing. Groups like this can go a long way toward removing that as a barrier. Again, quoting Mr. Weissbourd,

"Sparing children the difficulties of repeated moving means dealing with the conditions that force families to continually pull up stakes. Dealing effectively with these problems means taking on huge and complex problems. . . ."

One of the initiatives of the Leaders Roundtable is the creation of "Caring Communities." This is an effort throughout Multnomah County to help all our children complete school with the ability to access jobs or post-secondary education. This effort is built on the belief that each child can and will become a healthy, productive adult. There are Caring Community teams in the school attendance areas consisting of schools, youth, human service agencies, community agencies, governments, businesses and other community support organizations. These Caring Community teams focus on dealing with the needs and barriers that children face as they go through school. Several of the Caring Communities have established Family Resource Centers at schools to serve the social service needs of children and families. One of these Centers--which is in North Portland to be exact--reports that they see at least one family a week that cites an inability to find adequate or affordable housing. Donna Beegle can provide information much better than I about what families are facing in Outer SE. Housing is a major issue in many areas of our community, and what I ask is that as you plan for housing needs, be cognizant of what the needs are in the specific areas, and do the best you can to add to the stability of the community. Thank you.

Dropout Rates in Oregon High Schools

1994 - 1995

State Summary Report

March 1996



Norma Paulus
State Superintendent of Public Instruction

Oregon Department of Education
255 Capitol Street NE
Salem, OR 97310-0203

Executive Summary

Oregon school districts are required to report to the Department of Education students who are identified as dropouts, as defined in statute (ORS 339.505). Briefly, a dropout is a student who withdraws from school without receiving a high school diploma or alternative award. A variety of information is provided on each student; this makes it possible to describe dropouts with respect to several characteristics.

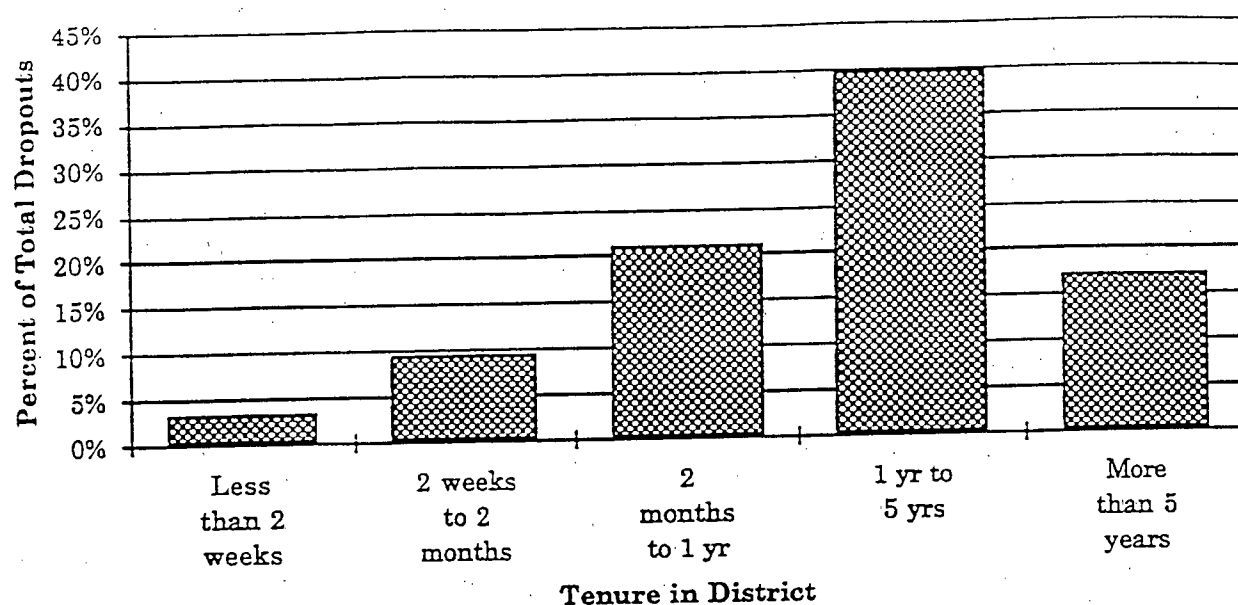
The Department of Education summarizes these reports on dropouts in grades 9 through 12 at the school, district, county and state levels. This is the seventh annual summary of dropout rates and characteristics.

In summary, the statewide annual dropout rate increased from 6.63 percent in 1993-94 to 7.37 percent in the 1994-95 academic year. Based on data from the last four years, the four-year dropout rate for the class of 1995 is 24.5 percent.

Additional findings include:

- A dropout rate for Hispanic students that is more than double the overall statewide rate.
- Asian Americans continued to have the lowest dropout rate.
- A 3 percentage point increase in the dropout rate for American Indians.
- A significant deficiency in credits toward a high school diploma.
- One third of dropouts were enrolled in the school district one year or less.
- Ten percent of the dropouts attended four years of high school but did not meet graduation requirements and did not return in the fall.
- Reasons for leaving most often cited by school personnel include discipline referrals, working more than 15 hours a week, substance abuse, health problems, pregnant or student parent, and conflicts with school staff.
- Reasons for leaving most often expressed by students included irrelevant coursework, peer pressure, different learning styles, and lack of personal attention.
- The historical relationship between the statewide unemployment rate and the percent of juniors and seniors who withdraw from school suggests that the availability of jobs has a strong influence on the dropout rate.

Percentage of High School Dropouts by Tenure in District

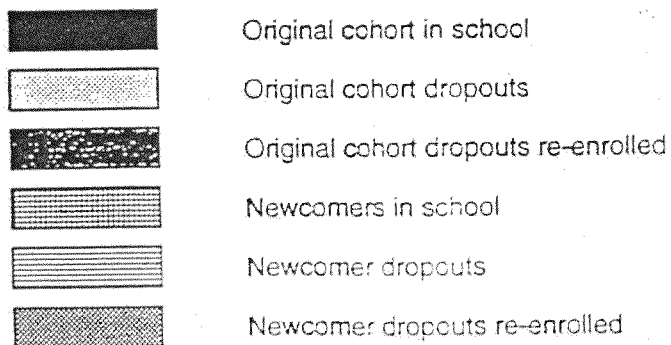
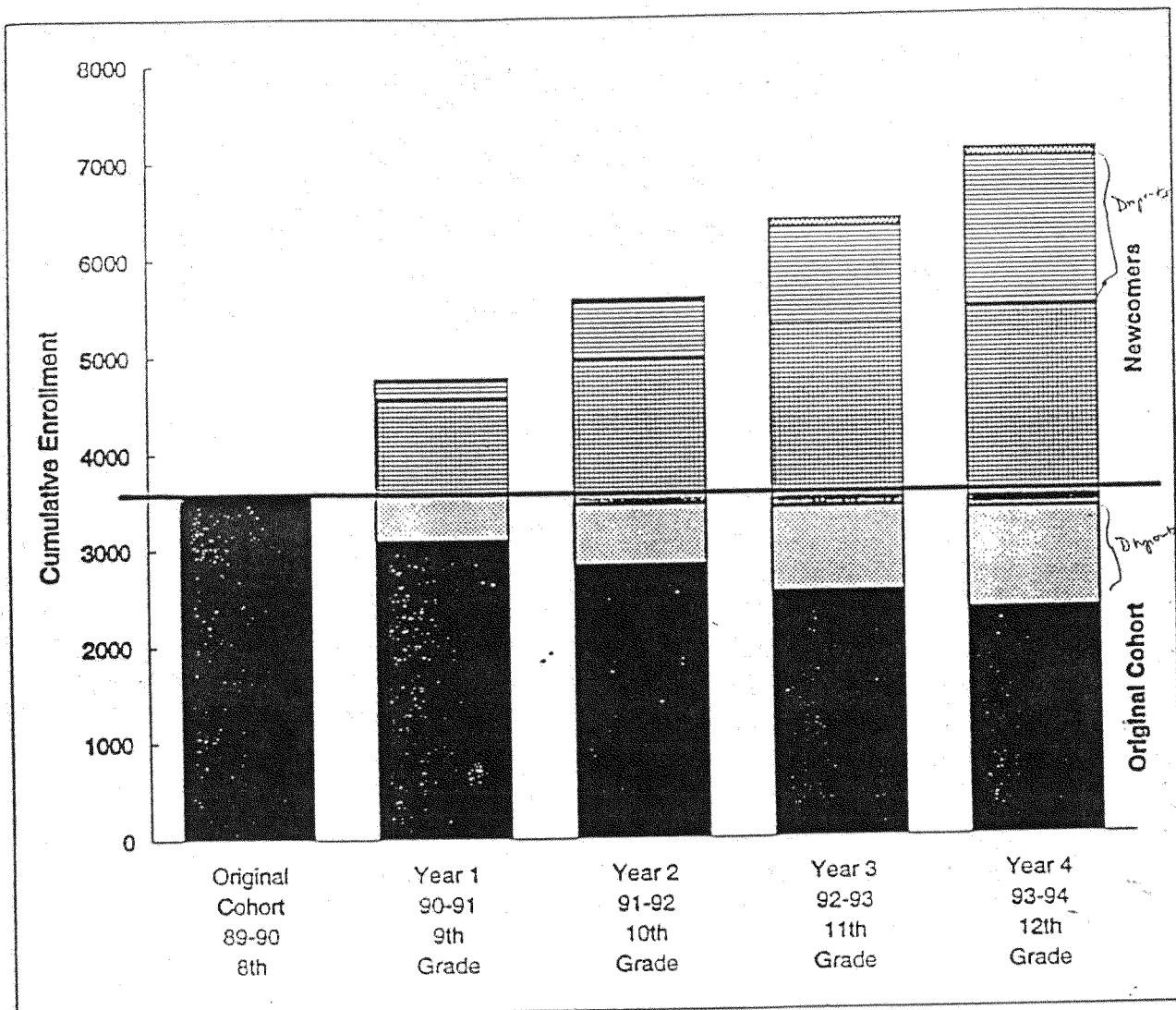


Students who dropped out of high school tended to be a mobile group. Of those who dropped out, 34 percent were enrolled in the reporting school district for a year or less. About 17 percent of the dropouts had been in the same district for more than five years, and about 40 percent had been in the same district one to five years.

High mobility may contribute to the lower than normal accumulation of credits needed for graduation by reducing the opportunity to complete classes on a regular schedule. Social integration and involvement in extracurricular activities may also be more difficult for students who move from school to school.

CONCEPT CHART:

VISUALIZING DROPOUT PATTERNS AMONG ORIGINALS & NEWCOMERS OVER TIME



This concept chart is cumulative over time and includes all students ever involved in the study. The original cohort of students enrolled in school grows smaller each year while overall group size grows larger. Each year, newcomer students arrive, and students may shift from dropout to enrolled status.

APPENDIX C.

Policy Statement of the Housing and Community Development Commission

POLICY STATEMENT

**A Supplement to
The Comprehensive Housing Affordability Strategy**

**Adopted by
The Housing and Community Development Commission**

of

**The City of Portland
The City of Gresham
Multnomah County, Oregon**

December 3, 1993

Comments or questions should be directed to:

**The Housing and Community Development Commission
c/o Bureau of Housing and Community Development
808 SW Third, Room 600
Portland, OR 97204
(503) 823-2375**

Background

The Housing and Community Development Commission (HCDC) was established by the cities of Portland and Gresham and Multnomah County as a result of the CHAS planning process. The fifteen member commission is charged by the Cities of Portland and Gresham, and Multnomah County to:

- ▶ increase the effectiveness of affordable housing providers by coordinating their activities;
- ▶ serve as a central policy forum for the public, housing provider and elected officials; and
- ▶ recommend the best ways to spend funds for housing and related services in accordance with CHAS priorities

HCDC includes representatives from the Housing Authority of Portland, the Portland Development Commission, and Multnomah County Division of Housing and Community Services. HCDC's partners, under the direction of elected officials, annually determine the way public funds are spent for housing and related-services.

During the past year HCDC members have learned about housing resources, programs, and issues. HCDC committees have spent considerable time in two areas:

- ▶ **Budget Policy and Evaluation**
Providing budget evaluations and recommendations.
- ▶ **Affordable Housing Resources**
Exploring forms of public subsidy and recommending new resources

The CHAS Process: What Next?

HCDC's major responsibility is to provide policy and resource allocation guidance to local jurisdictions consistent with CHAS principles and priorities, and to monitor the CHAS. HUD recently announced plans to streamline and consolidate housing and community development requirements for local jurisdictions. An immediate result is that jurisdictions are not required to develop a new Five Year CHAS. They are still required to develop a one year CHAS. Next year jurisdictions will do a comprehensive plan that incorporates all community development needs.

In the meantime, we have heard that existing CHAS principles and priorities do not provide enough guidance for local decision makers. The list of over 100 strategies in the current CHAS, while all worthy, are not focused enough to be considered a "strategic" plan. According to the recently released report from the Non-Profit Work Group:

The CHAS developed in 1991 was the County's first attempt in recent year to examine the full array of housing goals. Because the document was required by, and designed by HUD, it...did not provide clear enough guidance for local purposes. In its first iteration, it established goals with respect to all housing types, income levels and population groups. Its breadth made it very difficult to use as a basis for program design, to target funding, or to establish subsidy levels...A more strategically focused expression of public goals and objectives is critical for defining the types and levels of support for housing development.

Rather than wait a year or more to develop a more focused housing plan, HCDC is taking the opportunity to issue this policy statement in an effort to provide guidance to local jurisdictions as they design housing programs and develop budgets.

The Housing Crisis for Low Income Households

The CHAS Community Profile provides compelling information about the need for affordable housing in our community. According to the 1990 Census:

- ▶ In Multnomah County there are at least 10,000 more households below 30 percent of median family income (MFI) than there are housing units they can afford.
- ▶ In Multnomah County, 77 percent (31,700) of renter households who earn less than 50 percent of MFI pay more than 30 percent of their income for rent.
- ▶ Median incomes for Portland and Multnomah County are lower than the national median income.
- ▶ The homeownership rate in our community is below the national average; minority households have the lowest rates of homeownership.
- ▶ In Multnomah County there are more households considered very low-income (income below 50 % of MFI) than there are households considered low-income (incomes between 50 and 80% MFI). The majority of very low-income households have incomes below 30% MFI - qualifying them as **extremely** low-income.

According to a one night homeless shelter bed count conducted on March 17, 1993:

- ▶ The majority of people who were unable to get overnight shelter were families with children and women and children escaping domestic violence.
- ▶ Forty-seven of those who were denied shelter were children 5 years of age or under.

From citizens and agency staff who attended CHAS Workshops sponsored by HCDC we heard:

- ▶ People's perception and experience indicate that the shortage of low-income housing is even more acute than that reported by the 1990 Census. Escalating property values have resulted in increasing rents, and displacement of low-income households from many neighborhoods.
- ▶ There is a shortage of housing for large, low-income families, particularly in East County and Gresham.
- ▶ There is too much fragmentation of housing and social service programs. It is confusing to know where to go for information or assistance.
- ▶ There is a lack of supportive housing for people with special needs.
- ▶ If people had jobs that paid a living wage, they would not need housing subsidies. Many people in low-paying jobs are unable to find affordable housing in good condition.
- ▶ Neighborhood safety and livability need to be considered in conjunction with affordable housing issues.
- ▶ There are "hidden" homeless in the community—people who would be homeless if they were not doubling up with friends or family, or women and children who stay in violent situations for lack of other resources.

- ▶ There is a lack of consistency and often conflict among requirements of different funders, making it even more difficult to put together financing packages for low-income housing.

Actions to Meet Needs

Concerted action on everyone's part-- public and private sector, and concerned citizens--is necessary if our community is going to address some of the critical housing needs in the community. As an advisory body to CHAS jurisdictions we offer them the following recommendations on actions needed to meet needs.

Production Goals for Rental Housing

This section focuses on developing production goals for rental housing programs. The CHAS Community Profile indicates that there are significant gaps in meeting needs for very low-income renter households. Production goals for rental housing will allow us as a community to measure progress and identify gaps in the delivery system.

We recognize that jurisdictions have other programs that serve existing homeowners, provide housing related services, or assist first time homebuyers. These existing housing programs serve a different target population. Productions goals and budgets for those programs should be developed in keeping with the CHAS principles and priorities as described in the Budget Advice on page 6.

How many additional housing units are needed to meet critical housing needs?

The 1990 census indicates that there are 10,600 more very low-income households (incomes below 30% MFI) than there are housing units they can afford. The Census data does not indicate whether the affordable units are also in good condition. The CHAS estimates that 20% of the housing stock is substandard so we can assume that many very low-income households may be living in affordable housing that does not meet local building or housing codes.

At a minimum, it appears that we need an additional 10,600 units of housing to meet our most critical affordable housing needs.

How much would it cost to produce 10,600 units of affordable rental housing for people at 30% MFI?

HCDC's Affordable Housing Resources Task Force explored the cost of new construction. Based on an average cost per unit of \$50,000 for no-frills new construction, it would cost over \$530,000,000 to produce 10,600 units of housing. The minimum public subsidy necessary to accomplish this would be about 50% of the cost, (assuming there were enough Low-Income Tax Credits available).

How long would it take to develop 10,600 units of rental housing at the current rate of production (assuming no change in the level of resources)?

Over the past few years, the Housing Authority of Portland and the Portland Development Commission, have produced a total of about 700 units of rental housing per year, all of it for people below 80% of median income. Based on an average production of 700 new and rehabilitated rental units this community has produced in recent years, it would take nearly *fifteen years* to reach this target. (Performance data indicates that the current year

commitments and production are well above 700 units, much of it for households below 50% of MFI.)

Using this very simplistic approach to estimate the level of public resources needed to meet housing needs, we can assume that existing public resources are not sufficient for a quick resolution of the housing crisis. If that is the case, what are our alternatives? What broad production goals do we want to set? Where should the community plant the goal posts?

Given the scope of the need for housing, it is clear that as a community we have some choices to make. What policy foundation should we establish that will enable jurisdictions to set production goals? The HCDC and the community evaluated a number of policy options and production goals before selecting the following:

POLICY: As a community we will set production goals that exceed our current grasp and require us to find new resources for housing, and increase efficiency in the use of existing resources.

GOAL: By year 10 we will have produced 10,000 units of housing. We will adopt two-tiered annual production goals. By year two (FY 94-95) we will increase countywide rental housing production to 800 units. The second tier production goal will be set after new resources are identified and obtained at whatever level is necessary to achieve the ten-year production goals.

HCDC ACTION: The HCDC will identify and implement a housing trust fund within the next two years. The Affordable Housing Resources Force will recommend one or more strategies to develop the resources necessary to achieve the 10,000 unit production goals.

Commentary: When considering production goals, HCDC recognized that drastic increases in production were unrealistic without significant increases in resources. They also recognized the need to have ambitious goals that reflect people's need for housing and provide a worthwhile challenge to the community.

In addition to setting an overall production goal, the HCDC established subgoals for various populations to respond to community need. These subgoals are 10 year goals that will be monitored annually:

- ▶ At least one half of the units produced should have two or more bedrooms to accommodate large families. In Gresham and East County, the focus should be on units having three or more bedrooms.
- ▶ 10-15% percent of the units should be linked with services to support persons with special needs (including homeless or formerly homeless).
- ▶ Forty to fifty units per year should be dedicated for single adults in order to meet the goals of the Shelter Reconfiguration Plan.

Resource and Funding Goals

Production goals cannot be set in a vacuum. Money is the key to any discussion of housing production. Housing production can be increased in one of three ways: 1) by reducing costs by using existing funds more efficiently and targeting funds to meet priorities; 2) by developing new resources; or 3) by spreading existing resources over more units by reducing per unit subsidy, or more clearly tying per unit

subsidy to production priorities. The following recommendations, some of which are based on findings of the Affordable Housing Resources Task Force, are categorized into these three areas.

Existing Resources:

- ▶ When housing serves people with incomes below 50% of median, public participation should be in the form of equity infusions, rather than loans, because these projects can support little or no debt. When housing serves people with incomes of 50% of median or greater, public participation should be in the form of loans which can then leverage private participation and lower the cost of debt.
- ▶ Leverage local funds to maximize their effectiveness. Avoid funding combinations that reduce overall benefit (e.g., combining Low Income Housing Tax Credits with CDBG grants reduces tax credits).
- ▶ The Cities and County need to coordinate their funding process with that of the Oregon Housing and Community Development Services Division.

New or Underused Resources:

- ▶ Use government financial resources to reduce the overall cost of funds. Focus on credit enhancement tools which make it easier to use tax exempt bonds and access increased private lender participation. This would be most useful to serve households from 50-80% of median income. Examples of underused resources include CDBG float, Section 108, and reserve funds.
- ▶ The jurisdictions should explore options for developing a locally controlled Trust Fund with a dedicated revenue stream.
- ▶ Gresham and Multnomah County should join Portland in giving property tax abatements and/or exemptions for low-income housing; as well as waiving or reducing development and permit fees.
- ▶ As a long-term strategy, support the development of a local community development bank, which would provide centralized access to multiple funding sources and efficient underwriting to developers of affordable housing.

