



Multnomah County Oregon

Board of Commissioners & Agenda

connecting citizens with information and services

REVISED 11/26/07

BOARD OF COMMISSIONERS

Ted Wheeler, Chair

501 SE Hawthorne Boulevard, Suite 600
Portland, Or 97214

Phone: (503) 988-3308 FAX (503) 988-3093

Email: mult.chair@co.multnomah.or.us

Maria Rojo de Steffey, Commission Dist. 1

501 SE Hawthorne Boulevard, Suite 600
Portland, Or 97214

Phone: (503) 988-5220 FAX (503) 988-5440

Email: district1@co.multnomah.or.us

Jeff Cogen, Commission Dist. 2

501 SE Hawthorne Boulevard, Suite 600
Portland, Or 97214

Phone: (503) 988-5219 FAX (503) 988-5440

Email: district2@co.multnomah.or.us

Lisa Naito, Commission Dist. 3

501 SE Hawthorne Boulevard, Suite 600
Portland, Or 97214

Phone: (503) 988-5217 FAX (503) 988-5262

Email: district3@co.multnomah.or.us

Lonnie Roberts, Commission Dist. 4

501 SE Hawthorne Boulevard, Suite 600
Portland, Or 97214

Phone: (503) 988-5213 FAX (503) 988-5262

Email: lonnie.j.roberts@co.multnomah.or.us

On-line Streaming Media, View Board Meetings

www.co.multnomah.or.us/cc/live_broadcast.shtml

On-line Agendas & Agenda Packet Material

www.co.multnomah.or.us/cc/agenda.shtml

Americans with Disabilities Act Notice: If you need this agenda in an alternate format, or wish to participate in a Board Meeting, please call the Board Clerk (503) 988-3277, or the City/County Information Center TDD number (503) 823-6868, for information on available services and accessibility.

NOVEMBER 27, 28 & 29, 2007 BOARD MEETINGS FASTLOOK AGENDA ITEMS OF INTEREST

Pg 2	8:30 a.m. Tuesday Executive Session
Pg 2	9:30 a.m. Tuesday Jails Post Factor Study
Pg 2	9:00 a.m. Wednesday Executive Session
Pg 4	9:18 a.m. Thursday 2nd Reading of Ordinance Amending Code Enabling Application of Gresham Street Naming and Property Numbering Scheme
Pg 4	9:20 a.m. Thursday Resolution Authorizing Amendments to Ground Lease and Sublease Agreements with and The Port City Development Center
Pg 5	9:15 a.m. Thursday Resolution Authorizing a "County Digs" Project
Pg 5	10:00 a.m. Thursday County Housing Policy Briefing

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

Thursday, 9:00 AM, (LIVE) Channel 30

Saturday, 10:00 AM, Channel 29

Sunday, 11:00 AM, Channel 30

Tuesday, 8:15 PM, Channel 29

Produced through MetroEast Community Media
(503) 667-8848, ext. 332 for further info
or: <http://www.metroeast.org>

~~Tuesday, November 27, 2007 - 8:30 AM
Multnomah Building, First Floor Commissioners Conference Room 112
501 SE Hawthorne Boulevard, Portland~~

EXECUTIVE SESSION

~~E-1 The Multnomah County Board of Commissioners will meet in Executive Session Pursuant to ORS 192.660(2)(e). Only Representatives of the News Media and Designated Staff are allowed to attend. News Media and All Other Attendees are Specifically Directed Not to Disclose Information that is the Subject of the Session. No Final Decision will be made in the Session. Presented by County Attorney Agnes Sowle. 2 HOURS REQUESTED.~~

Tuesday, November 27, 2007 - 9:30 AM
Multnomah Building, First Floor Commissioners Conference Room 112
501 SE Hawthorne Boulevard, Portland

BOARD BRIEFINGS

- B-1 Work Done in Response to the DA Review and 2006 Grand Jury, and Process to Review the Post Factor Study. Presented by Bill Farver and Christine Kirk. 20 MINUTES REQUESTED.
- B-2 Multnomah County, Oregon Sheriff's Office Jails Post Factor Study. Presented by Pulitzer/Bogard & Associates, LLC and Liebert & Associates. 1 HOUR, 40 MINUTES REQUESTED.
-

Wednesday, November 28, 2007 - 9:00 AM
Multnomah Building, Sixth Floor Commissioners Conference Room 635
501 SE Hawthorne Boulevard, Portland

EXECUTIVE SESSION

E-1 The Multnomah County Board of Commissioners will meet in Executive Session Pursuant to ORS 192.660(2)(e) and (h). Only Representatives of the News Media and Designated Staff are allowed to attend. News Media and All Other Attendees are Specifically Directed Not to Disclose Information that is the Subject of the Session. No Final Decision will be made in the Session. Presented by County Attorney Agnes Sowle. 90 MINUTES REQUESTED.

Thursday, November 29, 2007 - 9:00 AM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

REGULAR MEETING

CONSENT CALENDAR - 9:00 AM **NON-DEPARTMENTAL**

- C-1 RESOLUTION Ratifying November 20, 2007 Board Action Filling a Vacancy in the Legislative Assembly, Oregon State Senate District 14

DEPARTMENT OF COMMUNITY SERVICES

- C-2 RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property to ASSOCIATION OF UNIT OWNERS OF COLUMBIA POINT WEST CONDOMINIUMS
- C-3 RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property to BRUCE M SCHNEIDER

DEPARTMENT OF LIBRARY SERVICES

- C-4 Budget Modification LIB-03 Increasing FTE for Three Positions in Central Library and Neighborhood Libraries Divisions and Correcting the Classification of a Budgeted Vacant Position in the Neighborhood Libraries Division

DEPARTMENT OF COUNTY MANAGEMENT

- C-5 Budget Modification DCM-05 Reclassifying One Position in Information Technology and One Position in Risk Management as Determined by the Class/Comp Unit of Central Human Resources

REGULAR AGENDA **DISTRICT ATTORNEY'S OFFICE - 9:00 AM**

- R-1 Budget Modification DA-03 Appropriating \$450,000 in Grant Funding from the US Department of Justice Community Oriented Policing Program Meth Initiative

COMMISSION ON CHILDREN, FAMILIES AND COMMUNITY – 9:03 AM

- R-2 NOTICE OF INTENT to Apply for Funds for Runaway and Homeless Youth Services from the Oregon Commission on Children and Families

DEPARTMENT OF HEALTH – 9:06 AM

- R-3 Budget Modification HD-21 Appropriating \$60,000 from Kaiser Permanente for the Health Department's Dental Clinics

DEPARTMENT OF COUNTY MANAGEMENT – 9:09 AM

- R-4 Reallocation of Facilities Capital Project Funds FPM08-02, Multnomah County Justice Center Domestic H2O Boiler #1 Project

- R-5 Reallocation of Facilities Asset Preservation Project Funds FPM08-03, Multnomah County East Southside Window Repair

DEPARTMENT OF COMMUNITY JUSTICE – 9:15 AM

- R-6 Budget Modification DCJ-10 Appropriating \$70,350 from the Worksystems, Inc. U.S. Department of Labor Youth Offender Grant to Increase Job Readiness Skills in Youth Offenders

DEPARTMENT OF COMMUNITY SERVICES – 9:18 AM

- R-7 Second Reading and Possible Adoption of a Proposed ORDINANCE Amending MCC Chapter 37, Administration and Procedures, and Chapter 38, Columbia River Gorge National Scenic Area to Incorporate and Amend the Street Naming and Property Numbering Provisions of MCC Chapter 11.05, Enabling Application of the City of Gresham Street Naming and Property Numbering Scheme to Certain Areas of Unincorporated Multnomah County, and Repealing MCC §§11.05.500 through 11.05.575

COUNTY ATTORNEY'S OFFICE – 9:20 AM

- R-8 RESOLUTION Authorizing a First Amendment to the Ground Lease Agreement and a Second Amendment to the Sublease Agreement, Each Dated November 1, 2000 Executed by Multnomah County, Oregon, a Political Subdivision of the State of Oregon, as Lessor, and The Port City Development Center, an Oregon Not for Profit Corporation, as Lessee, in Connection with the Issuance of the County's \$2,000,000 Motor Vehicle Rental Tax Revenue Bonds, Series 2000A (501(c)(3))

PUBLIC COMMENT - 9:30 AM

Opportunity for Public Comment on non-agenda matters. Testimony is limited to three minutes per person. Fill out a speaker form available in the Boardroom and turn it into the Board Clerk.

NON-DEPARTMENTAL - 9:30 AM

R-9 **9:30 AM TIME CERTAIN**: Accepting the report by the Revenue Bureau to adopt a proposed administrative rule in order to remove the disincentive to diversified investing funds locating in Portland and/or Multnomah County. Presented by Warren Fish, Terri Williams, Mark Campbell. 15 MINUTES REQUESTED.

R-10 RESOLUTION Authorizing a "County Digs" Project to Enhance Opportunities for Urban Agricultural in Multnomah County. Presented by Kat West, Gary Thomas, Roger Meyer, Jennifer Erickson. 20 MINUTES REQUESTED.

DEPARTMENT OF COUNTY HUMAN SERVICES – 10:00 AM

R-11 Budget Modification DCHS-15 Increasing the Department of County Human Services Fiscal Year 2008 Budget by \$214,174 in Federal Housing and Urban Development Grant Funding

R-12 **10:00 AM TIME CERTAIN**: County Housing Policy Briefing. Presented by Joanne Fuller, Mary Li, Rose Bak, Robin Boyce, Margaret VanVliet, Michael Parkhurst, Andy Wilch and Will White. 90 MINUTES REQUESTED.



Multnomah County Oregon

Board of Commissioners & Agenda

connecting citizens with information and services

BOARD OF COMMISSIONERS

Ted Wheeler, Chair

501 SE Hawthorne Boulevard, Suite 600
Portland, Or 97214

Phone: (503) 988-3308 FAX (503) 988-3093

Email: mult.chair@co.multnomah.or.us

Maria Rojo de Steffey, Commission Dist. 1

501 SE Hawthorne Boulevard, Suite 600
Portland, Or 97214

Phone: (503) 988-5220 FAX (503) 988-5440

Email: district1@co.multnomah.or.us

Jeff Cogen, Commission Dist. 2

501 SE Hawthorne Boulevard, Suite 600
Portland, Or 97214

Phone: (503) 988-5219 FAX (503) 988-5440

Email: district2@co.multnomah.or.us

Lisa Naito, Commission Dist. 3

501 SE Hawthorne Boulevard, Suite 600
Portland, Or 97214

Phone: (503) 988-5217 FAX (503) 988-5262

Email: district3@co.multnomah.or.us

Lonnie Roberts, Commission Dist. 4

501 SE Hawthorne Boulevard, Suite 600
Portland, Or 97214

Phone: (503) 988-5213 FAX (503) 988-5262

Email: lonnie.j.roberts@co.multnomah.or.us

On-line Streaming Media, View Board Meetings

www.co.multnomah.or.us/cc/live_broadcast.shtml

On-line Agendas & Agenda Packet Material

www.co.multnomah.or.us/cc/agenda.shtml

Americans with Disabilities Act Notice: If you need this agenda in an alternate format, or wish to participate in a Board Meeting, please call the Board Clerk (503) 988-3277, or the City/County Information Center TDD number (503) 823-6868, for information on available services and accessibility.

NOVEMBER 27, 28 & 29, 2007 BOARD MEETINGS FASTLOOK AGENDA ITEMS OF INTEREST

Pg 2	8:30 a.m. Tuesday Executive Session
Pg 2	10:30 a.m. Tuesday Jails Post Factor Study
Pg 2	9:00 a.m. Wednesday Executive Session
Pg 4	9:18 a.m. Thursday 2nd Reading of Ordinance Amending Code Enabling Application of Gresham Street Naming and Property Numbering Scheme
Pg 4	9:20 a.m. Thursday Resolution Authorizing Amendments to Ground Lease and Sublease Agreements with and The Port City Development Center
Pg 5	9:15 a.m. Thursday Resolution Authorizing a "County Digs" Project
Pg 5	10:00 a.m. Thursday County Housing Policy Briefing

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

Thursday, 9:00 AM, (LIVE) Channel 30

Saturday, 10:00 AM, Channel 29

Sunday, 11:00 AM, Channel 30

Tuesday, 8:15 PM, Channel 29

Produced through MetroEast Community Media
(503) 667-8848, ext. 332 for further info
or: <http://www.metroeast.org>

Tuesday, November 27, 2007 - **8:30 AM**
Multnomah Building, First Floor Commissioners Conference Room 112
501 SE Hawthorne Boulevard, Portland

EXECUTIVE SESSION

- E-1 The Multnomah County Board of Commissioners will meet in Executive Session Pursuant to ORS 192.660(2)(e). Only Representatives of the News Media and Designated Staff are allowed to attend. News Media and All Other Attendees are Specifically Directed Not to Disclose Information that is the Subject of the Session. No Final Decision will be made in the Session. Presented by County Attorney Agnes Sowle. 2 HOURS REQUESTED.
-

Tuesday, November 27, 2007 - **10:30 AM**
Multnomah Building, Fifth Floor Copper Conference Room 525
501 SE Hawthorne Boulevard, Portland

BOARD BRIEFINGS

- B-1 Work Done in Response to the DA Review and 2006 Grand Jury, and Process to Review the Post Factor Study. Presented by Bill Farver and Christine Kirk. 20 MINUTES REQUESTED.
- B-2 Multnomah County, Oregon Sheriff's Office Jails Post Factor Study. Presented by Pulitzer/Bogard & Associates, LLC and Liebert & Associates. 1 HOUR, 40 MINUTES REQUESTED.
-

Wednesday, November 28, 2007 - **9:00 AM**
Multnomah Building, Sixth Floor Commissioners Conference Room 635
501 SE Hawthorne Boulevard, Portland

EXECUTIVE SESSION

- E-1 The Multnomah County Board of Commissioners will meet in Executive Session Pursuant to ORS 192.660(2)(e) and (h). Only Representatives of the News Media and Designated Staff are allowed to attend. News Media and All Other Attendees are Specifically Directed Not to Disclose Information that is the Subject of the Session. No Final Decision will be made in the Session. Presented by County Attorney Agnes Sowle. 90 MINUTES REQUESTED.

Thursday, November 29, 2007 - 9:00 AM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

REGULAR MEETING

CONSENT CALENDAR - 9:00 AM **NON-DEPARTMENTAL**

C-1 RESOLUTION Ratifying November 20, 2007 Board Action Filling a Vacancy in the Legislative Assembly, Oregon State Senate District 14

DEPARTMENT OF COMMUNITY SERVICES

C-2 RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property to ASSOCIATION OF UNIT OWNERS OF COLUMBIA POINT WEST CONDOMINIUMS

C-3 RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property to BRUCE M SCHNEIDER

DEPARTMENT OF LIBRARY SERVICES

C-4 Budget Modification LIB-03 Increasing FTE for Three Positions in Central Library and Neighborhood Libraries Divisions and Correcting the Classification of a Budgeted Vacant Position in the Neighborhood Libraries Division

DEPARTMENT OF COUNTY MANAGEMENT

C-5 Budget Modification DCM-05 Reclassifying One Position in Information Technology and One Position in Risk Management as Determined by the Class/Comp Unit of Central Human Resources

REGULAR AGENDA **DISTRICT ATTORNEY'S OFFICE - 9:00 AM**

R-1 Budget Modification DA-03 Appropriating \$450,000 in Grant Funding from the US Department of Justice Community Oriented Policing Program Meth Initiative

COMMISSION ON CHILDREN, FAMILIES AND COMMUNITY – 9:03 AM

R-2 NOTICE OF INTENT to Apply for Funds for Runaway and Homeless Youth Services from the Oregon Commission on Children and Families

DEPARTMENT OF HEALTH – 9:06 AM

R-3 Budget Modification HD-21 Appropriating \$60,000 from Kaiser Permanente for the Health Department's Dental Clinics

DEPARTMENT OF COUNTY MANAGEMENT – 9:09 AM

R-4 Reallocation of Facilities Capital Project Funds FPM08-02, Multnomah County Justice Center Domestic H2O Boiler #1 Project

R-5 Reallocation of Facilities Asset Preservation Project Funds FPM08-03, Multnomah County East Southside Window Repair

DEPARTMENT OF COMMUNITY JUSTICE – 9:15 AM

R-6 Budget Modification DCJ-10 Appropriating \$70,350 from the Worksystems, Inc. U.S. Department of Labor Youth Offender Grant to Increase Job Readiness Skills in Youth Offenders

DEPARTMENT OF COMMUNITY SERVICES – 9:18 AM

R-7 Second Reading and Possible Adoption of a Proposed ORDINANCE Amending MCC Chapter 37, Administration and Procedures, and Chapter 38, Columbia River Gorge National Scenic Area to Incorporate and Amend the Street Naming and Property Numbering Provisions of MCC Chapter 11.05, Enabling Application of the City of Gresham Street Naming and Property Numbering Scheme to Certain Areas of Unincorporated Multnomah County, and Repealing MCC §§11.05.500 through 11.05.575

COUNTY ATTORNEY'S OFFICE – 9:20 AM

R-8 RESOLUTION Authorizing a First Amendment to the Ground Lease Agreement and a Second Amendment to the Sublease Agreement, Each Dated November 1, 2000 Executed by Multnomah County, Oregon, a Political Subdivision of the State of Oregon, as Lessor, and The Port City Development Center, an Oregon Not for Profit Corporation, as Lessee, in Connection with the Issuance of the County's \$2,000,000 Motor Vehicle Rental Tax Revenue Bonds, Series 2000A (501(c)(3))

PUBLIC COMMENT - 9:30 AM

Opportunity for Public Comment on non-agenda matters. Testimony is limited to three minutes per person. Fill out a speaker form available in the Boardroom and turn it into the Board Clerk.

NON-DEPARTMENTAL - 9:30 AM

R-9 **9:30 AM TIME CERTAIN:** Accepting the report by the Revenue Bureau to adopt a proposed administrative rule in order to remove the disincentive to diversified investing funds locating in Portland and/or Multnomah County. Presented by Warren Fish, Terri Williams, Mark Campbell. 15 MINUTES REQUESTED.

R-10 RESOLUTION Authorizing a "County Digs" Project to Enhance Opportunities for Urban Agricultural in Multnomah County. Presented by Kat West, Gary Thomas, Roger Meyer, Jennifer Erickson. 20 MINUTES REQUESTED.

DEPARTMENT OF COUNTY HUMAN SERVICES – 10:00 AM

R-11 Budget Modification DCHS-15 Increasing the Department of County Human Services Fiscal Year 2008 Budget by \$214,174 in Federal Housing and Urban Development Grant Funding

R-12 **10:00 AM TIME CERTAIN:** County Housing Policy Briefing. Presented by Joanne Fuller and Representatives from the Housing Authority of Portland and Portland Bureau of Housing and Community Development and Invited Others. 90 MINUTES REQUESTED.



MULTNOMAH COUNTY
AGENDA PLACEMENT REQUEST (short form)

Board Clerk Use Only	
Meeting Date:	<u>11/29/07</u>
Agenda Item #:	<u>C-1</u>
Est. Start Time:	<u>9:00 AM</u>
Date Submitted:	<u>11/20/07</u>

Agenda Title: **RESOLUTION Ratifying November 20, 2007 Board Action Filling a Vacancy in the Legislative Assembly, Oregon State Senate District**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Requested Meeting Date:	<u>November 29, 2007</u>	Amount of Time Requested:	<u>N/A</u>
Department:	<u>Non-Departmental</u>	Division:	<u>County Attorney</u>
Contact(s):	<u>Agnes Sowle</u>		
Phone:	<u>503 988-3138</u>	Ext.	<u>83138</u>
Presenter(s):	<u>Consent Calendar</u>	I/O Address:	<u>503/500</u>

General Information

1. What action are you requesting from the Board?

Ratify Board action taken November 20, 2007 unanimously appointing Mark Hass to fill a vacancy in the Oregon State Senate, District 14.

2. Please provide sufficient background information for the Board and the public to understand this issue.

On November 20, 2007, the Washington County and Multnomah County Commissioners met for the purpose of a public process and Board appointment to fill a vacancy in the Legislative Assembly, Oregon State Senate District 14 from Democratic Precinct Committee approved candidates Elizabeth Ann Bode, Mike Bohan, Mark Hass and Shantu Shah. The nominees were allowed general opening comments and following response to Board questions and upon roll call vote, the Washington County Board (with the exception of Commissioner Strader who abstained) and the Multnomah County Board (with the exception of Commissioner Roberts who was excused) appointed Mark Hass.

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

N/A

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

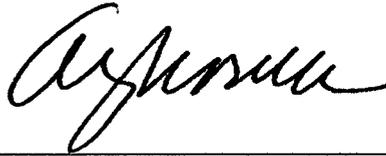
In compliance with ORS 171.060(3), a copy of the adopted Board Resolution was promptly forwarded to the Secretary of State.

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

The Democratic Party Precinct Committeepersons for Senate District 14 held a public meeting on October 29, 2007 and chose nominees Elizabeth Ann Bode, Mike Bohan, Mark Hass and Shantu Shah. The Washington County and Multnomah County Commissioners held a joint public meeting at 1:15 p.m. on Tuesday, November 20, 2007. Per Multnomah County Charter and Board Rules, the Resolution will be ratified at the Board's regular scheduled meeting at 9:00 a.m., Thursday, November 29, 2007.

Required Signature

**Elected Official or
Department/
Agency Director:**



Date: 11/20/07

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 07-179

Filling a Vacancy in the Legislative Assembly, Oregon State Senate District 14

The Multnomah County Board of Commissioners Finds:

- a. Effective October 28, 2007, there is a vacancy in Oregon State Senate, District 14, due to the resignation of State Senator Ryan Deckert.
- b. Pursuant to state law, on October 29, 2007, the Democratic Party Precinct Committeepersons of Senate District 14 met to choose nominees to fill the vacancy.
- c. The nominees chosen were: Elizabeth Ann Bode, Mike Bohan, Mark Hass and Shantu Shah.
- d. In accordance with procedures established by the Secretary of State, the Washington and Multnomah County Board of Commissioners considered the nominations at a joint public meeting at 1:00 p.m. on Tuesday, November 20, 2007.
- e. In accordance with ORS 171.062 each County is entitled to one vote for each 1,000 registered electors or major fraction of 1,000 (more than 500 registered electors, but less than 1,000) within Oregon State Senate District 14; and each County Commissioner is allotted the following number of votes:

Washington County: 60,685 or 61 votes divided by 5 = 12-1/5 votes per Commissioner
Multnomah County: 2,855 or 3 votes divided by 5 = 3/5 vote per Commissioner

- f. At the conclusion of the public meeting the Commissioners voted to appoint Mark Hass to fill the vacancy, said nominee having received the highest number of votes as indicated on the vote tabulation attached as **Exhibit A**.

The Multnomah County Board of Commissioners Resolves:

1. Mark Hass is selected as the appointee to fill the vacancy in the Legislative Assembly, Oregon State Senate District 14.

2. This Resolution shall promptly be forwarded to the Secretary of State as required by ORS 171.060(3).

ADOPTED this 20th day of November, 2007.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

TED WHEELER

Ted Wheeler, Chair

Maria Rojo de Steffey

Maria Rojo de Steffey, Commissioner District 1

Jeff Cogen

Jeff Cogen, Commissioner District 2

Lisa Naito

Lisa Naito, Commissioner District 3

Excused

Lonnie Roberts, Commissioner District 4

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

Agnes Sowle

By _____
Agnes Sowle, County Attorney

Exhibit A

VOTE TABULATION

In the matter of filling the vacancy in the Legislative Assembly, Oregon State Senate District 14, the following votes were cast at the Washington and Multnomah County Boards of Commissioners joint public meeting on Tuesday, November 20, 2007:

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

NOMINEE

Ted Wheeler
Chair, At Large

Mark Hass

Maria Rojo de Steffey
Vice-Chair, Commissioner District 1

Mark Hass

Jeff Cogen
Commissioner District 2

Mark Hass

Lisa Naito
Commissioner District 3

Mark Hass

Lonnie Roberts
Commissioner District 4

Excused

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

NOMINEE

Tom Brian
Chair, At Large

Mark Hass

Dick Schouten
Commissioner District 1

Mark Hass

Desari Strader
Commissioner District 2

Abstained

Roy Rogers
Vice Chair, Commissioner District 3

Mark Hass

Andy Duyck
Commissioner District 4

Mark Hass

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 07-179

Filling a Vacancy in the Legislative Assembly, Oregon State Senate District 14

The Multnomah County Board of Commissioners Finds:

- a. Effective October 28, 2007, there is a vacancy in Oregon State Senate, District 14, due to the resignation of State Senator Ryan Deckert.
- b. Pursuant to state law, on October 29, 2007, the Democratic Party Precinct Committeepersons of Senate District 14 met to choose nominees to fill the vacancy.
- c. The nominees chosen were: Elizabeth Ann Bode, Mike Bohan, Mark Hass and Shantu Shah.
- d. In accordance with procedures established by the Secretary of State, the Washington and Multnomah County Board of Commissioners considered the nominations at a joint public meeting at 1:00 p.m. on Tuesday, November 20, 2007.
- e. In accordance with ORS 171.062 each County is entitled to one vote for each 1,000 registered electors or major fraction of 1,000 (more than 500 registered electors, but less than 1,000) within Oregon State Senate District 14; and each County Commissioner is allotted the following number of votes:

Washington County: 60,685 or 61 votes divided by 5 = 12-1/5 votes per Commissioner
Multnomah County: 2,855 or 3 votes divided by 5 = 3/5 vote per Commissioner

- f. At the conclusion of the public meeting the Commissioners voted to appoint Mark Hass to fill the vacancy, said nominee having received the highest number of votes as indicated on the vote tabulation attached as **Exhibit A**.

The Multnomah County Board of Commissioners Resolves:

1. Mark Hass is selected as the appointee to fill the vacancy in the Legislative Assembly, Oregon State Senate District 14.

2. This Resolution shall promptly be forwarded to the Secretary of State as required by ORS 171.060(3).

ADOPTED this 20th day of November, 2007; ratified this 29th day of November, 2007.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

TED WHEELER

Ted Wheeler, Chair

Maria Rojo de Steffey

Maria Rojo de Steffey, Commissioner District 1

Jeff Cogen

Jeff Cogen, Commissioner District 2

Lisa Naito

Lisa Naito, Commissioner District 3

Excused

Lonnie Roberts, Commissioner District 4

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

Agnes Sowle

By _____
Agnes Sowle, County Attorney

Exhibit A

VOTE TABULATION

In the matter of filling the vacancy in the Legislative Assembly, Oregon State Senate District 14, the following votes were cast at the Washington and Multnomah County Boards of Commissioners joint public meeting on Tuesday, November 20, 2007:

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

NOMINEE

Ted Wheeler
Chair, At Large

Mark Hass

Maria Rojo de Steffey
Vice-Chair, Commissioner District 1

Mark Hass

Jeff Cogen
Commissioner District 2

Mark Hass

Lisa Naito
Commissioner District 3

Mark Hass

Lonnie Roberts
Commissioner District 4

Excused

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

NOMINEE

Tom Brian
Chair, At Large

Mark Hass

Dick Schouten
Commissioner District 1

Mark Hass

Desari Strader
Commissioner District 2

Abstained

Roy Rogers
Vice Chair, Commissioner District 3

Mark Hass

Andy Duyck
Commissioner District 4

Mark Hass



MULTNOMAH COUNTY
AGENDA PLACEMENT REQUEST short form

Board Clerk Use Only

Meeting Date: 11/29/07
Agenda Item #: C-2
Est. Start Time: 9:00 AM
Date Submitted: 11/05/07

Agenda Title: **RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property to ASSOCIATION OF UNIT OWNERS OF COLUMBIA POINT WEST CONDOMINIUMS**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Date Requested: November 29, 2007 **Time Requested:** Consent Item
Department: Community Services **Division:** Tax Title
Contact(s): Gary Thomas
Phone: 503-988-3590 **Ext.** 22591 **I/O Address:** 503/4/TT
Presenter(s): Gary Thomas

General Information

1. What action are you requesting from the Board?

The Tax Title Section is requesting the Board to approve the private sale of a tax foreclosed property to the ASSOCIATION OF UNIT OWNERS OF COLUMBIA POINT WEST CONDOMINIUMS.

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

The subject property is a strip irregular in shape that came into county ownership through the foreclosure of delinquent tax liens on September 25, 2006. The strip is 743'± long and varies in width between approximately 20' and 30'. The area of the strip is approximately 8,920 square feet. It is located between a common sidewalk used by residents of Columbia Point West Condominiums and the Columbia River.

The Columbia Point West Condominiums were constructed in 2000. The strip was created when the legal description for the subject strip was not included in the legal description of the plat. The developer was aware that the strip was not included in the legal description but failed to pay property taxes on the parcel. Three similar parcels adjacent to Columbia Point Condominiums, an adjacent condominium development, came into county ownership at the same time as the subject. We propose to sell the subject strip to the Homeowners Association of Columbia Point West Condominiums.

The plat, including the subject strip, was valued as a whole in 1999. When the condominiums were constructed in 2000 the strip was divided out. However, the land value placed on the strip was similar to the value placed on other Residential/Commercial land around the condominium complex. After six years of non-payment of taxes the trended value associated with the strip was substantial. Property values in the area were reviewed by the Appraisal Section and resulted in a lower assessed value for the strip which is considered to be excess land.

The attached Exhibit A shows the location of the strip. An aerial photo, Exhibit B, shows the strip and the surrounding properties.

Tax Title Division is confident that the shape and size of the property make it unsuitable for the construction or placement of a dwelling thereon under current zoning ordinances and building codes, as provided under ORS 275.225.

This action affects our Vibrant Communities Program Offer by placing a tax foreclosed property back onto the tax roll.

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

The private sale will allow for the recovery of a portion of the delinquent taxes, fees, and expenses. The sale will also reinstate the property on the tax roll (see Exhibit C).

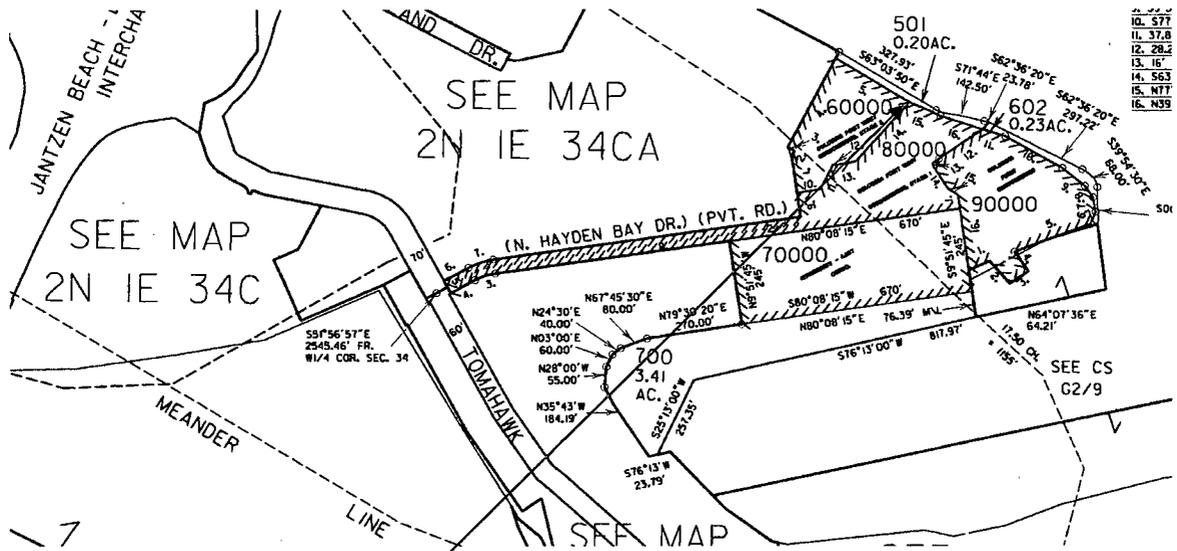
4. Explain any legal and/or policy issues involved.

No legal issues are expected. The parcel will be deeded "As Is" without guarantee of clear title.

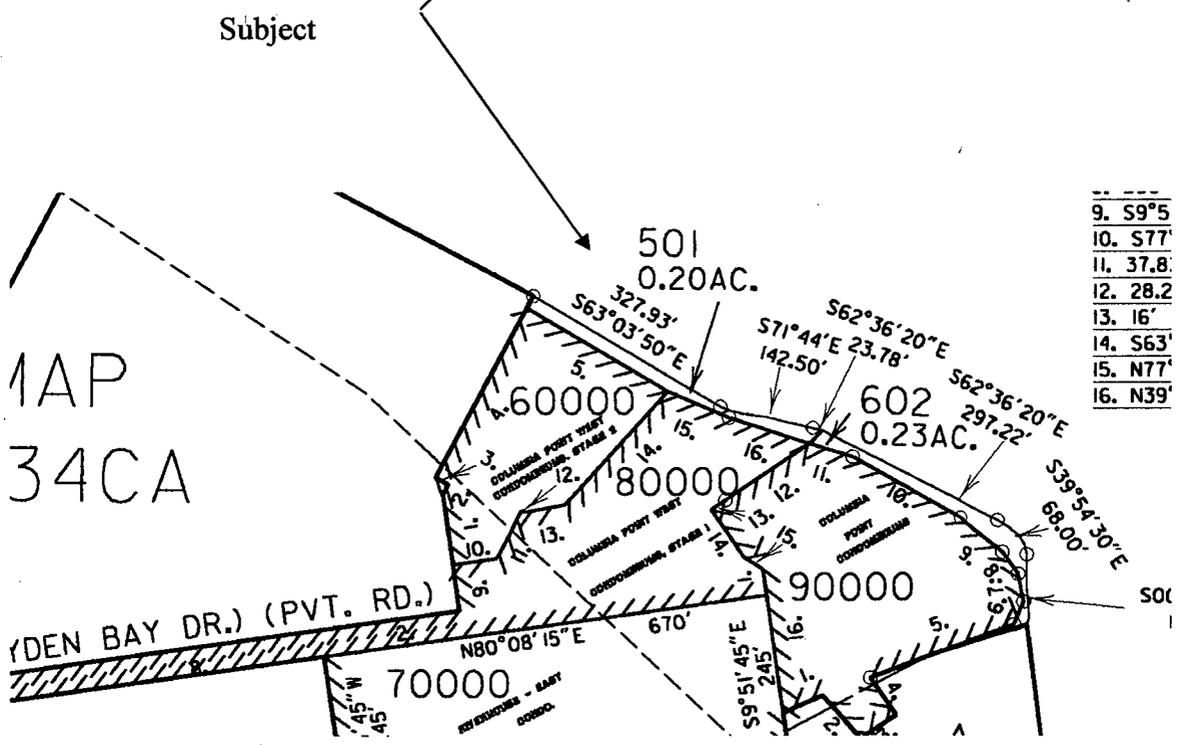
5. Explain any citizen and/or other government participation that has or will take place.

No citizen or government participation is anticipated.

EXHIBIT A



10. S77'
11. 37.8'
12. 28.2'
13. 16'
14. S63'
15. N77'
16. N39'



9. S9°5'
10. S77'
11. 37.8'
12. 28.2'
13. 16'
14. S63'
15. N77'
16. N39'

EXHIBIT B



Columbia Point West Condominiums

Subject strip

EXHIBIT C

LEGAL DESCRIPTION:

A tract of land in the Southeast One-Quarter of Section 34, Township 2 North, Range 1 East of the Willamette Meridian, Multnomah County, Oregon and described as follows:

Commencing at the Northwesterly corner of "Columbia Point Condominiums, Stage 1", recorded in Plat Book 1243 at Pages 85 to 91 on August 27, 1999; thence S69°50'21"W, a distance of 38.73 feet; thence S53°39'14"W, a distance of 179.60 feet; thence S17°35'06"E, a distance of 14.43 feet; thence S80°08'15"W, a distance of 197.99 feet; thence N09°51'45"W, a distance of 71.29 feet to the true point of beginning of the tract of land herein described: thence continuing N09°51'45"W, a distance of 107.81 feet; thence N26°01'25"E, a distance of 17.17 feet; thence N63°58'35"W, a distance of 22.30 feet to the Northerly line of Jantzen Beach Village Condominium; thence N26°01'25"E, a distance of 314.55 feet to a point on the 16 foot contour line (Columbia River Datum) on the North side of Hayden Island; thence following said 16 foot contour line S63°03'50"E, a distance of 327.93 feet; thence S71°44'00"E, a distance of 142.50 feet; S62°36'20"E, a distance of 23.78 feet; thence S53°38'15"W, a distance of 26.37 feet to the most Northerly corner of Columbia Point Condominiums, Stage 3; thence N73°15'15"W, a distance of 128.20 feet; thence N68°12'13"W, a distance of 99.74 feet; thence S39°55'02"W, a distance of 231.80 feet; thence S77°02'34"W, a distance of 61.35 feet; thence N63°58'27"W, a distance of 5.53 feet; thence S26°01'35"W, a distance of 16.00 feet; thence S23°16'54"W, a distance of 28.20 feet; thence S26°01'33"W, a distance of 37.83 feet; thence S80°08'15"W, a distance of 66.48 feet to the point of beginning.

Except that portion lying in "Columbia Point West Condominiums, Stage 2"

ADJACENT PROPERTY ADDRESS: Columbia Point West Condominiums
TAX ACCOUNT NUMBER: R487740
GREENSPACE DESIGNATION: No designation
SIZE OF PARCEL: More or less 8,920 square feet
ASSESSED VALUE: \$3,000

ITEMIZED EXPENSES FOR TOTAL PRICE OF PRIVATE SALE

BACK TAXES & INTEREST:	\$15,674.88
TAX TITLE MAINTENANCE COST & EXPENSES:	\$-0-
RECORDING FEE:	\$26.00
SUB-TOTAL	\$15,700.88
MINIMUM PRICE REQUEST OF PRIVATE SALE	\$4,500.00

Required Signature

**Department/
Agency Director:**

M. Cecilia Johnson

Date: 11/05/07

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Authorizing the Private Sale of a Tax Foreclosed Property to the ASSOCIATION OF UNIT OWNERS OF COLUMBIA POINT WEST CONDOMINIUMS

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County acquired the real property described in Exhibit A through the foreclosure of liens for delinquent real property taxes.
- b. The property has an assessed value of \$3,000.
- c. Although no written confirmation from the City of Portland was obtained, the Tax Title Division is confident that the shape and size of the property make it unsuitable for the construction or placement of a dwelling thereon under current zoning ordinances and building codes, as provided under ORS 275.225.
- d. The ASSOCIATION OF UNIT OWNERS OF COLUMBIA POINT WEST CONDOMINIUMS have agreed to pay \$4,500, an amount the Board finds to be a reasonable price for the property in conformity with ORS 275.225.