Housing Affordability

HUD defines housing as affordable if the occupant pays no more than 30% of its income for gross housing costs, including utilities. The CHAS sets up the expectation that all housing developed with public subsidies will be affordable. Are affordable rents a realistic goal if our priority is to serve people at 30% or 50% of MFI? Are affordable rents a prudent goal if the subsidy required to produce affordable rents results in a decrease in the number of units produced? As difficult as it is to do, a policy on rent burden or rent affordability is necessary to help guide jurisdictions as they set production goals and design housing finance parameters.

The HCDC developed the following policy to guide public lenders in the structure of financing and the depth of subsidy. The depth and finance terms of the subsidy determine debt service requirements. In order for a project to be financially feasible, rents must be set at a level adequate to cover debt

service and operating costs. This policy is intended to be used "up-front" to help guide the structuring of the "deal," rather than after the fact when it is difficult to refinance or change financing terms.

HOUSING AFFORDABILITY POLICY: The goal of the community is to use local public resources to develop housing for which the target population will pay no more than 40% of their income for rent. The community's ultimate goal is to make housing as affordable as possible to all very low income tenants whereby no one is required to pay more than 30% of their income for housing.

Commentary: This is possibly the thorniest issue we face. Do we choose to serve more people by spreading subsidy around, or do we limit the number of people we house but ensure that those who are housed have affordable rents? It takes more public subsidy to make rents affordable to households at 30% of MFI than it does to households at 50% of MFI.

In discussions of the various options for affordability standards, commenters recognized that very low-income households in market rate housing often have rent burdens that greatly exceed 50% of their income. Even totally subsidized housing with no debt cannot be provided at 'affordable' rents to people on Supplemental Security Income because rents must provide sufficient cash flow to cover operating costs. In order to provide 'affordable rents' to the very low or no-income tenants, a new revenue source would be necessary to provide operating subsidies.

Budget Advice

Both agency staff and citizen budget reviewers have indicated to HCDC that they need more guidance in understanding CHAS principles and priorities. In response, HCDC is providing the following guidelines:

All budget requests for housing or housing related services should indicate the target population to be served, and the CHAS priority that is met. If the project meets a particular CHAS strategy or production goal, that should be indicated as well.

Principle 1: *Priorities should focus on providing housing for those with the greatest needs.*

- ▶ Do not shift funds currently allocated to housing to other activities.
- ▶ Target flexible funds according to CHAS priorities using the following guidelines:
 - ▶ At least 75 percent of funds serve Priority One populations (renters: 0-50% MFI);
 - ▶ Up to 20 percent of funds serve Priority Two populations (renters and existing homeowners: 51-80% MFI);
 - ▶ Up to 5 percent of funds serve Priority Three populations (first time home buyers).
- ▶ There should be a direct relationship between the depth of public subsidy for housing production and the priority of the target population (the higher the priority, the deeper the subsidy).
- ▶ If all funding requests are for the same priority group, but funds are not available to fund them all, what criteria should be used to make funding decision?

- ▶ Use the CHAS principles for guidance. Fund those that go farthest to meeting principles of CHAS.
- ▶ Fund projects that meet production goals for large family units, supportive housing, and Shelter Reconfiguration.

Principle 2: *Both public and private funds are required to meet community needs.*

- ▶ Give preference to projects or programs that leverage local public funds with other public funds, or private resources, including volunteer commitment, or in-kind donations.
- ▶ Do not use public funds if private funds are available to meet objectives.
- ▶ Give preference to funding programs that are based on community partnerships, cooperation, and coordination, including interjurisdictional coordination.

Principle 3: *There should be a direct relationship between the amount of public subsidy and the length of time that a housing resource remains affordable.*

In evaluating budgets for housing, ask the following questions:

- ▶ What length of affordability is public investment "buying?"
- ▶ Is the depth of subsidy related to CHAS priorities (greatest subsidy for Priority One)?
- ▶ How will agency guarantee and monitor that housing will be occupied by target income group for length of affordability?
- ▶ Will the public recover the public subsidy after the length of affordability expires?

RECOMMENDED STRATEGIES

HUD's recent decision to consolidate planning and eliminate the CHAS as a separate requirement must not mean that we lose the ground the community has gained since the Five Year CHAS was adopted. Despite this change of direction, the research, analysis and community input on the CHAS, remains instructive for setting local housing strategies. The HCDC recommends that jurisdictions begin a long term focus on the following strategies:

- ▶ Produce and plan for more large-family rental units to meet the needs of low-income people with children.

Commentary: Large low-income households have the highest rate of overcrowding. Gresham and East County have larger average households than Portland and a subsequent lack of 3 or more bedroom rental units. Stable housing for children lends stability to other parts of their lives.

- ▶ Continue to rehabilitate and reclaim existing housing that is vacant or substandard. Give preference to rehabilitation where long-term affordability is guaranteed.

Commentary: *Since we have more housing units than households, we need to make sure we fully use the existing housing stock that is salvageable.*

- ▶ Fund the acquisition of houses and apartments that are in good condition. Assure long-term affordability by maintaining public or non-profit ownership. Target occupancy to households at 30 to 50 percent of median income.

Commentary: *It appears that while there may be an adequate number of housing units there is clearly a mismatch between the income of the occupants and the affordability of the units. In other word, affordable units are being occupied by households with higher incomes thus forcing low-income households into housing they cannot afford.*

- ▶ Increase rates of homeownership by helping low-income renters become homeowners, not by spending more money but by spreading existing funds allocated for first time homebuyers over more households and by increasing the efficiency of program delivery. Leverage smaller amounts of per unit public subsidy with sweat equity and private financing.

Commentary: *Many renters could reduce rent burdens if they became homeowners. They could handle monthly mortgage payments if they could receive assistance with downpayment and closing costs.*

- ▶ Prevent homelessness by helping very low-income homeowners and renters stay in their homes. Develop and articulate a comprehensive homeless prevention strategy.

Commentary: *The adage is true, "An ounce of prevention is worth a pound of cure." We have a number of programs that could be considered homeless prevention programs (e.g., rent assistance, weatherization, emergency repair loans)*

- ▶ Audit public investments in housing. Make sure that public funds once invested in housing buy what they are supposed to buy: rents continue to be affordable; and the target population continues to be served. Chronic high vacancy rates in publicly subsidized housing are not acceptable.

Commentary: *The development of subsidized housing takes enormous energy, and sometimes years of planning. Commitment to serving the target population doesn't end at the ribbon cutting ceremony.*

- ▶ Evaluate program efficiency to ensure that program delivery costs are not excessive in terms of benefits produced.

Commentary: *This should be standard for all programs. CHAS principles and priorities can help determine the value of benefits.*

Institutional Reform Goals

A variety of organizational and institutional changes can be made to improve the housing delivery system. HCDC has communicated some of these issues to jurisdictions over the past year. HCDC will continue to advocate for the following:

- ▶ Consistent countywide policies on land use and development fee waivers for low-income housing projects and adoption by all jurisdictions of available property tax exemption programs.
- ▶ Regional approach to meeting affordable housing needs.
- ▶ Streamlining of the application process for federally subsidized housing.
- ▶ Budget and program evaluation for consistency with CHAS priorities according to the process developed by the Budget, Policy, and Evaluation Committee.
- ▶ Consolidation of housing function across jurisdictions when it increases efficiency and reduces administrative costs as part of a countywide housing delivery system with clear roles and responsibilities.
- ▶ Implementation of plans that support fair housing.
- ▶ Countywide systems to provide appropriate and effective services to enable homeless persons and others with special needs to access and maintain their housing.

MEETING DATE: MAY 23 1996

AGENDA NO.: R-4

ESTIMATED START TIME: 9:40 am

(Above space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: NOI - METRO CLEANUP GRANT

BOARD BRIEFING Date Requested: _____

Requested By: _____

Amount of Time Needed: _____

REGULAR MEETING: Date Requested: MAY 23, 1996

Amount of Time Needed: 5 minutes

DEPARTMENT: HEALTH DIVISION: REGULATORY HEALTH

CONTACT: PETER DE CHANT TELEPHONE #: 248-3464
BLDG/ROOM #: 312

PERSON(S) MAKING PRESENTATION: PETER DE CHANT

ACTION REQUESTED:

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

SUGGESTED AGENDA TITLE:

Notice of intent to respond to a request for proposals from Metro to clean up a nuisance area within the County.

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

Or

DEPARTMENT MANAGER: Billi Odegaard

BOARD OF
COUNTY COMMISSIONERS
MULTNOMAH COUNTY
OREGON
96 MAY 13 PM 2:13

(ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES)

Any Questions: Call the Office of the Board Clerk 248-3277/248-5222



MULTNOMAH COUNTY OREGON



HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SECTION
426 SW STARK STREET, 3RD FLOOR
PORTLAND, OREGON 97204-2394
(503) 248-3400
FAX (503) 306-5844

BOARD OF COUNTY COMMISSIONERS
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DAN SALTZMAN • DISTRICT 1 COMMISSIONER
GARY HANSEN • DISTRICT 2 COMMISSIONER
TANYA COLLIER • DISTRICT 3 COMMISSIONER
SHARRON KELLEY • DISTRICT 4 COMMISSIONER

MEMORANDUM

TO: Beverly Stein, Chair, BCC

FROM: Hilda Adams, Program Manager
Environmental Health

THROUGH: Billi Odegard, Director

SUBJECT: Notice of Intent to apply for a grant from METRO for Illegal Dumpsite Cleanup

DATE: May 9, 1996

The Multnomah County Health Department is requesting approval to respond to a grant offered by the Metropolitan Service District for illegal dumpsite cleanup activities in the 1995/96 fiscal year. The funds are offered to all local governments within the Metropolitan Service District. Amounts allocated are based on the population served by the local government. The grant activities will be carried out by the Vector Control Office of Environmental Health.

Description of Proposed Project

The proposed project entails cleanup of illegal dumpsites in unincorporated Multnomah County. A cleanup will be scheduled for June 15, 1996. Volunteers will be sought to assist with cleanup of waste tire dumps and other illegal dumpsites.

Estimated Project Cost and Explanation of County Share

The maximum cost of the project will be \$2,498. METRO has approved grant funding of \$1,249 for the project and requires a 50% in kind match. Grant funds will cover the direct and indirect cost of waste disposal from illegal dumpsites. The county match will consist of the direct and indirect cost volunteer coordination and labor involved in cleaning up the dumpsites.

FUNDING SOURCE	DIRECT	INDIRECT	TOTAL	PERCENT
METRO SHARE	\$1,109	\$140	\$1,249	50%
COUNTY SHARE	\$1,109	\$140	\$1,249	50%
TOTAL	\$2,218	\$280	\$2,498	100%

c: Jennifer Chacon, Nuisance Control
Peter DeChant, Vector Control

MEETING DATE: MAY 23 1996

AGENDA NO.: R-5

ESTIMATED START TIME: 9:45am

(Above space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: NOI - NIDA R01 GRANT APPLICATION

BOARD BRIEFING Date Requested: _____

Requested by: _____

Amount of Time Needed: _____

REGULAR MEETING: Date Requested: MAY 23, 1996

Amount of Time Needed: 5 to 10 minutes

DEPARTMENT: HEALTH

DIVISION: PRIMARY CARE

CONTACT: DAVE HOUGHTON

TELEPHONE #: 248-3674 x7043

BLDG/ROOM #: 160/8

PERSON(S) MAKING PRESENTATION: DAVE HOUGHTON

ACTION REQUESTED:

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

SUGGESTED AGENDA TITLE:

Notice of Intent to respond to a program announcement from the National Institute on Drug Abuse to continue and evaluate the Northeast Health Center Linkage Project that provides substance ~~misuse~~ ^{Abuse} services to primary care clients.

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

Or

DEPARTMENT MANAGER: _____

Bill Odegaard

(ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES)

Any Questions: Call the Office of the Board Clerk 248-3277/248-5222

BOARD OF
COUNTY COMMISSIONERS
96 MAY 13 PM 2:15
MULTNOMAH COUNTY
OREGON



MULTNOMAH COUNTY OREGON



HEALTH DEPARTMENT
426 S.W. STARK STREET, 8TH FLOOR
PORTLAND, OREGON 97204-2394
(503) 248-3674
FAX (503) 248-3676
TDD (503) 248-3816

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SHARRON KELLEY • DISTRICT 4 COMMISSIONER

MEMORANDUM

TO: Beverly Stein, Chair

FROM: Jeanne Gould, Manager HIV/STD/Planning *JG*

THROUGH: Billi Odegaard, Director *Billi*

SUBJECT: Notice of Intent to respond to a Program Announcement from the National Institute on Drug Abuse to continue the Northeast Health Center Linkage Project.

DATE: May 10, 1996

The Multnomah County Health Department is requesting approval to respond to a Program Announcement from the National Institute on Drug Abuse for funds to continue and evaluate the Northeast Health Center Linkage Project. The project, currently funded as a demonstration project by the Center for Substance Abuse Treatment, links primary care clients with substance abuse services. CSAT funding will end in 1996; the NIDA grant application is due June 1, 1996.

Background and Proposed Program Description

The Linkage Service Delivery Demonstration Project at the Northeast Health Center has improved access of primary care clients to services that address the health consequences of alcohol and substance misuse, and associated behavioral problems. Services currently offered by Linkage include assessment, counseling, support, treatment readiness, relapse prevention, social services, medication, and referral to off-site treatment programs. In the first six months of operation, Linkage has assisted over 100 clients and family members with needs related to substance use and associated behavioral problems, and is viewed as valuable addition by primary care staff. The research grant will continue Linkage services and evaluate the effectiveness of Linkage services compared with that offered by Target Cities Project Central Intake.

Funding Amount

The Health Department anticipates requesting approximately \$400,000 per year for three or four years. The project would begin April 1, 1997. There is no requirement for matching funds.

PLEASE PRINT LEGIBLY!

MEETING DATE 5/23/96

NAME MICHAEL MAY
ADDRESS 1111 OAK STREET
STREET
CITY SAN FRANCISCO, CA ZIP 94117

I WISH TO SPEAK ON AGENDA ITEM NO. R-6
SUPPORT _____ OPPOSE X
SUBMIT TO BOARD CLERK _____

MEETING DATE: MAY 23 1996

AGENDA #: R-6
ESTIMATED START TIME: 9:55am

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Amending Ordinance Related to Charitable Campaign and Declaring an Emergency

BOARD BRIEFING: DATE REQUESTED: _____

REQUESTED BY: _____

AMOUNT OF TIME NEEDED: _____

REGULAR MEETING: DATE REQUESTED: May 23, 1996

AMOUNT OF TIME NEEDED: 3-4 minutes

DEPARTMENT: DSS DIVISION: Finance Division

CONTACT: Theresa Sullivan TELEPHONE #: x2006
BLDG/ROOM #: 106/1430

PERSON(S) MAKING PRESENTATION: Jim Stegmiller x3156

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☒ APPROVAL ☐ OTHER

SUGGESTED AGENDA TITLE:

Amends Ordinance 718, relating to charitable fundraising on County premises, by changing the membership of the campaign management council, limiting the number of participating funds and federations, changing the certification criteria, and declaring an emergency.

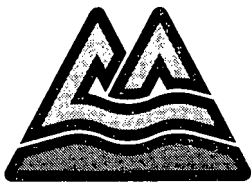
5/24/96 copies to THERESA SULLIVAN & ORDINANCE
Distribution list
SIGNATURES REQUIRED:

ELECTED
OFFICIAL: _____
(OR)
DEPARTMENT
MANAGER: Paul J. Boyer 5/13/96

BOARD OF
COUNTY COMMISSIONERS
96 MAY 13 PM 12:00
MULTNOMAH COUNTY
OREGON

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Office of the Board Clerk 248-3277 or 248-5222



MULTNOMAH COUNTY OREGON

BEVERLY STEIN
COUNTY CHAIR

EMPLOYEE SERVICES
FINANCE
LABOR RELATIONS
PLANNING & BUDGET
RISK MANAGEMENT

(503) 248-5015
(503) 248-3312
(503) 248-5135
(503) 248-3883
(503) 248-3797

(503) 248-5170 TDD

PORTLAND BUILDING
1120 S.W. FIFTH, 14TH FLOOR
P.O. BOX 14700
PORTLAND, OREGON 97214

PURCHASING, CONTRACTS
& CENTRAL STORES

(503) 248-5111

2505 S.E. 11TH, 1ST FLOOR
PORTLAND, OREGON 97202

MEMORANDUM

To: Board of County Commissioners

From: Jim Stegmiller, CMC Chair
Theresa Sullivan, Finance Division *TSS*

Date: May 13, 1996

Re: Amending Ordinance 718

I. Recommended/Action Requested:

Approve revisions to Ordinance 718 amending MCC 3.11, relating to charitable fundraising on County premises, by changing the membership of the campaign management council, limiting the number of funds and federations participating, the certification criteria, and declaring an emergency.

II. Background/Analysis:

The Campaign Management Council as ordained in Ordinance 718, is the managing body that ensures that participating funds and federations meet the criteria set for in the Ordinance.

On May 18, 1995 the Board of County Commissioners passed Resolution 95-109, placing a moratorium on adding additional funds/federations to the County campaign. We ask that an emergency be declared to avoid a period of time in which the law would be ambiguous.

The Campaign Management Council is comprised of County employees, one from each department, a representative from the Board, the Sheriff's Office, Finance, Payroll, and a union representative. The changes to membership are: increasing the department representation, due to the increase of departments within the County structure and stating that the members appointed to the Council must be permanent employees.

The Council is recommending that we remove the language that allows funds and federations to turn in a Form 990 or its most recent audit. Funds and federations are required by law to have an audit performed, if their revenue exceeds \$100,000, in which case we should request a copy of the audit report along with Form 990. Current wording suggests that it is an option. The correct form number is CT12, not CT12E, as stated in the current ordinance.

Due to administrative concerns and payroll capacity, the Council recognized the need to limit the number of participating funds and federations. Multnomah County currently manages a campaign with six funds and federations, which is considered a large campaign. Allowing more than six funds and federations to participate would increase the amount of responsibilities of the Council. In 1995 the six funds and federations, currently participating, re-certified for a term of three years. In January 1998 any fund or federation interested in participating in the Multnomah County campaign must apply, including the current funds and federations.

III. Financial Impact:

This action will potentially save the County dollars in employee time spent on managing the campaign.

IV. Legal Issues:

None that we are aware of.

V. Controversial Issues:

None that we are aware of.

VI. Link to Current County Policies:

None that we are aware of.

VII. Citizen Participation

None

VIII. Other Government Participation:

The Council used the State of Oregon and Portland Public Schools' campaign rules to assist in revision.

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR MULTNOMAH COUNTY, OREGON

ORDINANCE NO. 854

An ordinance amending Multnomah County Code Chapter 3.11, relating to charitable fundraising on County premises, by changing the membership of the campaign management council, the certification criteria, and declaring an emergency.

(Language in brackets is to be deleted; underlined language is new.)

Multnomah County ordains as follows:

Section I. Amendment

MCC 3.11.020 is amended as follows:

(A) A campaign management council (hereinafter "council" or "CMC") shall be established. Members of the council shall be appointed in accordance with the home rule charter and be permanent County employees. The council shall consist of [ten] twelve voting members:

- (1) One representative of the board of county commissioners;
- (2) One representative of each county department (a total of [five] seven);
- (3) One representative from the Sheriff's Office;
- (4) One representative from finance;
- (5) One representative from payroll; and
- (6) One union representative.

(B) The council shall select a chairperson.

(C) In addition to the voting members, each fund or federation certified under this chapter shall have a non-voting representative on the council.