The Multnomah County Board of Commissioners Resolves:

1. Upon Tax Title's receipt of the payment of \$4,500 the Chair on behalf of Multnomah County is authorized to execute a deed, substantially in compliance with the attached deed; conveying to the ASSOCIATION OF UNIT OWNERS OF COLUMBIA POINT WEST CONDOMINIUMS the real property described in the attached Exhibit A.

ADOPTED this 29th day of November, 2007.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY:

M. Cecilia Johnson, Director, Dept. of Community Services

EXHIBIT A (RESOLUTION)

Legal Description:

A tract of land in the Southeast One-Quarter of Section 34, Township 2 North, Range 1 East of the Willamette Meridian, Multnomah County, Oregon and described as follows:

Commencing at the Northwesterly corner of "Columbia Point Condominiums, Stage 1", recorded in Plat Book 1243 at Pages 85 to 91 on August 27, 1999; thence S69°50'21"W, a distance of 38.73 feet; thence S53°39'14"W, a distance of 179.60 feet; thence S17°35'06"E, a distance of 14.43 feet; thence S80°08'15"W, a distance of 197.99 feet; thence N09°51'45"W, a distance of 71.29 feet to the true point of beginning of the tract of land herein described: thence continuing N09°51'45"W, a distance of 107.81 feet; thence N26°01'25"E, a distance of 17.17 feet; thence N63°58'35"W, a distance of 22.30 feet to the Northerly line of Jantzen Beach Village Condominium; thence N26°01'25"E, a distance of 314.55 feet to a point on the 16 foot contour line (Columbia River Datum) on the North side of Hayden Island; thence following said 16 foot contour line S63°03'50"E, a distance of 327.93 feet; thence S71°44'00"E, a distance of 142.50 feet; S62°36'20"E, a distance of 23.78 feet; thence S53°38'15"W, a distance of 26.37 feet to the most Northerly corner of Columbia Point Condominiums, Stage 3; thence N73°15'15"W, a distance of 128.20 feet; thence N68°12'13"W, a distance of 99.74 feet; thence S39°55'02"W, a distance of 231.80 feet; thence S77°02'34"W, a distance of 61.35 feet; thence N63°58'27"W, a distance of 5.53 feet; thence S26°01'35"W, a distance of 16.00 feet;; thence S23°16'54"W, a distance of 28.20 feet; thence S26°01'33"W, a distance of 37.83 feet; thence S80°08'15"W, a distance of 66.48 feet to the point of beginning.

Except that portion lying in "Columbia Point West Condominiums, Stage 2"

Until a change is requested, all tax statements shall be sent to the following address:
ASSOCIATION OF UNIT OWNERS OF
COLUMBIA POINT WEST CONDOMINIUMS
233 N HAYDEN BAY DR
PORTLAND, OR 97217

After recording, return to:
MULTNOMAH COUNTY
TAX TITLE DIVISION
503/4

Deed D072147 for R487740

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to the ASSOCIATION OF UNIT OWNERS OF COLUMBIA POINT WEST CONDOMINIUMS, Grantee, the real property described in the attached Exhibit A.

The true consideration paid for this transfer is \$4,500.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352

IN WITNESS WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Chair of the Multnomah County Board of Commissioners the 29th day of November 2007, by authority of a Resolution of the Board of County Commissioners heretofore entered of record.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Matthew O. Ryan, Assistant County Attorney

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

This Deed was acknowledged before me this 29th day of November 2007, by Ted Wheeler, to me personally known, as Chair of the Multnomah County Board of Commissioners, on behalf of the County by authority of the Multnomah County Board of Commissioners.

Deborah Lynn Bogstad
Notary Public for Oregon
My Commission expires: 6/27/09

EXHIBIT A
(Deed D072147 & Tax Account R487740)

LEGAL DESCRIPTION:

A tract of land in the Southeast One-Quarter of Section 34, Township 2 North, Range 1 East of the Willamette Meridian, Multnomah County, Oregon and described as follows:

Commencing at the Northwesterly corner of "Columbia Point Condominiums, Stage 1", recorded in Plat Book 1243 at Pages 85 to 91 on August 27, 1999; thence S69°50'21"W, a distance of 38.73 feet; thence S53°39'14"W, a distance of 179.60 feet; thence S17°35'06"E, a distance of 14.43 feet; thence S80°08'15"W, a distance of 197.99 feet; thence N09°51'45"W, a distance of 71.29 feet to the true point of beginning of the tract of land herein described: thence continuing N09°51'45"W, a distance of 107.81 feet; thence N26°01'25"E, a distance of 17.17 feet; thence N63°58'35"W, a distance of 22.30 feet to the Northerly line of Jantzen Beach Village Condominium; thence N26°01'25"E, a distance of 314.55 feet to a point on the 16 foot contour line (Columbia River Datum) on the North side of Hayden Island; thence following said 16 foot contour line S63°03'50"E, a distance of 327.93 feet; thence S71°44'00"E, a distance of 142.50 feet; S62°36'20"E, a distance of 23.78 feet; thence S53°38'15"W, a distance of 26.37 feet to the most Northerly corner of Columbia Point Condominiums, Stage 3; thence N73°15'15"W, a distance of 128.20 feet; thence N68°12'13"W, a distance of 99.74 feet; thence S39°55'02"W, a distance of 231.80 feet; thence S77°02'34"W, a distance of 61.35 feet; thence N63°58'27"W, a distance of 5.53 feet; thence S26°01'35"W, a distance of 16.00 feet; thence S23°16'54"W, a distance of 28.20 feet; thence S26°01'33"W, a distance of 37.83 feet; thence S80°08'15"W, a distance of 66.48 feet to the point of beginning.

Except that portion lying in "Columbia Point West Condominiums, Stage 2"

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 07-180

Authorizing the Private Sale of a Tax Foreclosed Property to the ASSOCIATION OF UNIT OWNERS OF COLUMBIA POINT WEST CONDOMINIUMS

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County acquired the real property described in Exhibit A through the foreclosure of liens for delinquent real property taxes.
- b. The property has an assessed value of \$3,000.
- c. Although no written confirmation from the City of Portland was obtained, the Tax Title Division is confident that the shape and size of the property make it unsuitable for the construction or placement of a dwelling thereon under current zoning ordinances and building codes, as provided under ORS 275.225.
- d. The ASSOCIATION OF UNIT OWNERS OF COLUMBIA POINT WEST CONDOMINIUMS have agreed to pay \$4,500, an amount the Board finds to be a reasonable price for the property in conformity with ORS 275.225.

The Multnomah County Board of Commissioners Resolves:

1. Upon Tax Title's receipt of the payment of \$4,500 the Chair on behalf of Multnomah County is authorized to execute a deed, substantially in compliance with the attached deed; conveying to the ASSOCIATION OF UNIT OWNERS OF COLUMBIA POINT WEST CONDOMINIUMS the real property described in the attached Exhibit A.

ADOPTED this 29th day of November, 2007.

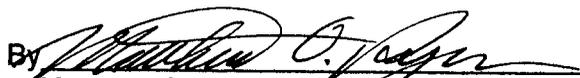


BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY:

M. Cecilia Johnson, Director, Dept. of Community Services
Page 1 of 4 - Resolution 07-180 and Deed Authorizing Private Sale

EXHIBIT A (RESOLUTION)

Legal Description:

A tract of land in the Southeast One-Quarter of Section 34, Township 2 North, Range 1 East of the Willamette Meridian, Multnomah County, Oregon and described as follows:

Commencing at the Northwesterly corner of "Columbia Point Condominiums, Stage 1", recorded in Plat Book 1243 at Pages 85 to 91 on August 27, 1999; thence S69°50'21"W, a distance of 38.73 feet; thence S53°39'14"W, a distance of 179.60 feet; thence S17°35'06"E, a distance of 14.43 feet; thence S80°08'15"W, a distance of 197.99 feet; thence N09°51'45"W, a distance of 71.29 feet to the true point of beginning of the tract of land herein described: thence continuing N09°51'45"W, a distance of 107.81 feet; thence N26°01'25"E, a distance of 17.17 feet; thence N63°58'35"W, a distance of 22.30 feet to the Northerly line of Jantzen Beach Village Condominium; thence N26°01'25"E, a distance of 314.55 feet to a point on the 16 foot contour line (Columbia River Datum) on the North side of Hayden Island; thence following said 16 foot contour line S63°03'50"E, a distance of 327.93 feet; thence S71°44'00"E, a distance of 142.50 feet; S62°36'20"E, a distance of 23.78 feet; thence S53°38'15"W, a distance of 26.37 feet to the most Northerly corner of Columbia Point Condominiums, Stage 3; thence N73°15'15"W, a distance of 128.20 feet; thence N68°12'13"W, a distance of 99.74 feet; thence S39°55'02"W, a distance of 231.80 feet; thence S77°02'34"W, a distance of 61.35 feet; thence N63°58'27"W, a distance of 5.53 feet; thence S26°01'35"W, a distance of 16.00 feet; thence S23°16'54"W, a distance of 28.20 feet; thence S26°01'33"W, a distance of 37.83 feet; thence S80°08'15"W, a distance of 66.48 feet to the point of beginning.

Except that portion lying in "Columbia Point West Condominiums, Stage 2"

Until a change is requested, all tax statements shall be sent to the following address:
ASSOCIATION OF UNIT OWNERS OF
COLUMBIA POINT WEST CONDOMINIUMS
233 N HAYDEN BAY DR
PORTLAND, OR 97217

After recording, return to:
MULTNOMAH COUNTY
TAX TITLE DIVISION
503/4

Deed D072147 for R487740

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to the ASSOCIATION OF UNIT OWNERS OF COLUMBIA POINT WEST CONDOMINIUMS, Grantee, the real property described in the attached Exhibit A.

The true consideration paid for this transfer is \$4,500.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352

IN WITNESS WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Chair of the Multnomah County Board of Commissioners the 29th day of November 2007, by authority of a Resolution of the Board of County Commissioners heretofore entered of record.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Matthew O. Ryan, Assistant County Attorney

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

This Deed was acknowledged before me this 29th day of November 2007, by Ted Wheeler, to me personally known, as Chair of the Multnomah County Board of Commissioners, on behalf of the County by authority of the Multnomah County Board of Commissioners.

Deborah Lynn Bogstad
Notary Public for Oregon
My Commission expires: 6/27/09

EXHIBIT A
(Deed D072147 & Tax Account R487740)

LEGAL DESCRIPTION:

A tract of land in the Southeast One-Quarter of Section 34, Township 2 North, Range 1 East of the Willamette Meridian, Multnomah County, Oregon and described as follows:

Commencing at the Northwesterly corner of "Columbia Point Condominiums, Stage 1", recorded in Plat Book 1243 at Pages 85 to 91 on August 27, 1999; thence S69°50'21"W, a distance of 38.73 feet; thence S53°39'14"W, a distance of 179.60 feet; thence S17°35'06"E, a distance of 14.43 feet; thence S80°08'15"W, a distance of 197.99 feet; thence N09°51'45"W, a distance of 71.29 feet to the true point of beginning of the tract of land herein described: thence continuing N09°51'45"W, a distance of 107.81 feet; thence N26°01'25"E, a distance of 17.17 feet; thence N63°58'35"W, a distance of 22.30 feet to the Northerly line of Jantzen Beach Village Condominium; thence N26°01'25"E, a distance of 314.55 feet to a point on the 16 foot contour line (Columbia River Datum) on the North side of Hayden Island; thence following said 16 foot contour line S63°03'50"E, a distance of 327.93 feet; thence S71°44'00"E, a distance of 142.50 feet; S62°36'20"E, a distance of 23.78 feet; thence S53°38'15"W, a distance of 26.37 feet to the most Northerly corner of Columbia Point Condominiums, Stage 3; thence N73°15'15"W, a distance of 128.20 feet; thence N68°12'13"W, a distance of 99.74 feet; thence S39°55'02"W, a distance of 231.80 feet; thence S77°02'34"W, a distance of 61.35 feet; thence N63°58'27"W, a distance of 5.53 feet; thence S26°01'35"W, a distance of 16.00 feet;; thence S23°16'54"W, a distance of 28.20 feet; thence S26°01'33"W, a distance of 37.83 feet; thence S80°08'15"W, a distance of 66.48 feet to the point of beginning.

Except that portion lying in "Columbia Point West Condominiums, Stage 2"

Until a change is requested, all tax statements shall be sent to the following address:
ASSOCIATION OF UNIT OWNERS OF
COLUMBIA POINT WEST CONDOMINIUMS
233 N HAYDEN BAY DR
PORTLAND, OR 97217

After recording, return to:
MULTNOMAH COUNTY
TAX TITLE DIVISION
503/4

Deed D072147 for R487740

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to the ASSOCIATION OF UNIT OWNERS OF COLUMBIA POINT WEST CONDOMINIUMS, Grantee, the real property described in the attached Exhibit A.

The true consideration paid for this transfer is \$4,500.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352

IN WITNESS WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Chair of the Multnomah County Board of Commissioners the 29th day of November 2007, by authority of a Resolution of the Board of County Commissioners heretofore entered of record.

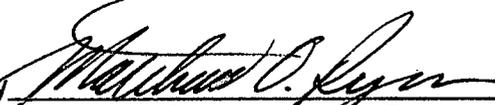


BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Ted Wheeler, Chair

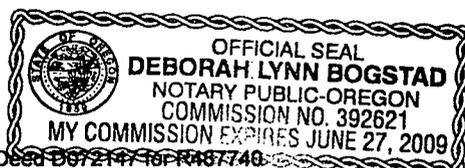
REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Matthew O. Ryan, Assistant County Attorney

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

This Deed was acknowledged before me this 29th day of November 2007, by Ted Wheeler, to me personally known, as Chair of the Multnomah County Board of Commissioners, on behalf of the County by authority of the Multnomah County Board of Commissioners.



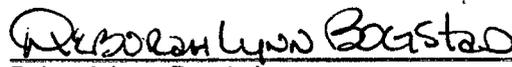

Deborah Lynn Bogstad
Notary Public for Oregon
My Commission expires: 6/27/09

EXHIBIT A
(Deed D072147 & Tax Account R487740)

LEGAL DESCRIPTION:

A tract of land in the Southeast One-Quarter of Section 34, Township 2 North, Range 1 East of the Willamette Meridian, Multnomah County, Oregon and described as follows:

Commencing at the Northwesterly corner of "Columbia Point Condominiums, Stage 1", recorded in Plat Book 1243 at Pages 85 to 91 on August 27, 1999; thence S69°50'21"W, a distance of 38.73 feet; thence S53°39'14"W, a distance of 179.60 feet; thence S17°35'06"E, a distance of 14.43 feet; thence S80°08'15"W, a distance of 197.99 feet; thence N09°51'45"W, a distance of 71.29 feet to the true point of beginning of the tract of land herein described: thence continuing N09°51'45"W, a distance of 107.81 feet; thence N26°01'25"E, a distance of 17.17 feet; thence N63°58'35"W, a distance of 22.30 feet to the Northerly line of Jantzen Beach Village Condominium; thence N26°01'25"E, a distance of 314.55 feet to a point on the 16 foot contour line (Columbia River Datum) on the North side of Hayden Island; thence following said 16 foot contour line S63°03'50"E, a distance of 327.93 feet; thence S71°44'00"E, a distance of 142.50 feet; S62°36'20"E, a distance of 23.78 feet; thence S53°38'15"W, a distance of 26.37 feet to the most Northerly corner of Columbia Point Condominiums, Stage 3; thence N73°15'15"W, a distance of 128.20 feet; thence N68°12'13"W, a distance of 99.74 feet; thence S39°55'02"W, a distance of 231.80 feet; thence S77°02'34"W, a distance of 61.35 feet; thence N63°58'27"W, a distance of 5.53 feet; thence S26°01'35"W, a distance of 16.00 feet; thence S23°16'54"W, a distance of 28.20 feet; thence S26°01'33"W, a distance of 37.83 feet; thence S80°08'15"W, a distance of 66.48 feet to the point of beginning.

Except that portion lying in "Columbia Point West Condominiums, Stage 2"



MULTNOMAH COUNTY
AGENDA PLACEMENT REQUEST short form

Board Clerk Use Only

Meeting Date: 11/29/07
Agenda Item #: C-3
Est. Start Time: 9:00 AM
Date Submitted: 11/05/07

Agenda Title: **RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property to BRUCE M SCHNEIDER**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Date Requested: November 29, 2007 **Time Requested:** Consent Item
Department: Community Services **Division:** Tax Title
Contact(s): Gary Thomas
Phone: 503-988-3590 **Ext.** 22591 **I/O Address:** 503/4/TT
Presenter(s): Gary Thomas

General Information

1. What action are you requesting from the Board?

The Tax Title Section is requesting the Board to approve the private sale of a tax foreclosed property to BRUCE M SCHNEIDER.

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

The subject property is a strip more or less 4.25' x 46.25' in dimension that came into county ownership through the foreclosure of delinquent tax liens on September 23, 2003. The area of the strip is approximately 184 square feet. It is located in a commercial/industrial zoned area of inner southeast Portland between a lot associated with 1015 SE Woodward ST and a lot associated with 2711 SE Milwaukie AVE.

A state map correction created the strip when it was determined that the legal description for the strip was not included in any of the adjacent property deeds. The county's Cartography Section researched the strip and could not determine who the former owner of record was. Since the tax account was shown on the tax records with an unknown owner and unknown address, the strip came into county ownership through tax foreclosure after six years.

Looking at the legal description on the deed for the adjacent property, Tax Lot #11900, the legal description for the strip is excluded from the deed for that property. Two surveys of the immediate area completed in 1954 and 1979 appear to show that the strip is a part of Tax Lot #11700. The

attached aerial photo, Exhibit B, also shows that the strip is a part of TL #11700. We propose to sell the strip to the owner of TL#11700.

The attached Exhibit A shows the location of the strip. An aerial photo, Exhibit B, shows the strip and the surrounding properties.

Tax Title Division is confident that the shape and size of the property make it unsuitable for the construction or placement of a dwelling thereon under current zoning ordinances and building codes, as provided under ORS 275.225.

This action affects our Vibrant Communities Program Offer by placing a tax foreclosed property back onto the tax roll.

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

The private sale will allow for the recovery of the delinquent taxes, fees, and expenses. The sale will also reinstate the property on the tax roll (see Exhibit C).

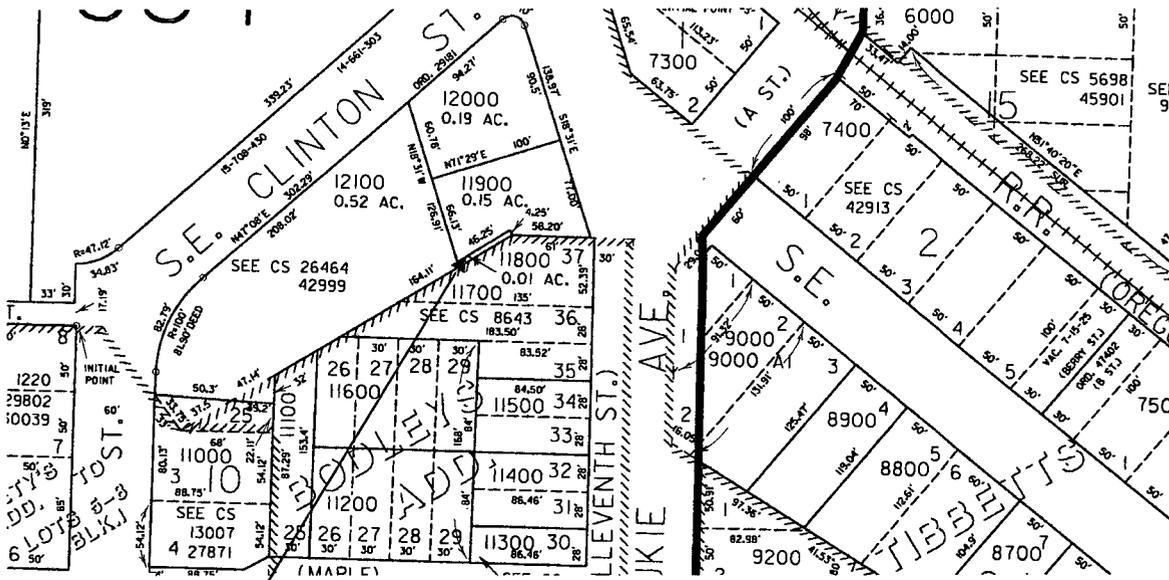
4. Explain any legal and/or policy issues involved.

No legal issues are expected. The parcel will be deeded "As Is" without guarantee of clear title.

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

No citizen or government participation is anticipated.

EXHIBIT A



Subject strip

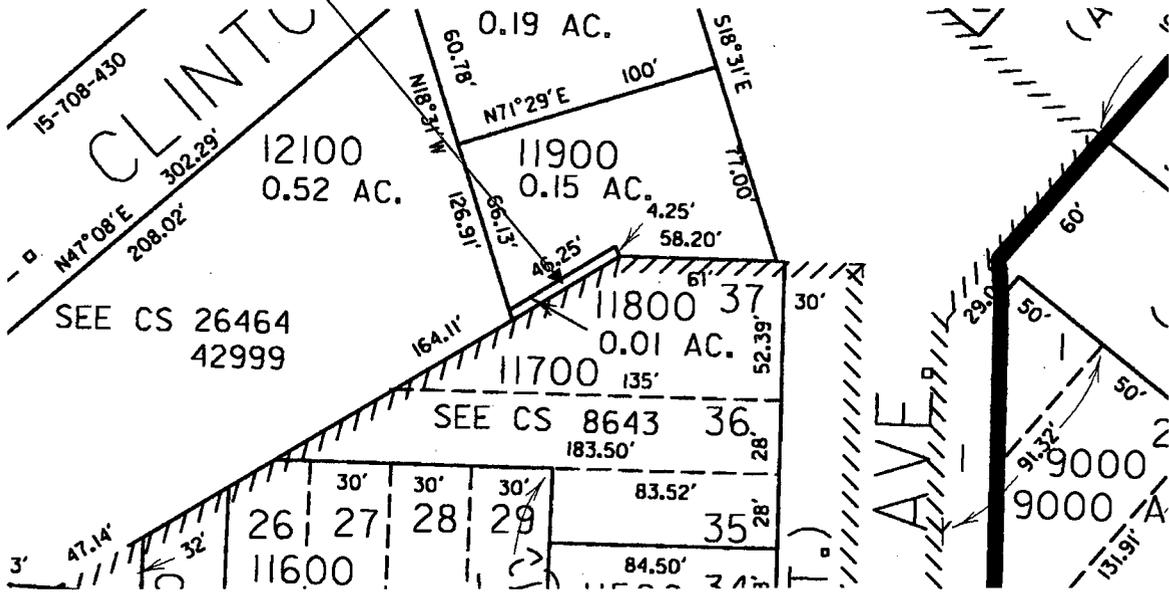


EXHIBIT B



TL #11700 associated with 1015 SE Woodward ST

County owned strip

EXHIBIT C

LEGAL DESCRIPTION:

A tract of land in the Northwest One-Quarter of Section 11, Township 1 South, Range 1 East of the Willamette Meridian, Multnomah County, Oregon, and described as follows:

Beginning at the Northwest corner of Lot 37, Bodleys Addition, a duly recorded plat of Multnomah County; thence N24°14'W, a distance of 4.25 feet; thence S55°50'W, a distance of 46.25 feet; thence S18°13'E to the Northwesterly line of said Lot 37; thence Northeasterly along said line to the point of beginning

ADJACENT PROPERTY ADDRESS:	Vacant lot associated with 1015 SE Woodward ST
TAX ACCOUNT NUMBER:	R328045
GREENSPACE DESIGNATION:	No designation
SIZE OF PARCEL:	More or less 184 square feet
ASSESSED VALUE:	\$200

ITEMIZED EXPENSES FOR TOTAL PRICE OF PRIVATE SALE

BACK TAXES & INTEREST:	\$62.78
TAX TITLE MAINTENANCE COST & EXPENSES:	\$-0-
RECORDING FEE:	\$26.00
SUB-TOTAL	\$88.78
MINIMUM PRICE REQUEST OF PRIVATE SALE	\$100.00

Required Signature

**Department/
Agency Director:**

M. Cecilia Johnson

Date: 11/05/07

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Authorizing the Private Sale of a Tax Foreclosed Property to BRUCE M. SCHNEIDER

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County acquired through the foreclosure of liens for delinquent real property taxes, the following described real property:

A tract of land in the Northwest One-Quarter of Section 11, Township 1 South, Range 1 East of the Willamette Meridian, Multnomah County, Oregon, and described as follows:

Beginning at the Northwest corner of Lot 37, Bodleys Addition, a duly recorded plat of Multnomah County; thence N24°14'W, a distance of 4.25 feet; thence S55°50'W, a distance of 46.25 feet; thence S18°13'E to the Northwesterly line of said Lot 37; thence Northeasterly along said line to the point of beginning

- b. The property has an assessed value of \$200.
- c. Although no written confirmation from the City of Portland was obtained, the Tax Title Division is confident that the irregular shape and size of the property make it unsuitable for the construction or placement of a dwelling thereon under current zoning ordinances and building codes, as provided under ORS 275.225.
- d. BRUCE M. SCHNEIDER has agreed to pay \$100, an amount the Board finds to be a reasonable price for the property in conformity with ORS 275.225.

The Multnomah County Board of Commissioners Resolves:

1. Upon Tax Title's receipt of the payment of \$100, the Chair on behalf of Multnomah County is authorized to execute a deed, substantially in compliance with the attached deed; conveying to BRUCE M. SCHNEIDER the above described real property.

ADOPTED this 29th day of November, 2007.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY:
M. Cecilia Johnson, Director, Dept. of Community Services

Until a change is requested, all tax statements
Shall be sent to the following address:
BRUCE M. SCHNEIDER
1015 SE WOODWARD ST
PORTLAND OR 97202-2538

After recording, return to:
MULTNOMAH COUNTY
TAX TITLE DIVISION
503/4

Deed D072148 For R328045

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, Grantor, conveys to BRUCE M. SCHNEIDER, Grantee, the following real property:

A tract of land in the Northwest One-Quarter of Section 11, Township 1 South, Range 1 East of the Willamette Meridian, Multnomah County, Oregon, and described as follows:

Beginning at the Northwest corner of Lot 37, Bodleys Addition, a duly recorded plat of Multnomah County; thence N24°14'W, a distance of 4.25 feet; thence S55°50'W, a distance of 46.25 feet; thence S18°13'E to the Northwesterly line of said Lot 37; thence Northeasterly along said line to the point of beginning

The true consideration paid for this transfer is \$100.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352

IN WITNESS WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Chair of the Multnomah County Board of Commissioners the 29th day of November 2007, by authority of a Resolution of the Board of County Commissioners heretofore entered of record.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Matthew O. Ryan, Assistant County Attorney

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

This Deed was acknowledged before me this 29th day of November 2007, by Ted Wheeler, to me personally known, as Chair of the Multnomah County Board of Commissioners, on behalf of the County by authority of the Multnomah County Board of Commissioners.

Deborah Lynn Bogstad
Notary Public for Oregon
My Commission expires: 6/27/09

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 07-181

Authorizing the Private Sale of a Tax Foreclosed Property to BRUCE M. SCHNEIDER

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County acquired through the foreclosure of liens for delinquent real property taxes, the following described real property:

A tract of land in the Northwest One-Quarter of Section 11, Township 1 South, Range 1 East of the Willamette Meridian, Multnomah County, Oregon, and described as follows:

Beginning at the Northwest corner of Lot 37, Bodleys Addition, a duly recorded plat of Multnomah County; thence N24°14'W, a distance of 4.25 feet; thence S55°50'W, a distance of 46.25 feet; thence S18°13'E to the Northwesterly line of said Lot 37; thence Northeasterly along said line to the point of beginning

- b. The property has an assessed value of \$200.
- c. Although no written confirmation from the City of Portland was obtained, the Tax Title Division is confident that the irregular shape and size of the property make it unsuitable for the construction or placement of a dwelling thereon under current zoning ordinances and building codes, as provided under ORS 275.225.
- d. BRUCE M. SCHNEIDER has agreed to pay \$100, an amount the Board finds to be a reasonable price for the property in conformity with ORS 275.225.

The Multnomah County Board of Commissioners Resolves:

1. Upon Tax Title's receipt of the payment of \$100, the Chair on behalf of Multnomah County is authorized to execute a deed, substantially in compliance with the attached deed; conveying to BRUCE M. SCHNEIDER the above described real property.

ADOPTED this 29th day of November, 2007.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Matthew O. Ryan, Assistant County Attorney

SUBMITTED BY:

M. Cecilia Johnson, Director, Dept. of Community Services

Until a change is requested, all tax statements
Shall be sent to the following address:
BRUCE M. SCHNEIDER
1015 SE WOODWARD ST
PORTLAND OR 97202-2538

After recording, return to:
MULTNOMAH COUNTY
TAX TITLE DIVISION
503/4

Deed D072148 For R328045

MULTNOMAH COUNTY, a political subdivision of the State of Oregon, **Grantor**, conveys to BRUCE M. SCHNEIDER, **Grantee**, the following real property:

A tract of land in the Northwest One-Quarter of Section 11, Township 1 South, Range 1 East of the Willamette Meridian, Multnomah County, Oregon, and described as follows:

Beginning at the Northwest corner of Lot 37, Bodleys Addition, a duly recorded plat of Multnomah County; thence N24°14'W, a distance of 4.25 feet; thence S55°50'W, a distance of 46.25 feet; thence S18°13'E to the Northwesterly line of said Lot 37; thence Northeasterly along said line to the point of beginning

The true consideration paid for this transfer is \$100.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352

IN WITNESS WHEREOF, MULTNOMAH COUNTY has caused these presents to be executed by the Chair of the Multnomah County Board of Commissioners the 29th day of November 2007, by authority of a Resolution of the Board of County Commissioners heretofore entered of record.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Matthew O. Ryan, Assistant County Attorney

STATE OF OREGON)
) ss
COUNTY OF MULTNOMAH)

This Deed was acknowledged before me this 29th day of November 2007, by Ted Wheeler, to me personally known, as Chair of the Multnomah County Board of Commissioners, on behalf of the County by authority of the Multnomah County Board of Commissioners.

Deborah Lynn Bogstad
Notary Public for Oregon
My Commission expires: 6/27/09



MULTNOMAH COUNTY
AGENDA PLACEMENT REQUEST (long form)

APPROVED : MULTNOMAH COUNTY
 BOARD OF COMMISSIONERS
 AGENDA # C-4 DATE 11-29-07
 DEBORAH L. BOGSTAD, BOARD CLERK

Board Clerk Use Only	
Meeting Date:	<u>11/29/07</u>
Agenda Item #:	<u>C-4</u>
Est. Start Time:	<u>9:00 AM</u>
Date Submitted:	<u>11/06/07</u>

BUDGET MODIFICATION: LIB-03

Agenda Title:	Budget Modification LIB-03 Increasing FTE for Three Positions in Central Library and Neighborhood Libraries Divisions and Correcting the Classification of a Budgeted Vacant Position in the Neighborhood Libraries Division
----------------------	---

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Requested Meeting Date:	<u>November, 29, 2007</u>	Amount of Time Needed:	<u>Not applicable</u>
Department:	<u>Library</u>	Division:	<u>Central Lib., Neighborhood Lib.</u>
Contact(s):	<u>Becky Cobb</u>		
Phone:	<u>503-988-5499</u>	Ext.	<u>85499</u>
Presenter(s):	<u>Consent Calendar</u>	I/O Address:	<u>317/ADM/SUPSV</u>

General Information

1. What action are you requesting from the Board?

Requesting board approval to increase FTEs for three library positions and to correct the classification of a budgeted vacant position. The total net FTE increase is 0.25.

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

1. Increase a Program Development Specialist, Sr. from a 0.5 FTE position to a 0.75 FTE position in Central Library Director's Office budget. This position coordinates Library system-wide reference services. Additional costs are absorbed by the Central Library and Neighborhood Libraries budgets.
2. Increase a Library Assistant from a 0.5 FTE position to a 1.0 FTE position at Belmont Library to accommodate increased workloads. A 1.0 FTE Library Clerk vacant position was reduced to a 0.75 FTE position and a 0.5 FTE Library Clerk vacant position was eliminated at Central Library Circulation to cover the additional costs.
3. Increase a bilingual Librarian from a 0.75 FTE position to a 1.0 FTE position at Gresham

Library to assist with the selection of Spanish language library collections. Reductions were taken in the Technical Services supplies budget to cover the additional costs.

4. Correct the classification of a 0.75 FTE vacant position at Woodstock Library from a Library Clerk to a Library Page. The position should have been budgeted as a Library Page. Cost savings from this change were contributed to cover the additional cost for the above changes in the Neighborhood Libraries Division.

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

There is no net financial impact in current year; \$18,497 net increase in personnel is being covered by reductions in supplies and professional services. On an ongoing basis, personnel costs increase by \$25,939 plus COLAs, step increases, etc. The Library anticipates making adjustments in its FY 09 budget to accommodate these increased costs.

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

Not applicable.

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

Not applicable.

ATTACHMENT A

Budget Modification

If the request is a **Budget Modification**, please answer all of the following in detail:

- **What revenue is being changed and why?**

There is no change in revenue.

- **What budgets are increased/decreased?**

There is no net change in expenditure budget.

Central Library- Central Director's Office (802000): Personnel is increased by \$13,165, Professional Services is reduced by \$6,583;

Central Library-Circulation Svc. (802110): Personnel is reduced by \$44,150;

Neighborhood Libraries -Belmont Library (805220): Personnel is increased by \$30,761;

Neighborhood Libraries -Gresham Library (805270): Personnel is increased by \$25,613;

Support Services-Cataloging Svc. (803120): Supplies is reduced by \$11,915;

Neighborhood Libraries -Woodstock Library (805380): Personnel is reduced by \$6,891;

- **What do the changes accomplish?**

The change in classification more accurately reflects the level and scope of the job duties.

- **Do any personnel actions result from this budget modification? Explain.**

1. Increase position 712408, Program Development Specialist, Sr. from 0.5 FTE to 0.75 FTE in Central Library Director's Office.
2. Increase position 706705, Library Assistant from 0.5 FTE to 1.0 FTE at Belmont Library.
3. Increase position 706193, bilingual Librarian from 0.75 FTE to 1.0 FTE at Gresham Library.
4. Correct position 713125 classification from Library Clerk to Library Page at Woodstock Library.

- **How will the county indirect, central finance and human resources and departmental overhead costs be covered?**

There is no change to the indirect as there is no net dollar amount change in expenditure.

- **Is the revenue one-time-only in nature? Will the function be ongoing? What plans are in place to identify a sufficient ongoing funding stream?**

Not applicable.

- **If a grant, what period does the grant cover?**

Not applicable.

- **If a grant, when the grant expires, what are funding plans?**

Not applicable.

NOTE: If a Budget Modification or a Contingency Request attach a Budget Modification Expense & Revenues Worksheet and/or a Budget Modification Personnel Worksheet.

ATTACHMENT B

BUDGET MODIFICATION: LIB-03

Required Signatures

**Elected Official or
Department/
Agency Director:**

Molly Raphael

Date: 10/31/07

Molly Raphael

Budget Analyst:

Michael D. Jaspin

Date: 11/06/07

Mike Jaspin

Department HR:

Leila Wrathall

Date: 10/30/07

Leila Wrathall

Countywide HR:

Not applicable

Date: _____

Budget Modification ID: **08-LIB-BM-03****EXPENDITURES & REVENUES**

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

Budget/Fiscal Year: 2008

Line No.	Fund Center	Fund Code	Func. Area	Accounting Unit			Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
				Internal Order	Cost Center	WBS Element						
1	80-20	1510	70		802000		60000	252,761	262,543	9,782		Permanent
2	80-20	1510	70		802000		60130	79,549	82,394	2,845		Salary Related
3	80-20	1510	70		802000		60140	51,640	52,178	538		Insurance
4	80-20	1510	70		802000		60170	25,000	18,417	(6,583)	6,582	Professional Services
5	80-20	1510	70		802000		60350	44,890	45,041	151		Central Indirect @ 2.29%
6									0			
7	80-20	1510	70		802110		60000	1,095,412	1,070,423	(24,989)		Permanent
8	80-20	1510	70		802110		60130	351,017	343,235	(7,782)		Salary Related
9	80-20	1510	70		802110		60140	328,006	316,627	(11,379)	(44,150)	Insurance
10	80-20	1510	70		802110		60350	41,791	40,780	(1,011)		Central Indirect @ 2.29%
11									0			
12	80-50	1510	70		805220		60000	525,460	544,287	18,827		Permanent
13	80-50	1510	70		805220		60130	164,266	170,308	6,042		Salary Related
14	80-50	1510	70		805220		60140	172,346	178,238	5,892	30,761	Insurance
15	80-50	1510	70		805220		60350	22,690	23,394	704		Central Indirect @ 2.29%
16									0			
17	80-50	1510	70		805270		60000	906,946	921,452	14,506		Permanent
18	80-50	1510	70		805270		60120	12,134	12,714	580		Premium
19	80-50	1510	70		805270		60130	290,384	295,226	4,842		Salary Related
20	80-50	1510	70		805270		60140	248,723	254,409	5,686	25,613	Insurance
21	80-50	1510	70		805270		60350	39,784	40,371	587		Central Indirect @ 2.29%
22									0			
23	80-30	1510	70		803120		60240	40,094	28,179	(11,915)	(11,915)	Supplies
24	80-30	1510	70		803120		60350	29,289	29,016	(273)		Central Indirect @ 2.29%
25									0			
26	80-50	1510	70		805380		60000	440,003	434,882	(5,121)		Permanent
27	80-50	1510	70		805380		60130	137,793	136,304	(1,489)		Salary Related
28	80-50	1510	70		805380		60140	124,226	123,944	(282)	(6,891)	Insurance
29	80-50	1510	70		805380		60350	19,043	18,885	(158)		Central Indirect @ 2.29%
									0		0	Total - Page 1
									0		0	GRAND TOTAL

EXPENDITURES & REVENUES

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

Budget/Fiscal Year: 2008

Line No.	Fund Center	Fund Code	Func. Area	Internal Order	Accounting Unit		Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
					Cost Center	WBS Element						
30	72-10	3500	20		705210		50316		(454)	(454)		Insurance Revenue
31	72-10	3500	20		705210		60330		454	454		Offsetting expenditure
32									0			
33									0			
34									0			
35									0			
36									0			
37									0			
38									0			
39									0			
40									0			
41									0			
42									0			
43									0			
44									0			
45									0			
46									0			
47									0			
48									0			
49									0			
50									0			
51									0			
52									0			
53									0			
54									0			
55									0			
56									0			
57									0			
58									0			
										0	0	Total - Page 2
										0	0	GRAND TOTAL

ANNUALIZED PERSONNEL CHANGE

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

						ANNUALIZED			
Fund	Job #	HR Org	Position Title	Position Number	FTE	BASE PAY	FRINGE	INSUR	TOTAL
1510	6088	61689	Program Dev. Specialist, Sr.	712408	(0.50)	(34,390)	(10,000)	(7,040)	(51,430)
1510	6088	61689	Program Dev. Specialist, Sr.	712408	0.75	49,702	14,453	7,883	72,037
									0
1510	7202	61691	Library Clerk	700289	(0.50)	(17,101)	(5,488)	(6,090)	(28,678)
1510	7202	61691	Library Clerk	705222	(1.00)	(31,553)	(9,176)	(11,740)	(52,469)
1510	7202	61691	Library Clerk	705222	0.75	23,665	6,882	6,451	36,997
1510	7211	61743	Library Assistant	706705	(0.50)	(20,094)	(6,448)	(6,254)	(32,796)
1510	7211	61743	Library Assistant	706705	1.00	38,921	12,490	12,146	63,556
									0
1510	7222	61747	Librarian, Bilingual	706193	(0.75)	(46,221)	(14,832)	(7,691)	(68,744)
1510	7222	61747	Librarian, Bilingual	706193	1.00	61,307	19,673	13,377	94,357
									0
1510	7202	61740	Library Clerk	713125	(0.75)	(21,877)	(6,362)	(6,352)	(34,591)
1510	7203	61740	Library Page	713125	0.75	16,756	4,873	6,071	27,699
									0
TOTAL ANNUALIZED CHANGES					0.25	19,115	6,065	758	25,939

CURRENT YEAR PERSONNEL DOLLAR CHANGE

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

						CURRENT YEAR			
Fund	Job #	HR Org	Position Title	Position Number	FTE	BASE PAY	FRINGE	INSUR	TOTAL
1510	6088	61689	Program Dev. Specialist, Sr.	712408	(0.50)	(34,390)	(10,000)	(7,040)	(51,430)
1510	6088	61689	Program Dev. Specialist, Sr.	712408	0.75	44,172	12,845	7,578	64,595
									0
1510	7202	61691	Library Clerk	700289	(0.50)	(17,101)	(5,488)	(6,090)	(28,678)
1510	7202	61691	Library Clerk	705222	(1.00)	(31,553)	(9,176)	(11,740)	(52,469)
1510	7202	61691	Library Clerk	705222	0.75	23,665	6,882	6,451	36,997
1510	7211	61743	Library Assistant	706705	(0.50)	(20,094)	(6,448)	(6,254)	(32,796)
1510	7211	61743	Library Assistant	706705	1.00	38,921	12,490	12,146	63,556
									0
1510	7222	61747	Librarian, Bilingual	706193	(0.75)	(46,221)	(14,832)	(7,691)	(68,744)
1510	7222	61747	Librarian, Bilingual	706193	1.00	61,307	19,673	13,377	94,357
									0
1510	7202	61740	Library Clerk	713125	(0.75)	(21,877)	(6,362)	(6,352)	(34,591)
1510	7203	61740	Library Page	713125	0.75	16,756	4,873	6,071	27,699
									0
TOTAL CURRENT FY CHANGES					0.25	13,586	4,457	454	18,497



MULTNOMAH COUNTY
AGENDA PLACEMENT REQUEST (long form)

APPROVED : MULTNOMAH COUNTY
 BOARD OF COMMISSIONERS
 AGENDA # C-5 DATE 11-29-07
 DEBORAH L. BOGSTAD, BOARD CLERK

Board Clerk Use Only	
Meeting Date:	<u>11/29/07</u>
Agenda Item #:	<u>C-5</u>
Est. Start Time:	<u>9:00 AM</u>
Date Submitted:	<u>11/15/07</u>

BUDGET MODIFICATION: DCM - 05

Agenda Title:	Budget Modification DCM-05 Reclassifying One Position in Information Technology and One Position in Risk Management as Determined by the Class/Comp Unit of Central Human Resources
----------------------	--

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Requested Meeting	<u>November 29, 2007</u>	Amount of Time Needed:	<u>Consent Calendar</u>
Department:	<u>County Management</u>	Division:	<u></u>
Contact(s):	<u>Bob Thomas</u>		
Phone:	<u>(503) 988-4283</u>	Ext.	<u>84283</u>
		I/O Address:	<u>503/531</u>
Presenter(s):	<u>Bob Thomas</u>		

General Information

1. What action are you requesting from the Board?

The department is requesting the board to approve a budget modification for the reclassification of one position in the Information Technology Division and one position in the Finance & Risk Management Division as approved by the County's Central Class Comp Unit.

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

The Department of County Management is asking the Board to approve the reclassification and position requests for the following two positions:

Information Technology

Position Title (Old)	Position Title (New)	Position Number	FTE
1. Vacant IT Manager 1	IT Manager 2	704785	No Change

Finance & Risk Management

2. Program Dvpt Spec Sr	Human Resources Analyst Sr	701856	No Change
-------------------------	----------------------------	--------	-----------

1. The vacant IT position has been reclassified by Class Comp to a higher job class. IT requested Class Comp to review the position that would provide management oversight over the General Government applications team and it was approved to move from the IT Manager 1 level to the IT Manager 2 level. This position is budgeted for FY 2008 in offer 72078 - Information Technology - Enterprise Applications. The change aligns the management skill set in the General Government Application Services group with the work that is being requested from DCM, DCS and Non-Departmental groups. This action will allow more focus on ensuring the services provided by that group are efficient and meet the customer needs.

2. The second personnel action is in the Property and Liability Programs of County Risk Management. This action reclassifies a Program Development Specialist Sr position to the Human Resources Analyst Sr level. Class Comp recommended this action after examining the duties performed by the incumbent in this position. This position is budgeted for FY 2008 in program offers 72014 – Property Risk Management and 72015 – Liability Risk Management. FY 2008 performance measures are not expected to change due to this action.

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

The reclassification requests are being accomplished within current resources for FY 2008. For the IT position salary and fringe costs will increase by \$19,433 during this fiscal year, with materials and services budgets being reduced to cover the increase. There are no increases for the Risk Management position during this fiscal year.

Future year increases are expected for both positions due to cost of living increases and appropriate merit increases. These increases could impact future internal service rates to customers.

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

The reclassifications for which approval is sought in this request, have been reviewed by the Classification/Compensation Unit and the positions have been found to be wrongly classed. By contract and under our personnel rules, we are required to compensate employees appropriately based on these findings.

Local 88 represented employees have a contractual right to appeal and arbitrate the outcome of a reclassification request, which would include Board action to disapprove the request. It is the policy of Multnomah County to make all employment decisions without regard to race, religion, color, national origin, sex, age marital status, disability, political affiliations, sexual orientation, or any other nonmerit factor.

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

NA

ATTACHMENT A

Budget Modification

If the request is a **Budget Modification**, please answer all of the following in detail:

- **What revenue is being changed and why?**
Risk Management Fund revenue is increased by \$911 by service reimbursements.
- **What budgets are increased/decreased?**
Risk Management Fund (Benefits Administration) budget is increased by \$911.
- **What do the changes accomplish?**
Position reclassifications as described in section 2.
- **Do any personnel actions result from this budget modification? Explain.**
Yes, reclassification of two positions.
- **How will the county indirect, central finance and human resources and departmental overhead costs be covered?**
None of these apply to this action.
- **Is the revenue one-time-only in nature? Will the function be ongoing? What plans are in place to identify a sufficient ongoing funding stream?**
NA
- **If a grant, what period does the grant cover?**
NA
- **If a grant, when the grant expires, what are funding plans?**
NA

NOTE: If a Budget Modification or a Contingency Request attach a Budget Modification Expense & Revenues Worksheet and/or a Budget Modification Personnel Worksheet.

ATTACHMENT B

BUDGET MODIFICATION: DCM - 05

Required Signatures

**Elected Official or
Department/
Agency Director:**

Carol M. Ford

Date: 11/09/07

Budget Analyst:

Debra

Date: 11/14/07

Department HR:

Carl R. Quigg

Date: 11/14/07

Countywide HR:

Tami Graves

Date: 11/14/07

Budget Modification ID: **DCM-05**

EXPENDITURES & REVENUES

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

Budget/Fiscal Year: 2008

Line No.	Fund Center	Fund Code	Func. Area	Accounting Unit			Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
				Internal Order	Cost Center	WBS Element						
1	72-60	3503	0020		709128		60000	152,004	216,300	64,296		Re-class IT MGR 2 # 695
2	72-60	3503	0020		709128		60130	48,778	69,411	20,633		
3	72-60	3503	0020		709128		60140	29,890	39,905	10,015	94,944	
4	72-60	3503	0020		709130		60000	366,598	316,324	(50,274)		Re-class IT MGR 1 #695
5	72-60	3503	0020		709130		60130	109,201	93,068	(16,133)		
6	72-60	3503	0020		709130		60140	73,854	64,750	(9,104)	(75,511)	
8	72-60	3503	0020		709599		60240	46,234	26,801	(19,433)	(19,433)	Decrease Supplies
9									0			
10									0			
11									0			
12									0			
13	72-10	3500	0020		705210		50316		(911)	(911)		Increase Serv Reimb to Risk
14	72-10	3500	0020		705210		60330		911	911	0	Increase Offsetting Expend
15												
16												
17												
18												
19												
20												
21												
22												
23												
24												
25												
26												
27												
28												
29												
30												
31												
										0	0	Total - Page 1
										0	0	GRAND TOTAL

#1

MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

Please complete this form and return to the Board Clerk

This form is a public record

MEETING DATE: 11/29/07

SUBJECT: Verity

AGENDA NUMBER OR TOPIC: n/a

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Nathalie Darcy

ADDRESS: 630 SW 5th Suite 500

CITY/STATE/ZIP: Portland OR 97204

PHONE: DAYS: 503-273-1325 EVES: _____

EMAIL: ndarcy@mpdlaw.com FAX: 503-295-0316

SPECIFIC ISSUE: New restrictions to Verity eligibility

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

#2

MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

Please complete this form and return to the Board Clerk
This form is a public record

MEETING DATE: 11-29-07

SUBJECT: _____

AGENDA NUMBER OR TOPIC: HG TV.com / change the world

FOR: X AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Mary Ann Schwab

ADDRESS: 605 S.E. 38th Avenue

CITY/STATE/ZIP: Portland, OR 97214

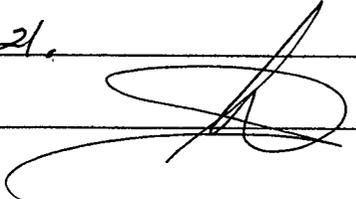
PHONE: DAYS: (503) 236-3522 EVES: _____

EMAIL: e33schwab@gwest.net FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: see attached

Reb. thank you for helping me get to the microphone in a timely manner. I thank you for voting daily until Dec. 21.



IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

From: Mary Ann Schwab, Civic Leader
Subject: HGTV.com/changetheworld
Date: Thu, 29 Nov 2007 00:29:05 -0800

Greetings Multnomah County Chair Wheeler and Commissioners.

Did you know that on November 12th, HGTV.com/changetheworld (Comcast Channel 67) selected 10 cities across the United States, including Portland. Together we can put Portland on the map, bring in precious funds to save a 1922 Community Annex roof, gym floor, replace broken chicken-wire windows; rehab a craftsman house for a special needs family; finally, construct a outdoor classroom for the PPS/Sunnyside Environmental School. All three projects are located in Inner-Southeast Portland. Five winners will be announced during the Rose Parade on New Years Day. Check out the following link:

http://www.hgtv.com/ghtv/ah_change_the_world/text/0.hgtv_30676_65470.00.html.

Everyone I spoken with in Sunnyside is delighted; and remains hopeful that Portland will be one of the five cities selected during the Rose Parade on New Years Day. Please join me in voting daily until December 21st. Each of you present here and those watching this public hearing, can truly make a difference in the lives of children right here in Portland, Oregon.

How did Portland get selected? Last summer, I contacted Mike Malone with Rebuilding Together for permission to use their volunteer liability waver form, as we applied 100# plaster to broken lathe, painted 80 gallons Metro Paint, replaced 220 missing 9" tiles, and replaced broken chicken wire window panes. He asked to see our historic building, because HGTV was searching for cities to join in their contest, change the world start at home. The rest is history....

Now for some good news: In helpful response to the Children's Club State Recertification punch list, last summer the Sunnyside Neighborhood Association Board and Charles Lawrence donated \$800 to purchase 3,650 Armstrong 12" floor tiles.

Now for the bad news, Don Lansing with Lansing Lionolum reports due to the rainwater overflow flood on the basement floor [three years ago], the adhesive under the 1950ira tiles had been comprimsed. In other words, he could not recommend setting 3,650 new tiles, until after "the white suits" come to remove the 9" tiles, and prep the floor. The bid is in at \$2.50 per square foot.

In closing, any of you who wish to step outside the holiday shopping madness, why not consider making a donation in any amount, in someone's name to the Children's Club. Please help with their unexpected abatement cost to replace fifty-year old 9" tiles? Make checks payable to the Children's Club, 3520 SE Yamhill, Portland, OR 97214.

Meanwhile there are 9 buckets on the gym floor collecting rain water.... How may days until New Years Day?

Thank you.

Blessings,
Mary Ann Schwab, Civic Leader
Sunnyside Community Renovation Committee Member

BOGSTAD Deborah L

From: Mary Ann Schwab [e33schwab@qwest.net]
Sent: Sunday, December 02, 2007 5:39 PM
To: PETERSON Sam
Cc: WHEELER Ted; ROJO DE STEFFEY Maria; COGEN Jeff; NAITO Lisa H; ROBERTS Lonnie J; BOGSTAD Deborah L; KARNES Ana
Subject: Re: link correction HGTV.com/changetheworld

whoops link correction:

http://www.hgtv.com/hgtv/ah_change-the_world/text/0..HGTV_30676_65508.00.html

mas

On Thu, 2007-11-29 at 09:47, PETERSON Sam wrote:

Sam Peterson

Office of Commissioner Lonnie Roberts

Multnomah County, District 4

501 SE Hawthorne Blvd, Suite 600

Portland, OR 97214

503-988-5213

sam.peterson@co.multnomah.or.us

-----Original Message-----

From: Mary Ann Schwab [mailto:e33schwab@qwest.net]

Sent: Thursday, November 29, 2007 9:57 AM

To: PETERSON Sam

Subject: Need six copies please....

From: Mary Ann Schwab, Civic Leader

Subject: HGTV.com/changetheworld

Date: Thu, 29 Nov 2007 00:29:05 -0800

12/5/2007

Greetings Multnomah County Chair Wheeler and Commissioners.

Did you know that on November 12th, HGTV.com/changetheworld (Comcast Channel 67) selected 10 cities across the United States, including Portland. Together we can put Portland on the map, bring in precious funds to save a 1922 Community Annex roof, gym floor, replace broken chicken-wire windows; rehab a craftsman house for a special needs family; finally, construct a outdoor classroom for the PPS/Sunnyside Environmental School. All three projects are located in Inner-Southeast Portland. Five winners will be announced during the Rose Parade on New Years Day. Check out the following link:

http://www.hgty.com/ghtv/ah_change_the_world/text/0.hgty_30676_65470.00.html

Everyone I spoken with in Sunnyside is delighted; and remains hopeful that Portland will be one of the five cities selected during the Rose Parade on New Years Day. Please join me in voting daily until December 21st. Each of you present here and those watching this public hearing, can truly make a difference in the lives of children right here in Portland, Oregon.

How did Portland get selected? Last summer, I contacted Mike Malone with Rebuilding Together for permission to use their volunteer liability waver form, as we applied 100# plaster to broken lathe, painted 80 gallons Metro Paint, replaced 220 missing 9" tiles, and replaced broken chicken wire window panes. He asked to see our historic building, because HGTV was searching for cities to join in their contest, change the world start at home. The rest is history....

Now for some good news: In helpful response to the Children's Club State Recertification punch list, last summer the Sunnyside Neighborhood Association Board and Charles Lawrence donated \$800 to purchase 3,650 Armstrong 12" floor tiles.

Now for the bad news, Don Lansing with Lansing Linoleum reports due to the rainwater overflow flood on the basement floor [three years ago], the adhesive under the 1950ira tiles had been comprimsed. In other words, he could not recommend setting 3,650 new tiles, until after "the white suits" come to remove the 9" tiles, and prep the floor. The bid is in at \$2.50 per square foot.

In closing, any of you who wish to step outside the holiday shopping madness, why not consider making a donation in any amount, in someone's name to the Children's Club. Please help with their unexpected abatement cost to replace fifty-year old 9" tiles? Make checks payable to the Children's Club, 3520 SE Yamhill, Portland, OR 97214.

Meanwhile there are 9 buckets on the gym floor collecting rain water.... How may days until New Years Day?

Thank you.

*Blessings,
Mary Ann Schwab, Civic Leader
Sunnyside Community Renovation Committee Member*

#3

MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

Please complete this form and return to the Board Clerk
This form is a public record

MEETING DATE: Nov 11/29/07

SUBJECT: Juvenile Custody Bargaining

AGENDA NUMBER OR TOPIC: Public Comment

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Bryan Lally

ADDRESS: 6025 E. Burnside

CITY/STATE/ZIP: Portland, OR 97206

PHONE: DAYS: 503/961-5490 EVES: _____

EMAIL: BLALLY@AOL.COM FAX: 503/239-9441

SPECIFIC ISSUE: Progress of Bargaining

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

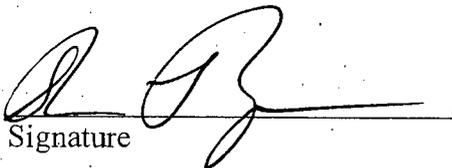
October, 2007

**Dear Chair Wheeler, Commissioner Rojo de Steffey, Commissioner Roberts,
Commissioner Naito and Commissioner Cogen:**

We the undersigned are employees of Multnomah County's Donald E. Long juvenile detention hall. Our job classification is Juvenile Custody Services Specialists. We house juveniles from Multnomah, Washington and Clackamas Counties and they are the most dangerous and assaultive young offenders in the tri-county area. For example:

- We work in the only juvenile facility in the State of Oregon that houses 16 and 17-year-old juveniles who have been charged with Measure 11 crimes. Every other jurisdiction in the State sends Measure 11 juveniles to an adult facility.
- We house 18-year-old adults who are ordered to serve their juvenile sentences in our facility, a practice which we believe is also unique to this County.
- We have successfully developed and implemented programs and policies that allow us to provide adequate security and services for Measure 11 juveniles and all the other offenders housed here.

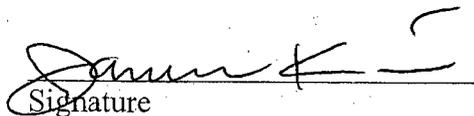
We have reached impasse in our contract bargaining. We believe that our compensation should reflect the risk we face every day with this population and recognize the unique services we provide to make Donald E. Long a safe and secure environment for the juveniles, the employees and citizens of Multnomah County.


Signature

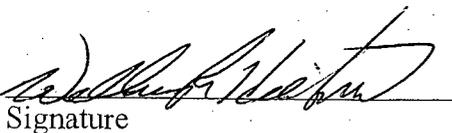
SHAWN THOMPSON
Printed


Signature

Steve Arthur
Printed


Signature

JAMES KIM
Printed


Signature

Bill Hiebert
Printed

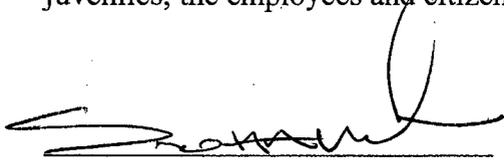
October, 2007

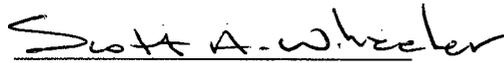
**Dear Chair Wheeler, Commissioner Rojo de Steffey, Commissioner Roberts,
Commissioner Naito and Commissioner Cogen:**

We the undersigned are employees of Multnomah County's Donald E. Long juvenile detention hall. Our job classification is Juvenile Custody Services Specialists. We house juveniles from Multnomah, Washington and Clackamas Counties and they are the most dangerous and assaultive young offenders in the tri-county area. For example:

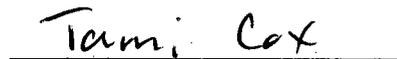
- We work in the only juvenile facility in the State of Oregon that houses 16 and 17-year-old juveniles who have been charged with Measure 11 crimes. Every other jurisdiction in the State sends Measure 11 juveniles to an adult facility.
- We house 18-year-old adults who are ordered to serve their juvenile sentences in our facility, a practice which we believe is also unique to this County.
- We have successfully developed and implemented programs and policies that allow us to provide adequate security and services for Measure 11 juveniles and all the other offenders housed here.

We have reached impasse in our contract bargaining. We believe that our compensation should reflect the risk we face every day with this population and recognize the unique services we provide to make Donald E. Long a safe and secure environment for the juveniles, the employees and citizens of Multnomah County.

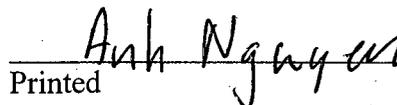

Signature

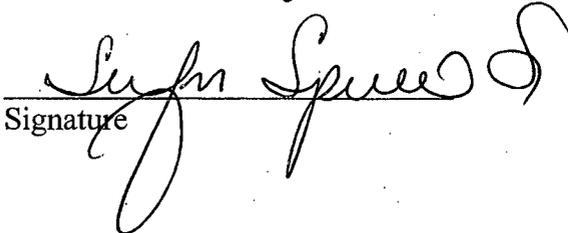

Printed


Signature


Printed


Signature


Printed


Signature


Printed

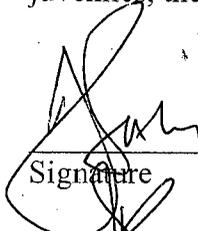
October, 2007

Dear Chair Wheeler, Commissioner Rojo de Steffey, Commissioner Roberts,
Commissioner Naito and Commissioner Cogen:

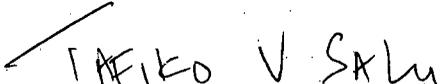
We the undersigned are employees of Multnomah County's Donald E. Long juvenile detention hall. Our job classification is Juvenile Custody Services Specialists. We house juveniles from Multnomah, Washington and Clackamas Counties and they are the most dangerous and assaultive young offenders in the tri-county area. For example:

- We work in the only juvenile facility in the State of Oregon that houses 16 and 17-year-old juveniles who have been charged with Measure 11 crimes. Every other jurisdiction in the State sends Measure 11 juveniles to an adult facility.
- We house 18-year-old adults who are ordered to serve their juvenile sentences in our facility, a practice which we believe is also unique to this County.
- We have successfully developed and implemented programs and policies that allow us to provide adequate security and services for Measure 11 juveniles and all the other offenders housed here.

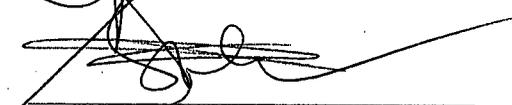
We have reached impasse in our contract bargaining. We believe that our compensation should reflect the risk we face every day with this population and recognize the unique services we provide to make Donald E. Long a safe and secure environment for the juveniles, the employees and citizens of Multnomah County.



Signature



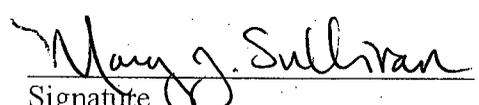
Printed



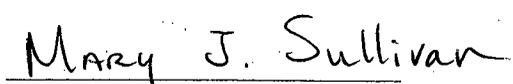
Signature



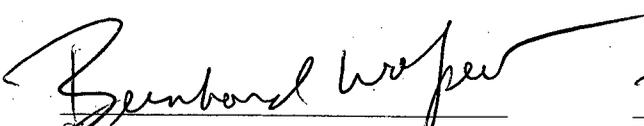
Printed



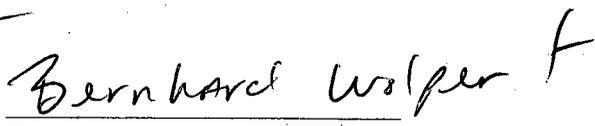
Signature



Printed



Signature



Printed

October, 2007

Dear Chair Wheeler, Commissioner Rojo de Steffey, Commissioner Roberts,
Commissioner Naito and Commissioner Cogen:

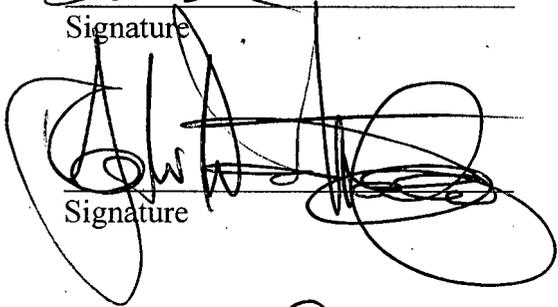
We the undersigned are employees of Multnomah County's Donald E. Long juvenile detention hall. Our job classification is Juvenile Custody Services Specialists. We house juveniles from Multnomah, Washington and Clackamas Counties and they are the most dangerous and assaultive young offenders in the tri-county area. For example:

- We work in the only juvenile facility in the State of Oregon that houses 16 and 17-year-old juveniles who have been charged with Measure 11 crimes. Every other jurisdiction in the State sends Measure 11 juveniles to an adult facility.
- We house 18-year-old adults who are ordered to serve their juvenile sentences in our facility, a practice which we believe is also unique to this County.
- We have successfully developed and implemented programs and policies that allow us to provide adequate security and services for Measure 11 juveniles and all the other offenders housed here.

We have reached impasse in our contract bargaining. We believe that our compensation should reflect the risk we face every day with this population and recognize the unique services we provide to make Donald E. Long a safe and secure environment for the juveniles, the employees and citizens of Multnomah County.



Signature



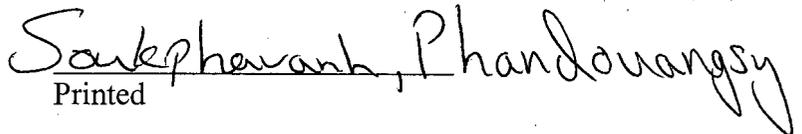
Signature



Signature



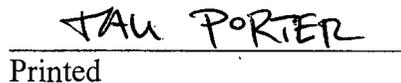
Signature



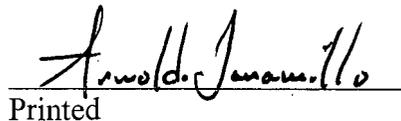
Printed



Printed



Printed



Printed

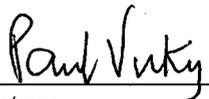
October, 2007

**Dear Chair Wheeler, Commissioner Rojo de Steffey, Commissioner Roberts,
Commissioner Naito and Commissioner Cogen:**

We the undersigned are employees of Multnomah County's Donald E. Long juvenile detention hall. Our job classification is Juvenile Custody Services Specialists. We house juveniles from Multnomah, Washington and Clackamas Counties and they are the most dangerous and assaultive young offenders in the tri-county area. For example:

- We work in the only juvenile facility in the State of Oregon that houses 16 and 17-year-old juveniles who have been charged with Measure 11 crimes. Every other jurisdiction in the State sends Measure 11 juveniles to an adult facility.
- We house 18-year-old adults who are ordered to serve their juvenile sentences in our facility, a practice which we believe is also unique to this County.
- We have successfully developed and implemented programs and policies that allow us to provide adequate security and services for Measure 11 juveniles and all the other offenders housed here.

We have reached impasse in our contract bargaining. We believe that our compensation should reflect the risk we face every day with this population and recognize the unique services we provide to make Donald E. Long a safe and secure environment for the juveniles, the employees and citizens of Multnomah County.



Signature

PAUL VUKY

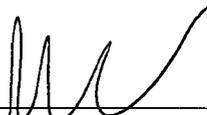
Printed



Signature

Brian Junta

Printed



Signature

Lawana Junta

Printed



Signature

Patrick Bennett

Printed

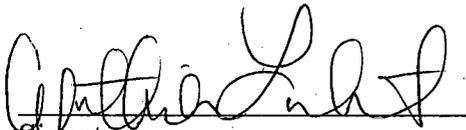
October, 2007

**Dear Chair Wheeler, Commissioner Rojo de Steffey, Commissioner Roberts,
Commissioner Naito and Commissioner Cogen:**

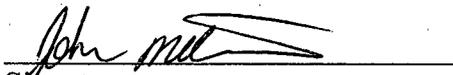
We the undersigned are employees of Multnomah County's Donald E. Long juvenile detention hall. Our job classification is Juvenile Custody Services Specialists. We house juveniles from Multnomah, Washington and Clackamas Counties and they are the most dangerous and assaultive young offenders in the tri-county area. For example:

- We work in the only juvenile facility in the State of Oregon that houses 16 and 17-year-old juveniles who have been charged with Measure 11 crimes. Every other jurisdiction in the State sends Measure 11 juveniles to an adult facility.
- We house 18-year-old adults who are ordered to serve their juvenile sentences in our facility, a practice which we believe is also unique to this County.
- We have successfully developed and implemented programs and policies that allow us to provide adequate security and services for Measure 11 juveniles and all the other offenders housed here.

We have reached impasse in our contract bargaining. We believe that our compensation should reflect the risk we face every day with this population and recognize the unique services we provide to make Donald E. Long a safe and secure environment for the juveniles, the employees and citizens of Multnomah County.


Signature

Cynthia Lambert
Printed


Signature

John Miller
Printed


Signature

JOE BUSLACH
Printed


Signature

1224 C LEBENZ
Printed

October, 2007

**Dear Chair Wheeler, Commissioner Rojo de Steffey, Commissioner Roberts,
Commissioner Naito and Commissioner Cogen:**

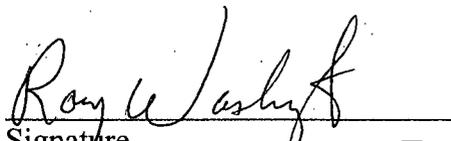
We the undersigned are employees of Multnomah County's Donald E. Long juvenile detention hall. Our job classification is Juvenile Custody Services Specialists. We house juveniles from Multnomah, Washington and Clackamas Counties and they are the most dangerous and assaultive young offenders in the tri-county area. For example:

- We work in the only juvenile facility in the State of Oregon that houses 16 and 17-year-old juveniles who have been charged with Measure 11 crimes. Every other jurisdiction in the State sends Measure 11 juveniles to an adult facility.
- We house 18-year-old adults who are ordered to serve their juvenile sentences in our facility, a practice which we believe is also unique to this County.
- We have successfully developed and implemented programs and policies that allow us to provide adequate security and services for Measure 11 juveniles and all the other offenders housed here.

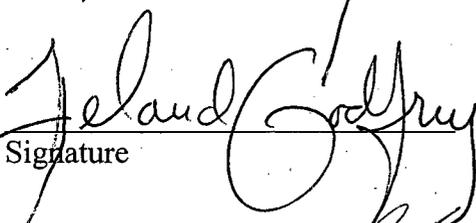
We have reached impasse in our contract bargaining. We believe that our compensation should reflect the risk we face every day with this population and recognize the unique services we provide to make Donald E. Long a safe and secure environment for the juveniles, the employees and citizens of Multnomah County.


Signature

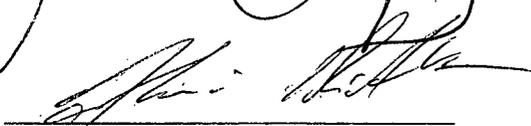
Mike Peterson
Printed


Signature

Roy Washington
Printed


Signature

Leland Godfrey
Printed


Signature

Shunnie Whitehorn, Jr.
Printed

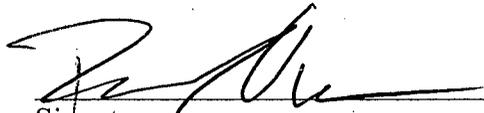
October, 2007

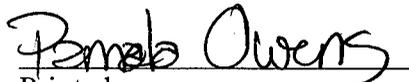
**Dear Chair Wheeler, Commissioner Rojo de Steffey, Commissioner Roberts,
Commissioner Naito and Commissioner Cogen:**

We the undersigned are employees of Multnomah County's Donald E. Long juvenile detention hall. Our job classification is Juvenile Custody Services Specialists. We house juveniles from Multnomah, Washington and Clackamas Counties and they are the most dangerous and assaultive young offenders in the tri-county area. For example:

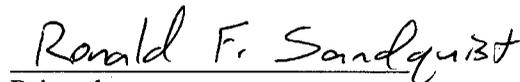
- We work in the only juvenile facility in the State of Oregon that houses 16 and 17-year-old juveniles who have been charged with Measure 11 crimes. Every other jurisdiction in the State sends Measure 11 juveniles to an adult facility.
- We house 18-year-old adults who are ordered to serve their juvenile sentences in our facility, a practice which we believe is also unique to this County.
- We have successfully developed and implemented programs and policies that allow us to provide adequate security and services for Measure 11 juveniles and all the other offenders housed here.

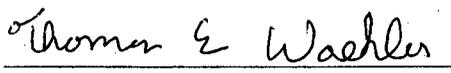
We have reached impasse in our contract bargaining. We believe that our compensation should reflect the risk we face every day with this population and recognize the unique services we provide to make Donald E. Long a safe and secure environment for the juveniles, the employees and citizens of Multnomah County.

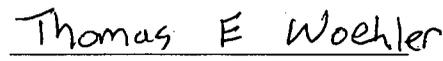

Signature


Printed

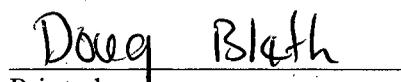

Signature


Printed


Signature


Printed


Signature


Printed

October, 2007

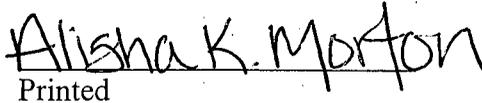
**Dear Chair Wheeler, Commissioner Rojo de Steffey, Commissioner Roberts,
Commissioner Naito and Commissioner Cogen:**

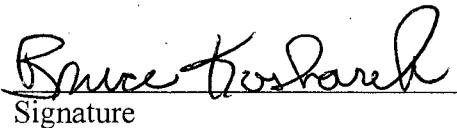
We the undersigned are employees of Multnomah County's Donald E. Long juvenile detention hall. Our job classification is Juvenile Custody Services Specialists. We house juveniles from Multnomah, Washington and Clackamas Counties and they are the most dangerous and assaultive young offenders in the tri-county area. For example:

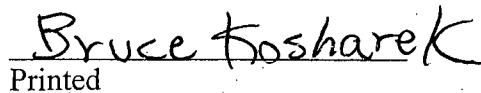
- We work in the only juvenile facility in the State of Oregon that houses 16 and 17-year-old juveniles who have been charged with Measure 11 crimes. Every other jurisdiction in the State sends Measure 11 juveniles to an adult facility.
- We house 18-year-old adults who are ordered to serve their juvenile sentences in our facility, a practice which we believe is also unique to this County.
- We have successfully developed and implemented programs and policies that allow us to provide adequate security and services for Measure 11 juveniles and all the other offenders housed here.

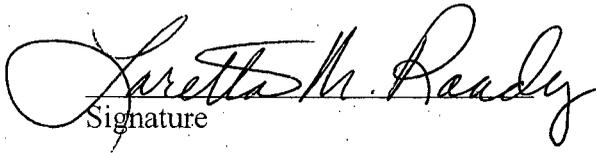
We have reached impasse in our contract bargaining. We believe that our compensation should reflect the risk we face every day with this population and recognize the unique services we provide to make Donald E. Long a safe and secure environment for the juveniles, the employees and citizens of Multnomah County.

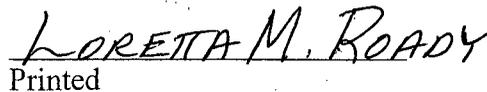

Signature

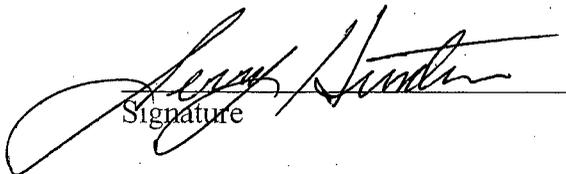

Printed

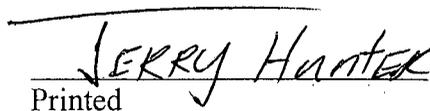

Signature


Printed


Signature


Printed


Signature


Printed

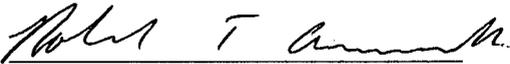
October, 2007

Dear Chair Wheeler, Commissioner Rojo de Steffey, Commissioner Roberts,
Commissioner Naito and Commissioner Cogen:

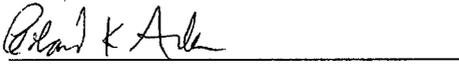
We the undersigned are employees of Multnomah County's Donald E. Long juvenile detention hall. Our job classification is Juvenile Custody Services Specialists. We house juveniles from Multnomah, Washington and Clackamas Counties and they are the most dangerous and assaultive young offenders in the tri-county area. For example:

- We work in the only juvenile facility in the State of Oregon that houses 16 and 17-year-old juveniles who have been charged with Measure 11 crimes. Every other jurisdiction in the State sends Measure 11 juveniles to an adult facility.
- We house 18-year-old adults who are ordered to serve their juvenile sentences in our facility, a practice which we believe is also unique to this County.
- We have successfully developed and implemented programs and policies that allow us to provide adequate security and services for Measure 11 juveniles and all the other offenders housed here.

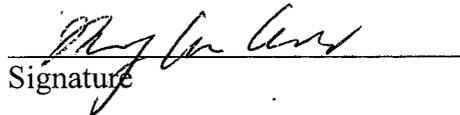
We have reached impasse in our contract bargaining. We believe that our compensation should reflect the risk we face every day with this population and recognize the unique services we provide to make Donald E. Long a safe and secure environment for the juveniles, the employees and citizens of Multnomah County.


Signature

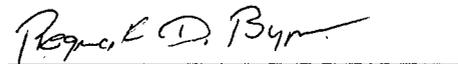
ROLANDO T. AMADOR
Printed


Signature

Rolando K. Aden
Printed


Signature

Mary Ann Crocker
Printed


Signature

REGINALD BYNUM
Printed

October, 2007

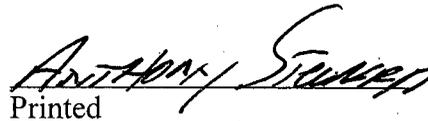
**Dear Chair Wheeler, Commissioner Rojo de Steffey, Commissioner Roberts,
Commissioner Naito and Commissioner Cogen:**

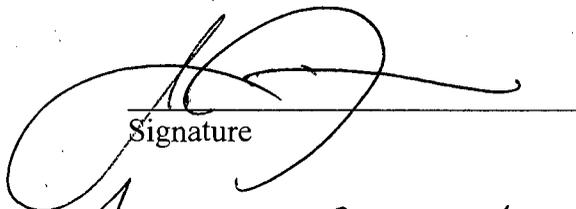
We the undersigned are employees of Multnomah County's Donald E. Long juvenile detention hall. Our job classification is Juvenile Custody Services Specialists. We house juveniles from Multnomah, Washington and Clackamas Counties and they are the most dangerous and assaultive young offenders in the tri-county area. For example:

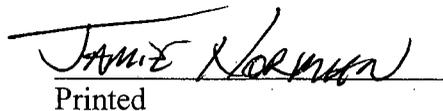
- We work in the only juvenile facility in the State of Oregon that houses 16 and 17-year-old juveniles who have been charged with Measure 11 crimes. Every other jurisdiction in the State sends Measure 11 juveniles to an adult facility.
- We house 18-year-old adults who are ordered to serve their juvenile sentences in our facility, a practice which we believe is also unique to this County.
- We have successfully developed and implemented programs and policies that allow us to provide adequate security and services for Measure 11 juveniles and all the other offenders housed here.