Section II. Amendment

MCC 3.11.030 is amended as follows:

(A) The Campaign Management Council shall certify funds or federations for the purpose of conducting a fund drive among the employees of the County. The council shall certify only those funds or federations which meet all the following criteria:

1 (1) The fund or federation is qualified as exempt under section 501(c)(3)
2 of the Internal Revenue Code;

3 (2) The fund or federation disburses funds to at least ten charitable
4 organizations;

5 (3) The fund or federation either provides services to local residents or
6 works to improve the quality of life using an international, national, regional or local focus. A fund
7 or federation with an international, national, or [extra-]regional focus must assign a local
8 representative to be available as needed to meet the requirements of this chapter and the CMC's
9 guidelines;

10 (4) The fund or federation has a written policy of nondiscrimination
11 regarding race, color, religion, national origin, handicap, age, sex and sexual orientation. This
12 policy shall be applicable to the fund or federation's staff and board of directors;

13 (5) The fund or federation has made the filings required by the Charitable
14 Trust and Corporation Act and the Oregon Charitable Solicitation Act (ORS Chapter 128) and has
15 not been found to be guilty of a violation of either act by a court of competent jurisdiction during
16 the 12 months preceding its application for certification;

17 (6) The fund or federation has an unpaid board of directors;

18 (7) The fund or federation has been incorporated no less than one year
19 prior to the date of application for certification as a fund or federation;

20 (8) The fund or federation demonstrates that it has filed IRS Form 990,
21 [or] its most recent audit (if revenue exceeds \$100,000) and CT12[E] return as required by state
22 law and provides copies of the same upon request by the campaign management council;

23 (9) The fund or federation provides a "direct designation" to County
24 employees. This does not limit the ability of a fund or federation to offer a "donor option" program;

25 (10) If certified by Multnomah County in a prior year, the fund or federation
26 has paid the required share of costs for published materials as required under MCC 3.11.045.
27
28

(B) Not more than six organizations meeting these criteria and which are selected by the Campaign Management Council shall be placed on the list of those organizations certified by the Chair and Board of County Commissioners as being eligible to receive contributions from County employees via payroll deduction. The selection committee shall consist of the voting members of the Council and shall review proposals every three years, selecting those organizations which in its judgment provide County employees with the best choices in the areas of health, human welfare services, conservation, community development, cultural enrichment, and international support.

(C) Certification of a fund or federation by the CMC shall be valid for a term of three years. The terms for the funds or federations certified in 1995 will expire on December 31, 1997. On January 1, 1998, and not before, new funds and federations may apply for certification, and funds or federations previously certified may reapply for certification. During the term of certification, the fund or federation shall respond to reasonable requests by the CMC for assurance that all requirements for certification have been and are being met. Failure to respond may be grounds for decertification.

Section III. Emergency Clause

This ordinance, being necessary for the health, safety, and general welfare of the people of Multnomah County, an emergency is declared and the ordinance shall take effect upon its execution by the County Chair, pursuant to section 5.50 of the Charter of Multnomah County.

Section IV. Adoption

ADOPTED this 23rd day of May, 1996, being the date of its 1st reading before the Board of County Commissioners of Multnomah County.



BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

By Beverly Stein
Beverly Stein
Multnomah County Chair

LAURENCE KRESSEL, COUNTY COUNSEL
FOR MULTNOMAH COUNTY, OREGON

By Sandra N. Duffy
Sandra N. Duffy
Chief Deputy Counsel

BUDGET MODIFICATION NO.

DSS 3

(For Clerk's Use) Meeting Date MAY 14 1996
Agenda No. R-7

1. REQUEST FOR PLACEMENT ON THE AGENDA FOR

05/23/96

(Date)

DEPARTMENT Support Services

DIVISION Employee Services

CONTACT Curtis Smith

TELEPHONE x3113

* NAME(S) OF PERSON MAKING PRESENTATION TO BOARD

Curtis Smith

SUGGESTED

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

Budget Modification DSS Requesting Authorization to Reclassify two Word Processing Operator positions to Senior Word Processing Operator.

(Estimated Time Needed on the Agenda)

2. DESCRIPTION OF MODIFICATION

(Explain the changes this Bud Mod makes. What budget does it increase? What do changes

accomplish? Where does the money come from? What budget is reduced? Attach additional information if you need more space.)

☒ **X**

Personnel changes are shown in detail on the attached sheet

Effective October 12, 1995, reclassify two Word Processing Operator positions to Senior Word Processing Operator. This reclassification will be absorbed within the current Employee Services Division Budget. This will be a continuing cost and there will be an amendment submitted to continue this action for Fiscal Year 1996-97.

3. REVENUE IMPACT

(Explain revenues being changed and reason for the change)

BOARD OF
COUNTY COMMISSIONERS
MULTNOMAH COUNTY
OREGON
96 MAY 14 AM 10:29

4. CONTINGENCY STATUS

(to be completed by Budget & Planning)

Fund Contingency before this modification (as of

Date

After this modification

\$

Originated By

Date

Department Director

Date

Plan/Budget Analyst

Date

Employee Services

Date

Board Approval

Date

DSS 3

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

6. CURRENT YEAR PERSONNEL DOLLAR CHANGES

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

BUDMODI



MULTNOMAH COUNTY OREGON

BEVERLY STEIN
COUNTY CHAIR

EMPLOYEE SERVICES
FINANCE
LABOR RELATIONS
PLANNING & BUDGET
RISK MANAGEMENT

(503) 248-5015
(503) 248-3312
(503) 248-5135
(503) 248-3883
(503) 248-3797

(503) 248-5170 TDD

PORTLAND BUILDING
1120 S.W. FIFTH, 14TH FLOOR
P.O. BOX 14700
PORTLAND, OREGON 97214

PURCHASING, CONTRACTS
& CENTRAL STORES

(503) 248-5111

2505 S.E. 11TH, 1ST FLOOR
PORTLAND, OREGON 97202

MEMORANDUM

TO: BOARD OF COUNTY COMMISSIONERS

FROM: Curtis Smith, Employee Services Manager

DATE: May 13, 1996

REQUESTED PLACEMENT DATE: May 23, 1996

RE: Budget Modification No. DSS 3

- I. Recommendation/Action Requested: Requesting authorization to reclassify two Word Processing Operator positions to Senior Word Processing Operator.
- II. Background/Analysis: In response to some requests for classification review, the Personnel Section studied Word Processing Operator positions where they exist in all County departments. The results of this study show that some positions should be upgraded to a new classification, Senior Word Processing Operator. Positions in this new classification were found to be spending more than half of their time producing documents and presentations using advanced software with graphics capabilities. Two of the Word Processing Operator positions in the unit that serves DSS and some other County operations were found to meet this standard and should thus be classified at the higher level.
- III. Financial Impact: \$1,165 is needed for the balance of FY 1995-96. (The annualized amount is \$1,620). These reclassifications will be absorbed within the current Employee Services Division budget.
- IV. Legal Issues: None.
- V. Controversial Issues: None.

Board of County Commissioners
Budget Modification No. DSS 3
May 13, 1996
Page 2

- VI. Link to Current County Policies: Reclassification will enable us to fairly compensate the responsibilities being performed by these positions.
- VII. Citizen Participation: None.
- VIII. Other Government Participation: None.

N:\DATA\EMPSER\WPDATA\ISJA296

MEETING DATE: MAY 23 1996

AGENDA NO: R-8

ESTIMATED START TIME: 10:05am

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Agreement with City of Fairview for needed waterline improvements for the NE Glisan Street contract

BOARD BRIEFING

Date Requested: _____

Requested by: _____

Amount of Time Needed: _____

REGULAR MEETING:

Date Requested: _____

May 23, 1996

Amount of Time Needed: _____

5 Minutes

DEPARTMENT: Environmental Services

DIVISION: Transportation

CONTACT: Bonnie Scheeland

TELEPHONE #: 248-3979

BLDG/ROOM #: 425

PERSON(S) MAKING PRESENTATION: Bonnie Scheeland

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☒ APPROVAL ☐ OTHER

SUGGESTED AGENDA TITLE:

Agreement with City of Fairview for needed waterline improvements for the NE Glisan Street contract.

5/24/96 ORIGINALS to GATHEY KRAMER

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

OR

DEPARTMENT MANAGER: _____

Laura E. Nicholas

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Office of the Board Clerk 248-3277/248-5222

AGEN.PL/BSRJ1455.IGA

BOARD OF
COUNTY COMMISSIONERS
MULTNOMAH COUNTY
OREGON
96 MAY 15 PM 12:54

12/95



MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES
TRANSPORTATION AND LAND USE PLANNING DIVISION
1620 SE 190TH AVENUE
PORTLAND, OREGON 97233
(503) 248-5050

BOARD OF COUNTY COMMISSIONERS
BEVERLY STEIN • CHAIR OF THE BOARD
DAN SALTZMAN • DISTRICT 1 COMMISSIONER
GARY HANSEN • DISTRICT 2 COMMISSIONER
TANYA COLLIER • DISTRICT 3 COMMISSIONER
SHARRON KELLEY • DISTRICT 4 COMMISSIONER

MEMORANDUM

TO: BOARD OF COUNTY COMMISSIONERS

FROM: Larry F. Nicholas, P.E., Director
Bonnie Scheeland, Civil Engineer/Asst.

TODAY'S DATE: May 2, 1996

REQUESTED PLACEMENT DATE: May 23, 1996

RE: Agreement with City of Fairview for needed waterline improvements for the NE Glisan Street contract

I. Recommendation/Action Requested:

Board approval is requested for an intergovernmental agreement with the City of Fairview to incorporate needed waterline improvement with our NE Glisan Street contract.

II. Background/Analysis:

NE Glisan Street is scheduled for reconstruction in the summer of 1996. Fairview needs to install a new waterline along NE Glisan. Efficiency and timing suggest incorporating the two projects together.

III. Financial Impact:

No additional impact to Multnomah County will result from this agreement. Multnomah County will invoice the City of Fairview for all costs incurred.

IV. Legal Issues:

The Multnomah County contract will require the contractor to indemnify, defend, and hold harmless the agents and employees of the City of Fairview.

V. Controversial Issues:

There are no controversial issues. This project is supported by jurisdictions and citizens involved.

VI. Link to Current County Policies:

The agreement is consistent with providing effective, efficient government. Interjurisdictional cooperation minimizes impact to the community and provides coordinated service to the public.

VII. Citizen Participation:

A public meeting was advertised and conducted on February 15, 1996, involving the citizens in the area. A presentation was made of the scope and impacts of the project. The public attending were supportive of the combined project.

VIII. Other Government Participation:

The cities of Fairview, Wood Village, and Gresham were involved in the contract development.

MULTNOMAH COUNTY CONTRACT APPROVAL FORM

(See Administrative Procedures CON-1)

Renewal ☐

Contract # 301616

Prior-Approved Contract Boilerplate: ☐ Attached ☒ Not Attached

Amendment # _____

CLASS I <input type="checkbox"/> Professional Services under \$25,000 <input type="checkbox"/> Intergovernmental Agreement under \$25,000	CLASS II <input type="checkbox"/> Professional Services over \$25,000 (RFP, Exemption) <input type="checkbox"/> PCRB Contract <input type="checkbox"/> Maintenance Agreement <input type="checkbox"/> Licensing Agreement <input type="checkbox"/> Construction <input type="checkbox"/> Grant <input type="checkbox"/> Revenue	CLASS III <input checked="" type="checkbox"/> Intergovernmental Agreement over \$25,000 APPROVED MULTNOMAH COUNTY BOARD OF COMMISSIONERS AGENDA # <u>R-8</u> DATE <u>5/23/96</u> DEB BOGSTAD BOARD CLERK
--	---	---

Department: Environmental Services Division: Transportation & Land Use Planning Date: May 2, 1996

Contract Originator: Bonnie Scheeland Phone: 3979 Bldg/Room: 425/Yeon

Administrative Contact: Cathey Kramer Phone: 2589 Bldg/Room: 425/Yeon

Description of Contract: Intergovernmental Agreement with City of Fairview for needed waterline improvements for the NE Glisan Street contract.

RFP/BID #: _____ Date of RFP/BID: _____ Exemption Expiration Date: _____

ORS/AR # _____ (Check all boxes that apply) Contractor is ☐ JMBE ☐ JWBE ☐ JQRF ☒ JN/A ☐ None

Original Contract No. _____ (ONLY FOR ORIGINAL RENEWALS)

Contractor Name: <u>City of Fairview</u> Mailing Address: <u>300 Harrison St.</u> <u>Fairview, OR 97024</u> Phone: <u>(503) 665-7929</u> Employer ID# or SS#: _____ Effective Date: <u>Upon Signature</u> Termination Date: <u>Upon Completion</u> Original Contract Amount: \$ <u>140,000.00</u> Total Amt of Previous Amendments: \$ _____ Amount of Amendment: \$ _____ Total Amount of Agreement: \$ <u>140,000.00</u>	Remittance Address (if different) _____ Payment Schedule Terms <input type="checkbox"/> Lump Sum \$ _____ <input type="checkbox"/> Due on Receipt <input checked="" type="checkbox"/> Monthly \$ _____ <input type="checkbox"/> Net 30 <input type="checkbox"/> Other \$ _____ <input type="checkbox"/> Other <input type="checkbox"/> Requirements contract - Requisition Required Purchase Order No. _____ <input type="checkbox"/> Requirements Not to Exceed \$ _____ Encumber: Yes <input type="checkbox"/> No <input type="checkbox"/>
--	--

REQUIRED SIGNATURES:

Department Manager: [Signature] Date: 5/17/96

Purchasing Manager: _____ Date: _____
(Class II Contracts Only)

County Counsel: [Signature] Date: 5-14-96

County Chair/Sheriff: [Signature] Date: May 23, 1996

Contract Administration: _____ Date: _____
(Class I, Class II Contracts Only)

VENDOR CODE				VENDOR NAME				TOTAL AMOUNT: \$			
LINE NO.	FUND	AGENCY	ORGANIZATION	SUB ORG	ACTIVITY	OBJECT/	SUB OBJ	REPT CATEG	LGFS DESCRIP	AMOUNT	INC DEC
01	150	030	6138			8300					
02											
03											

If additional space is needed, attach separate page. Write contract # on top of page.

DISTRIBUTION: Original Signatures - Contract Administration xc: Initiator Finance
BSVH1994.CON

CON-APP.FOR

INTERGOVERNMENTAL AGREEMENT

THIS AGREEMENT is entered into this 23rd day of May, 1996, by and between MULTNOMAH COUNTY, (hereinafter "County") and City of Fairview, (hereinafter "City") pursuant to the authority granted in ORS Chapter 190.

WHEREAS, The County intends to improve the roadway on NE Glisan Street beginning April __, 1996; and

WHEREAS, the City and the County have agreed that it is desirable to incorporate the needed waterline improvements in the County contract for the NE Glisan Street improvements to facilitate construction and minimize current and future expenses to both parties.

NOW, THEREFORE, the parties do mutually agree as follows:

I. SCOPE OF WORK

A. The County hereby agrees to perform the following services:

1. Prepare contract and bidding documents, including the City prepared plans and specifications, and submit for bid. The Contractor performing the waterline work shall be previously qualified by the County in waterline construction to be estimated and budgeted in the amount shown in this document.
2. Award the contract, contract for construction of the project and administer the contract.
3. Confer with the City on a regular basis and promptly respond to any inquiries from City in regard to this project.
4. Provide all necessary survey services to install the water mainline and service branches.
5. Provide a separate unit in the contract bid proposal that covers all waterline work items.

B. The City hereby agrees to perform the following services:

1. Provide the County with plans and specifications for the waterline and a proposal for the waterline.

2. Review and return the bidding documents prior to bid within seven (7) calendar days from date of receipt from the County.
3. Inspect all aspects of the construction of the waterline, including, but not limited to, mainline and lateral pipe laying operations, and mainline and lateral trench backfill and compaction. City inspection personnel shall have direct inspection authority and contact with the contractor in regard to the work covered under waterline in the proposal. City inspection personnel shall promptly notify the County project manager of any defects in the work and/or any failure of the contractor to comply with the plans and specifications.
4. Prepare As-Built plans of the waterline.
5. Maintain daily reports of waterline construction progress and provide the County with monthly pay quantities for the waterline work.

II. TIME OF PERFORMANCE/SCHEDULE

- A. The County intends to advertise the contract for bid in April 1996, issue a notice to proceed in May 1996, and substantially complete the work by November 1996.
- B. In the event of unforeseen circumstances beyond the control of the County, the "Time of Performance" may be amended as set forth in Section VI, "Amendment to Agreement."

III. ESTIMATED COST

- A. The estimated construction cost for the waterline facilities is \$140,000.00.

IV. COMPENSATION BY CITY

- A. The City shall pay the County based on actual bid prices per items of work shown in the contract proposal, including any necessary change orders plus an appropriate amount for project management and administration, not to exceed 5% of the total bid price for the waterline. Payment for project management and administration shall include the survey construction staking costs.

- B. The County shall keep records of services performed under this Agreement in sufficient detail to allow the City to monitor work progress in relation to compensation claimed.
- C. The County shall invoice City for the actual costs incurred for work performed under this Agreement during the previous month. The City shall review the work performed within ten days of date of invoice and make payment to County within 30 days of date of invoice.

V. OWNERSHIP AND MAINTENANCE OF COMPLETED FACILITIES

- A. After the final inspection of the waterline facilities and approval by the County and the City, the City will accept the waterline improvements and assume maintenance, operation, and ownership responsibilities for the improvements.

VI. AMENDMENT OF AGREEMENT

- A. The City and the County may amend this agreement from time to time by mutual written agreement.

VII. CONDITIONS TO AGREEMENT

A. Workers' Compensation

The County shall require the contractor to provide workers' compensation coverage pursuant to ORS Chapter 656 for all subject workers performing work in connection with this agreement.

B. Indemnification Clause

Subject to any provision of the Oregon Constitution and ORS 30.260-3 and within the limits set forth in ORS 30.270, the County hereby agrees to protect, defend, hold harmless, and indemnify the City, its officers, employees, and agents of and from any claims, damages, compensation, suits, actions and expenses, including reasonable attorney's fees, occasioned in whole or in part by the negligent acts, errors, or omissions of the County, or anyone employed by the County while in any way engaged in the performance of this Agreement.

Subject to any provision of the Oregon Constitution and ORS 30.260-3 and within the limits set forth in ORS 30.270, the City hereby agrees to protect, defend, hold harmless, and indemnify the County, its officers, employees, and agents of and from any claims, damages, compensation, suits, actions and expenses, including reasonable attorney's fees occasioned in whole or in part by the negligent acts, errors, or omissions of the City, or anyone employed by the City, while in any way engaged in the performance of this Agreement.

C. Determination of Low Bid

The lowest responsive bidder for this contract shall be the bidder with the lowest combined bid for the roadway work and waterline units.

The following provision will be included in the bid documents:

00120.70 REJECTION OF PROPOSALS

A proposal will be considered irregular and may be rejected if:

- The County determines that any of the unit bid prices are significantly unbalanced to the potential detriment of the County or the municipalities involved in the project.

The concerned municipality will be advised before the County decision is made.

D. Change Orders

The City shall approve all change orders for the waterline work prior to the County having the work done.

E. Resolution of Disputes

Any dispute arising from this Agreement that cannot be resolved by negotiation shall be subjected to mediation. The parties shall agree upon a single mediator. If the dispute cannot be resolved by mediation, the parties may agree upon arbitration or may pursue whatever remedies may be available. However, City design and construction standards shall not be subject to negotiation.

F. Project Management

The City project manager for this project shall be Jeff Sarvis. The County's project manager for this project shall be Bonnie Scheeland.

G. Notice

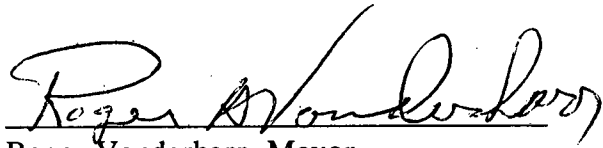
Both parties to this agreement shall act in a timely manner so as not to delay the project. If either party fails to respond within 48 hours to a request from the other party, the requesting party's proposed action is deemed approved. Notice of a proposed action shall be given to the respective party's designated project manager by phone or FAX transmission followed by a hard copy letter.

H. Responsibility for Contract Claims

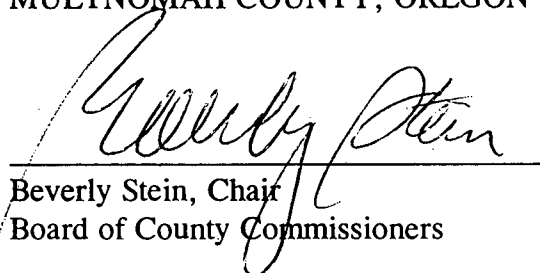
If the contractor asserts claims relative to this project, the City shall be responsible for responding to claims relative to the waterline work and the County shall be responsible for responding to claims relative to the roadway work. If the claim involves both waterline and roadway work, the City and the County will jointly respond. The County shall not settle claims relative to the waterline work, including, but not limited to claims based upon changed conditions, without first obtaining the City's written consent to the proposed claim. This requirement does not apply if the County accepts sole responsibility for paying any amounts attributed to the claim.

Dated this 23rd day of May, 1996.