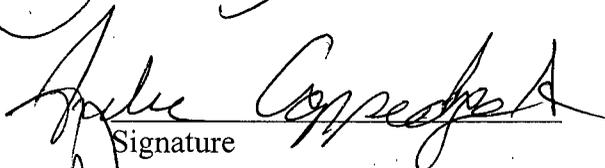
We have reached impasse in our contract bargaining. We believe that our compensation should reflect the risk we face every day with this population and recognize the unique services we provide to make Donald E. Long a safe and secure environment for the juveniles, the employees and citizens of Multnomah County.


Signature

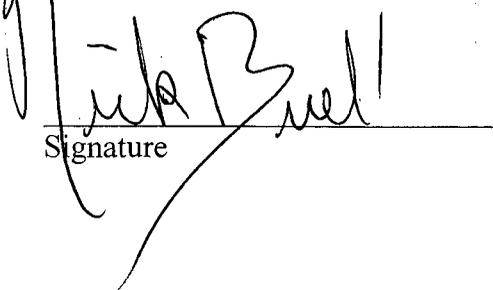

Printed

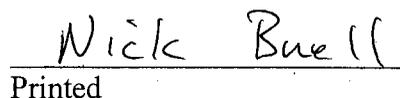

Signature


Printed


Signature


Printed


Signature


Printed

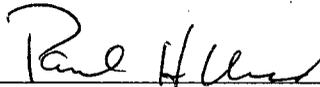
October, 2007

**Dear Chair Wheeler, Commissioner Rojo de Steffey, Commissioner Roberts,
Commissioner Naito and Commissioner Cogen:**

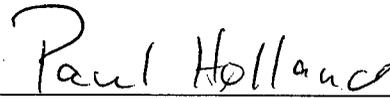
We the undersigned are employees of Multnomah County's Donald E. Long juvenile detention hall. Our job classification is Juvenile Custody Services Specialists. We house juveniles from Multnomah, Washington and Clackamas Counties and they are the most dangerous and assaultive young offenders in the tri-county area. For example:

- We work in the only juvenile facility in the State of Oregon that houses 16 and 17-year-old juveniles who have been charged with Measure 11 crimes. Every other jurisdiction in the State sends Measure 11 juveniles to an adult facility.
- We house 18-year-old adults who are ordered to serve their juvenile sentences in our facility, a practice which we believe is also unique to this County.
- We have successfully developed and implemented programs and policies that allow us to provide adequate security and services for Measure 11 juveniles and all the other offenders housed here.

We have reached impasse in our contract bargaining. We believe that our compensation should reflect the risk we face every day with this population and recognize the unique services we provide to make Donald E. Long a safe and secure environment for the juveniles, the employees and citizens of Multnomah County.



Signature



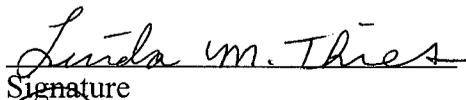
Printed



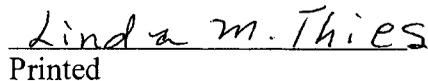
Signature



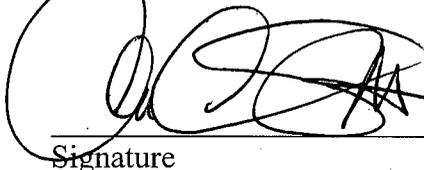
Printed



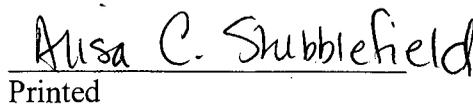
Signature



Printed



Signature



Printed

October, 2007

**Dear Chair Wheeler, Commissioner Rojo de Steffey, Commissioner Roberts,
Commissioner Naito and Commissioner Cogen:**

We the undersigned are employees of Multnomah County's Donald E. Long juvenile detention hall. Our job classification is Juvenile Custody Services Specialists. We house juveniles from Multnomah, Washington and Clackamas Counties and they are the most dangerous and assaultive young offenders in the tri-county area. For example:

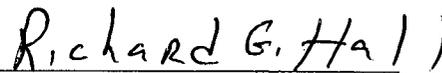
- We work in the only juvenile facility in the State of Oregon that houses 16 and 17-year-old juveniles who have been charged with Measure 11 crimes. Every other jurisdiction in the State sends Measure 11 juveniles to an adult facility.
- We house 18-year-old adults who are ordered to serve their juvenile sentences in our facility, a practice which we believe is also unique to this County.
- We have successfully developed and implemented programs and policies that allow us to provide adequate security and services for Measure 11 juveniles and all the other offenders housed here.

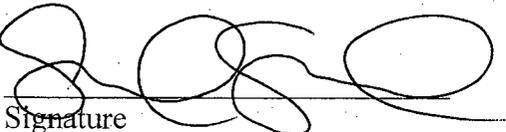
We have reached impasse in our contract bargaining. We believe that our compensation should reflect the risk we face every day with this population and recognize the unique services we provide to make Donald E. Long a safe and secure environment for the juveniles, the employees and citizens of Multnomah County.


Signature


Printed


Signature


Printed


Signature


Printed


Signature


Printed

October, 2007

Dear Chair Wheeler, Commissioner Rojo de Steffey, Commissioner Roberts,
Commissioner Naito and Commissioner Cogen:

We the undersigned are employees of Multnomah County's Donald E. Long juvenile detention hall. Our job classification is Juvenile Custody Services Specialists. We house juveniles from Multnomah, Washington and Clackamas Counties and they are the most dangerous and assaultive young offenders in the tri-county area. For example:

- We work in the only juvenile facility in the State of Oregon that houses 16 and 17-year-old juveniles who have been charged with Measure 11 crimes. Every other jurisdiction in the State sends Measure 11 juveniles to an adult facility.
- We house 18-year-old adults who are ordered to serve their juvenile sentences in our facility, a practice which we believe is also unique to this County.
- We have successfully developed and implemented programs and policies that allow us to provide adequate security and services for Measure 11 juveniles and all the other offenders housed here.

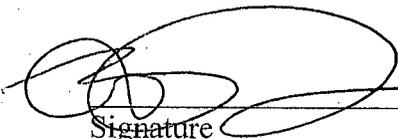
We have reached impasse in our contract bargaining. We believe that our compensation should reflect the risk we face every day with this population and recognize the unique services we provide to make Donald E. Long a safe and secure environment for the juveniles, the employees and citizens of Multnomah County.



Signature

RON E LINCOLN

Printed



Signature

Bethel E. Rasner

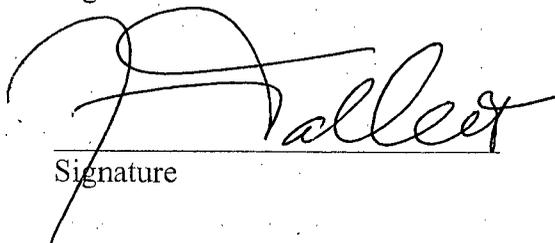
Printed



Signature

Tracy Hiebert

Printed



Signature

Ina Talalemotu

Printed

October, 2007

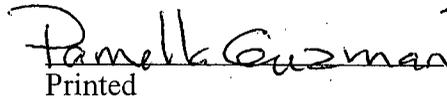
**Dear Chair Wheeler, Commissioner Rojo de Steffey, Commissioner Roberts,
Commissioner Naito and Commissioner Cogen:**

We the undersigned are employees of Multnomah County's Donald E. Long juvenile detention hall. Our job classification is Juvenile Custody Services Specialists. We house juveniles from Multnomah, Washington and Clackamas Counties and they are the most dangerous and assaultive young offenders in the tri-county area. For example:

- We work in the only juvenile facility in the State of Oregon that houses 16 and 17-year-old juveniles who have been charged with Measure 11 crimes. Every other jurisdiction in the State sends Measure 11 juveniles to an adult facility.
- We house 18-year-old adults who are ordered to serve their juvenile sentences in our facility, a practice which we believe is also unique to this County.
- We have successfully developed and implemented programs and policies that allow us to provide adequate security and services for Measure 11 juveniles and all the other offenders housed here.

We have reached impasse in our contract bargaining. We believe that our compensation should reflect the risk we face every day with this population and recognize the unique services we provide to make Donald E. Long a safe and secure environment for the juveniles, the employees and citizens of Multnomah County.


Signature


Printed

Signature

Printed

Signature

Printed

Signature

Printed

#4 (ARRIVED LATE)

MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

Please complete this form and return to the Board Clerk
This form is a public record

MEETING DATE: 11.29.07

SUBJECT: General comment. Col. Gorge

AGENDA NUMBER OR TOPIC:

FOR: _____ AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: Michael Lang, Friends of the Col. Gorge

ADDRESS:

CITY/STATE/ZIP:

PHONE: DAYS: _____ EVES: _____

EMAIL: _____ FAX: _____

SPECIFIC ISSUE:

WRITTEN TESTIMONY:

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.



**MULTNOMAH COUNTY
AGENDA PLACEMENT REQUEST**

APPROVED : MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # R-1 DATE 11-29-07
DEBORAH L. BOGSTAD, BOARD CLERK

Board Clerk Use Only

Meeting Date: 11/29/07
Agenda Item #: R-1
Est. Start Time: 9:00 AM
Date Submitted: 11/09/07

BUDGET MODIFICATION: DA - 03

Agenda Title: **Budget Modification DA-03 Appropriating \$450,000 in Grant Funding from the US Department of Justice Community Oriented Policing Program Meth Initiative**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Date Requested:	<u>November 29, 2007</u>	Time Requested:	<u>5 mins</u>
Department:	<u>Non-Departmental</u>	Division:	<u>District Attorney's Office</u>
Contact(s):	<u>D. Scott Marcy</u>		
Phone:	<u>503-988-3863</u>	Ext.	<u>83863</u>
		I/O Address:	<u>101/600</u>
Presenter(s):	<u>Michael D. Schrunk, Scott Marcy</u>		

General Information

1. What action are you requesting from the Board?

The District Attorney is requesting the Board appropriate \$450,000 in grant funding awarded to Multnomah County DA office by the US Department of Justice Office Community Oriented Policing Services or COPS for their 2007 meth initiative award.

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

Two years ago the County included Stomp Out Meth as one of its important federal agenda items. Since that time the County's lobbyist firm Conkling Fiscal & McCormick has been looking for federal funding opportunities. In the spring of 2007 they were able to identify this COPS grant opportunity and encourage the DA office to apply for the funding. The available funding, which represents about half the original program needs, is a one year appropriation that will allow the County to enhance its capacity to address specific issues that have been profoundly effected by methamphetamine distribution and abuse.

The DA Office will target three areas that include large scale or major distributors of meth, ID theft

associated with meth addiction, and meth affected parents of children at risk and are part of the DA's dependency caseload. Funding will go to enhance the Parent Mentor Project in DCHS providing additional services through the Family Involvement Team (FIT), to at least 25 parents who have lost custody of their children because of meth use. Finally funding is included to evaluate the effectiveness of the strategies employed by the availability of this additional funding.

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

During fiscal year 2007-2008 the Federal Direct fund 1505 will be increased by a total of \$450,000 and the County's Insurance fund 3500 will be increased by \$43,326. It is likely that not all of this funding will be exhausted in the current fiscal year and will spill over into fiscal year 2008-2009.

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

none

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

The District Attorney's Office is working closely with the Multnomah County Sheriff's Office, The Department of County Human Services and the County's Budget/Evaluation section.

ATTACHMENT A

Budget Modification

If the request is a **Budget Modification**, please answer all of the following in detail:

- **What revenue is being changed and why?**

The Fed/State fund (1505) is increased by \$450,000 and the Insurance Fund (3500) is increased by a total of \$43,326.

- **What budgets are increased/decreased?**

The District Attorneys budget is increased by a total of \$307,500, the Department of County Human Services budget is increased by \$120,000 and the Department of County Management's Insurance Fund Budget is increased by a total of \$43,326.

- **What do the changes accomplish?**

These budget changes will allow the District Attorney's Office to increase the number of Deputy District Attorney 2 positions allocated by 3 positions (\$307,500) and to allow the Department of County Management to provide program evaluation through \$22,500 increased temp services . The changes will also increase DCHS professional services budget in order to increase the Parent Mentors Project contract.

- **Do any personnel actions result from this budget modification? Explain.**

yes, the District Attorney will increase its number of Deputy District Attorney 2 positions by a total of three positions.

- **How will the county indirect, central finance and human resources and departmental overhead costs be covered?**

The grant does not pay County Indirect.

- **Is the revenue one-time-only in nature? Will the function be ongoing? What plans are in place to identify a sufficient ongoing funding stream?**

The grant funding is from federal fiscal year 2007 allocation, however it is anticipated that the DA office would apply for additional funding from federal fiscal year 2008 allocations.

- **If a grant, what period does the grant cover?**

The grant period is September 1, 2007 through August 31, 2009.

- **If a grant, when the grant expires, what are funding plans?**

It is anticipated that an application for funding from the 2008 COPS Meth Initiative grant will occur. After available grant funding is exhausted there are no current plans for continued funding.

NOTE: If a Budget Modification or a Contingency Request attach a Budget Modification Expense & Revenues Worksheet and/or a Budget Modification Personnel Worksheet.

ATTACHMENT B

BUDGET MODIFICATION: DA - 03

Required Signatures

**Department/
Agency Director:**

District Attorney's Office

Date: 11/06/07



Michael Schruck, District Attorney

Budget Analyst:

Date: 11/20/07



Ching Hay

Department HR:

Date: 11/06/07



Jamila K. Harris

Countywide HR:

Date: _____

Budget Modification ID: DA-03

EXPENDITURES & REVENUES

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

Budget/Fiscal Year: 2008

Line No.	Fund Center	Fund Code	Func. Area	Accounting Unit			Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
				Internal Order	Cost Center	WBS Element						
1	15-10	32213	50			DA COPS.DA	60000	-	205,377	205,377		permanent
2	15-10	32213	50			DA COPS.DA	60130	20,863	80,647	59,784		salary related
3	15-10	32213	50			DA COPS.DA	60140	12,095	54,434	42,339		insurance
4	20-80	32213	40			MA AS CONT FITS CO	60170			120,000		professional services
5	15-10	32213	50			DA COPS.DA	50170			(330,000)		fed/direct
6	72-10	3500	20		705210		50316			(43,326)		insurance revenue
7	72-10	3500	20		705210		60330			43,326		insurance expenditure
8	20-80	32213	40			MA AS CONT FITS CO	50170			(120,000)		fed/direct
9	15-10	32213	50			DA COPS.EVAL	60100			19,737		temp
10	15-10	32213	50			DA COPS.EVAL	60135		1,776	1,776		temp sal related
11	15-10	32213	50			DA COPS.EVAL	60145		987	987		temp insurance
12									0			
13									0			
14									0			
15									0			
16									0			
17									0			
18									0			
19									0			
20									0			
21									0			
22									0			
23									0			
24									0			
25									0			
26									0			
27									0			
28									0			
29									0			
									0	0		Total - Page 1
									0	0		GRAND TOTAL

ANNUALIZED PERSONNEL CHANGE

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

						ANNUALIZED			
Fund	Job #	HR Org	Position Title	Position Number	FTE	BASE PAY	FRINGE	INSUR	TOTAL
32213	6252		Deputy District Attorney 2		3.00	\$205,377.00	\$59,784.00	\$42,339.00	307,500
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
TOTAL ANNUALIZED CHANGES					3.00	205,377	59,784	42,339	307,500

CURRENT YEAR PERSONNEL DOLLAR CHANGE

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

						CURRENT YEAR			
Fund	Job #	HR Org	Position Title	Position Number	FTE	BASE PAY	FRINGE	INSUR	TOTAL
32213	6252		Deputy District Attorney 2		3.00	\$205,377.00	\$59,784.00	\$42,339.00	307,500
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
TOTAL CURRENT FY CHANGES					3.00	205,377	59,784	42,339	307,500

BOGSTAD Deborah L

From: MARCY Scott
Sent: Monday, November 26, 2007 10:27 AM
To: HAY Ching L; YAGER Chris D; BOGSTAD Deborah L
Subject: DA03 cops.xls revised

<<DA03 cops.xls>>

Ching, as we discussed this morning hear is the revised bud mod DA-03 that balances rev and expense for DCHS.

D. Scott Marcy
Business Services Manager
Multnomah County District Attorney
503-988-3863, 503-988-3643 fax
Scott.Marcy@mca.us

Budget Modification ID: DA-03

EXPENDITURES & REVENUES

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

Budget/Fiscal Year: 2008

Line No.	Fund Center	Fund Code	Func. Area	Accounting Unit			Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
				Internal Order	Cost Center	WBS Element						
1	15-10	32213	50			DA COPS.DA	60000	-	205,377	205,377		permanent
2	15-10	32213	50			DA COPS.DA	60130	20,863	80,647	59,784		salary related
3	15-10	32213	50			DA COPS.DA	60140	12,095	54,434	42,339		insurance
4	20-80	32213	40			MA AS CONT FITS CO	60170			120,000		professional services
5	15-10	32213	50			DA COPS.DA	50170			(450,000)		fed/direct
6	72-10	3500	20		705210		50316			(43,326)		insurance revenue
7	72-10	3500	20		705210		60330			43,326		insurance expenditure
8												
9	15-10	32213	50			DA COPS.EVAL	60100			19,737		temp
10	15-10	32213	50			DA COPS.EVAL	60135		1,776	1,776		temp sal related
11	15-10	32213	50			DA COPS.EVAL	60145		987	987		temp insurance
12									0			
13									0			
14									0			
15									0			
16									0			
17									0			
18									0			
19									0			
20									0			
21									0			
22									0			
23									0			
24									0			
25									0			
26									0			
27									0			
28									0			
29									0			
										0	0	Total - Page 1
										0	0	GRAND TOTAL

ANNUALIZED PERSONNEL CHANGE

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

						ANNUALIZED			
Fund	Job #	HR Org	Position Title	Position Number	FTE	BASE PAY	FRINGE	INSUR	TOTAL
32213	6252		Deputy District Attorney 2		3.00	\$205,377.00	\$59,784.00	\$42,339.00	307,500
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
TOTAL ANNUALIZED CHANGES					3.00	205,377	59,784	42,339	307,500

CURRENT YEAR PERSONNEL DOLLAR CHANGE

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

						CURRENT YEAR			
Fund	Job #	HR Org	Position Title	Position Number	FTE	BASE PAY	FRINGE	INSUR	TOTAL
32213	6252		Deputy District Attorney 2		3.00	\$205,377.00	\$59,784.00	\$42,339.00	307,500
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
TOTAL CURRENT FY CHANGES					3.00	205,377	59,784	42,339	307,500



MULTNOMAH COUNTY
AGENDA PLACEMENT REQUEST (long form)

APPROVED : MULTNOMAH COUNTY
 BOARD OF COMMISSIONERS
 AGENDA # R-2 DATE 11-29-07
 DEBORAH L. BOGSTAD, BOARD CLERK

Board Clerk Use Only

Meeting Date: 11/29/07
Agenda Item #: R-2
Est. Start Time: 9:03 AM
Date Submitted: 11/19/07

Agenda Title: **NOTICE OF INTENT to Apply for Funds for Runaway and Homeless Youth Services from the Oregon Commission on Children and Families**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Requested Meeting Date: November 29, 2007 **Amount of Time Needed:** 3 minutes
Department: Non-Departmental **Division:** Commission on Children, Families, and Community
Contact(s): Wendy Lebow
Phone: 503-988-6981 **Ext.** 86981 **I/O Address:** 167/200
Presenter(s): Wendy Lebow, Steve Olsen

General Information

1. What action are you requesting from the Board?

Approval of a grant application for Runaway and Homeless Youth from the Oregon Commission on Children and Families.

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

The services under this grant would enhance the support services to at-risk youth and their families to prevent youth homelessness. Janus Youth Programs will be the provider. The services will focus on youth who come into contact with police, with special emphasis in East County and Gresham, and the youth Reception Center. Services will be provided by "System Navigators." These staff will be stationed at precincts during planned curfew sweeps, with specialized attention to East Multnomah County and Gresham.

The Systems Navigators will be available to provide in-home and in-school supports to families. They will be assessing issues within the family such as financial concerns, health care issues, parenting education needs, school concerns, and helping the family to navigate community support systems. One of many outcomes we hope to achieve is a reduction in the number of contacts the youth and family have with local law enforcement, coupled with keeping the youth out of systems such as Juvenile Justice or the homeless youth service system. These staff will assess each youth

that comes through the Reception Center, which is approximately 1,500 per year. These efforts will be designed to reduce over-all stressors within the family.

These services are focused on youth who are not already in a system (e.g. Juvenile Justice or State Department of Human Services). The proposed service is an enhancement of the current system by helping to prevent youth runaway and homelessness. It intervenes with families to help prevent the youth's entry into one of these and other systems. The proposed service is fully integrated into the Reception Center. The service provider is actively coordinating with Juvenile Justice and law enforcement to discuss the service and craft a Memo of Understanding with these and other partners.

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

The request is for \$83,000 for January through June 2008. And for fiscal year 2009, an additional \$166,000.

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

The proposed services are consistent with policy priorities identified by the County.

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

Other County departments and State DHS were involved in planning for the grant response, as well as service providers to homeless youth. The Commission on Children, Families and Community's Executive Committee has approved the concept of this application. The CCFC Executive Committee includes both citizens, including a formerly homeless youth, State staff, law enforcement, a small business owner, a retired public official and several service providers.

ATTACHMENT A

Grant Application/Notice of Intent

If the request is a Grant Application or Notice of Intent, please answer all of the following in detail:

- **Who is the granting agency?**
Oregon Commission on Children and Families (OCCF).
- **Specify grant (matching, reporting and other) requirements and goals.**
Those eligible to apply are only local Commissions on Children and Families. The purpose of this grant is to enable communities to enhance, expand, or create supports and services to runaway and homeless youth by providing one or more of the commonly accepted elements inherent in the continuum of effective services for this population. The funder requires applicants to provide in-kind, leveraged resources or cash for 10% of the application amount. The match will be provided by Janus Youth Programs, particularly related to the youth Reception Center that they manage.
- **Explain grant funding detail -- is this a one time only or long term commitment?**
These funds are committed by the State Legislature for the current biennium. Additional funding for broader distribution in subsequent biennia will be based on state fund allocations and legislated resources.
- **What are the estimated filing timelines?**
Grant proposal must be received by the OCCF by Wednesday November 28, 2007.
- **If a grant, what period does the grant cover?**
Grant funding is for eighteen months beginning January 1, 2008 and ending June 30, 2009.
- **When the grant expires, what are funding plans?**
It is hoped that State funding will continue in the upcoming biennium assuming positive outcomes are achieved. In addition, the applicant and service provider have already discussed possible funding opportunities, and will be approaching these sources after the service is operational.
- **How will the county indirect, central finance and human resources and departmental overhead costs be covered?**
There is a budgeted 4% to the County.

ATTACHMENT B

Required Signatures

**Elected Official or
Department/
Agency Director:**

Wendy Lebr

Date: 11/15/07

Budget Analyst:

Debraha

Date: 11/19/07



MULTNOMAH COUNTY
AGENDA PLACEMENT REQUEST (Budget Modification)

APPROVED : MULTNOMAH COUNTY
 BOARD OF COMMISSIONERS
 AGENDA # R-3 DATE 11-29-07
 DEBORAH L. BOGSTAD, BOARD CLERK

Board Clerk Use Only

Meeting Date: 11/29/07
Agenda Item #: R-3
Est. Start Time: 9:06 AM
Date Submitted: 10/31/07

BUDGET MODIFICATION: HD - 21

Agenda Title: Budget Modification HD-21 Appropriating \$60,000 from Kaiser Permanente for the Health Department's Dental Clinics

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Requested Meeting Date: November 29, 2007 **Amount of Time Needed:** 5 minutes
Department: Health **Division:** Integrated Clinical Services
Contact(s): Lester A. Walker, Finance and Budget Manager
Phone: (503) 988-3674 **Ext.** 26457 **I/O Address:** 167/2/210
Presenter(s): Pam Olbrich, Program Manager and Vanetta Abdellatif, Director

General Information

1. What action are you requesting from the Board?

Approval of appropriation of \$60,000 from Kaiser Permanente – Kaiser Permanente Dental Care Program for the Health Department's Integrated Clinical Services – Dental Clinics. Kaiser Permanente awarded the Health Department two grants to support dental services.

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

Kaiser Permanente has a 60-year history and mission of improving the health of members and the communities they serve. As a nonprofit health plan with no shareholders, Kaiser Permanente invests in their communities and believes in assisting organizations, such as Multnomah County Health Department, that make a difference in people's lives.

As part of this mission, Kaiser Permanente Dental Care Program has awarded two grants in support of existing services provided by the Multnomah County Health Department Clinical Dental Program. One grant, in the amount of \$50,000, is for the purpose of providing urgent and routine dental services to children in the County's Community Transitional School. The second grant, in the amount of \$10,000, is for the purpose of providing preventive, urgent and routine dental services to

pregnant women with no other options for dental care.

This action supports FY08 Program Offer 40017 – Dental Services. Dental Services is an essential program that provides education, prevention, and dental treatment to Multnomah County’s poorest and most vulnerable.

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

Approval of this budget modification will increase the Health Department’s federal/state FY08 budget by \$60,000.

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

There are no legal and/or policy issues involved.

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

There are no citizen and/or other government participation that has or will take place.

ATTACHMENT A

Budget Modification

If the request is a **Budget Modification**, please answer all of the following in detail:

- **What revenue is being changed and why?**

The Health Department's federal/state revenue budget will increase by \$60,000 in FY08 as a result of the work performed under these grants.

- **What budgets are increased/decreased?**

The Health Department's Integrated Clinical Services FY08 federal/state budget will increase by a total of \$60,000. The \$50,000 grant will increase temporary personnel costs (dentist, dental hygienist, dental assistant) by \$30,007, Professional Services (van rental, referral costs for specialty and lab services) by \$16,021, and Indirect by \$3,972. The \$10,000 grant will increase temporary personnel costs (dentist) by \$8,964, Supplies by \$241, and Indirect by \$795.

- **What do the changes accomplish?**

The \$10,000 grant will support preventive, urgent, and routine restorative dental services to pregnant women with no other options for dental care. The dental clinics will collaborate with the pre-natal and Women, Infants, and Children (W.I.C.) providers who will refer pregnant women to dental during their second trimester. The dental clinic providers will provide oral health education, hygiene services, and other routine dental services at the Multnomah County dental clinics. The goal is to complete necessary dental care for 20 to 25 pregnant patients who have no other resources for dental care.

The \$50,000 grant will support urgent and routine dental services to children who attend the Community Transitional School. Currently, the School and Community Dental Program screens students and places sealants on children in grades two through five. Some of these children have other dental needs. Currently there are no referral services available for them. Additionally, it is difficult for the parents to transport those children for care at another location. The Northwest Medical Teams Dental Van will be rented and staffed with a Multnomah County dental team to provide dental services during the school day at the Transitional School. The school nurse, teachers, and the School and Community Dental Program screening will identify children in need of dental treatment. The goal is to provide at least 200 urgent or routine dental visits for students attending the Transition School who have no other resources for dental care.

- **Do any personnel actions result from this budget modification? Explain.**

This budget modification does not result in an increase in FTE. Temporary personnel funds will support dentists, dental assistants, and an existing dental hygienist.

- **How will the county indirect, central finance and human resources and departmental overhead costs be covered?**

The revenue covers these costs.

- **Is the revenue one-time-only in nature? Will the function be ongoing? What plans are in place to identify a sufficient ongoing funding stream?**

This revenue is one-time-only in nature. We plan to utilize dental services fee revenue to continue services.

- **If a grant, what period does the grant cover?**

The period for both grants is 07/01/2007 – 06/30/2008.

- **If a grant, when the grant expires, what are funding plans?**

When the grants expire, the plan is to continue services using dental services fee revenue. The department will not backfill these grant funds with general fund.

NOTE: If a Budget Modification or a Contingency Request attach a Budget Modification Expense & Revenues Worksheet and/or a Budget Modification Personnel Worksheet.

ATTACHMENT B

BUDGET MODIFICATION: HD - 21

Required Signatures

**Elected Official or
Department/
Agency Director:**

Lillian Shirley

Date: 10-30-07

Budget Analyst:

Angela Burdine

Date: 11/09/07

Department HR:

Theresa Fuller Poe

Date: 10/19/07

Countywide HR:

Date: _____

Budget Modification ID: **HD-21****EXPENDITURES & REVENUES**

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

Budget/Fiscal Year: 2008

Line No.	Fund Center	Fund Code	Func. Area	Internal Order	Accounting Unit			Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
					Cost Center	WBS Element							
1	40-60	32268	30			4CA106-1	50210	-	(50,000)	(50,000)		Kaiser Grant - School	
2	40-60	32268	30			4CA106-1	60100		23,890	23,890		Dental Hygienist, Dentist, Dental Asst.	
3	40-60	32268	30			4CA106-1	60135		3,571	3,571		Non-base Fringe	
4	40-60	32268	30			4CA106-1	60145		2,546	2,546		Non-base Insurance	
5	40-60	32268	30			4CA106-1	60170		16,021	16,021		Van Rental, Referral costs for lab	
6	40-60	32268	30			4CA106-1	60350		1,054	1,054		Central Indirect	
7	40-60	32268	30			4CA106-1	60355		2,918	2,918		Department Indirect	
8									0				
9	40-60	32268	30			4CA106-2	50210		(10,000)	(10,000)		Kaiser Grant - Pregnant	
10	40-60	32268	30			4CA106-2	60100		6,539	6,539		Dentist	
11	40-60	32268	30			4CA106-2	60135		2,098	2,098		Non-base Fringe	
12	40-60	32268	30			4CA106-2	60145		327	327		Non-base Insurance	
13	40-60	32268	30			4CA106-2	60240		242	242		Program Supplies	
14	40-60	32268	30			4CA106-2	60350		211	211		Central Indirect	
15	40-60	32268	30			4CA106-2	60355		584	584		Department Indirect	
16									0				
17	72-10	3500	0020			705210	50316		(2,873)	(2,873)		Insurance Revenue	
18	72-10	3500	0020			705210	60330		2,873	2,873		Offsetting expenditure	
19									0				
20	19	1000	0020			9500001000	50310		(1,265)	(1,265)		Indirect reimbursement revenue in GF	
21	19	1000	0020			9500001000	60470		1,265	1,265		CGF Contingency expenditure	
22									0				
23	40-90	1000	30			409050	50370		(3,502)	(3,502)		Indirect Dept reimbursement revenue in GF	
24	40-90	1000	30			409001	60000		3,502	3,502		Off setting Dept expenditure in GF	
25									0				
26									0				
27									0				
28									0				
29									0				
									0	0		Total - Page 1	
									0	0		GRAND TOTAL	



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

APPROVED : MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # R-4 DATE 11.29.07
DEBORAH L. BOGSTAD, BOARD CLERK

Board Clerk Use Only

Meeting Date: 11/29/07
Agenda Item #: R-4
Est. Start Time: 9:09 AM
Date Submitted: 11/05/07

PROJECT REALLOCATION: FPM08-02

**Agenda Title: Reallocation of Facilities Capital Project Funds FPM08-02, Multnomah County
Justice Center Domestic H2O Boiler #1 Project**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Date Requested:	<u>November 29, 2007</u>	Time Requested:	<u>5 mins</u>
Department:	<u>County Management</u>	Division:	<u>Facilities & Property Mgmt.</u>
Contact(s):	<u>John Lindenthal, Gail Hochhalter</u>		
Phone:	<u>503 988-4213</u>	Ext.	<u>84213</u>
		I/O Address:	<u>274/FPM</u>
Presenter(s):	<u>John Lindenthal, Gail Hochhalter</u>		

General Information

1. What action are you requesting from the Board?

Requested action is to approve an increase in project authorization by \$50,000 for the Justice Center Domestic H2O Boiler #1 project (CP08.06.28). Budget authorized in FY08 is \$150,000. Revised project authorization will be \$200,000 with this action.

2. Please provide sufficient background information for the Board and the public to understand this issue.

The Board included the following Budget Note in the FY05 Adopted Budget: "No reallocation of funds from capital or maintenance projects shall occur without review and approval from the Chief Financial Officer. Projects that will exceed their budgeted appropriation in excess of five percent up to \$25,000 will need to be approved by the Chief Financial Officer; over \$25,000 will need to be brought back to the Board for approval. Facilities shall report to the Board on a semi annual basis the progress of capital projects and the financial status of capital and maintenance projects." This filing is in response to that requirement and complies with the new County Administrative Procedure, Fin-15, created to implement this process.

The Justice Center Domestic H2O Boiler #1 project requires additional funding of \$50,000 due to the following circumstances discovered after budget allocation:

- 1) Domestic water piping has deteriorated and should be replaced as part of this project.
- 2) The domestic hot water heaters are in an old abandoned heat exchanger loop. The Heat Exchanger is a large tank that needs to be removed to make way for installation of the new water heaters. The new water heaters are high efficiency and require more space than the existing water heaters. The tank and associated piping must be demolished prior to the new installation. The budget assumed replacement would occur in-kind in place.

The cost to be incurred to the project related to these issues and other considerations noted above is estimated at \$50,000.

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

Overall fund balance remains the same. \$50,000 in funds allocated for Justice Center Floor Drain replacements (CP08.08.41) will be transferred to the Justice Center Jail Shower Water Heater Replacement (CP08.06.28) project. The Justice Center Floor Drain project work is no longer a priority and subsequent repairs have adequately sealed the drain issues.

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

None

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

None

ATTACHMENT A

Budget Modification

If the request is a **Budget Modification**, please answer all of the following in detail:

- What revenue is being changed and why?
N/A
- What budgets are increased/decreased?
No budget change except at project level
- What do the changes accomplish?

- Do any personnel actions result from this budget modification? Explain.
No
- How will the county indirect, central finance and human resources and departmental overhead costs be covered?
N/A
- Is the revenue one-time-only in nature? Will the function be ongoing? What plans are in place to identify a sufficient ongoing funding stream?
N/A
- If a grant, what period does the grant cover?
N/A
- If a grant, when the grant expires, what are funding plans?
N/A

NOTE: If a Budget Modification or a Contingency Request attach a Budget Modification Expense & Revenues Worksheet and/or a Budget Modification Personnel Worksheet.

ATTACHMENT B

PROJECT REALLOCATION: FPM08-02

Required Signatures

Facilities &
Property
Management
Director:



Date: 10/31/07

Chief Financial
Officer:



Date: 11/08/07

Budget Director:



Date: 11/09/07

EXPENDITURES & REVENUES

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

Line No.	Fund Center	Fund Code	Accounting Unit		Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
			Internal Order	Cost Center						
1	72-50	2507			CP08.08.41	50,000	0	(50,000)		JC Floor Drain Replacements
2	72-50	2507			CP08.06.28	150,000	200,000	50,000		JC Jail Shower Water Heater Replacement
3							0	0		
4							0	0		
5							0	0		
6							0	0		
7							0	0		
8							0	0		
9							0	0		
10							0	0		
11							0	0		
12							0	0		
13							0	0		
14							0	0		
15							0	0		
16							0	0		
17							0	0		
18							0	0		
19							0			
20							0			
21							0			
22							0			
23							0			
24							0			
25							0			
26							0			
27							0			
28							0			
29							0			
								0	0	Total - Page 1
								0	0	GRAND TOTAL



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

APPROVED : MULTNOMAH COUNTY
BOARD OF COMMISSIONERS
AGENDA # R-5 DATE 11.29.07
DEBORAH L. BOGSTAD, BOARD CLERK

Board Clerk Use Only

Meeting Date: 11/29/07
Agenda Item #: R-5
Est. Start Time: 9:12 AM
Date Submitted: 11/15/07

PROJECT REALLOCATION: FPM08-03

Agenda Title: **Reallocation of Facilities Asset Preservation Project Funds FPM08-03, Multnomah County East Southside Window Repair**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Date Requested:	<u>November 29, 2007</u>	Time Requested:	<u>5 min</u>
Department:	<u>County Management</u>	Division:	<u>Facilities & Property Mgmt.</u>
Contact(s):	<u>John Lindenthal, Alan Proffitt</u>		
Phone:	<u>503 988-4213</u>	Ext.: <u>84213</u>	I/O Address: <u>274</u>
Presenter(s):	<u>John Lindenthal, Alan Proffitt</u>		

General Information

1. What action are you requesting from the Board?

Requested action is to approve an increase in project authorization by \$50,000 for the Multnomah County East Southside Window Repair Project (CP10.08.34). Budget authorized in FY08 is \$75,000. Revised project authorization will be \$125,000 with this action.

2. Please provide sufficient background information for the Board and the public to understand this issue.

The Board included the following Budget Note in the FY05 Adopted Budget: "No reallocation of funds from capital or maintenance projects shall occur without review and approval from the Chief Financial Officer. Projects that will exceed their budgeted appropriation in excess of five percent up to \$25,000 will need to be approved by the Chief Financial Officer; over \$25,000 will need to be brought back to the Board for approval. Facilities shall report to the Board on a semi annual basis the progress of capital projects and the financial status of capital and maintenance projects." This filing is in response to that requirement and complies with the new County Administrative Procedure, Fin-15, created to implement this process.

The Multnomah County East (MCE) Southside Window Repair project requires additional funding of \$50,000 due to the following circumstances discovered after budget allocation:

- 1) Bid prices came in above estimates.
- 2) Scope of work is more labor intense then originally anticipated.
- 3) Material Costs, particularly metal costs, have continued to rise at a rate well above inflation.

The cost to be incurred to the project related to these issues and other considerations noted above is estimated at \$50,000. Budget authorized in FY08 is \$75,000. Revised project authorization will be \$125,000 with this action.

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

Overall fund balance remains the same. \$50,000 in funds in the Asset Preservation Fund Unallocated Reserves (CP10.08.10) will be transferred to Multnomah County East Southside Window Repair (CP10.08.34) project.

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

None

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

None

ATTACHMENT A

Budget Modification

If the request is a **Budget Modification**, please answer all of the following in detail:

- What revenue is being changed and why?
N/A
- What budgets are increased/decreased?
No budget change except at project level
- What do the changes accomplish?

- Do any personnel actions result from this budget modification? Explain.
No
- How will the county indirect, central finance and human resources and departmental overhead costs be covered?
N/A
- Is the revenue one-time-only in nature? Will the function be ongoing? What plans are in place to identify a sufficient ongoing funding stream?
N/A
- If a grant, what period does the grant cover?
N/A
- If a grant, when the grant expires, what are funding plans?
N/A

NOTE: If a Budget Modification or a Contingency Request attach a Budget Modification Expense & Revenues Worksheet and/or a Budget Modification Personnel Worksheet.

ATTACHMENT B

PROJECT REALLOCATION: FPM08-03

Required Signatures

Facilities &
Property
Management
Director:



Date: 11/12/07

Chief Financial
Officer:



Date: 11/13/07

Budget Director:



Date: 11/14/07

EXPENDITURES & REVENUES

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

Line No.	Fund Center	Fund Code	Accounting Unit		Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
			Internal Order	Cost Center						
1	72-50	2509			CP10.08.34	75,000	125,000	50,000		SE Window Repair Mult Cnty East
2	72-50	2509			CP10.08.10	509,658	459,658	(50,000)		Asset Preservation-Unallocated Reserves
3							0	0		
4							0	0		
5							0	0		
6							0	0		
7							0	0		
8							0	0		
9							0	0		
10							0	0		
11							0	0		
12							0	0		
13							0	0		
14							0	0		
15							0	0		
16							0	0		
17							0	0		
18							0	0		
19							0			
20							0			
21							0			
22							0			
23							0			
24							0			
25							0			
26							0			
27							0			
28							0			
29							0			
								0	0	Total - Page 1
								0	0	GRAND TOTAL



MULTNOMAH COUNTY
AGENDA PLACEMENT REQUEST (long form)

APPROVED : MULTNOMAH COUNTY
 BOARD OF COMMISSIONERS
 AGENDA # R-60 DATE 11.29.07
 DEBORAH L. BOGSTAD, BOARD CLERK

Board Clerk Use Only

Meeting Date: 11/29/07
Agenda Item #: R-6
Est. Start Time: 9:15 AM
Date Submitted: 11/07/07

BUDGET MODIFICATION: DCJ - 10

Agenda Title: **Budget Modification DCJ-10 Appropriating \$70,350 from the Worksystems, Inc. U.S. Department of Labor Youth Offender Grant to Increase Job Readiness Skills in Youth Offenders**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Requested Meeting Date:	<u>November 29, 2007</u>	Amount of Time Needed:	<u>5 minutes</u>
Department:	<u>Dept. of Community Justice</u>	Division:	<u>Juvenile Services Division</u>
Contact(s):	<u>Shaun Coldwell</u>		
Phone:	<u>503-988-3961</u>	Ext.	<u>83961</u>
		I/O Address:	<u>503 / 250</u>
Presenter(s):	<u>Steve Walker</u>		

General Information

1. What action are you requesting from the Board?

The Department of Community Justice (DCJ) requests approval of a budget modification to appropriate \$70,350 from the Worksystems, Inc. U.S. Department of Labor Youth Offender grant.

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

Worksystems, Inc. (WSI) is a nonprofit organization that serves both Multnomah and Washington Counties by connecting job seekers with employers. Beginning October 1, 2005 WSI received a grant from the U.S. Department of Labor that prepares youth offenders to enter a high growth/high demand workforce by providing them with job readiness skills. WSI subcontracted a portion of these grant funds to Multnomah County DCJ in order to hire a 1.00 FTE Juvenile Counselor to act as the central point of contact for screening and intake of youth referred into this program. This position coordinates these activities for both Multnomah & Washington Counties.

This is the third year that DCJ has received funding for this program and will be a continuation of

the grant that ended September 30, 2007. At the time the FY 2008 budget was prepared funding was not available from this grant beginning October 1, 2007 so it was not included in the budget submittal. On October 17, 2007 we received official notification that this grant had been renewed for another year and that WSI would again be subcontracting with DCJ. There was no Notice of Intent submitted for the renewal of this grant because DCJ did not apply for these funds.

This grant enhances program offer 50021A, Juvenile Accountability Program.

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

This budget modification includes revenue and expenditures covering the period of October 1, 2007 through June 30, 2008.

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

N/A

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

N/A

ATTACHMENT A

Budget Modification

If the request is a **Budget Modification**, please answer all of the following in detail:

- **What revenue is being changed and why?**
The Department of Labor Youth Offender Grant revenue increases by \$70,350.
- **What budgets are increased/decreased?**
Juvenile Services Division budget increases by \$70,350.
- **What do the changes accomplish?**
Renewal of the Department of Labor Youth Offender Grant:
Personnel increases by \$70,350 (0.75 FTE). This continues an existing full-time position that ended September 30, 2007 in the FY 2008 Adopted Budget.
- **Do any personnel actions result from this budget modification? Explain.**
Yes, the total FTE is increased by 0.75 which is a Juvenile Counselor/Lead position.
- **How will the county indirect, central finance and human resources and departmental overhead costs be covered?**
The grant does not cover indirect costs.
- **Is the revenue one-time-only in nature? Will the function be ongoing? What plans are in place to identify a sufficient ongoing funding stream?**
If the grant is not renewed in FY 2009 and no alternative funding sources are found then the program will be terminated at the end of the grant period.
- **If a grant, what period does the grant cover?**
October 1, 2007 through September 30, 2008. The total grant award is \$93,800. The FY 2008 amount is \$70,350 (9 months) and the FY 2009 amount is \$23,450 (3 months).
- **If a grant, when the grant expires, what are funding plans?**
DCJ would seek alternative federal, state or private grant funds. If funding is not available DCJ would end the program.

NOTE: If a Budget Modification or a Contingency Request attach a Budget Modification Expense & Revenues Worksheet and/or a Budget Modification Personnel Worksheet.

ATTACHMENT B

BUDGET MODIFICATION: DCJ - 10

Required Signatures

**Elected Official or
Department/
Agency Director:**

Procurator for Scott Taylor

Date: 10/31/07

Budget Analyst:

[Signature]

Date: 10/31/07

Department HR:

James J. Opoka

Date: 10/31/07

Countywide HR:

Date: _____

Budget Modification ID: DCJ-10

EXPENDITURES & REVENUES

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

Budget/Fiscal Year: 2008

Line No.	Fund Center	Fund Code	Program #	Func. Area	Internal Order	Accounting Unit		Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
						Cost Center	WBS Element						
1	50-50	32182	50021A	50			CJ040.YOG.2007	50195		(70,350)	(70,350)		IG-OP-Fed thru Other
2	50-50	32182	50021A	50			CJ040.YOG.2007	60000		42,587	42,587		Permanent
3	50-50	32182	50021A	50			CJ040.YOG.2007	60120		2,896	2,896		Premium
4	50-50	32182	50021A	50			CJ040.YOG.2007	60130		14,595	14,595		Fringe
5	50-50	32182	50021A	50			CJ040.YOG.2007	60140		10,272	10,272		Insurance
6										0		0	Add WSI Youth Offender Grant (YOG) effective 10/1/07
7										0			
8	72-10	3500		20		705210		50316		(10,272)	(10,272)		Service Reimb, Insurance
9	72-10	3500		20		705210		60330		10,272	10,272		Claims Paid, Insurance
10										0		0	
11										0			
12										0			
13										0			
14										0			
15										0			
16										0			
17										0			
18										0			
19										0			
20										0			
21										0			
22										0			
23										0			
24										0			
25										0			
26										0			
27										0			
28										0			
29										0			
											0	0	Total - Page 1
											0	0	GRAND TOTAL

ANNUALIZED PERSONNEL CHANGE

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

						ANNUALIZED			
Fund	Job #	HR Org	Position Title	Position Number	FTE	BASE PAY	FRINGE	INSUR	TOTAL
50-50	6272	64296	Juvenile Counselor	712553	1.00	56,782	19,460	13,696	89,938
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
TOTAL ANNUALIZED CHANGES					1.00	56,782	19,460	13,696	89,938

CURRENT YEAR PERSONNEL DOLLAR CHANGE

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

						CURRENT YEAR			
Fund	Job #	HR Org	Position Title	Position Number	FTE	BASE PAY	FRINGE	INSUR	TOTAL
50-50	6272	64296	Juvenile Counselor	712553	0.75	42,587	14,595	10,272	67,454
									0
									0
									0
									0
									0
			effective 10/1/07-6/30/08						0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
									0
TOTAL CURRENT FY CHANGES					0.75	42,587	14,595	10,272	67,454



**MULTNOMAH COUNTY
AGENDA PLACEMENT REQUEST**

Board Clerk Use Only

Meeting Date: 11/29/07
Agenda Item #: R-7
Est. Start Time: 9:18 AM
Date Submitted: 10/24/07

Agenda Title: **Second Reading and Possible Adoption of a Proposed ORDINANCE Amending MCC Chapter 37, Administration and Procedures, and Chapter 38, Columbia River Gorge National Scenic Area to Incorporate and Amend the Street Naming and Property Numbering Provisions of MCC Chapter 11.05, Enabling Application of the City of Gresham Street Naming and Property Numbering Scheme to Certain Areas of Unincorporated Multnomah County, and Repealing MCC §§11.05.500 through 11.05.575**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Date Requested:	<u>November 29, 2007</u>	Time Requested:	<u>2 minutes</u>
Department:	<u>Community Services</u>	Division:	<u>Land Use Transportation</u>
Contact(s):	<u>Kevin Cook/Chuck Beasley</u>		
Phone:	<u>503-988-5050</u>	Ext.:	<u>26782</u>
		I/O Address:	<u>455/116</u>
Presenter(s):	<u>Kevin Cook</u>		

General Information

1. What action are you requesting from the Board?

Request to adopt new street naming and property addressing ordinance to use the City of Gresham property numbering and street naming scheme within future annexation areas such as Pleasant Valley.

2. Please provide sufficient background information for the Board and the public to understand this issue.

The City of Gresham has asked the County to assist them in coordinating street naming and property addressing in urban expansion areas. Gresham employs a distinct system of street naming and addressing, which differs from the City of Portland's system that the County uses. The County's street naming and property numbering system only applies in the unincorporated areas of the County. Because annexations are incremental and do not pick up all of the properties along a given roadway, it can be confusing to landowners and emergency service providers to have two different addressing systems apply to properties in close proximity to each other. This issue has come up

with recent annexations in the Pleasant Valley area. The City of Gresham would like the County to apply the Gresham road naming and address numbering system within their Urban Service Boundary. The proposed ordinance allows use of the City of Gresham system in these areas. Further, the addressing and street naming provisions of MCC 11.05.500 through 11.05.575 contain procedural requirements that no longer correspond to the procedures in MCC Chapters 37 and 38. Rather than update Chapter 11.05, the street naming and addressing provisions are incorporated into Chapter 37 and 38. The proposed changes do not affect the public process that is already in place for road renaming. Proposed name changes will continue to require mailed notice and a public hearing.

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

There is no significant fiscal impact anticipated either now or in the future. Land Use Planning staff currently assists constituents with property numbering in the unincorporated areas of the County. Staff will continue to process addressing and road naming and renaming in these areas, but will now possess the ability to apply Gresham's standards within Gresham's future annexation areas.

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

There are no legal issues identified. Policy 4 of the Comprehensive Framework Plan states that, "It is the County's Policy to participate in intergovernmental coordination efforts..." Policy 4C states, "The County has a responsibility to support the planning process for unincorporated areas..." And Policy 4D states, "Establish and participate in a cooperative process to address the future of urban service provision issues."

The ability to apply Gresham's standards within their future annexation areas directly supports Policy 4 of the Comprehensive Framework Plan because it will enable a smoother more coordinated transition of these areas into the City of Gresham.

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

City of Gresham staff initiated the request for application of their standards within future annexations areas. On September 10, 2007 the Planning Commission held a workshop with County staff on the subject of Gresham's request. The Planning Commission directed staff to draft proposed changes to the MCC and schedule a public hearing. On October 1, 2007 the Planning Commission held a public hearing on the subject; there was no public testimony either orally or in writing. Service providers were also notified of the hearing. At the conclusion of the hearing the Planning Commission voted to recommend approval of the proposed code amendments. See attached Planning Commission Resolution.

Required Signatures

Department/
Agency Director:



Date: 10/24/07

**BEFORE THE PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. PC 07-005

Recommend to the Board of County Commissioners the adoption of an ordinance amending MCC Chapters 37 and 38, making code changes to street naming and property addressing provisions. The changes update outdated references found in the existing provisions and will allow for the application of the City of Gresham street naming and property addressing system within Gresham's Urban Service boundary.

The Planning Commission Finds:

(a). The Planning Commission is authorized by Multnomah County Code Chapter subsections 37.0710, 38.0710 and by ORS 215.110 to recommend to the Board of County Commissioners the adoption of Ordinances to implement the Multnomah County Comprehensive Plan.

(b). The existing street naming and property addressing provisions found in MCC 11.05 contain outdated references; therefore the need exists to update the street naming and property numbering provisions to correspond to existing policies and procedures prescribed in MCC Chapters 37 and 38.

(c). Coordination with the City of Gresham regarding the future of the Pleasant Valley Area is essential in order to provide a smooth transition from rural to urban uses in the area. An essential component of this transition is the application of a uniform street naming and property numbering system in Pleasant Valley. New sections of MCC Chapter 37 are required in order to allow for the application of the City of Gresham street naming and property numbering system within Gresham's future annexation areas.

(d). Placing the updated road naming and property numbering provisions in Chapter 37 will render Sections 11.05.500 through 11.05.575 obsolete; therefore, Sections 11.05.500 through 11.05.575 should be repealed when the new road naming and property numbering provisions of Chapter 37 go into effect.

(e). A minor amendment to Chapter 38, Columbia River Gorge National Scenic Area, is needed in order to allow for the application of the proposed road naming and property numbering provisions of Chapter 37 to have applicability in the Gorge. Currently, Chapter 11.05 is universally applicable throughout the unincorporated areas of Multnomah County, whereas Chapter 37 does not currently apply to those areas covered by Chapter 38.

(f). Given that the City of Gresham is actively pursuing annexations in Pleasant Valley, it is important that these amendments become effective upon their adoption.

(g). No regulations are being proposed that further restrict the use of property and no mailed notice to individual property owners is required ("Ballot Measure 56" notice). Notice of the Planning Commission hearing was published in the "Oregonian" newspaper and on the Land Use Programs web site.

(h). A public hearing was held on October 1, 2007 before the Planning Commission for the proposed amendment where all interested persons were given an opportunity to appear and be heard.

The Planning Commission Resolves:

The proposed Ordinance amending MCC Chapters 37 and 38 is hereby recommended for adoption by the Board of County Commissioners.

ADOPTED this 1st day of October, 2007.

PLANNING COMMISSION
FOR MULTNOMAH COUNTY, OREGON


John Ingle, Chair

CITY OF GRESHAM STREET NAMING AND PROPERTY ADDRESSING GUIDELINES



As revised by
Janet Armstrong and Jan Roark

City of Gresham
Street Naming and Property Addressing Guidelines

Prepared for the City of Gresham
At the request of the Address Task Force Technical Advisory Committee
October 1990

by
Janet Armstrong

Reviewed and accepted by the Task Force
February 1991

Reviewed by City Attorney
March 1992 and May 2003

Updated and Edited
May 2003

by
Jan Roark and Janet Armstrong

City of Gresham, Oregon
2003

Acknowledgements

Mayor and City Council

Dr. Charles J. Becker (Mayor)

Shane Bemis

Jack Hanna

Larry Haverkamp

Jack Horner (Council President)

Jacquenette McIntire

Dave Shields

City of Gresham Planning Commission

Richard Anderson, Chair

Wesley Bell

Robert Cook

Carl Culham, Vice-Chair

Dick Ehr

Brainard Joy Gannett

Cynthia Hopkins

Pat Speer

Mike Whisler

Address Task Force (Technical Advisory Committee)

Bureau of Emergency Communications

Suzanne Hannam

City of Gresham

Administration

Kay Foetisch,

Deidre Steinberg

Transportation Engineering

John Harris

CEDD

John Andersen

Janet Armstrong

Jonathan Harker

Clint Hilman

Ken Onyima

Richard Ross

Debbie Sagen

Judith Ure

Fire

Keith Neely

Joe Parrot

Police

Art Knori
David Lerwick

Public Works

Donna Kinonen

Multnomah County

Dick Howard
Bob Johnson

US Postal Service

Warren Weimer
Mike Krygier
Norm Singleton
Clint Gibler
Debbie Hill
Russ George

City of Fairview

Marilyn Holstrom

Barlow Gresham School Districts

Lorraine Griffey

Cooperating Participants

Transportation Division, Department of Environmental Services

Community and Economic Department City of Gresham

Police and Fire Departments, City of Gresham

Bureau of Emergency Communications

Multnomah County Transportation

Clackamas County Fire Department

United States Postal Service

City of Wood Village

City of Troutdale

City of Fairview

Other Participating Current and Former City Staff

City Attorney's Office

Richard Faus

Code Enforcement

Linda Summers

Fire

Kim Coxen

CEDD

Max Talbot

Ann Pytynia

Tammy Richardson

Pati Roberson

CONTENTS

- I. PURPOSE
- II. DEFINITIONS AND DESCRIPTIONS AS USED IN THIS GUIDELINE
- III. GRID
 - A. General
 - B. Prefixes
 - C. Suffixes
 - D. Selection
 - E. Modification
 - F. Posting and Clarification
- IV. STREET NAMING
 - A. General Street Name Standards
 - B. Existing City Grid Name Pattern
 - C. New City Grid Names
 - D. Metro Grid Street Names
- V. STREET RENAMING
 - A. Street Name Change Ordinance
 - B. City Initiated Name Changes
 - C. Criteria For Name Selection When Two Street Names Meet
- VI. PROPERTY ADDRESSING
 - A. Sequence of Numbering
 - B. Single Assignment Property Numbering
 - C. Multi-tenant and/or Multiple Structure Numbering
 - D. Manufactured Home parks and Moorages
 - E. One Organization with Multiple Structures on a Site
 - F. Multi-tenant Commercial-Industrial Structures
 - G. Commercial Tenant Spaces
 - H. Number Display on Structures
 - I. Directory/Address Identification Signs
- VII. PROPERTY READDRESSING
 - A. Non-conforming Addresses
 - B. Address Change Requests
 - C. Address Change Official Notice
- VIII. VIOLATION and PENALTIES

- A. Request of Post Address Official Notice
- B. Failure to Post

IX. APPENDICES

- A. Example of “Address Change Official Notice” and letter to Owner of Record
- B. Example of “Request of Post Address Official Notice
- C. Resolution No. 2563, Addressing Fees
- D. Applicable Standards from the: Uniform Fire Code, Uniform Building Code, and Fire Prevention Policy
- E. Multnomah County Ordinance No. 460
- F. Historic Overview of Street Naming and Property Addressing Issues in Gresham
- G. Map
- H. Numerical and Alphabetical Grid Street listings

I. PURPOSE

Establish a consistent and accurate methodology to enhance site identification for improved emergency dispatch response, mail delivery, commerce, and compatibility with geographic information systems (GIS).

II. DEFINITIONS AND DESCRIPTIONS FOR PURPOSES OF ADDRESSING AS USED IN THESE GUIDELINES ONLY

Address: A means by which a property, structure, or unit within a structure is identified. This identification reflects a reference point based on a grid system.

Address Change Official Notice: The notice sent by the City to a property's Owner of Record assigning a new or corrected address. This notice contains an effective date.¹

Address Grid (Grid) (Grid Lines) (Grid System): An address matrix consisting of imaginary lines perpendicular and parallel to baselines to indicate block number changes.

Apartment: For purposes of addressing, dwelling units occupied as residence by more than three (3) families living independently of each other.

Authorized Delegate: City staff assigned by the Manager to carry out the duties referred to.

Baseline: The origination point of a grid system:

City Grid baseline: Main and Powell

Metro Grid baseline: Burnside and Willamette River, covers approximately 30% of Gresham

Condominium: For purposes of addressing, structure containing one or more housing units in which there is a private ownership of individual units and common or limited ownership of common areas.

Dwelling Unit: For purposes of addressing, one or more rooms designed for occupancy by one family for living purposes.

Quadrant: An addressing system that divides a municipality by baselines into directional sections (e.g., northeast, southeast, southwest, northwest).

¹ See Appendix A for example of Address Change Notice

Request to Post Address Official Notice: The notice sent by the City to a property's Owner of Record requesting that an address or addresses be posted according to the City of Gresham Community Code.²

Rowhouse (Rowhome): For purposes of addressing, attached single-family dwellings with private ownership of unit and land.

Street: A public way that affords the principal means of access to abutting property. For street addressing and naming purposes only, a street (not to include an alley) may be considered as either a public or private way that is identified by street name, to include both a street suffix and street prefix.

Street Name: A specific name or number by which a street is identified, e.g., Wallula, Division, 162nd. A complete street name includes both a street prefix and street suffix in addition to the basic street name.

Street Prefix: A word or words (usually abbreviated) preceding a basic street name indicating a quadrant direction or baseline direction, e.g., *NW* Wallula Avenue, *SE* Douglas Place, *E.* Burnside Street.

Street Renaming: A change by Council Ordinance of a previously recorded street name. This includes, but is not limited to: assigning a name to a street platted and recorded without a name (e.g., public street), correction to an incorrectly spelled name, corrections to the complete street name, or a part thereof.

Street Suffix: A word (typically abbreviated) following a basic street name and indicating the type of street, e.g., Wallula *Avenue*, Eastman *Parkway*, Civic *Drive*, or Douglas *Place* (also called "Address Suffix" or "Thoroughfare Designation"). Street suffixes are often abbreviated (e.g. Ave, Pkwy, Dr, or Pl).

² See appendix B for example of Request to Post Address Notice

III. GRID

A. Grid General

1. Grid Map: See Appendix G for Map.
2. City of Gresham and Metropolitan Grid -- Dual Grid: Due to expansion, prior annexations, and the use of both a Gresham and Portland Postal Delivery Service, the City of Gresham uses two street grid and addressing systems; the Portland Metropolitan (Metro) Grid and the City of Gresham Grid. Both the City and Metro Grid systems are based on twenty street names or numbers per mile centered on the grid lines.
3. City/Metro Grid Boundaries: The grid boundary line is currently irregular and is in need of revision for vehicular safety, convenient travel and prompt delivery of emergency and postal services.³
4. City of Gresham Grid System:
 - a. City Grid: The City of Gresham Grid is based upon numbered east-west streets (all one or two-digit numbers) and named north-south avenues.
 - b. East/West City Grid Division: Main Ave. (along with its north and south linear projections) divides the City Grid east/west from where it meets the Metro Grid to the north to where it meets the intersection of SE Regner Rd. and SW Gabbert Rd. to the south. From that intersection, SE Regner Rd. becomes the east/west grid dividing line south to the City limits.

The current use of North Main Ave. as the dividing line north of Burnside creates confusion because the NE and NW Gresham Grid quadrants change along curvilinear streets within an enclosed neighborhood. Also Gresham Grid street names and addresses abut Metro Grid street names and addresses in an inconsistent manner. This area should be considered a priority for future street name corrections.

- c. North/South City Grid Division: Powell Blvd. (along with its east and west linear projections) divides the City Grid north/south between NW Bryn Mawr Way and SE Hogan Rd. East of Hogan, at the intersection of E Powell and SE 1st, E Powell Blvd. veers to the southeast and the eastern north/south zero line disappears. From this point eastward, the grid dividing line continues irregularly in an easterly direction to the City limits. West of Bryn Mawr Way, W Powell Blvd. veers to the southwest and the western north/south zero line disappears. From this

³ See Appendix G for Map

point westward, the grid dividing line continues irregularly in a westerly direction until it meets the Metro Grid (182nd).

5. Portland/Metropolitan Grid System

- a. Metro Grid: The Portland Metropolitan Grid is based upon numbered north/south avenues (all three-digit street numbers within the City of Gresham) and named east/west streets.
- b. Metro East/West Metro Grid Division: The Metro east/west grid is divided by the Willamette River; thus only the northeast and southeast grid quadrants are located within the Gresham City limits.
- c. Metro North/South Grid Division: Burnside St. divides the Metro Grid north/south. Within the City of Gresham, E. Burnside St. divides north/south from the westerly Gresham city limit boundary to the 182nd block. At this point, Burnside St. veers to the southeast, but the Metro north/south grid dividing line continues in an irregular eastward projection between the linear projections of N.E. Couch and S.E. Ankeny until it meets the City Grid at 242nd or NE Hogan Dr.
- d. Grid Quadrant Overlays: The northeast and southeast Metro Grid quadrant designations overlay the northwest and northeast City Grid quadrant designations. The southeast Metro Grid quadrant designation overlays the southwest City Grid quadrant. These grid overlays cause considerable confusion. One example of a confusing community identity resulting from the dual grid overlays occurs in the Centennial Neighborhood, where local addresses have street prefixes of S.E. SW and NW, have four different ZIP codes, and carry either Gresham or Portland postal designations.

B. Grid Prefixes

1. Gresham Grid Boundary Directional Prefixes: The City Grid boundary lines use single directional prefixes (*N* and *S* Main – *E* and *W* Powell). Directional designation shall precede the street name. No punctuation required in City Grid prefix.
2. Gresham Grid Non-Boundary Quadrant Directional Prefixes: City Grid quadrant directional prefixes are *NW*, *SW*, *NE*, and *SE*. Directional designation shall precede the street name. No punctuation required in City Grid prefix.
3. Metro Grid Boundary Directional Prefix: E. Burnside is the division boundary between the Portland/Metro northeast and southeast grid quadrants. Although E. Burnside is the Metro north/south grid division line from Gresham's western City limit boundary to S.E. 182nd Ave., Burnside St. continues to use the single *E*. directional prefix until it

reaches the City address grid system (currently S.E. 199th Ave. on the south side of the street and S.E. 202nd Ave. on the north side of the street). Then Burnside uses the City Grid prefixes and Suffixes, *NW* Burnside Rd. to Main, *NE* Burnside Rd. to SE 1st St., and then *SE* Burnside Rd. to the streets end.)

4. Metro Grid Non-Boundary Quadrant Directional Prefixes: Only northeast and southeast (N.E. & S.E.) Portland/Metro Grid quadrants are located within the City of Gresham. Metro prefixes use punctuation.

C. Grid Suffixes

1. City of Gresham Grid Suffixes: Street type shall come after the street name and offer a description on the length and direction. Street suffix designations for streets located within the boundary of the Gresham City Grid system shall be as follows.

- a. East/West Designations:

Court (CT) — cul-de-sacs with a street depth of at least 100 feet from the main street.

Street (ST) — continuous thoroughfares or extensions thereof.

Terrace (TER) — short discontinuous streets, usually under 1,000 feet in length.

- b. North/South Designations:

Avenue (AVE) — continuous thoroughfares or extensions thereof.

Lane (LN) — short discontinuous streets, usually under 1,000 feet in length.

Place (PL) — cul-de-sacs with a street depth of at least 100 feet from the main street.

- c. Other General Designations:

Boulevard (BLVD) — a major thoroughfare running east/west or obliquely across the community. It must connect at least two sections and act as a collector or arterial. No numbered street shall be assigned the suffix BOULEVARD.

Circle (CIR) — a short street that returns to itself at a single entry or point of origin.

Drive (DR) — curvilinear thoroughfares (less than 180 degrees) at least 1,000 feet in length or more. “Drives” by definition may cut across grid lines and may intersect numbered streets. To avoid potentially confusing intersections and difficult numbering patterns, the designation of a numbered street as “DR” should be discouraged.

Highway (HWY) — designated state or federal highways that run in any direction.

Loop (LOOP) — a short drive that begins at one point on a street and ends at a second point along the original street.

Parkway (PKWY) — a broad, scenic thoroughfare acting as a collector or arterial in any direction, having a landscaped center median and controlled access.

Road (RD) — a thoroughfare, often historical, that acts as a collector or arterial in any direction. A “Road” usually provides through traffic movement across a city and may run at oblique angles to the grid pattern. Because a “Road” may, by definition, cut across grid lines, no numbered street should be assigned the suffix “ROAD.”

Way (WAY) — diagonal short or dead end streets under 1,000 feet in length or minor local streets that change direction or begin and end on the same thoroughfare.

2. Metro Grid Suffixes: Multnomah County Ordinance #460 (March 5, 1985) and subsequent revisions should serve as a general guide to Metro Grid suffixes. A copy is attached as Appendix D and shall be the basic guide for address and street name assignments for property located within the boundary of the Metro Grid. Metro Grid suffixes also come after the street name.

D. Grid Selection Criteria

In no case shall two grid systems be mixed on the same street segment within the City limits.

The City Grid should generally be preferred for all new development within the City Grid designation and for newly annexed areas adjacent to the City Grid-designated quadrants of Gresham. New development in the northeast City Grid quadrant south of, but not including, Stark Street should also conform to City Grid.

The Metro Grid should generally be preferred for all new development within the Metro Grid designation and for newly annexed areas surrounded by Metro Grid designated quadrants, not subject to change. As parcels are developed adjacent to City Grid, the City Grid should be extended.

E. Modification of Existing Grid

At the direction of the Manager, or authorized delegate, the City/Metro Grid boundary line should be corrected under the following circumstances:

Street naming and numbering that cause a potential delay in the delivery of emergency services.

Request from emergency service providers or the US Postal Service to correct confusing address areas.

Formal request from the neighborhood association or petition from property owners representing the problem address area.

Isolated minor pockets of Metro Grid surrounded by City Grid.

Confusing intersections and directional designations that create potential traffic hazards.

Confusing changes of the grid systems in the middle of a neighborhood.

Anticipation or result of new development in order to continue a grid system in a consistent manner.

Any other reason(s) that is in the public interest.

F. Grid Boundary Posting and Clarification

To minimize confusion where there are grid changes within the City limits, signs for clarification (e.g., block numbers, alternative names, and/or Metro or City quadrant designations) shall be posted along streets at grid boundaries.

Supplementary signage to clarify City/Metro Grid quadrants, grid number sequences, and street name changes should also be provided in circumstances such as the following:

When a street changes name or there is a change in address numbering sequence at the City limits.

When a street changes name or there is a change in address numbering sequence due to the dual grid system within the City limits.

When the City and Metro Grid quadrants overlay one another.

IV. STREET NAMING

A. General Street Name Standards

All street names are assigned or subject to review by the Manager, or authorized delegate, and are subject to change prior to recording at the County Assessor's office.

Arterials, collectors, and other continuous streets should conform to the dominant grid pattern for the area and should maintain a continuous name or number for the entire alignment.

Long winding east/west "drives," "boulevards," "roads," and/or "parkways" that cross grid lines or that have the potential to intersect with numbered streets should be named rather than numbered.

Street name changes should occur only at intersections.

All numbered street names shall be written as figures. Named streets, which contain a number that can be spelled as one word, should be spelled out (e.g., Eleven Mile Avenue).

Except for historical, diagonal, or curvilinear streets, continuous streets lying directly upon an east/west grid line within the City Grid should be numbered rather than named streets.

No vanity names and/or streets named in honor of living persons shall be used.

Hyphenated or long names (over 10 characters) should be avoided.

No separate name is to be used for a cul-de-sac that is less than 100 feet in length or provides street frontage for 5 or less units. The name shall be the same as that of the intersecting street.

No street name should be used which would duplicate or could be confused with the name of an existing street within the City of Gresham, or within the neighboring Metro area. Similar sounding names are considered to be duplication regardless of spelling.

Whenever practicable, historical street names should be preserved. Whenever a historic name is eliminated from a parcel under development, that name (or a modification of that name) should receive priority consideration for a proposed new off-grid street name in the same general vicinity.

Discontinuous streets that lie entirely within a subdivision may be assigned a "theme" name uniquely identified with the subdivision in circumstances such as the following:

To assist in locating subdivision lots in areas where, due to intervening land uses and physical constraints, there is no possibility that the street in question could ever be extended.

To assist in identifying "difficult to access" sites in a maze of dead-end streets, especially when there is a possibility of duplicate numbering along overlapping dead-end streets lying along the same general grid line.

To assure continuity or to avoid confusion along streets cutting between or across established grid lines.

To avoid excessive number sequence and name changes along what appears to be the same curvilinear road.

To preserve the identity of a specific scenic area or an acknowledged local or historic feature associated with the subdivision location.

To minimize confusion where there are difficult existing street name patterns.

B. Existing City Grid Name Pattern

Except in some undeveloped areas, a pattern of City Grid street names has been platted. Continuous streets or fragments of, subject to the City Grid, must follow the customary City Grid name pattern.

C. New City Grid Names

Generally all names proposed for streets lying in a north/south direction east of Williams (east 4500 grid) and west of Highland (west 4300 grid line) shall follow an alphabetical (A-Z) sequence. Not every letter of the alphabet need be used. However, once a grid letter for a particular grid line has been established, all additional street names lying along that line should begin with the designated grid letter.

Examples:

Alphabetical street names should progress easterly from Williams (east 4500) east 4600 grid line—street names begin with an "A"

[e.g., Adams, Aspen, Arcadia, etc.].

east 4700 grid line—street names begin with a "B"

[e.g., Baker, Brookfield, Bluebird]

east 4800 grid line—street names begin with a "C"

[e.g., Condor, Cranberry, Cottonwood]

Alphabetical streets names should progress westerly from Highland (west 4300)

west 4400 grid line—street names begin with a "B"

[e.g., Border, Beagle, Bradford, etc.]

west 4500 grid line—street names begin with a "C"

[e.g., Caribou, Chesapeake, Christabel, etc.]

D. Metro Grid Street Names

Multnomah County Ordinance #460 (March 5, 1985) and subsequent revisions should serve as a general guide to Metro Grid street names.⁴

⁴ See Appendix E for Multnomah County Ordinance #460

V. STREET RENAMING

A. Street Name Change Ordinance

City Ordinance shall rename streets after public notice as designated in the City of Gresham Code Type IV Procedure and Oregon Revised Statute 227.120 or subsequent revisions.

A certified copy of each such Ordinance shall be filed with the County Recorder, the County Assessor, and County Surveyor.

B. City-Initiated Name Changes

The City may initiate the renaming of a street without the consent of the affected property owners when any of the following occurs:

The name is a duplicate of an existing street name within the City or near vicinity.

Emergency service providers have stated in a written request that the current identification of the street is inadequate to such an extent that emergency response time may be compromised.

The US Postal Service has stated in writing that the current identification of the street is inadequate to provide timely mail service.

New development or redevelopment of an area requires street names be corrected.

A name correction is required to clarify known confusion.

The commonly known and used street name is different from the recorded name.

Any other reason(s) that is in the public interest

C. Criteria For Name Selection When Two Street Names Meet

When two street names meet and one must be changed, the Manager, or authorized delegate, shall review the following criteria in determining which street name shall be retained and which street name shall be sent to the City Council for change:

Does either street segment have an historical name?

Which street segment name change would require the least number of address corrections?

Which street segment has been there the longest time period?

Which street segment name is most appropriate according to the other street names in the neighborhood?

Which street segment name is used for the longest distance?

Which street segment name is the most traveled?

VI. PROPERTY ADDRESSING

A. Sequence of Numbering:

Property numbering shall be within a range of one hundred units between each two grid lines.

Numbering shall start with the number one at the center grid point and shall increase by consecutive hundreds at each grid line.

Sites located on the south or east side of a street shall be assigned even-numbered addresses and remain consistent the entire length of the road, regardless of meandering.

Sites located on the north or west side of a street shall be assigned odd-numbered addresses and remain consistent the entire length of the road, regardless of meandering.

If a street with a single name changes directions and/or crosses grid lines (e.g., drives, circles and loops), addresses should continue logically and consecutively, occasionally disregarding the compass in favor of common sense and consistency along the route.

New address assignment information shall be sent to the US Postal Service, emergency service agencies, City, County, and other agencies as needed.

B. Single Family and Accessory Dwelling Property Numbering

All dwelling units shall be assigned individual addresses, by individual numbering when possible, or by a single building address and unit identification when necessary.

Residential property address assignment should be based on location of the dwelling's primary entrance. For flag lots and large parcels with long driveways, address assignment should be based on driveway frontage location. On corner lots or double frontage lots in subdivisions, an address assignment should be based upon the frontage of the dwelling's primary entrance.

Each parcel in a residential land division building lot shall receive an address. Addresses will **not** be released to any person or agency prior to the recording of the final plat. Addresses may be released after the City has received the final plat, but address assignments will not become official until formal application for a building permit is issued. The issuance of the building permit serves as confirmation of the address.

Streets with the same or similar names shall not have the same address numbers (e.g., 1234 NE 12th St. and 1234 SE 12th Ct.)

Vacant un-addressed tax lot parcels may receive an address assignment for reference only and may be changed as the parcel develops.

C. Multi-tenant and/or Multiple Structure Numbering

(See Fire Prevention Policy and Community Development Code for additional information)

Commercial land divisions usually will not receive address assignments until after design review approval. At the Manager or authorized delegate's discretion, an address may be assigned earlier, if possible.

An address should be assigned to each primary structure, except when public safety or consistent numbering is better achieved by a single address for multiple structures.

Condominiums and rowhomes — a separate address should be assigned to each unit. Addresses should conform to the public street frontage of the unit.

Duplexes and triplexes — a separate address should be assigned to each unit. Addresses should conform to the public street frontage of the unit.

Accessory Dwellings — usually the accessory unit should be assigned the same address as the main dwelling, but Unit B may be added to the address. If the accessory dwelling faces a different street, has a different access, or other circumstances appear to warrant a separate address, one may be assigned, as long as it is clear that the accessory dwelling remains accessory to the main unit, consistent with the intent of the Development Code.

Apartments — usually each apartment complex should be assigned a single street address. If a public street splits the complex, two addresses one for each side of the public street would normally be assigned. (e.g. 1107 and 1108 NW 12th St.)

Each building shall also be assigned a letter for emergency services reference only. The letter shall not be part of the official mailing address. The lettering should usually start with building "A" closest to the entrance and increase in a logical manner similar to the addressing sequence in the area. If property addresses along the street get larger from east to west, so would the lettering.

Each apartment unit should be numbered individually throughout the entire complex. No unit number shall repeat itself no matter how many addresses are used. In multilevel structures, ground level unit numbers shall be preceded by a "1", second level unit numbers shall be preceded by a "2", etc. On smaller single-story complexes, or complexes that have buildings entering off different streets, or complexes that have buildings entering from the same street but opposite sides of the street, additional addresses may be assigned at

the Manager or authorized delegate's discretion. (See Fire Prevention Policy, Attachment C.)

The apartment unit number indicates its position within a given building relative to the first level. The first unit number would be 101. If the number of units in a complex varies from one level and building to the next, the unit numbering of subsequent buildings continues from the highest preceding number as if all intervening numbers had been assigned to every floor.

EXAMPLE:

BLDG	LEVEL 1	LEVEL 2	LEVEL 3	BLDG TYPE
A	101-102	201-202		4-units
B	103-106	203-206		8-units
C	107-108	207-208		4-units
D	109-110	209-212	309-312	10-unit
E	113-116	213-216		8-units
F	117-118	217-218		4-units

For larger complexes that have more than 99 units on any one floor, "1" should still precede numbering but the unit numbering shall start with 001.