CITY OF FAIRVIEW

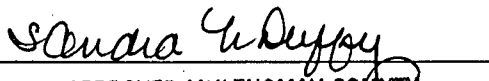

Roger Vonderharr, Mayor

MULTNOMAH COUNTY, OREGON


Beverly Stein, Chair
Board of County Commissioners

REVIEWED:

LAURENCE KRESSEL, County Counsel
for Multnomah County Oregon


APPROVED MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # R-8 DATE 5/23/96
DEB BOGSTAD
BOARD CLERK

MEETING DATE: MAY 23 1996

AGENDA NO: R-9

ESTIMATED START TIME: 10:10am

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Agreement with City of Wood Village for needed waterline improvements for the NE Glisan Street contract

BOARD BRIEFING

Date Requested: _____

Requested by: _____

Amount of Time Needed: _____

REGULAR MEETING:

Date Requested: _____

May 23, 1996

Amount of Time Needed: _____

5 minutes

DEPARTMENT: Environmental Services

DIVISION: Transportation

CONTACT: Bonnie Scheeland

TELEPHONE #: 248-3979

BLDG/ROOM #: 425

PERSON(S) MAKING PRESENTATION: Bonnie Scheeland

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☐ POLICY DIRECTION ☒ APPROVAL ☐ OTHER

SUGGESTED AGENDA TITLE:

Agreement with the City of Wood Village for needed waterline improvements for the NE Glisan Street contract.

5/24/96 ORIGINALS TO CATHEY KRAMER

SIGNATURES REQUIRED:

ELECTED OFFICIAL: _____

OR

DEPARTMENT MANAGER: _____

Leah E. Nicholas

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Office of the Board Clerk 248-3277/248-5222

BOARD OF
COUNTY COMMISSIONERS
96 MAY 15 PM 12:55
MULTNOMAH COUNTY
OREGON



MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES
TRANSPORTATION AND LAND USE PLANNING DIVISION
1620 SE 190TH AVENUE
PORTLAND, OREGON 97233
(503) 248-5050

BOARD OF COUNTY COMMISSIONERS
BEVERLY STEIN • CHAIR OF THE BOARD
DAN SALTZMAN • DISTRICT 1 COMMISSIONER
GARY HANSEN • DISTRICT 2 COMMISSIONER
TANYA COLLIER • DISTRICT 3 COMMISSIONER
SHARRON KELLEY • DISTRICT 4 COMMISSIONER

MEMORANDUM

TO: BOARD OF COUNTY COMMISSIONERS

FROM: Larry F. Nicholas, P.E., Director
Bonnie Scheeland, Civil Engineer/Asst.

TODAY'S DATE: May 2, 1996

REQUESTED PLACEMENT DATE: May 23, 1996

RE: Agreement with City of Wood Village for needed waterline improvements for the NE Glisan Street contract

I. Recommendation/Action Requested:

Board approval is requested for an intergovernmental agreement with the City of Wood Village to incorporate needed waterline improvement with our NE Glisan Street contract.

II. Background/Analysis:

NE Glisan Street is scheduled for reconstruction in the summer of 1996. Wood Village needs to install a new waterline along NE Glisan. Efficiency and timing suggest incorporating the two projects together.

III. Financial Impact:

No additional impact to Multnomah County will result from this agreement. Multnomah County will invoice the City of Wood Village for all costs incurred.

IV. Legal Issues:

The Multnomah County contract will require the contractor to indemnify, defend, and hold harmless the agents and employees of the City of Wood Village.

V. Controversial Issues:

There are no controversial issues. This project is supported by jurisdictions and citizens involved.

VI. Link to Current County Policies:

The agreement is consistent with providing effective, efficient government. Interjurisdictional cooperation minimizes impact to the community and provides coordinated service to the public.

VII. Citizen Participation:

A public meeting was advertised and conducted on February 15, 1996, involving the citizens in the area. A presentation was made of the scope and impacts of the project. The public attending were supportive of the combined project.

VIII. Other Government Participation:

The cities of Fairview, Wood Village, and Gresham were involved in the contract development.

MULTNOMAH COUNTY CONTRACT APPROVAL FORM

(See Administrative Procedures CON-1)

Renewal ☐

Contract # 301606

Prior-Approved Contract Boilerplate: ☐ Attached ☒ Not Attached

Amendment # _____

<p align="center">CLASS I</p> <p><input type="checkbox"/> Professional Services under \$25,000</p> <p><input type="checkbox"/> Intergovernmental Agreement under \$25,000</p>	<p align="center">CLASS II</p> <p><input type="checkbox"/> Professional Services over \$25,000 (RFP, Exemption)</p> <p><input type="checkbox"/> PCRB Contract</p> <p><input type="checkbox"/> Maintenance Agreement</p> <p><input type="checkbox"/> Licensing Agreement</p> <p><input type="checkbox"/> Construction</p> <p><input type="checkbox"/> Grant</p> <p><input type="checkbox"/> Revenue</p>	<p align="center">CLASS III</p> <p><input checked="" type="checkbox"/> Intergovernmental Agreement over \$25,000</p> <p align="center">APPROVED MULTNOMAH COUNTY BOARD OF COMMISSIONERS</p> <p>AGENDA # <u>R-9</u> DATE <u>5/23/96</u></p> <p align="center">DEB BOGSTAD</p> <p align="center">BOARD CLERK</p>
--	---	--

Department: Environmental Services Division: Transportation & Land Use Planning Date: May 2, 1996

Contract Originator: Bonnie Scheeland Phone: 3979 Bldg/Room: 425/Yeon

Administrative Contact: Cathy Kramer Phone: 2589 Bldg/Room: 425/Yeon

Description of Contract: Intergovernmental Agreement with City of Wood Village for needed waterline improvements for the NE Glisan Street contract.

RFP/BID #: _____ Date of RFP/BID: _____ Exemption Expiration Date: _____

ORS/AR # _____ (Check all boxes that apply) Contractor is ☐ JMBE ☐ JWBE ☐ JQRF ☒ JN/A ☐ None

Original Contract No. _____ (ONLY FOR ORIGINAL RENEWALS)

<p>Contractor Name: <u>City of Wood Village</u></p> <p>Mailing Address: <u>2055 NE 238th Dr.</u></p> <p><u>Wood Village OR 97060</u></p> <p>Phone: <u>(503) 667-6211</u></p> <p>Employer ID# or SS#: _____</p> <p>Effective Date: <u>Upon Signature</u></p> <p>Termination Date: <u>Upon Completion</u></p> <p>Original Contract Amount: <u>\$425,000.00</u></p> <p>Total Amt of Previous Amendments: <u>\$</u></p> <p>Amount of Amendment: <u>\$</u></p> <p>Total Amount of Agreement: <u>\$425,000.00</u></p>	<p>Remittance Address (if different) _____</p> <p>_____</p> <p>_____</p> <p>Payment Schedule Terms</p> <p><input type="checkbox"/> Lump Sum \$ _____ <input type="checkbox"/> Due on Receipt</p> <p><input checked="" type="checkbox"/> Monthly \$ _____ <input type="checkbox"/> Net 30</p> <p><input type="checkbox"/> Other \$ _____ <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Requirements contract - Requisition Required</p> <p>Purchase Order No. _____</p> <p><input type="checkbox"/> Requirements Not to Exceed \$ _____</p> <p>Encumber: Yes <input type="checkbox"/> No <input type="checkbox"/></p>
---	---

REQUIRED SIGNATURES:

Department Manager: *Tom E. Nicholas* Date: 5/7/96

Purchasing Manager: _____ Date: _____

(Class II Contracts Only)

County Counsel: *Sandra Duff* Date: 5-14-96

County Chair/Sheriff: *Hevly Duff* Date: May 23, 1996

Contract Administration: _____ Date: _____

(Class I, Class II Contracts Only)

VENDOR CODE				VENDOR NAME				TOTAL AMOUNT: \$			
LINE NO.	FUND	AGENCY	ORGANIZATION	SUB ORG	ACTIVITY	OBJECT/	SUB OBJ	REPT CATEG	LGFS DESCRIP	AMOUNT	INC DEC
01	150	030	6138			8300					
02											
03											

If additional space is needed, attach separate page. Write contract # on top of page.

INTERGOVERNMENTAL AGREEMENT

THIS AGREEMENT is entered into this 23rd day of May, 1996, by and between MULTNOMAH COUNTY, (hereinafter "County") and City of Wood Village, (hereinafter "City") pursuant to the authority granted in ORS Chapter 190.

WHEREAS, The County intends to improve the roadway on NE Glisan Street beginning April ____, 1996; and

WHEREAS, the City and the County have agreed that it is desirable to incorporate the needed city's waterline improvements in the County contract for the NE Glisan Street improvements to facilitate construction and minimize current and future expenses to both parties.

NOW, THEREFORE, the parties do mutually agree as follows:

I. SCOPE OF WORK

A. The County hereby agrees to perform the following services:

1. Prepare contract and bidding documents, including the City prepared waterline plans and specifications, and submit for bid. The Contractor performing the waterline work shall be previously qualified by the County in waterline construction to be estimated and budgeted in the amount shown in this document.
2. Award the contract, contract for construction of the project and administer the contract.
3. Confer with the City on a regular basis and promptly respond to any inquiries from City in regard to this project.
4. Provide all necessary survey services to install the water mainline and service branches.
5. Provide a separate unit in the contract bid proposal that covers all waterline work items.

B. The City hereby agrees to perform the following services:

1. Provide the County with plans and specifications for the proposed waterline.

2. Review and return the bidding documents prior to bid within seven (7) calendar days from date of receipt from the County.
3. Inspect all aspects of the construction of the waterline, including, but not limited to, mainline and lateral pipe laying operations, and mainline and lateral trench backfill and compaction. City inspection personnel shall have direct inspection authority and contact with the contractor in regard to the work covered under waterline in the proposal. City inspection personnel shall promptly notify the County project manager of any defects in the work and/or any failure of the contractor to comply with the plans and specifications.
4. Prepare As-Built plans of the waterline.
5. Maintain daily reports of waterline construction progress and provide the County with monthly pay quantities for the waterline work.

II. TIME OF PERFORMANCE/SCHEDULE

- A. The County intends to advertise the contract for bid in April 1996, issue a notice to proceed in May 1996, and substantially complete the work by November 1996.
- B. In the event of unforeseen circumstances beyond the control of the County, the "Time of Performance" may be amended as set forth in Section VI, "Amendment to Agreement."

III. ESTIMATED COST

- A. The estimated construction cost for the waterline facilities is \$425,000.00.

IV. COMPENSATION BY CITY

- A. The City shall pay the County based on actual bid prices per items of work shown in the contract proposal, including any necessary change orders plus an appropriate amount for project management and administration, not to exceed 5% of the total bid price for the waterline. Payment for project management and administration shall include the survey construction staking costs.

- B. The County shall keep daily records of services performed under this Agreement in sufficient detail to allow the City to monitor work progress in relation to compensation claimed.
- C. The County shall invoice City for the actual costs incurred for work performed under this Agreement during the previous month. The City shall review the work performed within ten days of date of invoice and make payment to County within 30 days of date of invoice.

V. OWNERSHIP AND MAINTENANCE OF COMPLETED FACILITIES

- A. After the final inspection of the waterline facilities and approval by the County and the City, the City will accept the waterline improvements and assume maintenance, operation, and ownership responsibilities for the improvements.

VI. AMENDMENT OF AGREEMENT

- A. The City and the County may amend this agreement from time to time by mutual written agreement.

VII. CONDITIONS TO AGREEMENT

- A. Workers' Compensation

The County shall require the contractor to provide workers' compensation coverage pursuant to ORS Chapter 656 for all subject workers performing work in connection with this agreement.

- B. Indemnification Clause

Subject to any provision of the Oregon Constitution and ORS 30.260-3 and within the limits set forth in ORS 30.270, the County hereby agrees to protect, defend, hold harmless, and indemnify the City, its officers, employees, and agents of and from any claims, damages, compensation, suits, actions and expenses, including reasonable attorney's fees, occasioned in whole or in part by the negligent acts, errors, or omissions of the County, or anyone employed by the County while in any way engaged in the performance of this Agreement.

Subject to any provision of the Oregon Constitution and ORS 30.260-3 and within the limits set forth in ORS 30.270, the City hereby agrees to protect, defend, hold harmless, and indemnify the County, its officers, employees, and agents of and from any claims, damages, compensation, suits, actions and expenses, including reasonable attorney's fees occasioned in whole or in part by the negligent acts, errors, or omissions of the City, or anyone employed by the City, while in any way engaged in the performance of this Agreement.

C. Determination of Low Bid

The lowest responsive bidder for this contract shall be the bidder with the lowest combined bid for the roadway work and waterline units.

The following provision will be included in the bid documents:

00120.70 REJECTION OF PROPOSALS

A proposal will be considered irregular and may be rejected if:

- The County determines that any of the unit bid prices are significantly unbalanced to the potential detriment of the County or the municipalities involved in the project.

The concerned municipality will be advised before the County decision is made.

D. Change Orders

The City shall approve all change orders for the waterline work prior to the County having the work done.

E. Resolution of Disputes

Any dispute arising from this Agreement that cannot be resolved by negotiation shall be subjected to mediation. The parties shall agree upon a single mediator. If the dispute cannot be resolved by mediation, the parties may agree upon arbitration or may pursue whatever remedies may be available. However, City design and construction standards shall not be subject to negotiation.

F. Project Management

The City project manager for this project shall be Jerry Anderson. The County's project manager for this project shall be Bonnie Scheeland.

G. Notice


Both parties to this agreement shall act in a timely manner so as not to delay the project. If either party fails to respond within 48 hours to a request from the other party, excluding non-work days, the requesting party's proposed action is deemed approved. Notice of a proposed action shall be given to the respective party's designated project manager by phone or FAX transmission followed by a hard copy letter.

H. Responsibility for Contract Claims

If the contractor asserts claims relative to this project, the City shall be responsible for responding to claims relative to the waterline work and the County shall be responsible for responding to claims relative to the roadway work. If the claim involves both waterline and roadway work, the City and the County will jointly respond. The County shall not settle claims relative to the waterline work, including, but not limited to claims based upon changed conditions, without first obtaining the City's written consent to the proposed claim. This requirement does not apply if the County accepts sole responsibility for paying any amounts attributed to the claim.

Dated this 23rd day of May, 1996.

CITY OF WOOD VILLAGE



Donald Robertson, Mayor

MULTNOMAH COUNTY, OREGON


Beverly Stein, Chair
Board of County Commissioners

REVIEWED:

LAURENCE KRESSEL, County Counsel
for Multnomah County Oregon

 5-14-96
APPROVED MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # R-9 DATE 5/23/96
DEB BOGSTAD
BOARD CLERK

MEETING DATE: MAY 23 1996

AGENDA #: R-10

ESTIMATED START TIME: 10:15am

(Above Space for Board Clerk's Use ONLY)

AGENDA PLACEMENT FORM

SUBJECT: Board comments on the Metro Urban Growth Management Functional Plan

BOARD BRIEFING: DATE REQUESTED: _____

REQUESTED BY: _____

AMOUNT OF TIME NEEDED: _____

REGULAR MEETING: DATE REQUESTED: May 23, 1996

AMOUNT OF TIME NEEDED: 60 minutes

DEPARTMENT: DES DIVISION: Transportation & Land Use Planning

CONTACT: R. Scott Pemble TELEPHONE #: 248-3182
BLDG/ROOM #: 412/103

PERSON(S) MAKING PRESENTATION: Mike Burton, R. Scott Pemble

ACTION REQUESTED:

☐ INFORMATIONAL ONLY ☒ POLICY DIRECTION ☐ APPROVAL ☐ OTHER

SUGGESTED AGENDA TITLE:

Board direction to MPAC representative concerning Multnomah County comment(s) for the MPAC hearing on the Metro Urban Growth Management Functional Plan

SIGNATURES REQUIRED:

ELECTED
OFFICIAL:
(OR)
DEPARTMENT
MANAGER:

Don Saltzman

BOARD OF
COUNTY COMMISSIONERS
96 MAY 15 PM 4:28
MULTNOMAH COUNTY
OREGON

ALL ACCOMPANYING DOCUMENTS MUST HAVE REQUIRED SIGNATURES

Any Questions: Call the Office of the Board Clerk 248-3277 or 248-5222



MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES
TRANSPORTATION & LAND USE PLANNING DIVISION
2115 S.E. MORRISON STREET
PORTLAND, OREGON 97214
(503) 248-3043

BOARD OF COUNTY COMMISSIONERS
BEVERLY STEIN • CHAIR OF THE BOARD
DAN SALTZMAN • DISTRICT 1 COMMISSIONER
GARY HANSEN • DISTRICT 2 COMMISSIONER
TANYA COLLIER • DISTRICT 3 COMMISSIONER
SHARRON KELLEY • DISTRICT 4 COMMISSIONER

METRO URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN BOARD BRIEFING MAY 23, 1996

What is the Metro Urban Growth Management Functional Plan?

The "Phase 1 of the Regional Framework Plan" (*aka*, the "Early Implementation Measures" or "Interim Measures") has been renamed the "Urban Growth Management Functional Plan" and is no longer considered a part of the Regional Framework Plan. Metro staff recently made the name change to clarify the legal distinctions between a functional plan and the Regional Framework Plan.

The purpose of the Urban Growth Management Functional Plan is to implement as soon as possible the Metro 2040 Growth Concept adopted by the Metro Council in 1995 (Ordinance 95-625-A) . Metro and local governments are concerned that a prolonged transition period for converting existing local plans and implementing ordinances to 2040 concepts will result in lost opportunity to direct new development in a manner consistent with the adopted growth concept.

The functional plan will accomplish early implementation of the concept by requiring local governments to amend their plans and zoning codes to comply with policies of the functional plan. Local governments will be required to make changes to plans and land use regulations (*e.g.*, Zoning Code) within twenty-four months of the adoption of the functional plan. Under the current schedule this would mean September 1998 deadline.

The functional plan lists local government requirements under one of seven "titles". The seven titles include: Requirements for Housing and Employment (Title 1), Regional Parking Policy (Title 2), Water Quality and Flood Management Conservation (Title 3), Retail Employment and Industrial Areas (Title 4), Neighbor Cities and Rural Reserve (Title 5), Regional Accessibility (Title 6), and Compliance Procedures (Title 7). (Refer to the attachment "Phase 1 of the Regional Framework Plan - MTAC/TPAC - At a Glance" for a summary of each title.) Multnomah County must comply with six of the seven titles. Since there are no designated "Employment" and "Industrial" areas in urban unincorporated Multnomah County, Title 4 requirements do not apply.

How will the County Complete Functional Plan Requirements by September 1998?

The Metro 2040 "Urban Growth Management Functional Plan" and ultimately the Metro Framework Plan will require the County to amend some sections of the County's Comprehensive Framework Plan, all urban sections of the Zoning Code and to rezone most urban properties.



The process will require the Board to take legislative action to amend the County's plan and zoning code. These legislative amendments will require hearings before the Planning Commission and the Board, with the Board taking final action by adopting an ordinance. Public will be provided an opportunity to participate in the review stages of the legislative work. Examples of Zoning Code amendments include:

- ◆ setting minimum residential densities in residential zones;
- ◆ modifying land use reviews to discourage under-building of planned densities; and,
- ◆ modifying parking standards to reducing parking area requirements.

The County can accomplish this work by one of two ways. The county staff/Planning Commission could prepare for the Board consideration and Metro review amendments to the County's comprehensive plan and land use regulations. Alternatively, the County could enter into an agreement with the cities of Gresham, Portland and Troutdale to have their staff prepare plan provisions and land use regulations for their respective urban service areas. This latter alternative would require the County Board to adopt the policy/regulations prepared by the cities. The specifics of who would implement these plan and code provisions would need to be worked out during the IGA process.

Multnomah County and Cities Functional Plan comments?

Charlie Hales, Chair of MPAC, has asked local governments to review and comment by May 29, 1996 on the proposed MTAC and MPAC draft of the Urban Growth Management Functional Plan. On May 29, 1996 MPAC will hold a hearing on the functional plan as required by Metro charter. An MPAC recommendation will be forwarded to the Metro Council on June 12, 1996. The Metro Council will hold several hearings providing opportunity for additional Multnomah County comment. The council is expected to make their final decision September 12, 1996.

The following comments have been raised by city staff and county planning staff. They are provided for Board consideration. Commissioner Saltzman, Multnomah County MPAC representative, will convey Board concerns and issues at the MPAC hearing.

City of Portland Planning Staff Comment

1. TITLE 3, SECTION 4D FISH AND WILDLIFE HABITAT CONSERVATION AREA APPLICABILITY CONCERN. The City of Portland has done considerable work on fish and wildlife habitat areas which has been acknowledged by the LCDC. They believe their work and other jurisdictions work acknowledged by the LCDC should be deemed adequate and not require additional functional plan work.
2. TITLE 1, SECTION 3 TABLE 1 METHODOLOGY. The city of Portland staff believes the methodology used to produce table 1 applied some slightly erroneous assumptions concerning redevelopment of lands for the downtown vicinity. Consequently, the city staff believes they can accommodate an additional 9,000 dwelling units within the existing city boundary.