EXAMPLE:

BLDG	LEVEL 1	LEVEL 2	LEVEL 3	BLDG TYPE
A	1001-1012	2001-2012		24-units
B	1013-1024	2013-2012	3013-3024	36-units
Etc.				
H	1097-1108	2097-2108	3097-3108	36-units

A recreation building should be lettered but should not be assigned a unit number unless there are two or more recreation buildings, in which case a unit number may be assigned.

A separate office shall be assigned a unit number.

D. Manufactured Home Parks and Moorages

A primary street address shall be assigned to the manufactured home park or moorage. Space numbers beginning with "#1" shall be assigned to individual units within the complex. On smaller complexes, individual addresses could be assigned either off of the main public street access or off privately named streets at the Manager or authorized delegate's discretion. (All names will be reviewed and approved by the City of Gresham.)

E. One Organization with Multiple Structures on a Site

Multiple structures that house a single business, school, or other agency should be assigned a single street address based on the main driveway location. Each building shall be assigned a letter or name for emergency services location purposes only. The letter or name shall not appear as part of the official address. Directory signs are required at all public street entries and are subject to the City of Gresham Sign Code.

F. Multi-tenant Commercial-Industrial Structures

Each building shall be assigned an address. At the Manager or authorized delegate's discretion, an address may be assigned to each major outside entrance.

Multi-tenant addresses will usually be assigned off the main driveway entrance. In the case of a linear development parallel to and easily visible from a street, the address assignment may be based upon the tenant's front door location.

G. Commercial Tenant Spaces

Tenant Address Assignments: Individual tenant addresses will be confirmed at the time of Building Permit applications. The developer or property management agency **should not** assign addresses without prior approval of Manager or authorized delegate.

Tenant Spaces With Outside Entrances: When access to tenants is from individual outside entrances, a range of street addresses should be assigned to accommodate potential spaces. A master plan for addressing a complex should be created, and subsequent individual addresses will be assigned within the range, as future development occurs, by Manager or authorized delegate.

Tenants Spaces Without Outside Entrances/Internal Suite Numbering: Suite designations should be in numerical order, but not necessarily consecutive. Although alphabetical suite designations have been allowed in small buildings, numerical assignments are preferred for all suites. Numerical spaces should be skipped to allow for future development and modification within the structure. Spacing of three to ten digits is recommended. In multilevel buildings, a "1" shall precede ground level suite numbers; a "2" shall proceed second level suite numbers, etc. Suite numbers shall not repeat themselves.

H. Number Display on Structures

The owner, occupant, or owner's agent in charge of any structure to which an address number has been assigned will be responsible to affix the number according to the Uniform Fire Code, and/or the Uniform Building Code, and/or the Fire Prevention Policy, and/or the Community Development Code.⁵

Addresses placed on residential structures should be a minimum of four (4) inches high and in a contrasting color to the structures background.

Addresses shall be placed and located in a manner that is readily visible and legible from the street, usually posted on the wall adjacent to or above the front entrance.¹

Structures not having street frontage shall have additional addresses posted, separate from the mailbox, at the driveway entrance to the road serving the site.¹

Commercial or multi-family display of numbers and letters shall be as specified in the Uniform Building Code, and/or the Fire Code, and/or the Fire Prevention Policy, but shall be at least six (6) inches high, in a contrasting color to the structures background, and illuminated during the hours of darkness.

When the property is assigned an address from a point other than from the buildings front façade, the full address should be posted. Example: the building faces NE Burnside Rd., but the only vehicle access is from NW Fairview Dr. The full address and/or address range should be posted on the building or signage, not just the numbers, e.g., 1234 *NW Fairview Dr.*

For new construction, the property and/or individual building address shall be posted on a temporary sign of a size as determined by the Manager prior to or at the time of Building Permit issuance. The permanent address shall be posted prior to occupancy, in approved manner.

In no case will posting of the mailbox, or painting a curb, serve as a complete posting of the address.

⁵ If at any time, the numbering display codes should conflict, the Code with the stricter regulations shall govern. See Appendix D for standards from Uniform Fire Code, Uniform Building Code, and the Fire Prevention Policy.

I. Directory/Address Identification Signs

Directory signs, subject to the City of Gresham Sign Code, are required to be clearly visible from all public street entries to multi-tenant complexes. Directory signs should list important emergency response information such as building addresses, tenant space addresses, secondary suite numbers, and business names.

Directory number(s) shall be displayed so as to be visible from the street or access way when:

- A structure or complex, because of multiple tenants, is assigned unit numbers or more than one street address
- And/or each street address does not directly face the street or access way.

VII. PROPERTY READDRESSING

A. Non-conforming Addresses

All non-conforming address assignments shall be placed on a BOEC (911) error list and corrected as soon as possible after the following:

- The time the address is determined to be incorrect, or
- A request has been received, in writing, from the owner, Postal Service, or emergency service agency.

B. Address Change Requests

The City will change, without charge, any address that will improve a public safety or postal delivery issue when requested by the property owner in writing (e.g., out of sequence, duplication of another number).

A change of address for personal preference is discouraged to limit confusion and costs to the City and other agencies. However, upon written request and payment of any required fees the City may change the address to a number of equal public safety and postal delivery clarity.

C. Address Change Official Notice

When an existing address is changed, an "Address Change Official Notice" of the change, including the effective date, shall be sent to the owner of record and current occupant at least 30 days prior to that effective date. (See Appendix D) This 30-day period may be shortened at the owner's request or if the Manager, or authorized delegate, determines there is a public safety issue. A copy of the notice will also be sent to the US Postal Service, emergency service agencies, City, County, and other agencies, as needed.⁶

The owner or owner's agent in charge of any structure to which an address number has been changed will be responsible to affix the new numbers, as required in the City of Gresham Community Development Code, within 15 days before or after the effective date of the change or be in violation for failure to post. The City will notify the owner of his/her responsibility to affix the new numbers and the "Failure to Post" Code violation.

⁶ See Appendix A for example of Address Change Notice

VIII. VIOLATIONS and PENALTIES

A. Request to Post Address Official Notice

The City shall send out by certified and regular mail a “Request to Post Address Official Notice” (see Attachment B) to the Owner of Record on any property that has not posted the property address in the authorized manner. This notice shall be effective immediately. This applies to new and existing addresses.⁷

B. Failure to Post

Failure to properly post an address shall be in violation of the Gresham Community Development Code and the Uniform Fire Code and subject to Civil Penalties.

⁷ See Appendix B for example of Request to Post Address Notice

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDINANCE NO. _____

Ordinance Amending MCC Chapter 37, Administration and Procedures and Chapter 38, Columbia River Gorge National Scenic Area to Incorporate and Amend the Street Naming and Property Numbering Provisions of MCC Chapter 11.05 Enabling Application of the City of Gresham Street Naming and Property Numbering Scheme to Certain Areas of Unincorporated Multnomah County; Repealing MCC §§11.05.500 through 11.05.575

(Language ~~stricken~~ is deleted; double-underlined language is new.)

The Multnomah County Board of Commissioners Finds:

- a. The Planning Commission is authorized by Multnomah County Code Chapter subsections 37.0710, 38.0710 and by ORS 215.110 to recommend to the Board of County Commissioners the adoption of ordinances to implement the Multnomah County Comprehensive Plan. The Planning Commission exercised this authority in recommending the proposed ordinance with Resolution PC 07-005
- b. Coordination with the City of Gresham regarding the future of the Pleasant Valley area is essential in order to provide a smooth transition from rural to urban uses in the area. An essential component of this transition is the application of a uniform street naming and property numbering system in Pleasant Valley. New sections of MCC Chapter 37 are required in order to allow for the application of the City of Gresham Street Naming and Property Addressing guidelines within Gresham's future annexation areas.
- c. The existing street naming and property addressing provisions found in MCC 11.05 contain outdated references; therefore the need exists to update the street naming and property numbering provisions to correspond to existing procedures prescribed in MCC Chapters 37 and 38.
- d. Placing the updated road naming and property numbering provisions in Chapter 37 will render Sections 11.05.500 through 11.05.575 obsolete; therefore, Sections 11.05.500 through 11.05.575 should be repealed when the new road naming and property numbering provisions of Chapter 37 go into effect.
- e. A minor amendment to Chapter 38, Columbia River Gorge National Scenic Area, is needed in order to allow for the application of the proposed road naming and property numbering provisions of Chapter 37 to have applicability in the Gorge. Currently, Chapter 11.05 is universally applicable throughout the unincorporated areas of Multnomah County, whereas Chapter 37 does not currently apply to those areas covered by Chapter 38.
- f. Given that the City of Gresham is actively pursuing annexations in Pleasant Valley, it is important that these amendments become effective upon their adoption.
- g. No regulations are being proposed that further restrict the use of property and no mailed notice to individual property owners is required ("Ballot Measure 56" notice). Notice of the Planning Commission hearing was published in the "Oregonian" newspaper and on the Land Use Programs web site.

- h. Noticed public hearings were held before the Planning Commission on October 1, 2007 and the Board of Commissioners on November 8, 2007, where all interested persons were given an opportunity to appear and be heard.

Multnomah County Ordains as follows:

Section 1. MCC Chapter 37 is amended as follows:

§ 37.0530 Summary Of Decision Making Processes.

The following decision making processes chart shall control the County's review of the indicated permits:

APPROVAL PROCESS					
Permit Type	I	II	III	IV	PC
Initial Approval Body	(Not a "land use decision")	(Planning Director)	(Hearings Officer)	(Planning Commission)	(Legislative)
Allowed Uses	X				
Review Uses		X			
Conditional Uses			X		
Community Service			X		
Design Review		X			
Plan/Zone Change (single tract) quasi-judicial				X	
Demolition of historic building or structure before 120 day permit delay				X	
Plan/Zone Changes-legislative					X
Zone Code Text Changes (Initiated by county only)					X
Creation of a parcel/lot not abutting a street			X		
Adjustment		X			
Variance			X		
Non-conforming Uses/Determination of Non-conforming Use		X			
Extensions of Decisions in EFU & CFU Zones (MCC 37.0690)	X				
All other Extensions of Decisions		X			
Revocation of Decision		X			
Property Line Adjustments		X			
Planned Developments			X		
Land Divisions:					
Category 1 & 2			X		
Category 3 & 4		X			

APPROVAL PROCESS					
Permit Type	I	II	III	IV	PC
Initial Approval Body	(Not a "land use decision")	(Planning Director)	(Hearings Officer)	(Planning Commission)	(Legislative)
Significant Environmental Concern		X			
Hillside Development Permit		X			
Willamette River Greenway		X			
Zoning Code Interpretations		X			
Temporary Permits		X			
Temporary Health Hardship		X	X If CU		
Bus Shelter		X			
Lot of Record Verification		X			
Lot of Exception		X			
Exceptions		X			
Post Emergency response to emergency/disaster event		X			
Lot Consolidation	X				
Replat		X			
All other discretionary decisions		X			
First response to emergency/disaster event	X				
Grading and Erosion Control	X				
Floodplain Development	X				
Street & Property Addressing	X				
Street Naming & Renaming			X		
Type A Home Occupation	X				

§37.1500 STREET NAMING AND PROPERTY NUMBERING

(A) Definitions:

(1) Words and their derivations used in this Chapter shall have the meanings given in the Multnomah County Code.

(2) Director means the Director of the Department of Community Services or the Director's authorized delegate.

§37.1505 Policy and Purpose

In order to provide a uniform street naming and property numbering system of benefit to all the citizens of the County, it is the policy of Multnomah County to extend the property numbering system and street naming pattern established by the City of Portland to all unincorporated areas of the County, except for those areas identified as being within the Gresham Urban Service Boundary; retain, restore and extend the

historical road-naming system for all rural County areas; and to apply the City of Gresham Street Naming and Property Addressing Guidelines, where appropriate, within the Gresham Urban Service Boundary.

§37.1510 Scope

The provisions of the Chapter shall apply to the naming of streets and the numbering of property in the unincorporated areas of Multnomah County.

§37.1512 Application of City of Portland System

The street naming and property numbering system set forth in MCC 37.1512 through 37.1575 shall be utilized within all unincorporated areas of the county except that areas within the City of Gresham's Urban Service Area may utilize the City of Gresham Street Naming and Property Addressing Guidelines where appropriate pursuant to MCC 37.1610.

§37.1515 Directional Designations, Urban Area

For the purpose of this Chapter, the urban area of Multnomah County, except areas inside the Urban Service Boundary of the City of Gresham utilizing the City of Gresham Street Naming and Property Addressing Guidelines, is hereby divided into five sections having the directional designations, abbreviations and dividing lines as listed herein.

The name or number of a public or private street within a section shall be preceded by the abbreviated directional designation of that section. The five sections are:

(A) "North," abbreviated "N.," consisting of the areas between N. Williams Avenue and its northerly extension and the Willamette River channel from the Burnside Bridge to the river mouth;

(B) "Northeast," abbreviated "N.E.," consisting of the area east of N. Williams Avenue and its northerly extension and north of E. Burnside Street and its easterly extension;

(C) "Northwest," abbreviated "N.W.," consisting of the area between the Willamette River channel downstream from the Burnside Bridge and W. Burnside Road;

(D) "Southeast," abbreviated "S.E.," consisting of the area south of E. Burnside Street and its easterly extension and east of the Willamette River channel; and

(E) "Southwest," abbreviated "S.W.," consisting of the area west of the Willamette River channel and south of W. Burnside Road.

§37.1520 Street Naming and Property Numbering Grid

A street naming and property numbering grid is hereby established.

(A) The grid shall consist of parallel lines spaced 264 feet apart and centered as follows:

(1) The north-south center gridline shall be N. Williams Avenue and its northerly and southerly extension; and

(2) The east-west center gridline shall be W. Burnside Road and E. Burnside Street and its easterly extension.

(B) For urban area streets there shall be 20 names or numbers provided per mile, centered on the gridlines.

(C) For urban and rural area property numbering there shall be 100 numbers provided between each two gridlines. Except as provided in MCC 37.1560(B), the numbers shall start with the number "1" at the center gridlines described in subsection (A) of this section, and continue in consecutive hundreds at each gridline.

§37.1525 North-South Street Numbering System, Urban Area

A north-south street number system is hereby established for the urban area.

(A) An urban area street having an alignment generally north and south shall be identified by a number according to the system established in the City of Portland and in practice in unincorporated Multnomah County on the effective date of this Chapter. There shall be 20 numbers per mile which shall increase in magnitude to the east and to the west of the N. Williams Avenue centerline.

(B) A numbered street on or close to a gridline established under MCC 37.1520 shall be designated "Avenue."

(C) A numbered street located midway between two gridlines established under MCC 37.1520 shall be designated "Place" and shall have the lesser number of the two adjacent gridlines.

§37.1530 East-West Street Naming System, Urban Area

An east-west street naming system is hereby established for the urban area.

(A) An urban area street having an alignment generally east and west shall be identified by a name according to the pattern of names established in the City of Portland and in practice in unincorporated Multnomah County on the effective date of this Chapter.

(B) A named street on or close to a gridline established by MCC 37.1520 shall be designated "Street."

(C) A named street located midway between two gridlines established under MCC 37.1520 shall be designated "Court" and shall have the same name as that of the preceding street on the gridline nearest to the Burnside center gridline.

§37.1535 Street Naming System, Rural Area

A rural area street naming system is hereby established.

(A) The existing pattern of street names shown on County Assessor's maps or as designated by a County decision, is hereby established as the street naming system for the rural area of Multnomah County. Said map is herein incorporated by reference to the same force and effect as if set forth fully herein.

(B) Except as established pursuant to subsection (A) of this section on the County Assessor's maps, or as may be established under MCC 37.1540(D), a rural area street shall be designated as "Road."

(C) An extension of a rural area street shall continue the name of that street.

(D) The name for a new rural area street shall be designated under the provisions of MCC 37.1550.

(E) To the extent feasible, the directional designation grid established in MCC 37.1515 shall be extended throughout the rural areas of unincorporated Multnomah County.

§37.1540 Other Designations for Streets

The following additional street naming and numbering provisions are hereby established.

(A) A named or numbered urban area street which crosses two or more gridlines of the same direction as the street shall be designated "Drive."

(B) A named or numbered urban area street which forms a loop having two intersections with one other street shall be designated "Circle."

(C) The designation of a street as "Boulevard," "Highway," "Lane," "Parkway," "Road," "Terrace," "Way" or similar term, established prior to the effective date of Chapter, is hereby adopted and shall be continued for any extension of that street.

(D) A designation listed in subsection (C) of this section, or a similar term, may be included in the naming of a new street or the renaming of an existing street upon a finding that another designation otherwise authorized by this Chapter is inappropriate to the circumstances or inconsistent with the policy and purpose stated in MCC 37.1505.

§37.1545 Naming and Numbering of Private Streets

A naming and numbering system for private streets is hereby established.

(A) The name or number of a private street having a length greater than 250 feet shall conform with the naming or numbering system established under MCC 37.1525 through 37.1540 as appropriate.

(B) The name or number of a private street having a length of 250 feet or less shall be the same as the name or number of the connecting public street.

§37.1550 Naming of a New Rural Area Street; Renaming of an Existing Urban or Rural Area Street: Procedure

Action to name a new rural area street or to rename an existing urban or rural area street shall be subject to the following:

(A) A proposed naming or renaming shall be initiated by:

(1) Resolution of the Board of County Commissioners;

(2) Resolution of the Planning Commission;

(3) A petition filed with the Director, signed by 20 percent or more of the owners of property abutting an existing street to be renamed,

(4) A petition filed with the Director, signed by the owners of 51 percent or more of the property abutting a new street to be named as part of a proposed land division, or

(5) Administrative order of the Director, Department of Community Services or his or her designee.

(B) A copy of the resolution, petition or order shall be filed with the Clerk of the Board.

(C) The Hearings Officer shall conduct a public hearing and make a decision on the proposed naming or renaming.

(D) In addition to the provisions of this section, the provisions of 37.0510 through 37.0850 for Hearings Officer decision shall apply in the consideration and action on a naming or renaming proposal.

(E) First class mailed notice of the proposal shall be given at least ten days prior to the hearing to:

(1) The owners of all property abutting on the street,

(2) The rural fire protection district,

(3) The Postmaster having jurisdiction,

(4) The Office of City-County Emergency Communication Service.

(5) Parties of the hearing.

(F) Factors for the selection of a rural area street name are:

(1) Factors of historical significance related to persons, circumstances or events.

(2) Factors of geographical significance.

(3) Factors of street location, function or direction.

(4) Common usage of a name for the street or in the area.

(5) Prior use of the name for the street.

(6) Name consistency for a continuous route, and

(7) Nonduplication of another rural area street name.

§37.1555 Street Name Signs

Standards and requirements for street name signs are hereby established.

(A) A street name sign shall have the name of the street as designated under the provisions of this Chapter.

(B) A name sign for a public street shall be designed, installed and maintained in accord with requirements established by the Oregon Department of Transportation.

(C) A private street name sign to be located in the connecting public street right-of-way shall be installed by the County at the expense of the property owner or land division applicant and thereafter shall be maintained by the County.

(D) Exception: Approval of a planned development or other land development program may include alternate provisions for the installation and maintenance of a private street sign.

(E) A private street sign shall be designed and located according to standards approved by the Director of the Department of Community Services.

§37.1560 Numbering of Property, Rural and Urban Areas

The Director shall assign address numbers for buildings or property and shall maintain records thereof according to the following:

(A) One hundred numbers shall be provided between each two gridlines established under MCC 37.1520. The numbers shall start with the number "1" at the centerlines described in subsections (A) and (B) of that section. The numbers shall continue in consecutive hundreds at each gridline.

(B) Address numbers on east-west streets between the extended alignment of S.W. Viewpoint Terrace and the Willamette River shall be preceded by "0".

(C) Odd numbers shall apply to properties or buildings on the northerly or westerly sides of a public street or a private street greater than 250 feet in length.

(D) Even numbers shall apply to properties or buildings on the southerly or easterly sides of a public street or a private street greater than 250 feet in length.

(E) Numbering of properties or buildings served by a private street having a length of 250 feet or less shall be by consecutive odd or even numbers consistent with those on the same side of the connecting public street.

(F) An address number shall be assigned for each property or building in separate ownership, possession or occupancy.

(G) In the event the building address number sequence exceeds the available numbers, a suffix "A," "B," "C," etc. may be assigned by the Director.

(H) An address number or numbers shall be assigned by the Director in conjunction with the application for a building or land use permit, a land division or upon the written request of the property owner.

§37.1565 Renumbering of Property; Notice

When the Director reassigns a property or building address number, under the provisions of MCC 37.1560, to a property or building, the following notification is required.

(A) First class mailed notice of an address number reassignment shall be given to the property owner by the Director.

(B) Notice of an address number reassignment shall also be given to:

(1) The rural fire protection district,

(2) The Postmaster having jurisdiction,

(3) The Office of City-County Emergency Communication Service.

§37.1570 Placement of Address Numbers

(A) The property owner or owner's agent shall place the address number assigned by the Director on the building or property at the earliest practical time in one or more of the following locations:

(1) On the building,

(2) On a sign on the property,

(3) On a mailbox adjacent to the street, or

(4) In such other location as to be legible from the street or access drive.

(B) Address numbers shall be permanently affixed, of a size, design and placement as to be legible from the street or access drive serving the property, and shall comply with zoning or other ordinance standards for signs.

(C) Failure to place an assigned address number or the placement of an address number other than one consistent with the provisions of this Chapter shall be deemed a violation.

§37.1575 Administration; Powers of the Director

(A) The Director shall be responsible for the administration and enforcement of this Chapter.

(B) The Director shall have the authority to do the following:

(1) Determine standards of design and location for private street signs,

(2) Place and maintain street name signs in public street rights-of-way, as described in this Chapter,

(3) Assign property and building address numbers, give notice thereof and keep a record of the number assignment,

(4) Initiate a new street name or the renaming of an existing street under the provisions of MCC 37.1550, and

(5) Exercise such other powers as are necessary to carry out the provisions of this Chapter.

§37.1610 Application of City of Gresham Street Naming and Property Addressing Guidelines.

The street naming and property numbering system set forth in the City of Gresham Street Naming and Property Addressing Guidelines, Sections I through VII, as amended, may be utilized, within the unincorporated areas of Multnomah County within the City of Gresham's Urban Service Area insofar as the applications of the Guidelines do not conflict with the administration and procedures set forth in this Chapter.

Section 2. MCC Chapter 38 is amended as follows:

§ 38.0530 SUMMARY OF DECISION MAKING PROCESSES.

The following decision making processes chart shall control the County's review of the indicated permits:

APPROVAL PROCESS					
Permit Type	I	II	II Expedited	III	PC
Initial Approval Body:	(Not a "land use decision")	(Planning Director)	(Planning Director)	(Hearings Officer)	(Legislative)
Allowed Uses ¹	X				
Expedited Uses			X		
Review Uses		X			
Conditional Uses				X	
Zone Code Text Changes (Initiated by County only)					X
Variance		X		X	
Extension of Decision		X			
Property Line Adjustments		X			
Planned Unit Developments				X	
Land Divisions					
Subdivision				X	
Major Partition		X			
Minor Partition		X			
Lot Consolidation	X				
Replat		X			
Revocation of Decisions				X	
Zoning Code Interpretations		X			
Hillside Development Permit		X			
Floodplain Development	X				
Grading and Erosion Control	X				
Street and Property Addressing	X				
Street Naming & Renaming				X	
Final Plat Approval	X				
1 Although an Allowed Use by itself does not require a Type I permit, zoning approval of a building permit application for such a use is a Type 1 review.					

§38.600. Street Naming and Property Numbering Procedures.

The Street Naming and Property Numbering Procedures set forth in MCC 37.1500 et. seq. shall apply in the Columbia River Gorge National Scenic Area.

Section 3. MCC Sections 11.05.500 through 11.05.575 are hereby repealed as follows:

~~STREET NAMING AND PROPERTY NUMBERING~~

~~11.05.500. Definitions~~

~~(A) Words and their derivations used in this Chapter shall have the meanings given in the Multnomah County Code.~~

~~(B) Director means the Director of the Department of Environmental Services or the Director's authorized delegate.~~

~~11.05.505. Policy and Purpose~~

~~In order to provide a uniform street naming and property numbering system of benefit to all the citizens of the County, it is the policy of Multnomah County to extend the property numbering system and street naming pattern established by the City of Portland to all unincorporated retain, restore and extend the historical road naming system for all rural County areas;~~

~~11.05.510. Scope~~

~~The provisions of the Chapter shall apply to the naming of streets and the numbering of property in the unincorporated areas of Multnomah County;~~

~~11.05.515. Directional Designations, Urban Area~~

~~For the purpose of this Chapter, the urban area of Multnomah County is hereby divided into five sections having the directional designations, abbreviations and dividing lines as listed herein;~~

~~The name or number of a public or private street within a section shall be preceded by the abbreviated directional designation of that section. The five sections are:~~

~~(A) "North," abbreviated "N.," consisting of the areas between N. Williams Avenue and its northerly extension and the Willamette River channel from the Burnside Bridge to the river mouth;~~

~~(B) "Northeast," abbreviated "N.E.," consisting of the area east of N. Williams Avenue and its northerly extension and north of E. Burnside Street and its easterly extension;~~

~~(C) "Northwest," abbreviated "N.W.," consisting of the area between the Willamette River channel downstream from the Burnside Bridge and W. Burnside Road;~~

(D) "Southeast," abbreviated "S.E.," consisting of the area south of E. Burnside Street and its easterly extension and east of the Willamette River channel; and

(E) "Southwest," abbreviated "S.W.," consisting of the area west of the Willamette River channel and south of W. Burnside Road.

11.05.520. Street Naming and Property Numbering Grid

A street naming and property numbering grid is hereby established.

(A) The grid shall consist of parallel lines spaced 264 feet apart and centered as follows:

(1) The north-south center gridline shall be N. Williams Avenue and its northerly and southerly extension; and

(2) The east-west center gridline shall be W. Burnside Road and E. Burnside Street and its easterly extension.

(B) For urban area streets there shall be 20 names or numbers provided per mile, centered on the gridlines.

(C) For urban and rural area property numbering there shall be 100 numbers provided between each two gridlines. Except as provided in MCC 11.05.560(B), the numbers shall start with the number "1" at the center gridlines described in subsection (A) of this section, and continue in consecutive hundreds at each gridline.

11.05.525. North-South Street Numbering System, Urban Area

A north-south street number system is hereby established for the urban area.

(A) An urban area street having an alignment generally north and south shall be identified by a number according to the system established in the City of Portland and in practice in unincorporated Multnomah County on the effective date of this Chapter. There shall be 20 numbers per mile which shall increase in magnitude to the east and to the west of the N. Williams Avenue centerline.

(B) A numbered street on or close to a gridline established under MCC 11.05.520 shall be designated "Avenue."

(C) A numbered street located midway between two gridlines established under MCC 11.05.520 shall be designated "Place" and shall have the lesser number of the two adjacent gridlines.

11.05.530. East-West Street Naming System, Urban Area

An east-west street naming system is hereby established for the urban area.

(A) An urban area street having an alignment generally east and west shall be identified by a name according to the pattern of names established in the City of Portland and in practice in unincorporated Multnomah County on the effective date of this Chapter.

~~(B) A named street on or close to a gridline established by MCC 11.05.520 shall be designated "Street."~~

~~(C) A named street located midway between two gridlines established under MCC 11.05.520 shall be designated "Court" and shall have the same name as that of the preceding street on the gridline nearest to the Burnside center gridline.~~

11.05.535. Street Naming System, Rural Area

A rural area street naming system is hereby established.

~~(A) The pattern of street names shown on the January 1, 1984, Assessor's maps is hereby established as the street naming system for the rural area of Multnomah County. Said map is herein incorporated by reference to the same force and effect as if set forth fully herein.~~

~~(B) Except as established on the Assessor's maps, or as may be established under MCC 11.05.540(D), a rural area street shall be designated as "Road."~~

~~(C) An extension of a rural area street shall continue the name of that street.~~

~~(D) The name for a new rural area street shall be designated under the provisions of MCC 11.05.550.~~

~~(E) The roads described in Appendix 1 [Appendix A], attached hereto and incorporated herein by reference, have been renamed during the time between the adoption of Ordinance No. 274, and the codification of that ordinance. The renaming of these roads, as described in Appendix 1 [Appendix A], is hereby adopted and ratified.~~

~~(F) To the extent feasible, the directional designation grid established in MCC 11.05.515 shall be extended throughout the rural areas of unincorporated Multnomah County.~~

11.05.540. Other Designations for Streets

The following additional street naming and numbering provisions are hereby established.

~~(A) A named or numbered urban area street which crosses two or more gridlines of the same direction as the street shall be designated "Drive."~~

~~(B) A named or numbered urban area street which forms a loop having two intersections with one other street shall be designated "Circle."~~

~~(C) The designation of a street as "Boulevard," "Highway," "Lane," "Parkway," "Road," "Terrace," "Way" or similar term, established prior to the effective date of Chapter, is hereby adopted and shall be continued for any extension of that street.~~

~~(D) A designation listed in subsection (C) of this section, or a similar term, may be included in the naming of a new street or the renaming of an existing street under MCC 11.05.350 upon a finding that another designation otherwise authorized by this Chapter is inappropriate to the circumstances or inconsistent with the policy and purpose stated in MCC 11.05.505.~~

11.05.545. Naming and Numbering of Private Streets

A naming and numbering system for private streets is hereby established.

(A) The name or number of a private street having a length greater than 250 feet shall conform with the naming or numbering system established under MCC 11.05.525 through 11.05.540 as appropriate.

(B) The name or number of a private street having a length of 250 feet or less shall be the same as the name or number of the connecting public street.

11.05.550. Naming of a New Rural Area Street; Renaming of an Existing Urban or Rural Area Street: Procedure

Action to name a new rural area street or to rename an existing urban or rural area street shall be subject to the following:

(A) A proposed naming or renaming shall be initiated by:

(1) Resolution of the Board of County Commissioners;

(2) Resolution of the Planning Commission;

(3) A petition filed with the Director, signed by 20 percent or more of the owners of property abutting an existing street to be renamed;

(4) A petition filed with the Director, signed by the owners of 51 percent or more of the property abutting a new street to be named, and including a name proposed in a land division under MCC Chapter 11.45, or

(5) Administrative order of the Director, Department of Environmental Services or his or her designee.

(B) A copy of the resolution, petition or order shall be filed with the Clerk of the Board.

(C) The Hearings Officer shall conduct a public hearing and make a decision on the proposed naming or renaming.

(D) In addition to the provisions of this section, the provisions of MCC 11.15.8220 through 11.15.8285, excepting MCC 11.15.8220(C), 11.15.8220(D), and 11.15.8240(F) shall apply in the consideration and action on a naming or renaming proposal.

(E) First class mailed notice of the proposal shall be given at least ten days prior to the hearing to:

(1) The owners of all property abutting on the street,

(2) The rural fire protection district,

(3) The Postmaster having jurisdiction;

(4) The Office of City-County Emergency Communication Service.

~~(F) Action by the Board of County Commissioners to name or rename a street shall be in the form of an order.~~

~~First class mailed notice of the action shall be given to the parties of the hearing and those listed in subsection (E) of this section.~~

~~(G) Criteria for the selection of a rural area street name are:~~

~~(1) Factors of historical significance related to persons, circumstances or events;~~

~~(2) Factors of geographical significance;~~

~~(3) Factors of street location, function or direction;~~

~~(4) Common usage of a name for the street or in the area;~~

~~(5) Prior use of the name for the street;~~

~~(6) Name consistency for a continuous route, and~~

~~(7) Nonduplication of another rural area street name.~~

11.05.555. Street Name Signs

~~Standards and requirements for street name signs are hereby established.~~

~~(A) A street name sign shall have the name of the street as designated under the provisions of this Chapter.~~

~~(B) A name sign for a public street shall be designed, installed and maintained in accord with requirements established by the Oregon Department of Transportation.~~

~~(C) A private street name sign to be located in the connecting public street right of way shall be installed by the County at the expense of the property owner or land division applicant and thereafter shall be maintained by the County.~~

~~(D) Exception: Approval of a planned development or other land development program may include alternate provisions for the installation and maintenance of a private street sign.~~

~~(E) A private street sign shall be designed and located according to standards approved by the Director of the Department of Community Services.~~

11.05.560. Numbering of Property, Rural and Urban Areas

The Director shall assign address numbers for buildings or property and shall maintain records thereof according to the following:

- (A) One hundred numbers shall be provided between each two gridlines established under MCC 11.05.520. The numbers shall start with the number "1" at the centerlines described in subsections (A) and (B) of that section. The numbers shall continue in consecutive hundreds at each gridline.
- (B) Address numbers on east-west streets between the extended alignment of S.W. Viewpoint Terrace and the Willamette River shall be preceded by "0".
- (C) Odd numbers shall apply to properties or buildings on the northerly or westerly sides of a public street or a private street greater than 250 feet in length.
- (D) Even numbers shall apply to properties or buildings on the southerly or easterly sides of a public street or a private street greater than 250 feet in length.
- (E) Numbering of properties or buildings served by a private street having a length of 250 feet or less shall be by consecutive odd or even numbers consistent with those on the same side of the connecting public street.
- (F) An address number shall be assigned for each property or building in separate ownership, possession or occupancy.
- (G) In the event the building address number sequence exceeds the available numbers, a suffix "A," "B," "C," etc. may be assigned by the Director.
- (H) An address number or numbers shall be assigned by the Director in conjunction with the application for a building or land use permit, a land division or upon the written request of the property owner.

11.05.565. Renumbering of Property; Notice

When the Director reassigns a property or building address number, under the provisions of MCC 11.05.560, to a property or building, the following notification is required.

- (A) First class mailed notice of an address number reassignment shall be given to the property owner by the Director.
- (B) Notice of an address number reassignment shall also be given to:
 - (1) The rural fire protection district,
 - (2) The Postmaster having jurisdiction,
 - (3) The Director, Department of General Services,
 - (4) The Office of City-County Emergency Communication Service.

11.05.570. Placement of Address Numbers

(A) The property owner or owner's agent shall place the address number assigned by the Director on the building or property at the earliest practical time in one or more of the following locations:

- (1) On the building;
- (2) On a sign on the property;
- (3) On a mailbox adjacent to the street, or
- (4) In such other location as to be legible from the street or access drive.

(B) Address numbers shall be permanently affixed, of a size, design and placement as to be legible from the street or access drive serving the property, and shall comply with zoning or other ordinance standards for signs.

(C) Failure to place an assigned address number or the placement of an address number other than one consistent with the provisions of this Chapter shall be deemed a violation.

11.05.575. Administration; Powers of the Director

(A) The Director shall be responsible for the administration and enforcement of this Chapter.

(B) The Director shall have the authority to do the following:

- (1) Assign urban area street names according to the provisions of this Chapter;
- (2) Determine standards of design and location for private street signs;
- (3) Place and maintain street name signs in public street rights of way, as described in this Chapter;
- (4) Assign property and building address numbers, give notice thereof and keep a record of the number assignment;
- (5) Initiate a new street name or the renaming of an existing street under the provisions of MCC 11.05.550, and
- (6) Exercise such other powers as are necessary to carry out the provisions of this Chapter.

APPENDIX A

ROAD NAME CHANGES

East County Road Name Changes

1. Remove the name Dressel or Dressler Road, east of the south end of S.E. Henkle Road, the new name is S.E. Stevens Road. (Section 4 and 9, TIS, R4E, WM)
2. N.E. Ogden Road, south of N.E. Marok Road, to E. Woodard Road, is to remain N.E. Ogden Road, but that portion east of N.E. Seidl Road is to be renamed N.E. Lampert Road. (Section 29, 31 and 32, TIN, R4E, WM)
3. A loop north of E. Crown Point Highway, between N.E. 366th Avenue and N.E. Littlepage Road (signed but not shown on 600 maps), is to be named N.E. Benfield Road. (Section 35, TIN, R4E, WM)
4. A 20 foot wide dedicated road, 1,800± feet north of N.E. Benfield Road is to be named N.E. Meyers Lane. (Section 26 and 35, TIN, R4E, WM)
5. S.E. Oxbow Parkway, from S.E. Division Drive to S.E. Wesner Road, is to be renamed S.E. Oxbow Drive. (Section 8, 16 and 17, TIS, R4E, WM)
6. N.E. Littlepage Road, from E. Crown Point Highway east to N.E. Littlepage Road No. 111, a distance of 1,000± feet is to be renamed N.E. Grange Hall Road. (Section 35, TIN, R4E, WM)
7. A 30 foot wide easement, extending 1,800± feet south of E. Crown Point Highway, between N.E. 366th Avenue and N.E. Littlepage Road, is to be named N.E. Rohrbach Road. (Section 35, TIN, R4E, WM)
8. A dedicated road extending 2,150± feet east of N.E. Littlepage Road, and between E. Crown Point Highway and E. Knieriem Road, is to be named N.E. Houston Road. (Section 35, TIN, R4E, WM)
9. A loop south of S.E. Hurlburt Road, between S.E. Henkle Road and S.E. Evans Road, is to be named S.E. Kimbley Road. (Section 3, TIS, R4E, WM)

10. A loop north of S.E. Hurlburt Road, between S.E. Henkle Road and S.E. Evans Road, is to be named S.E. Ellis Road. (Section 3, T1S, R4E, WM)

11. An easement extending 2,600± feet east of N.E. Salzman Road, and situated south of E. Larch Mountain Road, is to be named N.E. Aldermeadows Drive. (Section 36, T1N, R4E, WM; Section 31, T1N, R5E, WM)

12. The western portion of S.E. Red Elder Drive, from the fork of S.E. Red Elder Drive, approximately 200 feet south of E. Larch Mountain Road, a distance of 1,500± feet southerly to Hemlock Road, is to be named S.E. Hemlock Road. (All contained in the plat of Foothills Ranch, Section 35, T1N, R5E, WM)

13. That portion of road extending east of the west line of block 3, in the plat of Latourelle Falls, to E. Crown Point Highway, is to be named N.E. Latourelle Road. (Section 29, T1N, R5E, WM)

14. That portion of County Road extending east of E. Crown Point Highway 6,800± feet to N.E. Alex Barr Road, No. 648, is to be named N.E. Alex Barr Road. (Section 28 and 29, T1N, R5E, WM)

15. That portion of N.E. Toll Road extending southeasterly from N.E. George Smith Road to N.E. Brower Road is to be renamed N.E. Brower Road. (Section 26 and 27, T1N, R5E, WM)

16. That portion of N.E. Brower Road east of N.E. Toll Road No. 566 will no longer be named N.E. Brower Road, but is to remain unnamed. (Section 25, 26, 35 and 36, T1N, R5E, WM)

17. N.E. George Smith Road No. 647, between N.E. Toll Road and N.E. Palmer Mill Road, is to be renamed N.E. Brower Road. (Section 26 and 27, T1N, R5E, WM)

18. S.E. Strebins Road from S.E. Division Drive 3,800± feet north to S.E. Strebins Road, running east and west, is to be renamed S.E. 287th Avenue. (Section 7, T1S, R4E, WM)

19. S.E. Strebin Road from S.E. Sweetbriar Road south 2,300± feet to S.E. Strebin Road east, is to be renamed S.E. 282nd Drive. (Section 1, TIS, R3E, WM, and Section 6, TIS, R4E, WM)

20. S.E. Powell Valley Road, from S.E. Rook Road south to S.E. Orient Drive, is to be renamed S.E. Short Road. (Section 19, TIS, R4E, WM)

21. S.E. Grace Street from Grace Road south 1,000± feet to Proctor Street is to be renamed S.E. 322nd Avenue. (Section 20, TIS, R4E, WM)

22. S.E. Mally Court, from S.E. Mally Road to Proctor Street, is to be renamed S.E. 319th Place. (Section 20, TIS, R4E, WM)

23. S.E. Victory Road, from S.E. Division Drive 1,300± feet south, is to be renamed S.E. 317th Avenue. (Section 8, TIS, R4E, WM)

24. S.E. Victory Road, from S.E. Oxbow Drive 2,200± feet north, is to be renamed S.E. 322nd Avenue. (Section 8, 9, 16 and 17, TIS, R4E, WM)

25. S.E. Carpenter Road, from S.E. Bluff Road north 5502 feet to S.E. Miller Road, is to be renamed S.E. 322nd Place. (Section 21, TIS, R4E, WM)

26. S.E. Anderson Road should not appear on 600 sheet No. 48, or Section 24, TIS, R3E, WM, except as a former road. The correct designation is S.E. 267th Avenue.