3. **TITLE 6, SECTION 2, BOULEVARD DESIGN.** The city of Portland staff are concerned that the Boulevard design treatments are inappropriate for some areas. The one size fits all does not work when trying to retrofit an street design in a highly developed urban area. The current proposal is strong in visual and aesthetics image but does not have clearly defined performance standard. This is a minor concern given the requirements stipulated in the functional plan and Portland staff believe this issue can be resolved via the Metro funded consultant design contact that will involve city and county staff.

More of concern is the issue of how Metro implements the requirement of Title 6 (review of standards, review of projects on a case-by-case basis). Again Portland staff believe this issue can be resolved over the next 18 months via the consultant design activity if local governments are involved in the process.

City of Gresham Planning Staff Comment

1. **TITLE 6, SECTION 4, CONGESTION ANALYSIS.** The city of Gresham staff are concerned that the reduction in the Level of Service standard (LOS) and increasing the peak hour duration will understate the infrastructure needs and skew funding allocations for needed projects. They contend the change from LOS "D" to "E/F" is inappropriate.
2. Other City of Gresham concerns will forwarded May 20, 1996. Their additional comments will be shared with Board on May 23, 1996.

City of Troutdale Planning Staff Comment

(See May 14, 1996 Letter from Troutdale Community Development Department)

Multnomah County Planning Staff Comment

1. **TITLE 3, SECTION 4D FISH AND WILDLIFE HABITAT CONSERVATION AREA.** We agree with the City of Portland staff. LCDC acknowledge Goal 5 Fish and Wildlife habitat work should be deemed adequate and designated a "safe harbor" compliance standard in the Metro functional plan.

Moreover, Metro should be held to the same requirements and standards that all other local governments are held for the completion of Goal 5 requirements. In §D of Title 3, a reference is made to a Fish and Wildlife Habitat Conservation Habitat Areas map with an inference that this map identified 'significant' habitat areas. The 'significance' determination phase of the Goal 5 process requires a "Location/Quality/Quantity" test. Unless areas mapped by Metro or by other local governments and have been deemed "significant" by either applying this test or using safe harbor provisions of the soon to be adopted new Goal 5 rule, the inferred "significance" in the functional plan is inappropriate. Any 'significant' habitat area needs to be acknowledge by the LCDC via a Goal 5 process.

2. TITLE 1, SECTION 3 TABLE 1 METHODOLOGY. The Multnomah County staff believes the Metro methodology and data accurately reflect conditions and trends for those areas in unincorporated urban Multnomah County. We agree with the city staff that the downtown area is unique and the Metro model does not accurately reflect market dynamics in the downtown area. Because the City of Portland staff has completed a more detailed analysis of this area, we would assume their conclusion about an additional 9,000 dwelling units is the better assumption to use in Table 1.
3. TITLE 6, SECTION 4, CONGESTION ANALYSIS. The county staff agrees with the City of Gresham and Troutdale staff and recommends that TPAC and JPAC discuss this issue further. Moreover, the change of LOS will skew the existing development partnerships for needed improvements associated with new development and Travel Impact Frees (TIF) assessments. Also, staff believe the current design standards which in part respond to safety issues will be compromised if the congestion level standard is increased.
4. General Application. In the functional plan, under six Titles a number of different issues are discussed dealing with a variety of planning focuses. It is not always clear what the geographic area the various previous are intended to be applied, e.g., the UGB, the 2040 Concept map.
5. TITLE 6, SECTION 2, BOULEVARD DESIGN. The county staff agrees with the City of Portland staff that issue can be resolved through the Metro scheduled consultant design project if local governments are involved in the process.



METRO

Phase I of the Regional Framework Plan MTAC/TPAC Draft At a Glance

Title 1 Accommodation of Growth

Intent To make more efficient use of land within the current urban growth boundary. This is to be achieved by establishing population and job growth targets for each city and urban portion of each county based on vacant lands and redevelopment and infill opportunities within its borders. Lands close to frequent transit service are the primary location of density increases.

Implementation Choices¹

Standard Option

Zone consistent with Metro 2040 Analysis Map.

Local Option

Demonstrate that zoning will accommodate housing and employment targets for each jurisdiction and special areas such as centers, main streets and station areas (see tables 1-3).

Title 2 Regional Parking Policy

Intent To encourage more efficient use of land, allow increased density in commercial development and reduce the required amount of parking, especially in areas where frequent transit service is provided, pedestrian accessibility is good and land use patterns encourage more walking, biking, transit and other nonauto trips.

Implementation Choices

Standard Option

Change zoning to reduce parking minimums and establish parking maximums - see table 4 and Parking Maximum Map.

Local Options

Modify parking maximum map based on local conditions.
Consider exceptions to parking maximums on a case-by-case basis.

Title 3 Stream Corridor Conservation

Intent To protect vacant lands immediately adjacent to streams to reduce flooding hazards to people and property, protect water quality and conserve fish and wildlife habitat.

Implementation Choices

Standard Option

Protect areas in Metro Stream Corridor Conservation Map

Local Option

Establish that local existing or modified plans and ordinances meet performance standard for stream protection.

Title 4 Retail in Employment and Industrial Areas

Intent To manage the location of new, large scale retail, so that investment and reinvestment in retail commercial in existing centers is maintained and transportation impacts of new retail are managed.

¹ Cities and counties have the choice of either a prescriptive regulation, that, like a cookbook, they can follow step-by-step, or they may demonstrate how their new regulations are likely to result in an outcome that meets the performance standard.

Implementation Choices

Standard Option

Prohibit retail uses larger than 50,000 square feet in Industrial and Employment areas

Local Option

Exempt uses that are low traffic generating, land-consumptive uses with low parking demand and exempt areas that already have substantial amount of retail.

Title 5 Neighbor Cities and Rural Reserves

Intent To coordinate Metro urban growth boundary decisions with neighbor cities who manage their own urban growth boundaries. This is intended to avoid merging urban areas and to maintain separation and encourage a sense of community.

Implementation Choices

Implementation only through joint agreements of neighboring cities such as Canby, Sandy, North Plains and others.

Title 6 Regional Accessibility (Regional Transportation Plan)

Intent Consistent with the Regional Transportation Plan, manage accessibility in the region by ensuring that local road systems are provided in sufficient frequency to ensure that regional roads continue to serve regional trips.

Implementation Choices

Standard Option

For new development on vacant lands, develop a street grid every 660 feet or less, maximum 200-foot cul-de-sac depth, maximum 28-foot curb-to-curb width. (No requirement to retrofit existing neighborhoods). Ensure that arterials in centers (not freeways or highways) consider pedestrian, transit and bicycle accessibility.

Local Option

Street interval spacing at intervals of 8 per mile or more, with performance standards that limit local trips to no more than 25% of total trips on regional facilities; and establish acceptable levels of out-of-direction travel within local networks.

Title 7 Compliance

Intent To ensure that all cities and counties in the region are fairly and equitably held to the same standards and that the Metro 2040 Growth Concept is implemented.


Approach

- Local jurisdictions will have 18 months to change local regulations.
- Cities and counties will need to transmit modified plans and findings showing how they have complied.
- Local jurisdictions can request exemptions from any or all titles from the Metro Council after MPAC review.
- Jurisdictions may request a detailed plan for implementation from Metro which they may or may not use.



METRO

TO: Elected Officials of the region

FROM: Charlie Hales, Chair, Metro Policy Advisory Committee (MPAC) 

DATE: April 25, 1996

SUBJECT: Urban Growth Management Functional Plan

As you know, many different drafts of the Urban Growth Management Functional Plan have been developed and discussed. MPAC has determined that the enclosed April 24th draft will be the MPAC version for the following months so that everyone is commenting on the same version of the document. On Wednesday, May 29th, MPAC will hold a public hearing at Metro, 600 NE Grand Avenue, Portland, OR, beginning at 5:00 p.m. to take testimony about this MPAC draft.

I want to encourage you and your jurisdiction to review this draft and forward all comments, written or oral, to MPAC by May 29th. At a subsequent meeting, MPAC will make recommendations to the Metro Council.

Thank you for your assistance. I look forward to your participation as we work together building a better region.

Thank you.

PLEASE BE ADVISED,

**A MAP SET WILL BE SENT OUT UNDER
SEPARATE COVER TO EACH JURISDICTION
NEXT WEEK.**

This is a working draft to be reviewed by
MTAC & TPAC, MPAC and JPACT, the
Metro Growth Management Committee
and the full Metro Council

Urban Growth Management Functional Plan

- ☒ Metro Staff Draft 2/14
 - ☒ MTAC/TPAC Draft 4/19/96
 - ☒ **MPAC/JPACT Draft -
April 24, 1996**
 - ☐ Metro Growth Management Draft
 - ☐ Metro Council Draft
 - ☐ Adopted
-



METRO

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Urban Growth Management Functional Plan
A functional plan for early implementation of the Metro 2040 Growth Concept

Introduction

1 Metro was created after a vote of the citizens of the region as an elected regional government
2 responsible for addressing issues of regional significance in the metropolitan area and is
3 enabled by state law, adopted by the Oregon Legislature in 1977. In addition, the voters of
4 the region adopted a Metro Charter in 1992, which describes additional responsibilities for the
5 agency. Metro has an elected Executive Officer and a Metro Council which propose and
6 determine region-wide policies.

7 The Metro Policy Advisory Committee (MPAC) is comprised of local government elected
8 officials and appointed citizens from throughout the region and was created to advise the
9 regionally elected Metro Council on matters of metropolitan significance. MPAC was
10 included in the Metro Charter, which was adopted by a vote of the citizens of the metropolitan
11 area. MPAC has recommended specific policies to be included in a new functional plan to be
12 adopted by the Metro Council as soon as practicable. This recommendation was made by
13 MPAC to begin implementation of the regional policies of the Metro 2040 Growth Concept as
14 adopted by the Metro Council by Ordinance No. 95-625-A. Early implementation is intended
15 to take advantage of opportunities now and avoid land use inconsistent with the long-term
16 growth policy.

17 MPAC, as well as the Joint Policy Advisory Committee on Transportation (JPACT), and the
18 Water Resource Policy Advisory Committee (WRPAC) have made recommendations that are
19 the basis for this functional plan. All of the elements considered by MPAC, JPACT and
20 WRPAC were deemed by the Metro Council to be of metropolitan significance. The
21 following text states the scope of regional policies, which will apply to all 24 cities and 3
22 counties within the Metro region for early implementation of the 2040 Growth Concept. The
23 legal form of this early implementation is a functional plan, not adoption as a "component" of
24 the Regional Framework Plan. The policies in this functional plan will be coordinated with
25 policies to be readopted in official components of the Metro Charter mandated Regional
26 Framework Plan, on or before December 30, 1997.

27 It should also be noted that this functional plan relies on further actions, primarily changes to
28 local government comprehensive plans and implementing ordinances, to effectuate the actions
29 described below.

The Meaning of Regional Functional Plan Adoption

The following regional policies recommend and require changes to city and county plans to implement regional goals and objectives constituting the Urban Growth Management Functional Plan under ORS 268.390, Regional Urban Growth Goals and Objectives (RUGGO), Goal I, and Resolution No.96-2288. The requirements for plan changes, including implementing regulations, shall be adopted by all cities and counties in the Metro region within twenty-four (24) months from the effective date of this ordinance.

Local determination not to incorporate functional plan policies into comprehensive plans shall be subject to the conflict resolution and mediation processes included within the RUGGO, Goal I provisions prior to the final adoption of inconsistent policies or actions. Local actions inconsistent with functional plan requirements are subject to appeal for violation of the functional plan.

Regional Policy Basis

The regional policies described below are formulated from, and are consistent with, the RUGGOs, including the Metro 2040 Growth Concept. These adopted Metro policies will be incorporated into the Regional Framework Plan. Also, the overall principles of the Greenspaces Master Plan are incorporated.

In addition, the 1996 Regional Transportation Plan (RTP)¹, when adopted, will serve as the transportation element of the Regional Framework Plan. It will be the primary transportation policy implementation of the 2040 Growth Concept. However, early implementation land use policies in this functional plan are integrated with early implementation transportation policies derived from preparation of the 1996 Regional Transportation Plan, and consistent with the Metro 2040 Growth Concept.

Structure of Requirements

The Urban Growth Management Functional Plan is a regional functional plan with "requirements" binding on cities and counties of the region. It is structured so that local jurisdictions may pick from either performance standard requirements or prescriptive requirements. The intent is to write these regulations so that local jurisdictions have a significant amount of flexibility as to how they meet requirements. Performance standards are included in all titles. If local jurisdictions can show that they meet the performance standard, they have met the requirement of the title. In addition, prescriptive standards are also included. They are available to show one very specific way that jurisdictions may meet the title requirement, but are not the only way a city or county may show compliance.

¹ Metro has an adopted Regional Transportation Plan. However, because of changing local and regional conditions, as well as state and federal requirements, the RTP is being amended in 1996.

Regional Functional Plan Requirements

**TITLE 1: REQUIREMENTS FOR HOUSING AND EMPLOYMENT
ACCOMMODATION**

Section 1. Intent

State law and Metro code require that the Metro urban growth boundary (UGB) have sufficient capacity to accommodate the expected growth for 20 years. It is Metro policy to minimize the amount of urban growth boundary expansion required for the expected population and employment growth by the year 2017 consistent with all Statewide Goals. It is beneficial and desirable to increase the density permitted for development and to increase the actual built density within the UGB consistent with the Metro 2040 Growth Concept.

**Section 2. Local Plan Accommodation of Fair Share Capacity Housing and Employment
- Performance Standard**

Local governments must demonstrate that:

- A. Their zoning and other regulations will permit the growth capacity contained in Section 3 of this Title to be built; and
- B. Effective measures have been taken to reasonably expect that the growth capacity will be built for housing units and employment.

Local governments must permit the expected development at densities likely to be achieved during the planning period by the private market or assisted housing programs, once all new regulations are in effect.

Section 3. Growth Capacity for Local Governments within the Metro Boundary

The Fair Share Capacity for Housing Units and Employment is contained in the Appendix and labeled Table 1. These include jurisdiction-wide capacity, as well as capacity for mixed use areas (which include the Central City, Regional Centers, Town Centers, Station Area and Main Streets) and capacity for Station Communities.

Section 4. Review of Permitted Capacity of Housing Units and Employment

The purpose of this review is to determine the capacity of existing comprehensive plans and implementing ordinances to accommodate housing and employment and to determine whether amendments to existing plans are necessary to comply with Section 6A of this Title. All cities and counties within the Metro region are hereby required to:

93 A. Review the permitted capacity² of their current comprehensive plans, and calculate the
94 expected capacity of housing units and employment by the year 2017. These estimates
95 shall be conducted using the following method:
96

97 1. Local governments shall use Metro estimates of vacant land, and land likely to
98 redevelop, unless the local government has data that it believes is more accurate.
99 In this case, the local government may provide Metro the following:

- 100 a. The source of the data;
101 b. The reasons that the locally developed data is a more accurate estimate
102 than the Metro estimate of vacant and redevelopable land;
103 c. The database from which the above were derived;
104 d. The database of committed development lands.

105 Local governments may use their data, subject to acceptance by the Metro Council
106 or their designee, after Metro determination as to which data is more accurate.
107

108 2. In estimating expected capacity of existing comprehensive plans and
109 implementing ordinances, local governments shall not estimate expected
110 capacity at more than 79 percent of maximum permitted density, unless:
111

- 112 a. actual experience in the jurisdiction since 1990 has shown that development
113 has occurred at density greater than 79 percent of permitted residential
114 density or can be demonstrated, or
115 b. minimum density standards are adopted or proposed for adoption in the
116 zoning code that require residential development at greater than 80 percent
117 of maximum permitted density.

118 B. Local governments shall determine the effect of each of the following on its overall
119 development capacity:
120

- 121 1. required dedications for public streets, consistent with the Regional Accessibility
122 Title;
123
124 2. off-street parking, consistent with this plan;
125
126 3. landscaping, setback, and maximum lot coverage requirements;
127
128 4. the effects of tree preservation ordinances, environmental protection ordinances,
129 view preservation ordinances, solar access ordinances, or any other regulations

² See Title 8, Definitions, "permitted capacity" and "expected capacity."

that may have the effect of reducing the capacity of the land to develop at the permitted density;

5. the effects of areas dedicated to bio-swales, storm water retention, open space dedications, and other requirements of local codes that may reduce the capacity of the land to develop at the permitted density.

Section 5. Procedures for Jurisdictions without Sufficient Capacity

If the capacity estimates developed under Section 4 above are less than the jurisdiction's growth capacity for housing, employment, or both, then the jurisdiction is hereby required to amend its comprehensive plans and implementing ordinances to provide the capacity for the population and employment contained in Section 3, or request an exception according to Title 7. The capacity calculation shall be made according to the same methodology the jurisdiction used in Section 4. The jurisdiction shall demonstrate the following in providing capacity for housing and employment:

- A. The permitted densities are at locations and densities that the market is likely to build during the planning period; and
- B. The capacity calculation used only those development types that are a permitted use in the development code. Any discretionary decision must not diminish the permitted density if it is to be counted as a part of expected capacity; and
- C. Expected capacity has been determined by accounting for all public requirements that may have the effect of reducing capacity, including those listed in Section 4.B above; and
- D. Local governments have adopted minimum permitted densities for housing units, or minimum permitted floor-area ratios in all zoning designations that provide more than 10 percent of that jurisdiction's expected capacity for housing units or employment; and
- E. Local governments have reviewed their public facility capacities and plans and have, or can provide, planned public facilities to accommodate growth within the plan period; and
- F. Local governments permit partitioning or subdividing in those urban areas of the city or county where existing lot sizes are two or more times that of the minimum lot size of local jurisdiction zoning.

Section 6. Procedures for Jurisdictions with Sufficient Current Capacity

If a city or county within the Metro region finds that their current plans and ordinances provide for capacity equal to or greater than that required under Section 3 for housing units or employment or both, then the city or county is hereby required to compare the 1990-1995 actual built densities within their jurisdiction with permitted densities for housing units and employment. This comparison shall be conducted using the following methods:

- A. Residential and employment developments to be analyzed would be those which were permitted by a land use action and constructed during the period from 1990 to 1995, measured in household or employment density per net developed acre.³ This shall include only those developments that received approval under the implementing ordinances during this period.
- B. If the average of actual built densities for 1990-1995 is less than 80 percent of permitted densities, cities and counties shall amend their plans and implementing ordinances, if necessary, and demonstrate how the actual built densities equivalent to the growth capacity in Table 1 will be achieved. Metro recommends the use of minimum density requirements as a preferred measure to achieve actual built densities in mixed use areas. Examples of other measures include, but are not limited to, the following:
 1. Financial incentives for higher density housing;
 2. Provisions permitting additional density beyond that generally allowed in the zoning district in exchange for amenities and features provided by the developer;
 3. Removal or easing of approval standards or procedures;
 4. Redevelopment and infill strategies;
 5. Authorization of housing types not previously allowed by the plan or regulations; and
 6. Adoption of an average residential density standard.
- C. If the average of actual built densities for 1990-1995 is 80 percent or greater than permitted densities, the city or county shall provide to Metro their findings and data. No change to a city or county plan or implementing ordinance would be required.

³ See definitions.

TITLE 2: REGIONAL PARKING POLICY

Section 1. Intent

The State's Transportation Planning rule calls for per capita reductions of vehicle miles traveled and parking as a means of responding to transportation and land use impacts of growth. The Metro 2040 Growth Concept calls for more compact development as a means to encourage more efficient use of land, promote non-auto trips and protect air quality. In addition, the federally mandated air quality plan relies on the 2040 Growth Concept fully achieving its transportation objectives. Notably, it relies upon reducing vehicle trips per capita and related parking spaces through minimum and maximum parking ratios. This title is provided to address these statutory requirements and preserve the quality of life of the region.

A compact urban form requires that each use of land is carefully considered and that more efficient forms are favored over less efficient ones. Parking, especially that provided in new developments, can result in a less efficient land usage and lower floor to area ratios. Parking also has implications for transportation. In areas where transit is provided or other non-auto modes (walking, biking) are convenient, less parking can be provided and still allow accessibility and mobility for all modes, including autos. Reductions in auto trips when substituted by non-auto modes can reduce congestion and increase air quality.

Section 2. Performance Standard

A. Local Governments are hereby required to adopt amendments, if necessary, to insure that their comprehensive plans and implementing regulations meet the following minimum standards:

1. Require no more parking than the minimum as shown on Regional Parking Standards Table, attached hereto; and
2. Establish parking maximums at ratios no greater than those listed in the Parking Table and as illustrated in the Parking Maximum Map. For all urban areas outside Zone A, cities and counties shall establish parking space maximums no greater than those listed in Zone B in the Parking Table and as illustrated in the Parking Maximum map. Local governments should designate Zone A parking ratios in areas with good pedestrian access to commercial or employment areas (within 1/3 mile walk) from adjacent residential areas.
3. Establish an administrative or public hearing process for considering ratios for individual or joint developments that are:
 - a. in excess of the maximum parking ratios; and
 - b. less than the minimum parking ratios.

233 Local governments may grant an adjustment from maximum parking ratios or
234 minimum parking ratios through an adjustment or variance process.

235 B. Free surface parking spaces are subject to the regional parking maximums. Parking
236 spaces in parking structures, fleet parking, parking for vehicles that are for sale, lease,
237 or rent, employee car pool parking spaces, dedicated valet parking spaces, spaces that
238 are user paid, market rate parking or other high-efficiency parking management
239 alternatives may be exempted from maximum parking standards. Sites that are
240 proposed for redevelopment may be allowed to phase in reductions as a local option.
241 Where mixed land uses are proposed, local governments shall provide for blended
242 parking rates. It is recommended that local governments count adjacent on-street
243 parking spaces, nearby public parking and shared parking toward required parking
244 minimum standards.

245 C. Local Governments may use categories or measurement standards other than those in
246 the Parking Table, but must provide findings that the effect of the local regulations will
247 be substantially the same as the application of the Regional Parking Ratios.

248 D. Local governments shall monitor and provide the following data to Metro on an annual
249 basis:

- 250 1. the number and location of newly developed parking spaces, and
- 251
- 252 2 demonstration of compliance with the minimum and maximum parking
253 standards, including the application of any local adjustments to the regional
254 standards in this title. Coordination with Metro collection of other building data
255 should be encouraged.

256 **TITLE 3: WATER QUALITY AND FLOOD MANAGEMENT CONSERVATION**

257 **Section 1. Intent**

258 To protect the beneficial uses and functional values of resources within the Water Quality and
259 Flood Management Areas by limiting or mitigating the impact on these areas from development
260 activities.

261 **Section 2. Requirement**

262 Cities and counties shall ensure that their comprehensive plans and implementing regulations
263 protect Water Quality and Flood Management Areas pursuant to Section 4 as shown on the
264 adopted Metro Water Quality and Flood Management Area Map, attached hereto. Exceptions to
265 this requirement will be considered under the provisions of Section 7.

266 **Section 3. Implementation Process for Local Governments**

267 Cities and counties are hereby required to amend their plans and implementing ordinances, if
268 necessary, to ensure that they comply with this Title in one of the following ways:

- 269
- 270 A. Either adopt the relevant provisions of the Metro Water Quality and Flood Management
271 model ordinance; or
- 272 B. Demonstrate that the plans and implementing ordinances substantially comply with the
273 performance standards contained in Section 4; or
- 274 C. Any combination of A and B above that substantially complies with all performance
275 standards in Section 4.

276 **Section 4. Performance Standards**

277 The following performance standards must be met by the plans and implementing ordinances of
278 cities and counties:

- 279 A. **Flood Mitigation.** The purpose of these standards is to protect against flooding, and
280 prevent or reduce risk to human life and properties, by allowing for the storage and
281 conveyance of stream flows through these natural systems.

282 Standards: Local jurisdictions shall:

- 283 1. Either prohibit development within the Water Quality and Flood Management
284 Area; or
- 285 2. Limit development in a manner that requires balanced cut and fill; and

Exception: Allow unbalanced cut and fill only if a hydrologic study, prepared by a registered professional engineer, shows that the proposed fill will not increase flood elevations, or as part of an engineered flood management system that will have a net beneficial effect on flood mitigation.

3. Require minimum finished floor elevations at least one foot above the design flood height for habitable structures in the Water Quality and Flood Management Area.

B. Water Quality. The purpose of these standards is to protect and allow for enhancement of water quality associated with beneficial uses as defined by the Oregon Water Resources Department and the Oregon Department of Environmental Quality.

Standards: Local jurisdictions shall:

1. Require erosion and sediment control for all new development within or adjacent to the Water Quality and Flood Management Area. Erosion prevention and sediment control measures shall meet the requirements outlined in the Oregon DEQ National Pollutant Discharge Elimination System (NPDES) Permit No. 1200C, but shall apply to all parcels; or
2. Require erosion prevention and sediment control measures that meet the requirements outlined in the "Erosion Prevention and Sediment Control Plans Technical Guidance Handbook" (City of Portland and Unified Sewerage Agency, Feb. 1994); and
3. Implement DEQ NPDES Municipal Separate Storm Sewer System permits where applicable and address DEQ 303(d) list streams for water quality needs in regulations implementing this section.
4. Ensure to the maximum extent practicable that vegetation cover is maintained or re-established, and that trees and shrubs in the Water Quality and Flood Management Area are maintained. If development occurs, prevent long term erosion, sedimentation and provide temperature management through the following measures:
 - a. Ensure that in the landscaped area exposed soil is stabilized at the earliest practicable date to maintain 90 percent vegetation cover within three years, including replacement of removed trees and shrubs (see Metro plant list); and
 - b. Ensure that landscaping plans processed under the above regulations do not allow the use of "Prohibited Plants for Stream Corridors and Wetlands" contained in the Water Quality and Flood Management Model Code adopted by the Metro Council.

c. Ensure that temporary fills shall be removed and affected area revegetated.

5. Prohibit new uses of uncontained areas of hazardous materials as defined by DEQ in the Water Quality and Flood Management Areas; and

6. Develop a standard to prevent soil erosion from development to protect water quality between the months of November and April.

C. Protect the long term regional continuity and integrity of Water Quality and Flood Management Areas

Standards: Local jurisdictions shall establish or adopt transfer of density within ownership to mitigate the effects of development in Water Quality and Flood Management Areas, or through Transferable Development Rights (TDRs), which have substantially equivalent effect as the Metro Water Quality and Flood Management Model Ordinance.

Metro encourages local government to require that approvals of applications for minor partitions, subdivisions and design review actions must be conditioned with protecting Water Quality and Flood Management Areas with a conservation easement, platted as a common open space, or through purchase or donation of fee simple ownership to public agencies or private non-profits for preservation where feasible.

D. Fish and Wildlife Habitat Conservation Area. The purpose of these standards is to provide recommendations to cities and counties to protect and allow for enhancement of fish and wildlife within the Fish and Wildlife Habitat Conservation Areas. These areas are shown on the Water Quality and Flood Management Area Map. Fish and Wildlife Habitat Conservation Habitat Areas generally include and/or go beyond the Water Quality and Flood Management Areas. These areas shown on the map are Metro's initial inventory of significant fish and wildlife habitat conservation areas. Metro hereby recommends that local jurisdictions adopt the following temporary standards:

1. Prohibit development in the Fish and Wildlife Conservation Areas that adversely impacts fish and wildlife habitat.

Exceptions:

- a. Utility construction where no reasonable, feasible alternative exists within a maximum construction zone width established by local governments.
- b. Overhead or underground electric power, telecommunications and cable television lines within a sewer or stormwater right-of-way or within a maximum construction zone width established by local governments.
- c. Trails, boardwalks and viewing areas construction. Local jurisdictions will determine mitigation or equivalent widening of the protected corridor, especially for paved paths.

- 358 2. Limit the clearing or removal of native vegetation from the Fish and Wildlife
359 Habitat Conservation Area to ensure its long term survival and health. Allow and
360 encourage enhancement and restoration projects for the benefit of fish and wildlife.
- 361 3. Require the revegetation of disturbed areas with native plants to 90 percent cover
362 within three years. Disturbed areas should be replanted with native plants on the
363 Metro Plant List or an approved locally adopted plant list. Planting or propagation
364 of plants listed on the Metro Prohibited Plant List within the Conservation Area
365 shall be prohibited.
- 366 4. Require compliance with Oregon Department of Fish and Wildlife (ODFW)
367 seasonal restrictions for in-stream work. Limit development activities that would
368 impair fish and wildlife during key life-cycle events according to the guidelines
369 contained in ODFW's "Oregon Guidelines for Timing of In-water Work to Protect
370 Fish and Wildlife Resources."

371 Metro shall complete LCDC Goal 5 economic, social, environmental and energy
372 (ESEE) analyses by beginning with the inventory of local ESEE, and identifying gaps that
373 may exist and adopting a regional program to protect significant fish and wildlife habitat
374 within two years of effective date of ordinance. That program shall include a regional
375 functional plan to require protection of significant fish and wildlife habitat.

376 **Section 5. Metro Model Ordinance Required**

377 Metro shall adopt a Water Quality and Flood Management Model Ordinance and map for use by
378 local jurisdictions to comply with this section. This title shall not become effective until the Metro
379 Council has adopted a Model Code and map that addresses all of the provisions of this title.
380

381 **Section 6. Variances**

382 City and county comprehensive plans and implementing regulations are hereby required to
383 include procedures to consider claims of map error and hardship variances to reduce or remove
384 stream corridor protection for any property demonstrated to be converted to an unbuildable lot
385 by application of stream corridor protections.

TITLE 4: RETAIL IN EMPLOYMENT AND INDUSTRIAL AREAS

Section 1. Intent

It is the intent of the Metro 2040 Growth Concept that Employment and Industrial Areas contain very little retail development. Employment and Industrial areas would be expected to include some limited retail commercial uses primarily to serve the needs of people working or living in the immediate employment areas, not larger market areas outside the employment area. Exceptions to this general policy for Employment and Industrial Areas can be made for certain areas.

Section 2. Comprehensive Plan and Implementing Ordinance Changes Required

Cities and counties are hereby required to amend their comprehensive plans and implementing regulations to prohibit retail uses larger than 50,000 feet of gross leasable area per building or business in the Employment and Industrial Areas specifically designated on the 2040 Growth Concept Map.

Section 3. Exceptions

Exceptions to this standard may be included for:

- A. Low traffic generating, land-consumptive commercial uses with low parking demand which have a community or region wide market, or
- B. Specific Employment or Industrial Areas which already have developed a substantial amount of retailing may allow new or redeveloped retail uses.

TITLE 5: NEIGHBOR CITIES AND RURAL RESERVES

Section 1. Intent

The intent of this title is to clearly define Metro policy with regard to areas outside the Metro urban growth boundary. **NO PORTION OF THIS TITLE CAN REQUIRE ANY ACTIONS BY NEIGHBORING CITIES.** Metro, if neighboring cities jointly agree, will adopt or sign rural reserve agreements for those areas designated rural reserve in the Metro 2040 Growth Concept with Multnomah, Clackamas, and Washington County, and Neighbor City Agreements with Sandy, Canby, and North Plains. Metro would welcome discussion about agreements with other cities if they request such agreements.

In addition, counties and cities within the Metro boundary are hereby required to amend their comprehensive plans and implementing ordinances within twenty-four months to reflect the rural reserves and green corridors policies described in the Metro 2040 Growth Concept.

Section 2. Metro Intent with Regard to Rural Reserves

Metro shall attempt to designate and protect common rural reserves between Metro's urban growth boundary and designated urban reserve areas and each neighbor city's urban growth boundary and designated urban reserves, and designate and protect common locations for green corridors along transportation corridors connecting the Metro region and each neighboring city. For areas within the Metro boundary, counties are hereby required to amend their comprehensive plans and implementing ordinances to identify and protect the rural reserves and green corridors described in the Metro 2040 Growth Concept and shown on the 2040 Growth Concept Map. For areas outside the Metro boundary, Metro shall encourage intergovernmental agreements with the cities of Sandy, Canby and North Plains.

Section 3. Invitations for Intergovernmental Agreements

Metro shall invite the local governments outside the Metro boundary and named in Section 1 of this title to sign an Intergovernmental Agreement, similar to the draft agreements attached hereto.

Section 4. Metro Intent with Regard to Green Corridors

Metro shall attempt to negotiate a Green Corridor Intergovernmental Agreement with Oregon Department of Transportation (ODOT) and the three counties (Clackamas, Multnomah and Washington) to designate and protect areas along transportation corridors connecting Metro and neighboring cities.

TITLE 6 - REGIONAL ACCESSIBILITY

Section 1. Intent

Early implementation of the 2040 Growth Concept must acknowledge that focusing development in the most concentrated activity centers, including the central city, regional centers, and station communities, may produce levels of congestion that exceed existing standards, yet signal positive urban development for these locales. Conversely, the continued economic vitality of industrial areas and intermodal facilities is largely dependent on preserving or improving access to these areas and maintaining reasonable levels of freight mobility on the region's main throughways. Therefore, regional congestion standards and other regional system performance measures shall be tailored to reinforce the specific development needs of the individual 2040 Growth Concept land use components.

These regional standards will be linked to a series of regional street design concepts that fully integrate transportation and land use needs for each of the 2040 land use components. The designs generally form a continuum; a network of throughways (freeway and highway designs) will emphasize auto and freight mobility and connect major activity centers. Slower-speed boulevard designs within concentrated activity centers will balance the multi-modal travel demands of these areas. Street and road designs will complete the continuum, with multi-modal designs that reflect the land uses they serve, but also serving as moderate-speed vehicle connections between activity centers that complement the throughway system. While these designs are under development, it is important that improvements in the most concentrated activity centers are designed to lessen the negative effects of motor vehicle traffic on other modes of travel. Therefore, the need to implement amenity-oriented boulevard treatment that better serves pedestrian and transit travel in the central city, regional centers, main streets, town centers, and station communities is a key step in the overall implementation of the Metro 2040 Growth Concept.

Section 2. Boulevard Design

For regional routes in the central city, regional centers, station communities, main streets and town centers designated on the Boulevard Design Map, all cities and counties within the Metro region are hereby required to implement boulevard design elements as improvements are made to these facilities. Each jurisdiction shall adopt amendments, if necessary, to ensure that their comprehensive plans and implementing ordinances require consideration of the following boulevard design elements when proceeding with right-of-way improvements on regional routes designated on the boulevard design map. In general, pedestrian and transit oriented design elements are the priority in the central city and regional centers, station communities, main streets and town centers:

- A. Wide sidewalks with pedestrian amenities such as benches, awnings and special lighting;

- 471 B. Landscape strips, street trees and other design features that create a pedestrian buffer
472 between curb and sidewalk;
- 473 C. Pedestrian crossings at all intersections, and mid-block crossings where intersection
474 spacing is excessive;
- 475 D. The use of medians and curb extensions to enhance pedestrian crossings where wide
476 streets make crossing difficult;
- 477 E. Bikeways;
- 478 F. On-street parking;
- 479 G. Motor vehicle lane widths that consider the above improvements;
- 480 H. Use of landscaped medians where appropriate to enhance the visual quality of the
481 streetscape.

482 Section 3. Design Standards for Street Connectivity

483 The design of local street systems, including "local" and "collector" functional classifications,
484 is generally beyond the scope of the Regional Transportation Plan (RTP). However, the
485 aggregate effect of local street design impacts the effectiveness of the regional system when
486 local travel is restricted by a lack of connecting routes, and local trips are forced onto the
487 regional network. Therefore, the RTP will include design standards for connectivity aimed at
488 improving local circulation in a manner that protects the integrity of the regional system.

489 Local jurisdictions within the Metro region are hereby required to amend their comprehensive
490 plans and implementing ordinances, if necessary, to comply with one of the following options
491 in the development review process:

- 492 A. **Design Option.** Cities and counties shall ensure that their comprehensive plans,
493 implementing ordinances and administrative codes require demonstration of compliance
494 with the following:
 - 495 1. New residential and mixed-use developments must include local street plans
496 that:
 - 497 a. encourage pedestrian travel by providing short, direct public right-of-way
498 routes to connect residential uses with nearby existing and planned
499 commercial services, schools, parks and other neighborhood facilities; and
500

- 501 b. include no cul-de-sac streets longer than 200 feet, and no more than 25
502 dwelling units on a closed-end street system; and
- 503 c. provide bike and pedestrian connections on public easements or right-of-way
504 when full street connections are not possible, with a minimum spacing of no
505 more than 330 feet; and
- 506 d. consider opportunities to incrementally extend and connect local streets in
507 primarily developed areas; and
- 508 e. serve a mix of land uses on contiguous local streets; and
- 509 f. support posted speed limits; and
- 510 g. consider narrow street design alternatives that feature pavement widths of no
511 more than 28 feet, curb-face to curb-face, sidewalk widths of at least 5 feet
512 and landscaped pedestrian buffer strips that include street trees; and
- 513 h. limit the use of cul-de-sac designs and closed street systems to situations
514 where topography, development patterns or environmental constraints
515 prevent full street extensions.

- 516 2. For new residential and mixed-use development, all contiguous areas of vacant
517 and primarily undeveloped land of five acres or more should be identified by
518 cities and counties and the following will be prepared:

519 A map that identifies possible local street connections to adjacent developing
520 areas. The map should include street connections at intervals of no more than
521 660 feet, with more frequent connections in areas planned for mixed use or
522 dense development.

- 523 B. **Performance Option.** For residential and mixed use areas, cities and counties shall
524 ensure that their comprehensive plans, implementing ordinances and administrative
525 codes require demonstration of compliance with performance criteria. Cities and
526 counties shall develop local street design maps with street intersection spacing to occur
527 at intervals of no less than eight per mile, the number of street connections coordinated
528 and consistent with increased density and mixed land uses. Local street designs for
529 new developments shall satisfy both of the following additional criteria:

- 530 1. **Performance Criterion:** minimize local traffic on the regional motor vehicle
531 system, by demonstrating that local vehicle trips on a given regional facility do
532 not exceed the 1995 arithmetic median of regional trips for facilities of the same
533 motor vehicle system classification by more than 25 percent.

2. Performance Criterion: everyday local travel needs are served by direct, connected local street systems where: (1) the shortest motor vehicle trip over public streets from a local origin to a collector or greater facility is no more than twice the straight-line distance; and (2) the shortest pedestrian trip on public right-of-way is no more than one and one-half the straight-line distance.

Section 4. Motor Vehicle Performance Standards

Motor vehicle level-of-service performance standards are used to identify new or expanded regional road needs and to calculate the vehicular design capacity for subsequent projects. Setting regional congestion standards is important since congestion is a key livability measure. Congestion standards must be set to ensure that roads provide adequate degrees of accessibility and mobility; to ensure the integration of modes; and to ensure that the highway system is not overbuilt.

Elsewhere, regional level-of-service performance standards are needed to ensure an adequate balance between transportation service and local land use designations, particularly those areas where densities are proposed to increase.

Each jurisdiction shall adopt amendments, if necessary, to ensure that their comprehensive plans and implementing ordinances will include the following motor vehicle performance standards and methods related to congestion analysis and congestion management when planning for new or expanded roadways in areas proposed for higher densities.

A. Congestion Analysis

1. Level-of-service. The following table shall be incorporated into local comprehensive plans and implementing ordinances to replace current methods of determining congestion on regional facilities:

General Performance Standards (using LOS)*

	Preferred	Acceptable	Exceeds
Mid-Day one-hour	C or better	D	E or worse
Peak two-hour	E/E or better	F/E	F/F or worse

*Level-of-Service is determined by using either the latest edition of the Highway Capacity Manual (Transportation Research Board) or through volume to capacity ratio equivalencies as follows: LOS C = .8 or better; LOS D = .8 to .9; LOS E = .9 to 1.0; and LOS F = greater than 1.0.

2. Accessibility. If a congestion standard is exceeded as identified in 4.A.1, local governments shall evaluate the impact of the congestion on regional accessibility using the best available methods (quantitative or qualitative). If a determination is made that the congestion negatively impacts regional accessibility, local jurisdictions shall follow the congestion management procedures identified in 4.B, below.

568 **B. Congestion Management**

569 Prior to recommending a significant capacity expansion to a regional facility, or including
570 such an expansion in a city or county comprehensive plan, the following actions shall be
571 applied:

- 572
- 573 1. Transportation system management techniques.
- 574 2. Transit solutions if the mode split is below the identified target for that particular
575 corridor or area.
- 576 3. Transportation demand management solutions must be considered if the Average
577 Vehicle Occupancy (AVO) is below the corridor or area target.
- 578 4. Grid and/or parallel facilities if local trips on the congested regional facility exceed
579 25 percent of the regional median for facilities of the same RTP motor vehicle
580 classification.

581

582 Only if the above considerations do not adequately address the problem, may capacity
583 improvements be included in the comprehensive plan.

TITLE 7: COMPLIANCE PROCEDURES

Section 1. Compliance Required

All local governments within the Metro boundary are hereby required to amend their comprehensive plans and implementing ordinances to comply with the provisions of this functional plan within twenty-four months of the effective date of this ordinance. Metro recommends the adoption of the components that affect land consumption as soon as possible.

Section 2. Compliance Procedures

A. On or before six months prior to the deadline established in Section 1, local governments shall transmit to Metro the following:

1. An evaluation of their local plans, including public facility capacities and the amendments necessary to comply with this functional plan;
2. Copies of all applicable comprehensive plans and implementing ordinances and public facility plans, as proposed to be amended;
3. Findings that explain how the amended local comprehensive plans will achieve the standards required in titles 1 through 6 of this functional plan.