27. Show N.E. Clara Smith Road (east of N.E. Corbett Hill Road to dead end) on 600 maps. (Section 26, TIN, R4E, WM)

28. Show S.E. Wilson Road, south of S.E. Kerslake Road, on 600 maps and section maps. (Section 6, TIS, R4E, WM)

29. Blue Lake Road from N.E. Sandy Boulevard northerly to N.E. 223rd Avenue County Road NO. 3404 to be named N.E. 223rd Avenue. (Section 22 and 27, TIN, R3E, WM)

30. Correct spelling of Hague Mill Road to S.E. Hogg Mill Road. Recorded spelling letter to Board, January 6, 1950. (Section 20, TIS, R5E, WM)

31. Correct spelling of Johannssen Road to S.E. Johannesen Road. (Section 19, T1S, R5E, WM)

32. The roads listed below should be identified as follows:

- a. E. Bell Road.
- b. E. Crown Point Highway.
- c. E. Knieriom Road.
- d. E. Larch Mountain Road.
- e. E. Woodard Road.
- f. E. Haines Road.

33. A road as shown in the original plat of Corbett, running south approximately 1,680± feet from the junction with N.E. Corbett Hill Road, is to be named N.E. Rasmussen Road. (Section 27, T1N, R4E, WM)

34. A road from E. Crown Point Highway beginning in Section 22, T1N, R5E, WM and running southwesterly approximately 8,000 feet to N.E. Alex Barr Road in Section 28, T1N, R5E, WM is to be named N.E. Henderson Road. (Includes Section 21, T1N, R5E, WM)

35. All other roads situated north of the easterly projection of E. Burnside and east of N. Williams Avenue shall have the road name or number designation preceded by "N.E."

36. All other roads situated south of the easterly projection of E. Burnside and east of the Willamette River shall have the road name or number designation preceded by "S.E."

37. All other roads north of E. Burnside and between the Willamette River and N. Williams Avenue shall have the road name or number designation preceded by "N."

38. All other roads west of the Willamette River and south of W. Burnside Street shall have the road name or number designation preceded by "S.W."

39. All other roads west of the Willamette River and north of W. Burnside Street shall have the road name or number designation preceded by "N.W."

West County Road Name Changes

1. A dedicated road, west from N.W. St. Helens Road, located some 1,700 feet south of N.W. Logie Trail Road, is to be named N.W. Chestnut Lane. (Section 18, T2N, R1W, WM)

2. A dedicated road, proceeding south from N.W. Chestnut Lane, approximately 400 feet, is to be named N.W. Vista Lane. (Section 18, T2N, R1W, WM)

3. A dedicated road, proceeding south 1,800± feet from N.W. Cornelius Pass Road, at a point 400± feet south of N.W. Skyline Boulevard, is to be named N.W. Plainview Road. (Section 31, T2S, R1W, WM)

4. A dedicated road joining N.W. Morgan Road and N.W. King Road is to be named N.W. Clark Road. (Section 12, T2N, R2W, WM)

5. A dedicated road extending east from N.W. St. Helens Road, situated approximately 2,000 feet north of the Sauvie Island Bridge, is to be named N.W. Mill Road. (Section 28, T2N, R1W, WM)

6. A dedicated road, extending east from N.W. St. Helens Road, situated approximately 500 feet south of the Sauvie Island Bridge, is to be named N.W. Larson Road. (Section 28, T2N, R1W, WM)

7. The designation of Lower Columbia River Highway should be discontinued on all County maps and the legal designation N.W. St. Helens Road should be used.

8. A dedicated loop road south of N.W. Laidlaw Road extending from lots 6 and 46 Bonny Slope plat to lots 18 and 49 Bonny Slope plat is to be named N.W. Old Laidlaw Road. (Section 22, T1N, R1W, WM)

9. A dedicated road, situated in Section 22, 1N, 1W, WM, and proceeding north from N.W. Thompson Road, to the east end of N.W. Hiller Lane, is to be named N.W. 120th Avenue. (Section 22, T1N, R1W, WM)

10. A separate road, located within the right-of-way of N.W. St. Helens Road, along and parallel to the southwesterly side of N.W. St. Helens Road, from N.W. Harborton Drive northwesterly, approximately 550 feet, is to be named N.W. Alderview Drive. (Section 33 and 34, T2N, R1W, WM)

FIRST READING:

November 8, 2007

SECOND READING AND ADOPTION:

November 29, 2007

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Sandra N. Duffy, Assistant County Attorney

SUBMITTED BY:

M. Cecilia Johnson, Director, Department of Community Services

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

ORDINANCE NO. 1103

Ordinance Amending MCC Chapter 37, Administration and Procedures and Chapter 38, Columbia River Gorge National Scenic Area to Incorporate and Amend the Street Naming and Property Numbering Provisions of MCC Chapter 11.05 Enabling Application of the City of Gresham Street Naming and Property Numbering Scheme to Certain Areas of Unincorporated Multnomah County; Repealing MCC §§11.05.500 through 11.05.575

(Language ~~stricken~~ is deleted; double-underlined language is new.)

The Multnomah County Board of Commissioners Finds:

- a. The Planning Commission is authorized by Multnomah County Code Chapter subsections 37.0710, 38.0710 and by ORS 215.110 to recommend to the Board of County Commissioners the adoption of ordinances to implement the Multnomah County Comprehensive Plan. The Planning Commission exercised this authority in recommending the proposed ordinance with Resolution PC 07-005
- b. Coordination with the City of Gresham regarding the future of the Pleasant Valley area is essential in order to provide a smooth transition from rural to urban uses in the area. An essential component of this transition is the application of a uniform street naming and property numbering system in Pleasant Valley. New sections of MCC Chapter 37 are required in order to allow for the application of the City of Gresham Street Naming and Property Addressing guidelines within Gresham's future annexation areas.
- c. The existing street naming and property addressing provisions found in MCC 11.05 contain outdated references; therefore the need exists to update the street naming and property numbering provisions to correspond to existing procedures prescribed in MCC Chapters 37 and 38.
- d. Placing the updated road naming and property numbering provisions in Chapter 37 will render Sections 11.05.500 through 11.05.575 obsolete; therefore, Sections 11.05.500 through 11.05.575 should be repealed when the new road naming and property numbering provisions of Chapter 37 go into effect.
- e. A minor amendment to Chapter 38, Columbia River Gorge National Scenic Area, is needed in order to allow for the application of the proposed road naming and property numbering provisions of Chapter 37 to have applicability in the Gorge. Currently, Chapter 11.05 is universally applicable throughout the unincorporated areas of Multnomah County, whereas Chapter 37 does not currently apply to those areas covered by Chapter 38.
- f. Given that the City of Gresham is actively pursuing annexations in Pleasant Valley, it is important that these amendments become effective upon their adoption.
- g. No regulations are being proposed that further restrict the use of property and no mailed notice to individual property owners is required ("Ballot Measure 56" notice). Notice of the Planning Commission hearing was published in the "Oregonian" newspaper and on the Land Use Programs web site.

- h. Noticed public hearings were held before the Planning Commission on October 1, 2007 and the Board of Commissioners on November 8, 2007, where all interested persons were given an opportunity to appear and be heard.

Multnomah County Ordains as follows:

Section 1. MCC Chapter 37 is amended as follows:

§ 37.0530 Summary Of Decision Making Processes.

The following decision making processes chart shall control the County's review of the indicated permits:

APPROVAL PROCESS					
Permit Type	I	II	III	IV	PC
Initial Approval Body	(Not a "land use decision")	(Planning Director)	(Hearings Officer)	(Planning Commission)	(Legislative)
Allowed Uses	X				
Review Uses		X			
Conditional Uses			X		
Community Service			X		
Design Review		X			
Plan/Zone Change (single tract) quasi-judicial				X	
Demolition of historic building or structure before 120 day permit delay				X	
Plan/Zone Changes-legislative					X
Zone Code Text Changes (Initiated by county only)					X
Creation of a parcel/lot not abutting a street			X		
Adjustment		X			
Variance			X		
Non-conforming Uses/Determination of Non-conforming Use		X			
Extensions of Decisions in EFU & CFU Zones (MCC 37.0690)	X				
All other Extensions of Decisions		X			
Revocation of Decision		X			
Property Line Adjustments		X			
Planned Developments			X		
Land Divisions:					
Category 1 & 2			X		
Category 3 & 4		X			

APPROVAL PROCESS					
Permit Type	I	II	III	IV	PC
Initial Approval Body	(Not a "land use decision")	(Planning Director)	(Hearings Officer)	(Planning Commission)	(Legislative)
Significant Environmental Concern		X			
Hillside Development Permit		X			
Willamette River Greenway		X			
Zoning Code Interpretations		X			
Temporary Permits		X			
Temporary Health Hardship		X	X If CU		
Bus Shelter		X			
Lot of Record Verification		X			
Lot of Exception		X			
Exceptions		X			
Post Emergency response to emergency/disaster event		X			
Lot Consolidation	X				
Replat		X			
All other discretionary decisions		X			
First response to emergency/disaster event	X				
Grading and Erosion Control	X				
Floodplain Development	X				
Street & Property Addressing	X				
Street Naming & Renaming			X		
Type A Home Occupation	X				

§37.1500 STREET NAMING AND PROPERTY NUMBERING

(A) Definitions:

(1) Words and their derivations used in this Chapter shall have the meanings given in the Multnomah County Code.

(2) Director means the Director of the Department of Community Services or the Director's authorized delegate.

§37.1505 Policy and Purpose

In order to provide a uniform street naming and property numbering system of benefit to all the citizens of the County, it is the policy of Multnomah County to extend the property numbering system and street naming pattern established by the City of Portland to all unincorporated areas of the County, except for those areas identified as being within the Gresham Urban Service Boundary; retain, restore and extend the

historical road-naming system for all rural County areas; and to apply the City of Gresham Street Naming and Property Addressing Guidelines, where appropriate, within the Gresham Urban Service Boundary.

§37.1510 Scope

The provisions of the Chapter shall apply to the naming of streets and the numbering of property in the unincorporated areas of Multnomah County.

§37.1512 Application of City of Portland System

The street naming and property numbering system set forth in MCC 37.1512 through 37.1575 shall be utilized within all unincorporated areas of the county except that areas within the City of Gresham's Urban Service Area may utilize the City of Gresham Street Naming and Property Addressing Guidelines where appropriate pursuant to MCC 37.1610.

§37.1515 Directional Designations, Urban Area

For the purpose of this Chapter, the urban area of Multnomah County, except areas inside the Urban Service Boundary of the City of Gresham utilizing the City of Gresham Street Naming and Property Addressing Guidelines, is hereby divided into five sections having the directional designations, abbreviations and dividing lines as listed herein.

The name or number of a public or private street within a section shall be preceded by the abbreviated directional designation of that section. The five sections are:

(A) "North," abbreviated "N.," consisting of the areas between N. Williams Avenue and its northerly extension and the Willamette River channel from the Burnside Bridge to the river mouth;

(B) "Northeast," abbreviated "N.E.," consisting of the area east of N. Williams Avenue and its northerly extension and north of E. Burnside Street and its easterly extension;

(C) "Northwest," abbreviated "N.W.," consisting of the area between the Willamette River channel downstream from the Burnside Bridge and W. Burnside Road;

(D) "Southeast," abbreviated "S.E.," consisting of the area south of E. Burnside Street and its easterly extension and east of the Willamette River channel; and

(E) "Southwest," abbreviated "S.W.," consisting of the area west of the Willamette River channel and south of W. Burnside Road.

§37.1520 Street Naming and Property Numbering Grid

A street naming and property numbering grid is hereby established.

(A) The grid shall consist of parallel lines spaced 264 feet apart and centered as follows:

(1) The north-south center gridline shall be N. Williams Avenue and its northerly and southerly extension; and

(2) The east-west center gridline shall be W. Burnside Road and E. Burnside Street and its easterly extension.

(B) For urban area streets there shall be 20 names or numbers provided per mile, centered on the gridlines.

(C) For urban and rural area property numbering there shall be 100 numbers provided between each two gridlines. Except as provided in MCC 37.1560(B), the numbers shall start with the number "1" at the center gridlines described in subsection (A) of this section, and continue in consecutive hundreds at each gridline.

§37.1525 North-South Street Numbering System, Urban Area

A north-south street number system is hereby established for the urban area.

(A) An urban area street having an alignment generally north and south shall be identified by a number according to the system established in the City of Portland and in practice in unincorporated Multnomah County on the effective date of this Chapter. There shall be 20 numbers per mile which shall increase in magnitude to the east and to the west of the N. Williams Avenue centerline.

(B) A numbered street on or close to a gridline established under MCC 37.1520 shall be designated "Avenue."

(C) A numbered street located midway between two gridlines established under MCC 37.1520 shall be designated "Place" and shall have the lesser number of the two adjacent gridlines.

§37.1530 East-West Street Naming System, Urban Area

An east-west street naming system is hereby established for the urban area.

(A) An urban area street having an alignment generally east and west shall be identified by a name according to the pattern of names established in the City of Portland and in practice in unincorporated Multnomah County on the effective date of this Chapter.

(B) A named street on or close to a gridline established by MCC 37.1520 shall be designated "Street."

(C) A named street located midway between two gridlines established under MCC 37.1520 shall be designated "Court" and shall have the same name as that of the preceding street on the gridline nearest to the Burnside center gridline.

§37.1535 Street Naming System, Rural Area

A rural area street naming system is hereby established.

(A) The existing pattern of street names shown on County Assessor's maps or as designated by a County decision, is hereby established as the street naming system for the rural area of Multnomah County. Said map is herein incorporated by reference to the same force and effect as if set forth fully herein.

(B) Except as established pursuant to subsection (A) of this section on the County Assessor's maps, or as may be established under MCC 37.1540(D), a rural area street shall be designated as "Road."

(C) An extension of a rural area street shall continue the name of that street.

(D) The name for a new rural area street shall be designated under the provisions of MCC 37.1550.

(E) To the extent feasible, the directional designation grid established in MCC 37.1515 shall be extended throughout the rural areas of unincorporated Multnomah County.

§37.1540 Other Designations for Streets

The following additional street naming and numbering provisions are hereby established.

(A) A named or numbered urban area street which crosses two or more gridlines of the same direction as the street shall be designated "Drive."

(B) A named or numbered urban area street which forms a loop having two intersections with one other street shall be designated "Circle."

(C) The designation of a street as "Boulevard," "Highway," "Lane," "Parkway," "Road," "Terrace," "Way" or similar term, established prior to the effective date of Chapter, is hereby adopted and shall be continued for any extension of that street.

(D) A designation listed in subsection (C) of this section, or a similar term, may be included in the naming of a new street or the renaming of an existing street upon a finding that another designation otherwise authorized by this Chapter is inappropriate to the circumstances or inconsistent with the policy and purpose stated in MCC 37.1505.

§37.1545 Naming and Numbering of Private Streets

A naming and numbering system for private streets is hereby established.

(A) The name or number of a private street having a length greater than 250 feet shall conform with the naming or numbering system established under MCC 37.1525 through 37.1540 as appropriate.

(B) The name or number of a private street having a length of 250 feet or less shall be the same as the name or number of the connecting public street.

§37.1550 Naming of a New Rural Area Street; Renaming of an Existing Urban or Rural Area Street: Procedure

Action to name a new rural area street or to rename an existing urban or rural area street shall be subject to the following:

(A) A proposed naming or renaming shall be initiated by:

(1) Resolution of the Board of County Commissioners;

(2) Resolution of the Planning Commission;

(3) A petition filed with the Director, signed by 20 percent or more of the owners of property abutting an existing street to be renamed,

(4) A petition filed with the Director, signed by the owners of 51 percent or more of the property abutting a new street to be named as part of a proposed land division, or

(5) Administrative order of the Director, Department of Community Services or his or her designee.

(B) A copy of the resolution, petition or order shall be filed with the Clerk of the Board.

(C) The Hearings Officer shall conduct a public hearing and make a decision on the proposed naming or renaming.

(D) In addition to the provisions of this section, the provisions of 37.0510 through 37.0850 for Hearings Officer decision shall apply in the consideration and action on a naming or renaming proposal.

(E) First class mailed notice of the proposal shall be given at least ten days prior to the hearing to:

(1) The owners of all property abutting on the street,

(2) The rural fire protection district,

(3) The Postmaster having jurisdiction,

(4) The Office of City-County Emergency Communication Service.

(5) Parties of the hearing.

(F) Factors for the selection of a rural area street name are:

(1) Factors of historical significance related to persons, circumstances or events,

(2) Factors of geographical significance,

(3) Factors of street location, function or direction,

(4) Common usage of a name for the street or in the area,

(5) Prior use of the name for the street,

(6) Name consistency for a continuous route, and

(7) Nonduplication of another rural area street name.

§37.1555 Street Name Signs

Standards and requirements for street name signs are hereby established.

(A) A street name sign shall have the name of the street as designated under the provisions of this Chapter.

(B) A name sign for a public street shall be designed, installed and maintained in accord with requirements established by the Oregon Department of Transportation.

(C) A private street name sign to be located in the connecting public street right-of-way shall be installed by the County at the expense of the property owner or land division applicant and thereafter shall be maintained by the County.

(D) Exception: Approval of a planned development or other land development program may include alternate provisions for the installation and maintenance of a private street sign.

(E) A private street sign shall be designed and located according to standards approved by the Director of the Department of Community Services.

§37.1560 Numbering of Property, Rural and Urban Areas

The Director shall assign address numbers for buildings or property and shall maintain records thereof according to the following:

(A) One hundred numbers shall be provided between each two gridlines established under MCC 37.1520. The numbers shall start with the number "1" at the centerlines described in subsections (A) and (B) of that section. The numbers shall continue in consecutive hundreds at each gridline.

(B) Address numbers on east-west streets between the extended alignment of S.W. Viewpoint Terrace and the Willamette River shall be preceded by "0".

(C) Odd numbers shall apply to properties or buildings on the northerly or westerly sides of a public street or a private street greater than 250 feet in length.

(D) Even numbers shall apply to properties or buildings on the southerly or easterly sides of a public street or a private street greater than 250 feet in length.

(E) Numbering of properties or buildings served by a private street having a length of 250 feet or less shall be by consecutive odd or even numbers consistent with those on the same side of the connecting public street.

(F) An address number shall be assigned for each property or building in separate ownership, possession or occupancy.

(G) In the event the building address number sequence exceeds the available numbers, a suffix "A," "B," "C," etc. may be assigned by the Director.

(H) An address number or numbers shall be assigned by the Director in conjunction with the application for a building or land use permit, a land division or upon the written request of the property owner.

§37.1565 Renumbering of Property; Notice

When the Director reassigns a property or building address number, under the provisions of MCC 37.1560, to a property or building, the following notification is required.

(A) First class mailed notice of an address number reassignment shall be given to the property owner by the Director.

(B) Notice of an address number reassignment shall also be given to:

(1) The rural fire protection district,

(2) The Postmaster having jurisdiction,

(3) The Office of City-County Emergency Communication Service.

§37.1570 Placement of Address Numbers

(A) The property owner or owner's agent shall place the address number assigned by the Director on the building or property at the earliest practical time in one or more of the following locations:

(1) On the building,

(2) On a sign on the property,

(3) On a mailbox adjacent to the street, or

(4) In such other location as to be legible from the street or access drive.

(B) Address numbers shall be permanently affixed, of a size, design and placement as to be legible from the street or access drive serving the property, and shall comply with zoning or other ordinance standards for signs.

(C) Failure to place an assigned address number or the placement of an address number other than one consistent with the provisions of this Chapter shall be deemed a violation.

§37.1575 Administration; Powers of the Director

(A) The Director shall be responsible for the administration and enforcement of this Chapter.

(B) The Director shall have the authority to do the following:

(1) Determine standards of design and location for private street signs,

(2) Place and maintain street name signs in public street rights-of-way, as described in this Chapter,

(3) Assign property and building address numbers, give notice thereof and keep a record of the number assignment,

(4) Initiate a new street name or the renaming of an existing street under the provisions of MCC 37.1550, and

(5) Exercise such other powers as are necessary to carry out the provisions of this Chapter.

§37.1610 Application of City of Gresham Street Naming and Property Addressing Guidelines.

The street naming and property numbering system set forth in the City of Gresham Street Naming and Property Addressing Guidelines, Sections I through VII, as amended, may be utilized, within the unincorporated areas of Multnomah County within the City of Gresham's Urban Service Area insofar as the applications of the Guidelines do not conflict with the administration and procedures set forth in this Chapter.

Section 2. MCC Chapter 38 is amended as follows:

§ 38.0530 SUMMARY OF DECISION MAKING PROCESSES.

The following decision making processes chart shall control the County's review of the indicated permits:

APPROVAL PROCESS					
Permit Type	I	II	II Expedited	III	PC
Initial Approval Body:	(Not a "land use decision")	(Planning Director)	(Planning Director)	(Hearings Officer)	(Legislative)
Allowed Uses ¹	X				
Expedited Uses			X		
Review Uses		X			
Conditional Uses				X	
Zone Code Text Changes (Initiated by County only)					X
Variance		X		X	
Extension of Decision		X			
Property Line Adjustments		X			
Planned Unit Developments				X	
Land Divisions					
Subdivision				X	
Major Partition		X			
Minor Partition		X			
Lot Consolidation	X				
Replat		X			
Revocation of Decisions				X	
Zoning Code Interpretations		X			
Hillside Development Permit		X			
Floodplain Development	X				
Grading and Erosion Control	X				
Street and Property Addressing	X				
Street Naming & Renaming				X	
Final Plat Approval	X				
1 Although an Allowed Use by itself does not require a Type I permit, zoning approval of a building permit application for such a use is a Type 1 review.					

§38.600. Street Naming and Property Numbering Procedures.

The Street Naming and Property Numbering Procedures set forth in MCC 37.1500 et. seq. shall apply in the Columbia River Gorge National Scenic Area.

Section 3. MCC Sections 11.05.500 through 11.05.575 are hereby repealed as follows:

~~STREET NAMING AND PROPERTY NUMBERING~~

~~11.05.500. Definitions~~

~~(A) Words and their derivations used in this Chapter shall have the meanings given in the Multnomah County Code.~~

~~(B) Director means the Director of the Department of Environmental Services or the Director's authorized delegate.~~

~~11.05.505. Policy and Purpose~~

~~In order to provide a uniform street naming and property numbering system of benefit to all the citizens of the County, it is the policy of Multnomah County to extend the property numbering system and street naming pattern established by the City of Portland to all unincorporated areas, retain, restore and extend the historical road naming system for all rural County areas;~~

~~11.05.510. Scope~~

~~The provisions of the Chapter shall apply to the naming of streets and the numbering of property in the unincorporated areas of Multnomah County;~~

~~11.05.515. Directional Designations, Urban Area~~

~~For the purpose of this Chapter, the urban area of Multnomah County is hereby divided into five sections having the directional designations, abbreviations and dividing lines as listed herein;~~

~~The name or number of a public or private street within a section shall be preceded by the abbreviated directional designation of that section. The five sections are:~~

~~(A) "North," abbreviated "N.," consisting of the areas between N. Williams Avenue and its northerly extension and the Willamette River channel from the Burnside Bridge to the river mouth;~~

~~(B) "Northeast," abbreviated "N.E.," consisting of the area east of N. Williams Avenue and its northerly extension and north of E. Burnside Street and its easterly extension;~~

~~(C) "Northwest," abbreviated "N.W.," consisting of the area between the Willamette River channel downstream from the Burnside Bridge and W. Burnside Road;~~

~~(D) "Southeast," abbreviated "S.E.," consisting of the area south of E. Burnside Street and its easterly extension and east of the Willamette River channel; and~~

~~(E) "Southwest," abbreviated "S.W.," consisting of the area west of the Willamette River channel and south of W. Burnside Road.~~

11.05.520. Street Naming and Property Numbering Grid

~~A street naming and property numbering grid is hereby established.~~

~~(A) The grid shall consist of parallel lines spaced 264 feet apart and centered as follows:~~

~~(1) The north-south center gridline shall be N. Williams Avenue and its northerly and southerly extension; and~~

~~(2) The east-west center gridline shall be W. Burnside Road and E. Burnside Street and its easterly extension.~~

~~(B) For urban area streets there shall be 20 names or numbers provided per mile, centered on the gridlines.~~

~~(C) For urban and rural area property numbering there shall be 100 numbers provided between each two gridlines. Except as provided in MCC 11.05.560(B), the numbers shall start with the number "1" at the center gridlines described in subsection (A) of this section, and continue in consecutive hundreds at each gridline.~~

11.05.525. North-South Street Numbering System, Urban Area

~~A north-south street number system is hereby established for the urban area.~~

~~(A) An urban area street having an alignment generally north and south shall be identified by a number according to the system established in the City of Portland and in practice in unincorporated Multnomah County on the effective date of this Chapter. There shall be 20 numbers per mile which shall increase in magnitude to the east and to the west of the N. Williams Avenue centerline.~~

~~(B) A numbered street on or close to a gridline established under MCC 11.05.520 shall be designated "Avenue."~~

~~(C) A numbered street located midway between two gridlines established under MCC 11.05.520 shall be designated "Place" and shall have the lesser number of the two adjacent gridlines.~~

11.05.530. East-West Street Naming System, Urban Area

~~An east-west street naming system is hereby established for the urban area.~~

~~(A) An urban area street having an alignment generally east and west shall be identified by a name according to the pattern of names established in the City of Portland and in practice in unincorporated Multnomah County on the effective date of this Chapter.~~

~~(B) A named street on or close to a gridline established by MCC 11.05.520 shall be designated "Street."~~

~~(C) A named street located midway between two gridlines established under MCC 11.05.520 shall be designated "Court" and shall have the same name as that of the preceding street on the gridline nearest to the Burnside center gridline.~~

11.05.535. Street Naming System, Rural Area

A rural area street naming system is hereby established.

~~(A) The pattern of street names shown on the January 1, 1984, Assessor's maps is hereby established as the street naming system for the rural area of Multnomah County. Said map is herein incorporated by reference to the same force and effect as if set forth fully herein.~~

~~(B) Except as established on the Assessor's maps, or as may be established under MCC 11.05.540(D), a rural area street shall be designated as "Road."~~

~~(C) An extension of a rural area street shall continue the name of that street.~~

~~(D) The name for a new rural area street shall be designated under the provisions of MCC 11.05.550.~~

~~(E) The roads described in Appendix 1 [Appendix A], attached hereto and incorporated herein by reference, have been renamed during the time between the adoption of Ordinance No. 274, and the codification of that ordinance. The renaming of those roads, as described in Appendix 1 [Appendix A], is hereby adopted and ratified.~~

~~(F) To the extent feasible, the directional designation grid established in MCC 11.05.515 shall be extended throughout the rural areas of unincorporated Multnomah County.~~

11.05.540. Other Designations for Streets

The following additional street naming and numbering provisions are hereby established.

~~(A) A named or numbered urban area street which crosses two or more gridlines of the same direction as the street shall be designated "Drive."~~

~~(B) A named or numbered urban area street which forms a loop having two intersections with one other street shall be designated "Circle."~~

~~(C) The designation of a street as "Boulevard," "Highway," "Lane," "Parkway," "Road," "Terrace," "Way" or similar term, established prior to the effective date of Chapter, is hereby adopted and shall be continued for any extension of that street.~~

~~(D) A designation listed in subsection (C) of this section, or a similar term, may be included in the naming of a new street or the renaming of an existing street under MCC 11.05.350 upon a finding that another designation otherwise authorized by this Chapter is inappropriate to the circumstances or inconsistent with the policy and purpose stated in MCC 11.05.505.~~

11.05.545. Naming and Numbering of Private Streets

~~A naming and numbering system for private streets is hereby established.~~

~~(A) The name or number of a private street having a length greater than 250 feet shall conform with the naming or numbering system established under MCC 11.05.525 through 11.05.540 as appropriate.~~

~~(B) The name or number of a private street having a length of 250 feet or less shall be the same as the name or number of the connecting public street.~~

11.05.550. Naming of a New Rural Area Street; Renaming of an Existing Urban or Rural Area Street; Procedure

~~Action to name a new rural area street or to rename an existing urban or rural area street shall be subject to the following:~~

~~(A) A proposed naming or renaming shall be initiated by:~~

~~(1) Resolution of the Board of County Commissioners;~~

~~(2) Resolution of the Planning Commission;~~

~~(3) A petition filed with the Director, signed by 20 percent or more of the owners of property abutting an existing street to be renamed;~~

~~(4) A petition filed with the Director, signed by the owners of 51 percent or more of the property abutting a new street to be named, and including a name proposed in a land division under MCC Chapter 11.45, or~~

~~(5) Administrative order of the Director, Department of Environmental Services or his or her designee.~~

~~(B) A copy of the resolution, petition or order shall be filed with the Clerk of the Board.~~

~~(C) The Hearings Officer shall conduct a public hearing and make a decision on the proposed naming or renaming.~~

~~(D) In addition to the provisions of this section, the provisions of MCC 11.15.8220 through 11.15.8285, excepting MCC 11.15.8220(C), 11.15.8220(D), and 11.15.8240(F) shall apply in the consideration and action on a naming or renaming proposal.~~

~~(E) First class mailed notice of the proposal shall be given at least ten days prior to the hearing to:~~

~~(1) The owners of all property abutting on the street,~~

~~(2) The rural fire protection district,~~

~~(3) The Postmaster having jurisdiction;~~

~~(4) The Office of City-County Emergency Communication Service.~~

~~(F) Action by the Board of County Commissioners to name or rename a street shall be in the form of an order.~~

~~First class mailed notice of the action shall be given to the parties of the hearing and those listed in subsection (E) of this section.~~

~~(G) Criteria for the selection of a rural area street name are:~~

~~(1) Factors of historical significance related to persons, circumstances or events;~~

~~(2) Factors of geographical significance;~~

~~(3) Factors of street location, function or direction;~~

~~(4) Common usage of a name for the street or in the area;~~

~~(5) Prior use of the name for the street;~~

~~(6) Name consistency for a continuous route, and~~

~~(7) Nonduplication of another rural area street name.~~

11.05.555. Street Name Signs

~~Standards and requirements for street name signs are hereby established.~~

~~(A) A street name sign shall have the name of the street as designated under the provisions of this Chapter.~~

~~(B) A name sign for a public street shall be designed, installed and maintained in accord with requirements established by the Oregon Department of Transportation.~~

~~(C) A private street name sign to be located in the connecting public street right of way shall be installed by the County at the expense of the property owner or land division applicant and thereafter shall be maintained by the County.~~

~~(D) Exception: Approval of a planned development or other land development program may include alternate provisions for the installation and maintenance of a private street sign.~~

~~(E) A private street sign shall be designed and located according to standards approved by the Director of the Department of Community Services.~~

11.05.560. Numbering of Property, Rural and Urban Areas

The Director shall assign address numbers for buildings or property and shall maintain records thereof according to the following:

(A) One hundred numbers shall be provided between each two gridlines established under MCC 11.05.520. The numbers shall start with the number "1" at the centerlines described in subsections (A) and (B) of that section. The numbers shall continue in consecutive hundreds at each gridline.

(B) Address numbers on east-west streets between the extended alignment of S.W. Viewpoint Terrace and the Willamette River shall be preceded by "0".

(C) Odd numbers shall apply to properties or buildings on the northerly or westerly sides of a public street or a private street greater than 250 feet in length.

(D) Even numbers shall apply to properties or buildings on the southerly or easterly sides of a public street or a private street greater than 250 feet in length.

(E) Numbering of properties or buildings served by a private street having a length of 250 feet or less shall be by consecutive odd or even numbers consistent with those on the same side of the connecting public street.

(F) An address number shall be assigned for each property or building in separate ownership, possession or occupancy.

(G) In the event the building address number sequence exceeds the available numbers, a suffix "A," "B," "C," etc. may be assigned by the Director.

(H) An address number or numbers shall be assigned by the Director in conjunction with the application for a building or land use permit, a land division or upon the written request of the property owner.

11.05.565. Renumbering of Property; Notice

When the Director reassigns a property or building address number, under the provisions of MCC 11.05.560, to a property or building, the following notification is required:

(A) First class mailed notice of an address number reassignment shall be given to the property owner by the Director.

(B) Notice of an address number reassignment shall also be given to:

- (1) The rural fire protection district;
- (2) The Postmaster having jurisdiction;
- (3) The Director, Department of General Services;
- (4) The Office of City-County Emergency Communication Service.

11.05.570. Placement of Address Numbers

~~(A) The property owner or owner's agent shall place the address number assigned by the Director on the building or property at the earliest practical time in one or more of the following locations:~~

- ~~(1) On the building;~~
- ~~(2) On a sign on the property;~~
- ~~(3) On a mailbox adjacent to the street, or~~
- ~~(4) In such other location as to be legible from the street or access drive.~~

~~(B) Address numbers shall be permanently affixed, of a size, design and placement as to be legible from the street or access drive serving the property, and shall comply with zoning or other ordinance standards for signs.~~

~~(C) Failure to place an assigned address number or the placement of an address number other than one consistent with the provisions of this Chapter shall be deemed a violation.~~

11.05.575. Administration; Powers of the Director

~~(A) The Director shall be responsible for the administration and enforcement of this Chapter.~~

~~(B) The Director shall have the authority to do the following:~~

- ~~(1) Assign urban area street names according to the provisions of this Chapter;~~
- ~~(2) Determine standards of design and location for private street signs;~~
- ~~(3) Place and maintain street name signs in public street rights of way, as described in this Chapter;~~
- ~~(4) Assign property and building address numbers, give notice thereof and keep a record of the number assignment;~~
- ~~(5) Initiate a new street name or the renaming of an existing street under the provisions of MCC 11.05.550, and~~
- ~~(6) Exercise such other powers as are necessary to carry out the provisions of this Chapter.~~

APPENDIX A
ROAD NAME CHANGES
East County Road Name Changes

1. ~~Remove the name Dressel or Dressler Road, east of the south end of S.E. Henkle Road, the new name is S.E. Stevens Road. (Section 4 and 9, TIS, R4E, WM)~~
2. ~~N.E. Ogden Road, south of N.E. Marok Road, to E. Woodard Road, is to remain N.E. Ogden Road, but that portion east of N.E. Seidl Road is to be renamed N.E. Lampert Road. (Section 29, 31 and 32, TIN, R4E, WM)~~
3. ~~A loop north of E. Crown Point Highway, between N.E. 366th Avenue and N.E. Littlepage Road (signed but not shown on 600 maps), is to be named N.E. Benfield Road. (Section 35, TIN, R4E, WM)~~
4. ~~A 20-foot wide dedicated road, 1,800± feet north of N.E. Benfield Road is to be named N.E. Meyers Lane. (Section 26 and 35, TIN, R4E, WM)~~
5. ~~S.E. Oxbow Parkway, from S.E. Division Drive to S.E. Wosner Road, is to be renamed S.E. Oxbow Drive. (Section 8, 16 and 17, TIS, R4E, WM)~~
6. ~~N.E. Littlepage Road, from E. Crown Point Highway east to N.E. Littlepage Road No. 111, a distance of 1,000± feet is to be renamed N.E. Grange Hall Road. (Section 35, TIN, R4E, WM)~~
7. ~~A 30-foot wide easement, extending 1,800± feet south of E. Crown Point Highway, between N.E. 366th Avenue and N.E. Littlepage Road, is to be named N.E. Rohrbach Road. (Section 35, TIN, R4E, WM)~~
8. ~~A dedicated road extending 2,150± feet east of N.E. Littlepage Road, and between E. Crown Point Highway and E. Knieriom Road, is to be named N.E. Houston Road. (Section 35, TIN, R4E, WM)~~
9. ~~A loop south of S.E. Hurlburt Road, between S.E. Henkle Road and S.E. Evans Road, is to be named S.E. Kimbley Road. (Section 3, TIS, R4E, WM)~~

10. A loop north of S.E. Hurlburt Road, between S.E. Henkle Road and S.E. Evans Road, is to be named S.E. Ellis Road. (Section 3, T1S, R4E, WM)

11. An easement extending 2,600± feet east of N.E. Salzman Road, and situated south of E. Larch Mountain Road, is to be named N.E. Aldermeadows Drive. (Section 36, T1N, R4E, WM; Section 31, T1N, R5E, WM)

12. The western portion of S.E. Red Elder Drive, from the fork of S.E. Red Elder Drive, approximately 200 feet south of E. Larch Mountain Road, a distance of 1,500± feet southerly to Hemlock Road, is to be named S.E. Hemlock Road. (All contained in the plat of Foothills Ranch, Section 35, T1N, R5E, WM)

13. That portion of road extending east of the west line of block 3, in the plat of Latourelle Falls, to E. Crown Point Highway, is to be named N.E. Latourelle Road. (Section 29, T1N, R5E, WM)

14. That portion of County Road extending east of E. Crown Point Highway 6,800± feet to N.E. Alex Barr Road, No. 648, is to be named N.E. Alex Barr Road. (Section 28 and 29, T1N, R5E, WM)

15. That portion of N.E. Toll Road extending southeasterly from N.E. George Smith Road to N.E. Brower Road is to be renamed N.E. Brower Road. (Section 26 and 27, T1N, R5E, WM)

16. That portion of N.E. Brower Road east of N.E. Toll Road No. 566 will no longer be named N.E. Brower Road, but is to remain unnamed. (Section 25, 26, 35 and 36, T1N, R5E, WM)

17. N.E. George Smith Road No. 647, between N.E. Toll Road and N.E. Palmer Mill Road, is to be renamed N.E. Brower Road. (Section 26 and 27, T1N, R5E, WM)

18. S.E. Strebin Road from S.E. Division Drive 3,800± feet north to S.E. Strebin Road, running east and west, is to be renamed S.E. 287th Avenue. (Section 7, T1S, R4E, WM)

19. S.E. Strebin Road from S.E. Sweetbriar Road south 2,300± feet to S.E. Strebin Road east, is to be renamed S.E. 282nd Drive. (Section 1, TIS, R3E, WM, and Section 6, TIS, R4E, WM)
20. S.E. Powell Valley Road, from S.E. Rook Road south to S.E. Orient Drive, is to be renamed S.E. Short Road. (Section 19, TIS, R4E, WM)
21. S.E. Grace Street from Grace Road south 1,000± feet to Proctor Street is to be renamed S.E. 322nd Avenue. (Section 20, TIS, R4E, WM)
22. S.E. Mally Court, from S.E. Mally Road to Proctor Street, is to be renamed S.E. 319th Place. (Section 20, TIS, R4E, WM)
23. S.E. Victory Road, from S.E. Division Drive 1,300± feet south, is to be renamed S.E. 317th Avenue. (Section 8, TIS, R4E, WM)
24. S.E. Victory Road, from S.E. Oxbow Drive 2,200± feet north, is to be renamed S.E. 322nd Avenue. (Section 8, 9, 16 and 17, TIS, R4E, WM)
25. S.E. Carpenter Road, from S.E. Bluff Road north 5502 feet to S.E. Miller Road, is to be renamed S.E. 322nd Place. (Section 21, TIS, R4E, WM)
26. S.E. Anderson Road should not appear on 600 sheet No. 48, or Section 24, TIS, R3E, WM, except as a former road. The correct designation is S.E. 267th Avenue.
27. Show N.E. Clara Smith Road (east of N.E. Corbett Hill Road to dead end) on 600 maps. (Section 26, TIN, R4E, WM)
28. Show S.E. Wilson Road, south of S.E. Kerslake Road, on 600 maps and section maps. (Section 6, TIS, R4E, WM)
29. Blue Lake Road from N.E. Sandy Boulevard northerly to N.E. 223rd Avenue County Road NO. 3404 to be named N.E. 223rd Avenue. (Section 22 and 27, TIN, R3E, WM)
30. Correct spelling of Hague Mill Road to S.E. Hogg Mill Road. Recorded spelling letter to Board, January 6, 1950. (Section 20, TIS, R5E, WM)

31. Correct spelling of Johannssen Road to S.E. Johannesen Road. (Section 19, T1S, R5E, WM)

32. The roads listed below should be identified as follows:

- a. E. Bell Road.
- b. E. Crown Point Highway.
- c. E. Knieriem Road.
- d. E. Larch Mountain Road.
- e. E. Woodard Road.
- f. E. Haines Road.