In developing its compliance plan, the local jurisdiction must address the Metro 2040 Growth Concept, and explain how the compliance plan implements the Growth Concept.

B. Exemptions from all or any portion of any of the above titles may be granted by the Metro Council, as provided for in the Regional Urban Growth Goals and Objectives, Section 5.3, after MPAC review, based on city or county submittal as specified in this section.

1. **Population and Employment Capacity**

- a. A demonstration of substantial evidence of the economic infeasibility to provide sanitary sewer, water, stormwater or transportation facilities to an area or areas; or

- b. Substantial areas that have prior commitments to development at densities inconsistent with Metro growth targets; or
- c. The households and employment growth capacity cannot be accommodated at densities or locations the market or assisted programs will likely build during the planning period; and
- d. The amount of households or employment that cannot be accommodated; and
- e. A recommendation for where the unaccommodated growth could be located adjacent to the city or county.

- 2. **Parking Measures.** Subject to the provisions of Title 2, local jurisdictions may request relief from the parking measures. Metro may consider a local government request to allow areas from Zone A to be subject to Zone B maximum parking ratio where they can demonstrate:

- a. No plans for transit service with 20-minute or lower peak frequencies; and
- b. No adjacent neighborhoods close enough to generate sufficient pedestrian activity; and
- c. No significant pedestrian activity within the present business district.

The burden of proof for adjustments shall increase as the quality and timing of transit service improves. Any adjustment granted must include a demonstration of how future conversion of excess parking is feasible.

- 3. **Water Quality and Flood Management Areas.** Cities and counties may request areas to be added or deleted from the Metro Water Quality and Flood Management Area based on a finding that the area identified on the map is not a Water Quality and Flood Management Area or a Fish and Wildlife Habitat Conservation Area, as defined in this functional plan. Areas may also be deleted from the map if the local government can prove that its deletion and the cumulative impact of all deletions in its jurisdiction will have minimal impact on the water quality of the stream and on flood effects. Findings shall be supported by evidence, including the results of field investigations.

- 4. **Regional Accessibility.** Local jurisdictions may request relief from the requirements of Title 6, Regional Accessibility, where they can show that a

street system or connection is not feasible for reasons of topographic constraints or natural or built environment considerations.

- C. In addition to the above procedures, local determination not to incorporate functional plan policies into comprehensive plans shall be subject to the conflict resolution and mediation processes included within the RUGGO, Goal I, provisions prior to the final adoption of inconsistent policies or actions. Local actions inconsistent with functional plan requirements are subject to appeal for violation of the functional plan.

Section 3. Any Comprehensive Plan Change must Comply

After the effective date of this ordinance, any change to a comprehensive plan or implementing ordinance shall be consistent with the functional plan requirements contained in titles 1 through 8. Metro shall assist the local government in achieving compliance with all applicable functional plan requirements. Upon request, Metro will review proposed comprehensive plan and implementing ordinances for functional plan compliance prior to city or county adoption.

Section 4. Enforcement

City or county actions to amend a comprehensive plan or implementing ordinance in violation of this functional plan shall be subject to appeal or other legal action for violation of a regional functional plan requirement. Prior to a final action to amend a comprehensive plan or implementing ordinance, a local determination that a functional plan should not or cannot be implemented shall be subject to the conflict resolution process provided for in RUGGO, Goal I.

Section 5. Compliance Plan Assistance

- A. Any local government may request of Metro a compliance plan which contains the following:

1. An analysis of the local government's comprehensive plan and implementing ordinances, and what sections require change to comply with the performance standards.
2. Specific amendments that would bring the jurisdiction into compliance with the requirements of Sections 1 to 8, if necessary.

670 B. Jurisdictions must make the request within four months of the effective date of this
671 ordinance. The request shall be signed by the highest elected official of the
672 jurisdiction.

673 C. Metro shall deliver a compliance plan within four months of the request date. The
674 compliance plan shall be a recommendation from the Executive Officer. The
675 compliance plan shall be filed with the Metro Council two weeks before it is
676 transmitted, for possible review and comment.

Title 8. Definitions

Balanced cut and fill means no net increase in fill within the floodplain.

Designated Beneficial Water Uses means the same as the term as defined by the Oregon Department of Water Resources.

Development means any manmade change defined as buildings or other structures, mining, dredging, paving, filling, or grading in amounts greater than ten (10) cubic yards on any lot or excavation. In addition, any other activity that results in the removal of more than 10% of the existing vegetated area on the lot is defined as development, for the purposes of Title 3.

Exceptions:

- a. Stream enhancement or restoration projects approved by local jurisdictions.
- b. Agricultural activity.
- c. Additions and alterations to existing structures that do not encroach into the Water Quality and Flood Management Area more than the existing structure.

DHB means the diameter of a tree measured at breast height.

DLCD Goal 5 ESEE means a decision process local governments carry out under OAR 660-23-040.

Economic infeasibility means

Expected Capacity means the density or intensity of use likely to occur on a parcel of land, commonly a density less than the permitted density.

Hazardous materials means materials described as hazardous by Oregon Department of Environmental Quality.

Fish and Wildlife Habitat Conservation Area means an area defined on the Metro Water Quality and Flood Management Area Map, attached hereto. These include all Water Quality and Flood Management Areas that require regulation in order to protect fish and wildlife habitat. This area has been mapped to generally include the following: an area 200 feet from top of bank of streams in undeveloped areas with less than 25% slope, and 100 feet from edge of mapped wetland on undeveloped land.

- 706 **Floodplain** means land subject to periodic flooding, including the 100-year floodplain as mapped
707 by FEMA Flood Insurance Studies or other substantial evidence of actual flood events
- 708 **Functions and Values of Stream Corridors** means stream corridors have the following
709 functions and values: water quality retention and enhancement, flood attenuation, fish and
710 wildlife habitat, recreation, erosion control, education, aesthetic, open space and wildlife
711 corridor.
- 712
- 713 **Local Trip** means a trip 2½ miles or less in length.
- 714 **Metro** means the regional government of the metropolitan area, the elected Metro Council as
715 the policy setting body of the government.
- 716 **Metro Boundary** means the jurisdictional boundary of Metro, the elected regional government
717 of the metropolitan area.
- 718 **Metro Urban Growth Boundary** means the urban growth boundary as adopted and amended
719 by the Metro Council, consistent with state law.
- 720 **Net Developed Acre** means
- 721 **Permitted Capacity** means the highest density or intensity of use of a parcel of land as
722 calculated from zoning and other local jurisdiction regulations.
- 723 **Perennial Streams** means all primary and secondary perennial water ways as mapped by the U.S.
724 Geological Survey.
- 725 **Prior Commitments** means
- 726 **Riparian area** means the water influenced area adjacent to a river, lake or stream consisting
727 of the area of transition from an hydric ecosystem to a terrestrial ecosystem where the presence
728 of water directly influences the soil-vegetation complex and the soil-vegetation complex
729 directly influences the water body. It can be identified primarily by a combination of
730 geomorphologic and ecologic characteristics.
- 731 **Top of Bank** means the same as "bankfull stage" defined in OAR 141-85-10(2).
- 732 **Vacant Land:** Land identified in the Metro or local government inventory as undeveloped
733 land.

734 **Water Quality and Flood Management Area** means an area defined on the Metro Water
735 **Quality and Flood Management Area Map**, attached hereto. These are areas that require
736 regulation in order to mitigate flood hazards and to preserve and enhance water quality. This
737 area has been mapped to generally include the following: stream or river channels, known and
738 mapped wetlands, areas with floodprone soils adjacent to the stream, floodplains, and
739 sensitive water areas. The sensitive areas are generally defined as 50 feet from top of bank of
740 streams for areas of less than 25 % slope, and 200 feet from top of bank on either side of the
741 stream for areas greater than 25 % slope, and 50 feet from the edge of a mapped wetland.

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Table 1 - Fair Share Capacity for Housing and Employment Units - Year 1994 to 2017

City or County	Dwelling Unit Capacity	Housing Ratios ¹			Job Capacity	Mixed Use Areas		Station Communities ³	
		SF ² detached	SF ² attached	Multi-family		HH -SF/-TH/MF	Job Increase	Housing Capacity	Job Capacity
Beaverton	15,021	47.4%	12.8%	39.8%	25,122				
Cornelius	1,019	44.7%	13.8%	41.5%	2,812				
Durham	262	49.6%	13.9%	36.5%	498				
Fairview	2,921	48.0%	11.0%	41.0%	5,689				
Forest Grove	2,873	49.7%	11.8%	38.5%	5,488				
Gladstone	600	56.0%	12.4%	31.6%	1,530				
Gresham	16,817	46.3%	15.8%	37.9%	23,753				
Happy Valley	2,030	69.8%	6.7%	23.5%	1,767				
Hillsboro	14,812	47.7%	11.5%	40.8%	58,247				
Johnson City	168	49.6%	13.9%	36.5%	180				
King City	182	49.6%	13.9%	36.5%	241				
Lake Oswego	3,353	71.8%	7.7%	20.5%	8,179				
Maywood Park	27	49.6%	13.9%	36.5%	5				
Milwaukie	3,514	52.3%	14.9%	32.8%	7,478				
Oregon City	6,157	46.5%	12.6%	40.9%	8,185				
Portland	70,704	49.4%	12.9%	37.7%	158,503				
River Grove	(15)	49.6%	13.9%	36.5%	41				
Sherwood	5,010	53.0%	9.3%	37.7%	8,156				
Tigard	6,073	55.0%	13.0%	32.0%	14,901				
Troutdale	3,789	54.8%	14.7%	30.6%	5,570				
Tualatin	3,635	55.0%	15.6%	29.4%	9,794				
West Linn	2,577	66.5%	11.1%	22.3%	2,114				
Wilsonville	4,425	57.9%	10.1%	32.0%	15,030				
Wood Village	423	49.6%	13.9%	36.5%	736				
Clackamas County ⁴	19,530	49.3%	15.4%	35.3%	42,685				
Multnomah County ⁴	3,089	61.1%	8.4%	30.5%	2,381				
Washington County ⁴	54,999	49.9%	15.3%	34.9%	52,578				
	243,993				461,633				

¹ Based on Housing Needs Analysis.

² SF = single family

³ Capacity must be shown to be met by each jurisdiction for their combined station areas. Station areas may vary substantially one from another as long as the jurisdictional total is met.

⁴ Standards apply to the urban unincorporated portion of the county only. At the request of cities, Metro may also supply targets for planning areas for cities in addition to the existing boundary targets cited above.

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Regional Parking Ratios¹
(parking ratios are based on spaces per 1,000 sq ft of gross leasable area unless otherwise stated)

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Land Use	Minimum Parking Requirements (See Central City Transportation Management Plan for downtown Portland stds)	Maximum Permitted Parking - Zone A:	Maximum Permitted Parking Ratios - Zone B:
	<i>Requirements may Not Exceed</i>	<i>Transit and Pedestrian Accessible Areas²</i>	<i>Rest of Region</i>
General Office (includes Office Park, "Flex-Space", Government Office & misc. Services) (gsf)	2.7	3.4	4.1
Light Industrial Industrial Park Manufacturing (gsf)	1.6	None	None
Warehouse (gross square feet; parking ratios apply to warehouses 150,000 gsf or greater)	0.3	0.4	0.5
Schools: College/ University & High School (spaces/#of students and staff)	0.2	0.3	0.3
Tennis Racquetball Court	1.0	1.3	1.5
Sports Club/Recreation Facilities	4.3	5.4	6.5
Retail/Commercial, including shopping centers	4.1	5.1	6.2
Bank with Drive-In	4.3	5.4	6.5

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Regional Parking Ratios¹
(parking ratios are based on spaces per 1,000 sq ft of gross leasable area unless otherwise stated)

Land Use	Minimum Parking Requirements (See) Central City Transportation Management Plan for downtown Portland stds)	Maximum Permitted Parking - Zone A:	Maximum Permitted Parking Ratios - Zone B:
	<i>Requirements may Not Exceed</i>	<i>Transit and Pedestrian Accessible Areas²</i>	<i>Rest of Region</i>
Movie Theater (spaces/number of seats)	0.3	0.4	0.5
Fast Food with Drive Thru	9.9	12.4	14.9
Other Restaurants	15.3	19.1	23
Place of Worship (spaces/seats)	0.5	0.6	0.8
Medical/Dental Clinic	3.9	4.9	5.9
Residential Uses			
Hotel/Motel	1	none	none
Single Family Detached	1	none	none
Residential unit, less than 500 square feet per unit, one bedroom	1	none	none
Multi-family, townhouse, one bedroom	1.25	none	none
Multi-family, townhouse, two bedroom	1.5	none	none
Multi-family, townhouse, three bedroom	1.75	none	none

¹ Ratios for uses not included in this table would be determined by local governments. In the event that a local government proposes a different measure, for example, spaces per seating area for a restaurant instead of gross leasable area, Metro may grant approval upon a demonstration by the local government that the parking space requirement is substantially similar to the regional standard.



COMMUNITY DEVELOPMENT DEPARTMENT

104 SE KIBLING AVENUE • TROUTDALE OR 97060-2099

INSTRUCTION REQUESTS AFTER 5:00 P.M. • 665-9098

(503) 665-5175 • FAX (503) 667-0524

May 14, 1996

R. Scott Pemble
Multnomah County Planning
2115 SE Morrison Street
Portland, Oregon 97214

RE: Concerns about the Metro Functional Plan

Dear Scott:

On the basis of last week's City Council work session on Metro's proposed Urban Growth Management Functional Plan there appears to be two issues the City has with the document.

First, the City Council objects to the fair share allocation given Troutdale in Table 1 of the plan. The 3,789 dwelling units allocated to Troutdale in order to achieve the "zero option" for UGB expansion is not predicated upon a proportionate distribution of the added demand. Of the additional demand placed on Metro area cities and counties under the zero option, 75% is allocated on a per capita basis while the remaining 25% is allocated among just six jurisdictions. Troutdale is among those six jurisdictions. The Troutdale city council strongly objects to this formula because it places a disproportionate share of the additional urban demand upon us.

The second objection is with Title 6, section 4 pertaining to motor vehicle performance standards. The city council believes that the performance standards are primarily intended to benefit jurisdictions on the west side of the Metro areas who have serious congestion problems. Under these performance standards the preponderance of substandard roads will be found among west side jurisdictions. As a result, future transportation funds will be funneled into west side projects to correct system deficiencies. East side jurisdictions, including Troutdale, will not receive a fair share of transportation improvement funds. We do not have any specific recommendations at this time for amending the draft plan to address this issue.

I hope this is helpful. Contact me if you have any questions.

Sincerely,

Richard R. Faith
Director of Community Development

**TIMELINE: STATE LAW AND CHARTER MANDATES
REGIONAL FRAMEWORK PLAN
REGIONAL TRANSPORTATION PLAN**

Metro's Regional Framework Plan must be adopted by the Metro Council by **December 31, 1997**, as mandated in Metro's voter-approved charter. Below is a brief description of the major milestones leading up to that important decision which will affect this region's livability many decades to come.

Bear in mind that regional planning is a flexible process that frequently requires adjusting the time frame to meet the needs of the public and local government as well as the need for technical analysis. This timeline will be updated as necessary to meet the 1997 deadline.

Historical

Key actions that have occurred so far in moving toward the Regional Framework Plan include:

May 1991	LCDC Adopts the transportation planning rule, requiring regional plans to promote alternative modes and link transportation to land use planning
Fall 1991	Federal ISTEA approved by congress, requiring regional transportation plans to place a new emphasis on alternative modes of travel and consider effects of transportation on land use and the environment
Sept. 26, 1991 (state law)	Metro Council adopts Regional Urban Growth Goals and Objectives (RUGGOs) which are required by state law
April 1992	Region 2040 begun; 1st Regional Growth Conference held
Spring 1992	OTC adopts Oregon Transportation Plan, the state's first comprehensive transportation plan
November 1992 (Charter Mandate)	Voters in region approved Charter for Metro making regional planning Metro's primary function and requiring adoption of Regional Framework Plan by December 31, 1997
Dec. 7, 1994	Metro Council adopts by resolution Region 2040 Growth Concept which sets regional policy direction on managing growth
Spring 1995	Metro allocates \$27 million region 2040 implementation fund
July 1, 1995 (state law)	HB 2709 takes affect. Any future UGB adjustment must use last 5-year consumption rate or local land use measure enacted, such as increased density, redevelopment and infill strategies, creative housing types, financial incentives, etc.

- July 12, 1995** Metro Policy Advisory Committee (MPAC) requests "interim controls"
- July 1995** Interim Federal RTP adopted to comply with requirements of the Federal RTP
- Sept. 7, 1995** Metro Executive Officer makes recommendation on growth concept; urges local governments to implement elements of growth concept early
- Dec. 8, 1995** Metro Council adopts Region 2040 Growth Concept and amendments to Regional Urban Growth Goals and Objectives by ordinance; identifies preliminary urban reserve study areas.
- Feb. 8, 1996** Metro Council adopts urban reserve study areas which are areas from which urban reserves will be selected
- March, 1996** Executive Officer proposes Phase I of the Regional Framework Plan which provides a set of regional standards which local governments must adhere to in their own communities
- Metro staff releases three key technical studies: population and job forecasts, buildable lands inventory and housing needs analysis.

Upcoming

Activities and decisions that will be made in the future:

- April 1996** Open houses held throughout region for citizens to discuss Phase I of the Regional Framework Plan
- May 1996** Technical work begins on system component of RTP
- May - June 1996** Open houses held throughout region for citizens to discuss urban reserve study areas
- June 1996** Metro Council holds series of public hearings and votes on Phase I of the Regional Framework Plan
- Executive Officer and Metro Policy Advisory Committee make recommendations on urban reserves
- June 1996** Council adoption of RTP policy document implementing 2040 Growth Concept
- July 1996** Executive Officer makes recommendation on urban growth boundary

July - August 1996	Metro Council holds public hearings on urban reserves
August 1996	Metro Council votes on urban reserves
	Metro Policy Advisory Committee makes recommendation on urban growth boundary
September - October 1996	Metro Council holds hearings on urban growth boundary
October 1996	Metro Council makes decision on urban growth boundary related to possible expansion, location and time frame
October-November 1996	Public involvement activities on draft system comp. of RTP
November 1996	Executive Officer proposes Phase II of the Regional Framework Plan
December 1996	Council resolution on RTP system component implementing 2040 Growth Concept
January - December 1997	Public review and input to Phase II of the Regional Framework Plan and Regional Transportation Plan
	Council deliberations on Phase II of the Regional Framework Plan
December 1997	Council adoption of Final Regional Transportation Plan (implementing 2040)
December 31, 1997 (Metro Charter)	Deadline by which Metro Council must adopt Regional Framework Plan
June 30, 1998 (state law)	Expected acknowledgment of Regional Framework Plan by state Land Conservation and Development Commission
June 30, 2000 (Metro Charter)	Projected date by which local comprehensive plans must be in compliance with Regional Framework Plan

Summary of Upcoming 1996 Metro Actions

Metro Document	What is It?	Key Features	When will MPAC or JPACT act?	When will the Metro Council act?
Urban Growth Management Functional Plan dated April 24, 1996 Copies? Call: 797-1562	Requirements to change comprehensive plans & zoning ordinances to implement 2040 Growth Concept.	Growth targets, parking space limitations, stream corridor protection, big box retail limitations, neighbor city cooperation, road design and congestion policies.	MPAC public hearing on May 29, 1996, 6:00 pm at Metro. MPAC recommendations at their June 12, 1996 meeting, 5 pm at Metro.	Metro Council public hearings scheduled August 1, 1996. After Metro Council deliberates, public testimony on final draft on October 10, 1996. Metro Council adoption on October 17, 1996.
Regional Transportation Plan Update dated April 19, 1996. Copies, info: 797-1866	Regional road, transit, walk and bike plan changes to implement 2040 Growth Concept & meet state and Federal Clean Air and ADA requirements.	Emphasizes coordination with land use as part of transportation solution. Promotes more balance for all modes - roads, transit, walk & bike. New street design policies.	Joint JPACT/MPAC meeting 5-6 pm, May 29th, 1996 at Metro. JPACT recommendations June 13, 1996, 7:15am at Metro.	Metro Council hearing May 23, 1996, 6pm, Metro Council Chamber. Metro Council adoption June 20th, 1996.
Urban Growth Report, Housing Needs Analysis both dated March, 1996 Copies? Call: 797-1562	Determination of the growth capacity of the current UGB - and size of UGB expansion, if needed, and size of urban reserves.	There are 9 variables, as well as housing need to be considered. Conclusion could range between 0 and 10-15,000 acre expansion now.	MPAC recommendations at their June 26th, 1996 meeting, 5 pm at Metro.	Growth Management Committee public hearing on July 16, 1996, at 3:30pm. Metro Council public hearing on September 5, 1996. After Metro Council deliberations, public testimony on final draft on September 26, 1996. Metro Council adoption October 3, 1996.
Urban Reserve Report report completion pending Metro info: 797-1562	Determination of which areas should be set aside for UGB expansion.	Metro designation of specific places into which the UGB will be expanded over time (0 to 5 to 10 years).	MPAC recommendations at their July 24th, 1996 meeting, 5 pm at Metro.	Growth Management hearing on September 10, 1996. Metro Council hearing on October 24, 1996. After Metro Council deliberations, final hearing on final draft on November 21, 1996. Metro Council adoption by December 6, 1996.

May 17, 1996



A Summary of Urban Growth Management Functional Plan

Why have A Urban Growth Management Functional Plan?

Elected officials from cities, counties and special districts, who sit on a committee (MPAC, the Metro Policy Advisory Committee) that advises the Metro Council, have urged Metro to take action now to implement the Metro 2040 Growth Concept, before opportunities are lost, rather than by December, 1997. They have recommended that all cities and counties in the region consistently work toward a compact region.

Won't the adopted Metro 2040 Growth Concept do the job?

The Metro 2040 Growth Concept is just that - a concept. If the region is to realize its compact urban concept, cities and counties will need to change their comprehensive plans and ordinances.

What does the Urban Growth Management Functional Plan include?

The draft contains eight parts:

- allowing some additional density;
- reducing parking in future developments;
- protecting stream corridors;
- managing future retail store locations;
- coordinating with our neighboring cities, and
- managing accessibility.
- compliance
- definitions

Will these changes affect existing development?

None of the changes listed above would be applied to existing development or those applications applied prior to local government adoption of changes. Cities and counties will have 24 months to adopt changes to their comprehensive plans and zoning ordinances and Metro has assumed a five-year "ramp-up," or time for local governments and the market to respond.

What is the timeline and process for consideration?

MPAC will have a public hearing on May 29th, 1996 and determine their recommended version on June 12. After that the Growth Management Committee of the Metro Council will consider the MPAC version and hold hearings. (Public hearing dates to be determined). Finally, the Metro Council will hold public hearings and determine the final version to be adopted. This is likely to occur in September.

Where can I get more information?

You may contact Metro at the Growth Management Department during regular business hours at 797-1562 or anytime at the Metro hotline at 797-1888 or by faxing us a request at 797-1911 or by e-mailing us at 2040@metro.or.gov.



METRO

Urban Growth Management Functional Plan MPAC Discussion Draft At a Glance

Title 1 Accommodation of Growth

Intent To make more efficient use of land within the current urban growth boundary. This is to be achieved by establishing population and job growth targets for each city and urban portion of each county based on vacant lands and redevelopment and infill opportunities within its borders. Lands close to frequent transit service are the primary location of density increases.

Implementation Choices¹

Standard Option Zone consistent with Metro 2040 Analysis Map.

Local Option Demonstrate that zoning will accommodate housing and employment targets for each jurisdiction and special areas such as centers, main streets and station areas (see tables 1).

Title 2 Regional Parking Policy

Intent To encourage more efficient use of land, allow increased density in commercial development and reduce the required amount of parking, especially in areas where frequent transit service is provided, pedestrian accessibility is good and land use patterns encourage more walking, biking, transit and other nonauto trips.

Implementation Choices

Standard Option Change zoning to reduce parking minimums and establish parking maximums - see table 2 and Parking Maximum Map.

Local Options Modify parking maximum map based on local conditions.
Consider exceptions to parking maximums on a case-by-case basis.

Title 3 Stream Corridor Conservation

Intent To protect vacant lands immediately adjacent to streams to reduce flooding hazards to people and property, protect water quality and conserve fish and wildlife habitat.

Implementation Choices

Standard Option Protect areas in Metro Stream Corridor Conservation Map

Local Option Establish that local existing or modified plans and ordinances meet performance standard for stream protection.

Title 4 Retail in Employment and Industrial Areas

Intent To manage the location of new, large scale retail, so that investment and reinvestment in retail commercial in existing centers is maintained and transportation impacts of new retail are managed.

(over)

¹ Cities and counties have the choice of either a prescriptive regulation, that, like a cookbook, they can follow step-by-step, or they may demonstrate how their new regulations are likely to result in an outcome that meets the performance standard.

Implementation Choices

Standard Option

Prohibit retail uses larger than 50,000 square feet in Industrial and Employment areas

Local Option

Exempt uses that are low traffic generating, land-consumptive uses with low parking demand and exempt areas that already have substantial amount of retail.

Title 5 Neighbor Cities and Rural Reserves

Intent To coordinate Metro urban growth boundary decisions with neighbor cities who manage their own urban growth boundaries. This is intended to avoid merging urban areas and to maintain separation and encourage a sense of community.

Implementation Choices

Implementation only through joint agreements of neighboring cities such as Canby, Sandy, North Plains and others.

Title 6 Regional Accessibility (Regional Transportation Plan)

Intent Consistent with the Regional Transportation Plan, manage accessibility in the region by ensuring that local road systems are provided in sufficient frequency to ensure that regional roads continue to serve regional trips.

Implementation Choices

Standard Option

For new development on vacant lands, develop a street grid every 660 feet or less, maximum 200-foot cul-de-sac depth, maximum 28-foot curb-to-curb width. (No requirement to retrofit existing neighborhoods). Ensure that arterials in centers (not freeways or highways) consider pedestrian, transit and bicycle accessibility.

Local Option

Street interval spacing at intervals of 8 per mile or more, with performance standards that limit local trips to no more than 25% of total trips on regional facilities; and establish acceptable levels of out-of-direction travel within local networks.

Title 7 Compliance

Intent To ensure that all cities and counties in the region are fairly and equitably held to the same standards and that the Metro 2040 Growth Concept is implemented.

Approach

- Local jurisdictions will have 24 months to change local regulations.
- Cities and counties will need to transmit modified plans and findings showing how they have complied.
- Local jurisdictions can request exemptions from any or all titles from the Metro Council after MPAC review.
- Jurisdictions may request a detailed plan for implementation from Metro which they may or may not use.

Title 8 Definitions

PHASE 1 REGIONAL FRAMEWORK PLAN ADOPTION

April 11.....Joint JPACT/MPAC Review/Draft Approval of
Titles 2 and 6

April 24.....MPAC Approval of Full "Draft" Document for
Public Review

May 9.....JPACT Discussion of "Level-of-Service"
Standard

May 22.....Deadline for Local Government and Citizen
Comments to MPAC

May 29.....MPAC Hearing on Draft Document

June 12.....MPAC Adoption of Final Recommendations to
Metro Council

June 12-July 2.....Metro Growth Management Committee Review

June 13.....JPACT Adoption of Final Recommendations on
Title 2/Title 6 to Metro Council

July 2.....Metro Growth Management Committee Recom-
mendation to Metro Council

July 11-Sept. 12....Full Metro Council Review of Document

September 12.....Metro Council Adoption



METRO

**Regional Transportation Plan-
Policy Recommendations
CAC Discussion Draft (April, 1996)
At a Glance**

Purpose

Chapter 1 of the Regional Transportation Plan (RTP):

- establishes the guiding principles for a balanced transportation system, including goals and objectives for autos, trucks, bicycles, pedestrians, and public transportation.
- provides a concept for street designs which incorporate the various travel modes consistent with land use types contained in the adopted 2040 Growth Concept.
- forms the basis for future transportation funding decisions.
- guides local jurisdictions in the development of their local transportation system plans and policies.
- sets the policy direction for the Title 6 of the Regional Framework Plan-Phase 1.

Vision

The RTP seeks to enhance the region's livability through implementation of the 2040 Growth Concept with a transportation system that:

- anticipates the region's travel needs;
- promotes an appropriate mix of travel modes; and
- supports key elements of the 2040 Growth Concept with strategic system improvements.

Policy Components

Urban Form and Land Use.

The RTP recognizes a 2040 Growth Concept hierarchy of primary land use components and sets a context for transportation services to and within those components. These include the Central City and Regional Centers, where the RTP calls for high levels of accessibility from transit, multi-modal streets, and freeway access. Industrial areas and intermodal facilities are also primary components that are served with good rail and freeway connections.

Secondary 2040 land uses, including station communities, town centers, main streets, and corridors, are served with light rail or good bus service and will have a balanced, multi-modal street system generally providing good access for bicycles, pedestrians, autos, and transit.

(Over)

Other urban components including employment centers and neighborhoods are of more local significance. However, the RTP encourages local jurisdictions to develop direct street connections, where appropriate, from these areas to commercial areas, parks, and other activities in order to reduce trip lengths and enhance bicycling and walking.

Transportation System Design

The RTP establishes a concept of varying street designs based on 2040 land use components, including throughways, boulevards, streets, and roads. Generally, throughways represent the freeway system and other major regional traffic routes. Boulevards serve major centers and accommodate intense transit and pedestrian activity in addition to autos. Streets serve transit corridors and integrate other modes based upon function. Roads are traffic oriented facilities that integrate modes, but basically serve motor vehicles.

Transportation System/Demand Management

Transportation system management emphasizes operational improvements such as signal improvements and driver information. Transportation demand management emphasizes better use of existing system capacity through employee flex-time, telecommuting, and carpool programs. Parking management is also a key aspect.

Regional Motor Vehicle System

The RTP calls for maintaining a balanced system of freeways, arterials, and collectors that efficiently provides for interstate, inter-regional, and intra-regional mobility. The RTP emphasizes that local traffic should generally use the local and collector system, with the freeways and arterials reserves for longer, regional trips.

Regional Public Transportation

Public transportation should be available for all of the residents of the region either through light rail and buses, or through good access to park and ride lots or the provision of minibus or dial-a-ride service. However, the best transit service will generally connect the Central City and Regional Centers and provide access to Station Communities, Town Centers, Main Streets, and Corridors.

Regional Freight System

The freight system emphasizes the region's competitive advantage in freight distribution and warehouse activity. The RTP encourages a safe, efficient system with good access to marine, air, truck, rail, and intermodal facilities.

Regional Bicycle System

The RTP emphasizes a safe, convenient, and seamless bicycle system providing good access to and circulation within the 2040 primary land uses.

Regional Pedestrian Program

A safe, convenient system of interconnected pedestrian routes are planned. The regional pedestrian program provides direction for local jurisdictions to develop high quality pedestrian connections to transit lines and to and within the Central City, Regional Centers, town centers, main streets, corridors and station communities.

CITY OF GRESHAM

OFFICE OF THE MAYOR & CITY COUNCIL

Gussie McRobert, Mayor

Debra Noah, Council President

Jack Gallagher, Councilor, Position 1
Royal Harshman, Councilor, Position 3
Robert Moore, Councilor, Position 5

Claudiette LaVert, Councilor, Position 2
Debra Noah, Councilor, Position 4
David Eichner, Councilor, Position 6

May 20, 1996

Charlie Hales, MPAC Chairman
METRO
600 NE Grand Ave.,
Portland, OR 97232-2736

Dear Charlie:

This letter contains comments on the April 24, 1996 draft of the Urban Growth Management Functional Plan. I wanted to first thank the Metro staff, MTAC and our fellow members on MPAC who have helped to develop this draft plan. This plan reflects a landmark effort to develop and implement a regional strategy to manage growth. While elements of the Plan may not be to everyone's liking this should not let our differences overshadow the truly significant achievement we have within reach. Outlined below are comments on the draft for consideration by MPAC.

Introduction

Lines 53 - 62, Comment: The concept of having performance standards as an option to the prescriptive measures is a very good idea. This will allow local governments greater flexibility to find their own methods to achieve the regional objectives instead of having to implement just one method.

Title 1: Requirements for Housing and Employment Accommodation

Lines 162 - 164, Section 5 F, Comment: This section provides that local governments should permit division of lots that are two or more times that of the minimum lot size of the local code. It is assumed that this section only applies to lots that are free from physical constraints. For example, in Gresham there are lots on steep slopes ($\geq 15\%$ slope) that are more than twice the minimum lot size of the city's Hillside Physical Constraint District standards. If Section 5, F were to apply to all lots then the city would be encouraging increased development densities on land which have physical constraints. Therefore, it may be advisable to note that this section does not apply to lots which have physical constraints such as steep slopes, areas within the 100 year flood plains, etc.

Title 3: Water Quality and Flood Management Conservation

Comments: There is overall support to protect and improve the resources with the Water Quality and Flood Management Areas. However, it may be more prudent to confine our regional efforts to that which is provided in Statewide Planning Goal 5. The state anticipates that the Goal 5 amendments and refinements to the Goal 5 Administrative Rule will be adopted in June. In the past several jurisdictions has had difficulty gaining acknowledgment of their comprehensive plans due to Goal 5. There is a justifiable concern that there not be any duplication of the efforts local governments have made in the past to meet goal 5 requirements

Title 6: Regional Accessibility

Section 1: Intent

Lines 435 - 458, Comment: Gresham supports integrating street design with the 2040 land use types. We have a 2020 Vision and a draft Boulevards Plan that calls for developing boulevards on many major streets. The proposed Boulevard Design elements (Lines 469 - 480) list "Bikeways" but inadvertently have overlooked bike access in policy statements. Gresham has taken significant steps to implement the 2040 Corridors by requiring pedestrian friendly development along these Corridors. In our 96-97 Land Use Alternatives project we will designate commercial strips along corridors as mixed use districts. Corridors are the backbone of the proposed Primary Transit Network. Key areas along corridors must be supported by pedestrian friendly street design, especially intersections of corridors and mixed use areas along corridors.

Alternate Text for Lines 455-458: "Therefore the need to implement amenity oriented boulevard treatment that better serves pedestrian, bicycle, and transit travel in the central city, regional centers, main streets, town centers, corridor intersections and mixed use commercial districts along corridors, and stations areas is a key step in overall implementation of the Metro 2040 Growth Concept."

Section 2: Boulevard Design

Lines 460 - 481, Comment: METRO should develop a flexible menu of street design elements and cross sections for appropriate 2040 land use types. Street design for pedestrians and transit is a dynamic field, with many innovations being attempted. METRO should encourage local experimentation with evolving street design elements that give priority to pedestrians and transit movement.

Alternate Text for lines 466-468: "In general pedestrian, bicycle, and transit oriented design elements are the priority in the central city, regional centers, station communities, main streets, corridor intersections and mixed use commercial districts along corridors, and town centers."

Alternate Text for Line 481 (add following): "I. Other state of the art street design elements which give priority to pedestrians and transit."

Section 3: Design Standards for Street Connectivity

Lines 483 - 538, Comment: Gresham supports a connected local street system, and has made Plan amendments in 1994 to implement this Rule 12 requirement. This proposed section states that the RTP (Regional Transportation Plan) will include design standards for Connectivity, then proceeds to describe precise standards for connectivity in the Design Option (e.g., cul-de-sacs no longer than 200 ft., bike and pedestrian connections with minimum spacing of 330 ft., 28 ft. wide skinny streets, 660 ft. spacing of local street grid).

However, there has been no regional or local technical review and agreement on whether these precise Design Option standards are the right ones. The same reservation applies to the Performance Option. Local jurisdictions would have to precisely measure ratios of "local" and "regional" trips on regional facilities and apply a precise ratio of pedestrian/motor vehicle travel distances in local street network plans. There has been no local and regional technical review and agreement on: proposed definitions, ratios, and distance measures for "local" and "regional" trips, motor vehicle and pedestrian travel distance. These proposed standards merit careful consideration in the RTP before we put them in our plans.

Recommendation for Lines 492 - 538, A. Design Option and B. Performance Option: Remove precise standards from both options. Revise text to state that precise Design and Performance standards will be adopted in the Regional Transportation Plan.

The proposed standards need substantial technical review in the Regional Transportation Plan process this year. The Transportation Planning Rule requires regional and local technical concurrence. Local and regional staff should closely evaluate the likely impacts of proposed standards on both regional and local Transportation System Plans. All local jurisdictions must implement measures consistent with the RTP in local Transportation System Plans, within one year of RTP adoption (December 1996). This will assure the same two year time frame proposed for all Functional Plan measures.

Section 4. Motor Vehicle Performance Standards

Lines 540 - 583, Comment: The City of Gresham strongly objects to the inclusion of the proposed Motor Vehicle Performance Standards in the UGM Functional Plan. While it may be necessary to consider revising the measurement of congestion as part of the Regional Transportation Plan, Title 6, Section 4 as written is premature, inconsistent with regional growth goals and not supported by adequate technical analysis.

It is premature to adopt this mandate as an interim measure. The rationale for adopting this measure is to "ensure an adequate balance between transportation service and land use designations." METRO legal staff cites OAR 660-12-060 which states: "Amendments to functional plans, acknowledged comprehensive plans, and land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the identified function, capacity and level of service of the facility."

METRO is not amending a functional plan, but adopting a new plan. It may not be necessary to change the level-of-service criteria in each jurisdiction. It is already the local jurisdiction's responsibility to determine what measures are appropriate to accommodate growth and to amend their comprehensive plans accordingly. Revised congestion measures may be the right tool for some jurisdictions or within specific 2040 land use types, but should not be mandated for the entire region.

This proposal has changed dramatically from the concept originally discussed by MPAC/JPACT in November, 1995. The concept has rapidly evolved from greater tolerance of congestion in regional centers and main streets with good pedestrian, transit and bicycle networks to a cure all for the region's roadway funding problems. There was no specific proposal for policy makers to even consider until the TPAC meeting on March 29th. Other draft interim measures which would have little impact on either public or private investments have been discussed at length and referred to sub-committees when a consensus could not be reached. This measure, which would affect billions of dollars of investment in transportation capacity has received little substantive review. Concepts for measuring the effect of congestion on accessibility are only in the first draft stage. We believe that a measure which could seriously erode the livability of the region should only be approved after a regional consensus is reached based on public information and input.

Interim system-wide congestion measures could be a windfall for big box retail and other significant auto traffic generators. By re-defining congestion, the proposed measure creates in theory more "free" roadway capacity. No developer or user is required to pay for this capacity. Research and experience have shown that "free" capacity is quickly consumed by increased demand. This measure would provide a windfall for large auto-dependent developments that are unwilling to make the investments in highway capacity needed to meet the existing level-of-service standards. Any reduced level-of-service proposal should be carefully crafted to apply only to target areas where congestion is created by the increased densities called for in the Region 2040 Growth Concept.

Gresham and Multnomah County established a Traffic Impact Fee to require new development to pay for additional capacity needed due to growth. The basis for the fee is a threshold of LOS "D". We are concerned that a more lenient standard will jeopardize this funding source and eliminate any obligation of development to make necessary off-site roadway improvements until congestion reaches the proposed standard of two hours of LOS "F".

Recommendations:

1. It would be more appropriate to analyze street performance standards in the Regional Street System chapter of the RTP. Although it is being presented as a performance standard for "motor vehicles", there would clearly be impacts to the regional freight, transit, pedestrian and bicycle systems which also use roadways during the peak hours. There has been no analysis provided to date of the impacts on air quality or any of these systems. There is also no evidence that this proposal is consistent with the RUGGO Objectives dealing with Transportation or Public Services and Facilities. No apparent consideration has been given to the livability of neighborhoods due to cut-through traffic of frustrated drivers avoiding congested intersections on regional roadways.

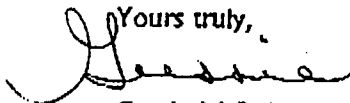
2. If retained in the UGM Functional Plan, Title 6 Section 4 should be revised to be an optional tool limited to mitigating impacts of 2040 Growth in affected Regional Centers and corridors. If a regional transportation facility exceeds an acceptable level of service (typically "D") due to projected growth including the Fair Share Capacity for Housing Units and Employment identified in Title 1, Section 3, the Congestion Management techniques should be tested first to determine if the problem can be alleviated. If these techniques do not reduce congestion to an acceptable level, a local jurisdiction should be allowed but not required to adopt a lower level of service, not to exceed LOS "E". The Transportation Planning Rule requires land uses to be consistent with the planned capacity of transportation facilities [OAR 660-12-060 (1)(a)]. Since a level of service "F" exceeds the capacity of the facility, two hours of "F" should not become the basis for requiring improvements. Failure to adopt this lower level of service "E" for the specific transportation facilities affected by growth will not be an acceptable basis for an exemption to compliance with Title 1.

While this approach would not resolve all the region's transportation deficiencies, it is a reasonable interim measure until a decision can be reached as part of the Regional Transportation Plan.

Title 8: Definitions

Lines 695, 720, 725, Comment: There are no definitions for:
Economic Infallibility, Net Developed Acres or Prior Commitments

Yours truly,



Gussie McRobert
Mayor

GM:RR/mc

c: Mike Burton, Executive Officer, Metro
Ruth McFarland, Metro Councilor
Jon Kvistad, Metro Councilor

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