33. A road as shown in the original plat of Corbett, running south approximately ~~1,680±~~ feet from the junction with N.E. Corbett Hill Road, is to be named N.E. Rasmussen Road. (Section 27, T1N, R4E, WM)

34. A road from E. Crown Point Highway beginning in Section 22, T1N, R5E, WM and running southwesterly approximately 8,000 feet to N.E. Alex Barr Road in Section 28, T1N, R5E, WM is to be named N.E. Henderson Road. (Includes Section 21, T1N, R5E, WM)

35. All other roads situated north of the easterly projection of E. Burnside and east of N. Williams Avenue shall have the road name or number designation preceded by "N.E."

36. All other roads situated south of the easterly projection of E. Burnside and east of the Willamette River shall have the road name or number designation preceded by "S.E."

37. All other roads north of E. Burnside and between the Willamette River and N. Williams Avenue shall have the road name or number designation preceded by "N."

38. All other roads west of the Willamette River and south of W. Burnside Street shall have the road name or number designation preceded by "S.W."

39. All other roads west of the Willamette River and north of W. Burnside Street shall have the road name or number designation preceded by "N.W."

West County Road Name Changes

1. A dedicated road, west from N.W. St. Helens Road, located some 1,700 feet south of N.W. Logie Trail Road, is to be named N.W. Chestnut Lane. (Section 18, T2N, R1W, WM)

2. A dedicated road, proceeding south from N.W. Chestnut Lane, approximately 400 feet, is to be named N.W. Vista Lane. (Section 18, T2N, R1W, WM)

3. A dedicated road, proceeding south 1,800± feet from N.W. Cornelius Pass Road, at a point 400± feet south of N.W. Skyline Boulevard, is to be named N.W. Plainview Road. (Section 31, T2S, R1W, WM)

4. A dedicated road joining N.W. Morgan Road and N.W. King Road is to be named N.W. Clark Road. (Section 12, T2N, R2W, WM)

5. A dedicated road extending east from N.W. St. Helens Road, situated approximately 2,000 feet north of the Sauvie Island Bridge, is to be named N.W. Mill Road. (Section 28, T2N, R1W, WM)

6. A dedicated road, extending east from N.W. St. Helens Road, situated approximately 500 feet south of the Sauvie Island Bridge, is to be named N.W. Larson Road. (Section 28, T2N, R1W, WM)

7. The designation of Lower Columbia River Highway should be discontinued on all County maps and the legal designation N.W. St. Helens Road should be used.

8. A dedicated loop road south of N.W. Laidlaw Road extending from lots 6 and 46 Bonny Slope plat to lots 18 and 49 Bonny Slope plat is to be named N.W. Old Laidlaw Road. (Section 22, T1N, R1W, WM)

9. A dedicated road, situated in Section 22, 1N, 1W, WM, and proceeding north from N.W. Thompson Road, to the east end of N.W. Hiller Lane, is to be named N.W. 120th Avenue. (Section 22, T1N, R1W, WM)

10. A separate road, located within the right-of-way of N.W. St. Helens Road, along and parallel to the southwesterly side of N.W. St. Helens Road, from N.W. Harborton Drive northwesterly, approximately 550 feet, is to be named N.W. Alderview Drive. (Section 33 and 34, T2N, R1W, WM)

FIRST READING:

November 8, 2007

SECOND READING AND ADOPTION:

November 29, 2007



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By Sandra Duffy
Sandra N. Duffy, Assistant County Attorney

SUBMITTED BY:

M. Cecilia Johnson, Director, Department of Community Services



MULTNOMAH COUNTY
AGENDA PLACEMENT REQUEST (short form)

Board Clerk Use Only

Meeting Date: 11/29/07
Agenda Item #: R-8
Est. Start Time: 9:20 AM
Date Submitted: 11/19/07

Agenda Title: **RESOLUTION Authorizing a First Amendment to the Ground Lease Agreement and a Second Amendment to the Sublease Agreement, Each Dated November 1, 2000 Executed by Multnomah County, Oregon, a Political Subdivision of the State of Oregon, as Lessor, and The Port City Development Center, an Oregon Not for Profit Corporation, as Lessee, in Connection with the Issuance of the County's \$2,000,000 Motor Vehicle Rental Tax Revenue Bonds, Series 2000A (501(c)(3))**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Requested Meeting Date: November 29, 2007 **Amount of Time Needed:** 15 minutes
Department: Non-Departmental **Division:** County Attorney
Contact(s): John Thomas
Phone: 503-988-3138 **Ext.** 83138 **I/O Address:** 503/5
Presenter(s): Mindy Harris and John Thomas

General Information

1. What action are you requesting from the Board?

Approve Resolution amending the Sublease Agreement and Ground Lease Agreement between Multnomah County and Port City Development Center.

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

On November 1, 2000, Multnomah County issued \$2,000,000 Motor Vehicle Rental Tax Revenue Bonds, Series 2000A (501(c)(3)) in partnership with Port City Development Center to acquire property and remodel a facility. As part of the transaction The County and Port City entered into a Sublease Agreement and Ground Lease related to the Bond issue.

Port City has encountered financial difficulty and is not be able to meet the lease payment schedule that was agreed to in the first amendment to the sublease in 2002. County staff has negotiated an agreement with Port City to restructure the rental payment amounts to allow Port City to remain at the facility and be able to make rental payments within the financial means so it can continue to provide services to it clients. The alternative is to declare a default and take over the property and sell the County's interest in the property. This is not recommended.

The lease amendments provide the County with additional protections in the event of default, including the right either become the owner of the property or to sell it and be paid its costs associated with the transaction after payment of costs of sale. The balance of the proceeds from the sale, if any, would go to Port City.

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

The agreement will require the County to make annual payments on the bonds that would otherwise have been covered by lease payments under the original agreement beginning in 2007 through 2015. The annual payments will vary between approximately \$123,000 and \$165,000. In addition, the County will forgo interest that could have been earned on the amounts paid. The total cost to the County (including lost interest) through the life of the revised lease (2034) is approximately \$1,450,000.

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

The County Attorney is obtaining a required opinion from bond counsel that the amendments do not materially affect the rights of the Bondholders or any provision of the Trust Indenture.

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

None

Required Signature

**Elected Official or
Department/
Agency Director:**



Date: 11/19/2007

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Authorizing a First Amendment to the Ground Lease Agreement and a Second Amendment to the Sublease Agreement, Each Dated November 1, 2000 Executed by Multnomah County, Oregon, a Political Subdivision of the State of Oregon, as Lessor, and The Port City Development Center, an Oregon Not for Profit Corporation, as Lessee, in Connection with the Issuance of the County's \$2,000,000 Motor Vehicle Rental Tax Revenue Bonds, Series 2000A (501(c)(3))

The Multnomah County Board of Commissioners Finds:

- a. Motor Vehicle Rental Tax Revenue Bonds ("Bonds") were issued pursuant to a Trust Indenture, dated as of November 1, 2000, between the County, as issuer, and U.S. Bank, N.A. (formerly known as U.S. Bank Trust National Association), as trustee.
- b. In conjunction with the issuance of the Bonds, on November 1, 2000 the County entered into a Ground Lease Agreement ("Ground Lease") and a Sublease Agreement ("Sublease") with Port City Development Center, an Oregon Not for Profit Corporation ("Port City") for lease by the County and sublease back to Port City of certain real property and improvements located in the City of Portland, County of Multnomah, State of Oregon as described more fully in those agreements (the "Property").
- c. Rental payments under the Sublease made by Port City to the County under the Sublease are being used to repay the Bonds.
- d. Due to financial hardship, Port City is requesting an amendment to the Ground Lease and a restructuring of the Sublease rent payments which will extend the term of the lease and the rent payments beyond the date when the bonds are defeased. In the event of another default, Port City has agreed to sell the Property and if unsuccessful to vacate the property and allow the County to sell the Property or take title to the property.
- e. The County's Chief Financial Officer recommends that the rent payment schedule be amended as provided in the attached Second Amendment to Sublease. It is in the best interests of the County to amend the Ground Lease and Sublease on the terms set forth in the attachments to this Resolution.

The Multnomah County Board of Commissioners Resolves:

1. The Chair is authorized to execute the First Amendment to Ground Lease and the Second Amendment to Sublease substantially in the form attached to this Resolution.

ADOPTED this 29th day of November, 2007.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
John S. Thomas, Deputy County Attorney

SUBMITTED BY:
John S. Thomas, Deputy County Attorney

**FIRST AMENDMENT TO
GROUND LEASE AGREEMENT**

This First Amendment to Ground Lease Agreement (the "First Amendment"), is made and entered into as of November 29, 2007 by and between The Port City Development Center, an Oregon not for profit corporation (the "Lessor") and Multnomah County, Oregon, a political subdivision of the State of Oregon (the "Lessee").

WITNESSETH:

WHEREAS, on November 7, 2000, the Lessor issued its \$2,000,000 Motor Vehicle Rental Tax Revenue Bonds, Series 2000A (501(c)(3)) (the "Bonds") pursuant to a Trust Indenture (the "Trust Indenture"), dated as of November 1, 2000, between the Lessor and U.S. Bank, N.A. (formerly known as U.S. Bank Trust National Association), as trustee (the "Trustee"); and

WHEREAS, on November 1, 2000, the Lessor and the Lessee entered into a Ground Lease Agreement relating to the Bonds (the "Ground Lease Agreement"); and

WHEREAS, on November 1, 2000, the Lessor and the Lessee entered into a Sublease Agreement relating to the Bonds (the "Sublease Agreement"); and

WHEREAS, On August 1, 2002, the Lessor and the Lessee amended and supplemented the Sublease Agreement; and

WHEREAS, Contemporaneous with the execution of this First Amendment to Ground Lease Agreement the parties are executing a Second Amendment to Sublease Agreement;

WHEREAS, the Lessor and the Lessee desire to amend and supplement the Ground Lease Agreement by the execution and delivery of this First Amendment; and

NOW, THEREFORE, THIS FIRST AMENDMENT WITNESSETH, for in consideration of the premises and the mutual covenants and agreements set forth herein, the Lessor and the Lessee hereby agree as follows:

ARTICLE 1.

DEFINITIONS AND FINDINGS

Section 1.1. Terms Defined in the Trust Indenture, Sublease Agreement or Ground Lease Agreement. Except as modified herein, or unless the context shall clearly indicate some other meaning, all words and terms used in this First Amendment that are defined in the Trust Indenture, or Sublease Agreement as Amended by the Second Amendment to Sublease Agreement or the Ground Lease Agreement shall, for all purposes of this First Amendment, have the respective meanings given to them in such documents.

ARTICLE 2.

AMENDMENTS TO SECTION 3

Section 2.1 Amendments to Section 3.1

Section 3.1 of the Ground Lease Agreement is deleted and replaced with the following:

3.1 Term The Ground Lease Term (the "Term") commences on November 1, 2000 and shall end on the date Lessee pays all sums necessary to effect defeasance of the Series 2000A Bonds pursuant to Section 2.12 of the Indenture, but only if all expenses of Bond Trustee and Lessee have been paid and discharged under the provisions of the Sublease and Indenture, or the date that all rent amounts set forth in Exhibit B of the Second Amendment to Sublease Agreement have been paid, whichever is earlier. If there has been a Sublease Default under the Sublease, based upon which default the Sublease is terminated, the term of this Ground Lease shall be ninety-nine (99) years from the date of notice to Lessor of Sublease Default under the Sublease, subject however to the rights of Lessor to sell and the rights of Lessee to purchase or sell the Real Property under Section 11.2 of the Sublease Agreement. Lessor may not terminate this Ground Lease prior to the end of such Term for any reason whatsoever.

Section 2.2 Amendments to Section 3.3

Section 3.3 of the Ground Lease Agreement is deleted and replaced with the following:

3.3 Disposition of Property If the term ends on payment by Lessor of amounts sufficient to effect defeasance of the Bonds, or payment of all rent amounts pursuant to the terms of the Second Amendment to Sublease Agreement, this Ground Lease shall automatically expire without action of the parties; however Lessee agrees to execute an instrument in recordable form evidencing expiration of this Ground Lease. If the Sublease is terminated based on a Sublease Default, Lessee shall be entitled to exclusive possession and use of the Property until the ninety-nine (99) year remaining Term of this Ground Lease expires, subject however to the rights of Lessor to sell and the rights of Lessee to purchase or sell the Real Property under Section 11.2 of the Sublease Agreement; on expiration of the ninety-nine (99) year Term, Lessor shall own the Property.

ARTICLE 3.

MISCELLANEOUS

Section 3.1. Effect of Ground Lease Agreement. Except as expressly amended herein, the Ground Lease Agreement shall remain in full force and effect.

Section 3.2. Execution in Counterparts. This First Amendment may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 3.3. Captions. The captions or headings in this First Amendment are for convenience only and in no way define, limit or describe the scope or intent of any provisions of this First Amendment.

IN WITNESS WHEREOF, the parties have executed this First Amendment as of this ____ day of _____, 2007.

Lessor:

MULTNOMAH COUNTY, OREGON, a political
subdivision of the State of Oregon

Ted Wheeler
Chair

Lessee:

THE PORT CITY DEVELOPMENT CENTER,
an Oregon not for profit corporation

Gabrielle Bolivar
Executive Director

PDX_DOCS:403464.2 [30188-00240]

**SECOND AMENDMENT TO
SUBLEASE AGREEMENT**

This Second Amendment to Sublease Agreement (the "Second Amendment"), is made and entered into as of 29th day of November, 2007 by and between Multnomah County, Oregon, a political subdivision of the State of Oregon (the "Lessor"), and The Port City Development Center, an Oregon not for profit corporation (the "Lessee").

WITNESSETH:

WHEREAS, on November 7, 2000, the Lessor issued its \$2,000,000 Motor Vehicle Rental Tax Revenue Bonds, Series 2000A (501(c)(3)) (the "Bonds") pursuant to a Trust Indenture (the "Trust Indenture"), dated as of November 1, 2000, between the Lessor and U.S. Bank, N.A. (formerly known as U.S. Bank Trust National Association), as trustee (the "Trustee"); and

WHEREAS, on November 1, 2000, the Lessor and the Lessee entered into a Ground Lease Agreement ("Ground Lease") and a Sublease Agreement relating to the Bonds (the "Sublease Agreement"); and

WHEREAS, On August 1, 2002 the Lessor and the Lessee amended and supplemented the Sublease Agreement; and

WHEREAS, the Lessor and the Lessee desire to amend and supplement the Sublease Agreement by the execution and delivery of this Second Amendment; and

WHEREAS, Section 12.5 of the Sublease Agreement allows the Sublease Agreement to be amended and supplemented without the prior written consent of the Trustee if such amendment does not materially affect the rights of the Bondholders and provided any other relevant provisions in the Sublease Agreement and the Trust Indenture have been complied with; and

WHEREAS, Section 7.3 of the Trust Indenture provides that in connection with any amendment to the Sublease Agreement the Trustee may obtain an opinion of Bond Counsel that such amendment is authorized or permitted by the Trust Indenture and will not adversely affect the excludability for federal income tax purposes of interest on the Bonds.

NOW, THEREFORE, THIS SECOND AMENDMENT WITNESSETH, for in consideration of the premises and the mutual covenants and agreements set forth herein, the Lessor and the Lessee hereby agree as follows:

ARTICLE 1.

DEFINITIONS AND FINDINGS

Section 1.1. Terms Defined in the Trust Indenture or Sublease Agreement. Except as modified herein, or unless the context shall clearly indicate some other meaning, all words and terms used in this Second Amendment that are defined in the Trust Indenture, Ground Lease as

amended by the First Amendment to Ground Lease Agreement or the Sublease Agreement shall, for all purposes of this Second Amendment, have the respective meanings given to them in such documents.

Section 1.2. Findings. The amendments and supplements to the Sublease Agreement in this Second Amendment are authorized by Section 12.5 of the Sublease Agreement as described in the fourth "Whereas" paragraph above.

ARTICLE 2.

AMENDMENT AND RESTATEMENT OF SCHEDULE OF RENTAL AMOUNTS

Section 2.1. Amendment of Exhibit B. The schedule of Rental Amounts payable by Lessee to Lessor for the use of the Property as set forth in Exhibit B of the Sublease Agreement and as amended by the First Amendment, is hereby further amended and restated as set forth in Exhibit B attached hereto. Lessor accepts the rents paid prior to the date of this Second Amendment as having satisfied in full and without default hereunder all rental obligations prior hereto even though such rents were not in amounts originally stated under the Sublease Agreement or the First Amendment to the Sublease Agreement. Lessor acknowledges that the books and records of Lessee shall be revised based on the terms above to eliminate any accrued debt expense, and reflecting only the current and future indebtedness as set forth under the terms of this Second Amendment to Sublease Agreement.

ARTICLE 3.

AMENDMENT AND RESTATEMENT OF TERM

Section 3.1. Amendment of Term. Section 3.1 of the Sublease Agreement is amended to read;

The Sublease Term commences on November 1, 2000 and, subject to earlier termination as provided herein, shall end on the date Lessee pays all sums necessary to effect the defeasance of the Series 2000A Bonds in accordance with Section 2.12 of the Indenture, including payment of all expenses of Trustee and Lessor as specified under the provisions of the Indenture, or the date that all rent amounts set forth in Exhibit B of the Sublease Agreement have been paid, whichever is later. If the Sublease is terminated based on a Sublease Default hereunder, the Term shall end on the date specified in the notice of default, unless sooner modified by the Parties.

ARTICLE 4.

AMENDMENTS TO SECTION 11 - DEFAULT; REMEDIES

Section 4.1 Amendments to Section 11.1. Section 11.1(a) is amended to read:

(a) Failure by Lessee to pay any Rental Amounts or other amounts required to be paid under Section 5.1 hereof within 10 days of written notification from Lessor that a required payment has not been made.

Section 4.2 Amendments to Section 11.2.

Section 4.2.1 Section 11.2 (b) is deleted:

Section 4.2.2 Section 11.2 (e) is deleted and replaced with the following:

(e) In the event of a Sublease Default for non-payment of rent, so long as Lessee is and remains in full compliance with all other terms of the Sublease (including any right to cure a nonmonetary default pursuant to Section 11.1 (b) above), 1) Lessee shall have the right, to sell the Property on or before one year from the date set forth in the notice of default (“**Lessee’s Sale Date**”) and, 2) Lessee shall have the right, until Lessee’s Sale Date, to occupy the property for the uses permitted by the Sublease Agreement. Upon any sale by Lessee, the proceeds of the sale shall be distributed as follows:

(1) First to costs of sale;

(2) Second to Lessor in payment of all sums necessary to effect defeasance of the Series 2000A Bonds in accordance with Section 2.12 of the Indenture including payment of all expenses of Trustee and Lessor at the times specified under the provisions of the Indenture, if any;

(3) Third to Lessor to reimburse Lessor for all costs incurred or losses suffered by Lessor related to Lessee’s failure to make payments as required by the original Sublease Agreement or other breach of the Sublease Agreement by Lessee, including but not limited to bond payments or portions thereof made by Lessor from Lessor’s funds to avoid default on the bonds. The parties agree that Lessor’s costs shall include interest at the rate of 4% per annum simple interest 1) on any payments made by Lessor on account of Lessee’s default in making Sublease payments and 2) on any other cost incurred or payment made on account of or for the benefit of Lessee, such interest to run from the date such cost was incurred or payment was made;

(4) Fourth, the balance, if any, to Lessee.

Lessor shall have the right in its sole discretion to disapprove any sale by Lessee that fails to fully compensate Lessor for the sums identified in subsections (2) and (3) above. Provided, however, that Lessor shall have ten (10) days from receipt of proposed sale documents to disapprove any proposed sale by Lessee, or the terms of such proposed sale shall be deemed accepted by Lessor.

If any other event of default (other than default due to non-payment of rent) occurs during the one year period and such default is not cured as provided for in Section 11.1(b) then Lessee’s right to sell shall terminate and Lessee shall relinquish possession of the Property to Lessor and shall remove all of Lessee’s personal property from the Property.

If Lessee fails to sell the Property before Lessee's Sale Date, Lessee shall, on or before such date, relinquish possession of the Property to Lessor and shall remove all of Lessee's personal property from the Property. From and after such date, Lessor shall have the right to operate the Property in its sole and unfettered discretion for the sole benefit of Lessor.

After Lessee's Sale Date, Lessor shall have an option to purchase the Property by notice to Lessee in writing given not later than 60 days after the Lessee's Sale Date. The purchase price shall be determined by an appraisal of the Property by an appraiser selected by the parties, or if the parties cannot agree then selected by the presiding judge of the Multnomah County Circuit Court from a list consisting of three appraisers proposed by each party. The appraiser's determination of value shall take into consideration the condition of the property including the presence of Hazardous Substances and the appraiser shall be authorized to employ such experts as the appraiser may determine appropriate to advise the appraiser concerning the presence of Hazardous Substances on the Property and the estimated cost, if any, for remediation. After Lessor has given notice of its exercise of the option to purchase under this section, Lessor shall have the right, at Lessor's sole expense, to make such investigation of the Property as Lessor may deem necessary to make a determination whether to purchase the Property. Lessor shall provide the results of any such investigation to the appraiser for use by the appraiser in determining the value of the Property. Within 60 days of receipt of the appraisal, Lessor shall provide notice to Lessee of Lessor's election to purchase the Property for the amount of the appraisal. Closing shall take place not later than 30 days of the date of election to Purchase the Property. If Lessor fails to provide such notice, Lessor's right to purchase the Property shall terminate. At closing, Lessor shall pay to Lessee the sum, if any, that Lessee would have been entitled to receive under Section 11 (e) 4 above had the Property been sold by Lessee for the amount of the appraisal. For purposes of calculation of the sum due Lessee, fifty percent (50%) of the fee paid to the appraiser and the appraiser's consultants, the closing costs and one hundred percent (100%) of the cost of a standard ALTA title insurance policy shall be treated as costs of sale. If Lessor does not purchase the property, Lessor shall pay the fees of the appraiser and the appraiser's consultants. Lessee agrees to cooperate to transfer ownership of the Property to Lessor by statutory special warranty deed free and clear of all liens and encumbrances suffered or created by Lessee, provided, however that (1) any such lien or encumbrance is reasonably dischargeable through payment of funds from the proceeds of sale; and (2) Lessor acknowledges that certain environmental and land use restrictions encumber the property and will not be removed as part of any sale or transfer by Lessee.

In addition to the right to purchase the property, after Lessee's Sale Date, Lessor shall have the right at any time thereafter to arrange a sale of the Property using any method determined by Lessor in its sole and absolute discretion to be appropriate to market the Property. In its effort to sell the Property, Lessor shall owe no duty to Lessee, fiduciary or otherwise, and shall have no duty to maximize return on the sale of the Property, provided, however, that upon closing of any such sale, Lessee shall be released of all claims and liabilities to Lessor, its successors and assigns, relating to the Property, the Rental Amounts and the bonded indebtedness. All decisions of Lessor relating the Property after the Lessee's Sale Date including but not limited to the sale price, and the level of maintenance of the Property shall be made by Lessor in Lessor's absolute and unfettered discretion. Lessee agrees to cooperate with Lessor and to execute all documents required to be executed by Lessee to close the sale. Lessee

agrees that until the closing of the sale of the Property, Lessee shall comply with the provisions of Section 9.3 herein. Upon sale by Lessor, the proceeds shall be distributed as provided above.

ARTICLE 5 MISCELLANEOUS AMENDMENTS

Section 5.1 Amendment to Section 6.2 Section 6.2 is amended to add the following Subsection (y):

(y) Lessee agrees, that except as provided below, Lessee shall neither create or suffer any lien to be placed on the Property without Lessor's prior written consent which consent shall not be unreasonably withheld, provided that it. It shall not be unreasonable for Lessor to withhold consent if, in Lessor's reasonable judgment, the lien will jeopardize Lessor's interest in the property. The foregoing limitation shall not apply to creation of a lien or liens, in total not to exceed \$50,000, for the purpose of making repairs to the property, provided that, Lessee shall give Lessor prior written notice of Lessee's intent to create such a lien or liens. Lessee further agrees that it will not incur any debt, other than credit extended in the ordinary course of business, that would potentially jeopardize Lessor's interest in the Property without the written consent of Lessor, which consent shall not be unreasonably withheld.

Section 5.2 Amendment to Section 7.1 Section 7.1 is amended to delete the last paragraph and substitute the following:

Lessee shall not permit any mechanic's or other liens to be established or remain against the property. Upon the recording of any such lien, Lessee shall promptly notify Lessor in writing and shall within 10 days of such recording take such steps as may be necessary to remove such lien from the property which may include recording a bond or making a deposit as provided in ORS 87.076 or similar statutes.

Section 5.3 Effect of Sublease Agreement. Except as expressly amended herein, the Sublease Agreement shall remain in full force and effect.

Section 5.4 Execution in Counterparts. This Second Amendment may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 5.5 Captions. The captions or headings in this Second Amendment are for convenience only and in no way define, limit or describe the scope or intent of any provisions of this Second Amendment.

IN WITNESS WHEREOF, the parties have executed this Second Amendment as of this
___ day of _____, 2007.

Lessor:

MULTNOMAH COUNTY, OREGON, a political
subdivision of the State of Oregon

Ted Wheeler
Chair

Lessee:

THE PORT CITY DEVELOPMENT CENTER,
an Oregon not for profit corporation

Gabrielle Bolivar
Executive Director

**SECOND AMENDMENT TO SUBLEASE AGREEMENT
AMENDED EXHIBIT B
Rental Amounts**

Beginning Payment Date	Ending Payment Date	Monthly Payments	Period Total
December 1, 2007	June 30, 2008	2,625	31,500
July 1, 2008	June 30, 2009	2,755	33,060
July 1, 2009	June 30, 2010	2,895	34,740
July 1, 2010	June 30, 2011	3,040	36,480
July 1, 2011	June 30, 2012	3,190	38,280
July 1, 2012	June 30, 2013	3,350	40,200
July 1, 2013	June 30, 2014	3,515	42,180
July 1, 2014	June 30, 2015	3,695	44,340
July 1, 2015	June 30, 2016	3,880	46,560
July 1, 2016	June 30, 2017	4,070	48,840
July 1, 2017	June 30, 2018	4,275	51,300
July 1, 2018	June 30, 2019	4,490	53,880
July 1, 2019	June 30, 2020	4,715	56,580
July 1, 2020	June 30, 2021	4,950	59,400
July 1, 2021	June 30, 2022	5,195	62,340
July 1, 2022	June 30, 2023	5,460	65,520
July 1, 2023	June 30, 2024	5,730	68,760
July 1, 2024	June 30, 2025	6,015	72,180
July 1, 2025	June 30, 2026	6,320	75,840
July 1, 2026	June 30, 2027	6,630	79,560
July 1, 2027	June 30, 2028	6,965	83,580
July 1, 2028	June 30, 2029	7,315	87,780
July 1, 2029	June 30, 2030	7,680	92,160
July 1, 2030	June 30, 2031	8,060	96,720
July 1, 2031	June 30, 2032	8,465	101,580
July 1, 2032	June 30, 2033	8,890	106,680
July 1, 2033	June 30, 2034	9,335	112,600
July 1, 2034	September 30, 2034	9,800	29,400
TOTAL			\$1,781,460

PDX_DOCS:403465.2 [30188-00240]

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 07-182

Authorizing a First Amendment to the Ground Lease Agreement and a Second Amendment to the Sublease Agreement, Each Dated November 1, 2000 Executed by Multnomah County, Oregon, a Political Subdivision of the State of Oregon, as Lessor, and The Port City Development Center, an Oregon Not for Profit Corporation, as Lessee, in Connection with the Issuance of the County's \$2,000,000 Motor Vehicle Rental Tax Revenue Bonds, Series 2000A (501(c)(3))

The Multnomah County Board of Commissioners Finds:

- a. Motor Vehicle Rental Tax Revenue Bonds ("Bonds") were issued pursuant to a Trust Indenture, dated as of November 1, 2000, between the County, as issuer, and U.S. Bank, N.A. (formerly known as U.S. Bank Trust National Association), as trustee.
- b. In conjunction with the issuance of the Bonds, on November 1, 2000 the County entered into a Ground Lease Agreement ("Ground Lease") and a Sublease Agreement ("Sublease") with Port City Development Center, an Oregon Not for Profit Corporation ("Port City") for lease by the County and sublease back to Port City of certain real property and improvements located in the City of Portland, County of Multnomah, State of Oregon as described more fully in those agreements (the "Property").
- c. Rental payments under the Sublease made by Port City to the County under the Sublease are being used to repay the Bonds.
- d. Due to financial hardship, Port City is requesting an amendment to the Ground Lease and a restructuring of the Sublease rent payments which will extend the term of the lease and the rent payments beyond the date when the bonds are defeased. In the event of another default, Port City has agreed to sell the Property and if unsuccessful to vacate the property and allow the County to sell the Property or take title to the property.
- e. The County's Chief Financial Officer recommends that the rent payment schedule be amended as provided in the attached Second Amendment to Sublease. It is in the best interests of the County to amend the Ground Lease and Sublease on the terms set forth in the attachments to this Resolution.

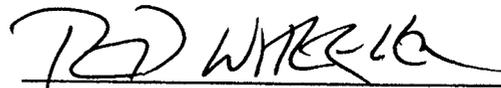
The Multnomah County Board of Commissioners Resolves:

1. The Chair is authorized to execute the First Amendment to Ground Lease and the Second Amendment to Sublease substantially in the form attached to this Resolution.

ADOPTED this 29th day of November, 2007.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
John S. Thomas, Deputy County Attorney

SUBMITTED BY:
John S. Thomas, Deputy County Attorney

**FIRST AMENDMENT TO
GROUND LEASE AGREEMENT**

This First Amendment to Ground Lease Agreement (the "First Amendment"), is made and entered into as of November 29, 2007 by and between The Port City Development Center, an Oregon not for profit corporation (the "Lessor") and Multnomah County, Oregon, a political subdivision of the State of Oregon (the "Lessee").

WITNESSETH:

WHEREAS, on November 7, 2000, the Lessor issued its \$2,000,000 Motor Vehicle Rental Tax Revenue Bonds, Series 2000A (501(c)(3)) (the "Bonds") pursuant to a Trust Indenture (the "Trust Indenture"), dated as of November 1, 2000, between the Lessor and U.S. Bank, N.A. (formerly known as U.S. Bank Trust National Association), as trustee (the "Trustee"); and

WHEREAS, on November 1, 2000, the Lessor and the Lessee entered into a Ground Lease Agreement relating to the Bonds (the "Ground Lease Agreement"); and

WHEREAS, on November 1, 2000, the Lessor and the Lessee entered into a Sublease Agreement relating to the Bonds (the "Sublease Agreement"); and

WHEREAS, On August 1, 2002, the Lessor and the Lessee amended and supplemented the Sublease Agreement; and

WHEREAS, Contemporaneous with the execution of this First Amendment to Ground Lease Agreement the parties are executing a Second Amendment to Sublease Agreement;

WHEREAS, the Lessor and the Lessee desire to amend and supplement the Ground Lease Agreement by the execution and delivery of this First Amendment; and

NOW, THEREFORE, THIS FIRST AMENDMENT WITNESSETH, for in consideration of the premises and the mutual covenants and agreements set forth herein, the Lessor and the Lessee hereby agree as follows:

ARTICLE 1.

DEFINITIONS AND FINDINGS

Section 1.1. Terms Defined in the Trust Indenture, Sublease Agreement or Ground Lease Agreement. Except as modified herein, or unless the context shall clearly indicate some other meaning, all words and terms used in this First Amendment that are defined in the Trust Indenture, or Sublease Agreement as Amended by the Second Amendment to Sublease Agreement or the Ground Lease Agreement shall, for all purposes of this First Amendment, have the respective meanings given to them in such documents.

ARTICLE 2.

AMENDMENTS TO SECTION 3

Section 2.1 Amendments to Section 3.1

Section 3.1 of the Ground Lease Agreement is deleted and replaced with the following:

3.1 Term The Ground Lease Term (the "Term") commences on November 1, 2000 and shall end on the date Lessee pays all sums necessary to effect defeasance of the Series 2000A Bonds pursuant to Section 2.12 of the Indenture, but only if all expenses of Bond Trustee and Lessee have been paid and discharged under the provisions of the Sublease and Indenture, or the date that all rent amounts set forth in Exhibit B of the Second Amendment to Sublease Agreement have been paid, whichever is earlier. If there has been a Sublease Default under the Sublease, based upon which default the Sublease is terminated, the term of this Ground Lease shall be ninety-nine (99) years from the date of notice to Lessor of Sublease Default under the Sublease, subject however to the rights of Lessor to sell and the rights of Lessee to purchase or sell the Real Property under Section 11.2 of the Sublease Agreement. Lessor may not terminate this Ground Lease prior to the end of such Term for any reason whatsoever.

Section 2.2 Amendments to Section 3.3

Section 3.3 of the Ground Lease Agreement is deleted and replaced with the following:

3.3 Disposition of Property If the term ends on payment by Lessor of amounts sufficient to effect defeasance of the Bonds, or payment of all rent amounts pursuant to the terms of the Second Amendment to Sublease Agreement, this Ground Lease shall automatically expire without action of the parties; however Lessee agrees to execute an instrument in recordable form evidencing expiration of this Ground Lease. If the Sublease is terminated based on a Sublease Default, Lessee shall be entitled to exclusive possession and use of the Property until the ninety-nine (99) year remaining Term of this Ground Lease expires, subject however to the rights of Lessor to sell and the rights of Lessee to purchase or sell the Real Property under Section 11.2 of the Sublease Agreement; on expiration of the ninety-nine (99) year Term, Lessor shall own the Property.

ARTICLE 3.

MISCELLANEOUS

Section 3.1. Effect of Ground Lease Agreement. Except as expressly amended herein, the Ground Lease Agreement shall remain in full force and effect.

Section 3.2. Execution in Counterparts. This First Amendment may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 3.3. Captions. The captions or headings in this First Amendment are for convenience only and in no way define, limit or describe the scope or intent of any provisions of this First Amendment.

IN WITNESS WHEREOF, the parties have executed this First Amendment as of this 29th day of NOV, 2007.

Lessor:

MULTNOMAH COUNTY, OREGON, a political subdivision of the State of Oregon

REVIEWED:
AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY

BY [Signature]
ASSISTANT COUNTY ATTORNEY

DATE 11/27/07

[Signature]
Ted Wheeler
Chair

Lessee:

THE PORT CITY DEVELOPMENT CENTER,
an Oregon not for profit corporation

[Signature]
Gabrielle Bolivar
Executive Director

PDX_DOCS:403464.2 [30188-00240]

APPROVED : MULTNOMAH COUNTY
BOARD OF COMMISSIONERS

AGENDA # 2-8 DATE 11-29-07

DEBORAH L. BOGSTAD, BOARD CLERK

**SECOND AMENDMENT TO
SUBLEASE AGREEMENT**

This Second Amendment to Sublease Agreement (the "Second Amendment"), is made and entered into as of 29th day of November, 2007 by and between Multnomah County, Oregon, a political subdivision of the State of Oregon (the "Lessor"), and The Port City Development Center, an Oregon not for profit corporation (the "Lessee").

WITNESSETH:

WHEREAS, on November 7, 2000, the Lessor issued its \$2,000,000 Motor Vehicle Rental Tax Revenue Bonds, Series 2000A (501(c)(3)) (the "Bonds") pursuant to a Trust Indenture (the "Trust Indenture"), dated as of November 1, 2000, between the Lessor and U.S. Bank, N.A. (formerly known as U.S. Bank Trust National Association), as trustee (the "Trustee"); and

WHEREAS, on November 1, 2000, the Lessor and the Lessee entered into a Ground Lease Agreement ("Ground Lease") and a Sublease Agreement relating to the Bonds (the "Sublease Agreement"); and

WHEREAS, On August 1, 2002 the Lessor and the Lessee amended and supplemented the Sublease Agreement; and

WHEREAS, the Lessor and the Lessee desire to amend and supplement the Sublease Agreement by the execution and delivery of this Second Amendment; and

WHEREAS, Section 12.5 of the Sublease Agreement allows the Sublease Agreement to be amended and supplemented without the prior written consent of the Trustee if such amendment does not materially affect the rights of the Bondholders and provided any other relevant provisions in the Sublease Agreement and the Trust Indenture have been complied with; and

WHEREAS, Section 7.3 of the Trust Indenture provides that in connection with any amendment to the Sublease Agreement the Trustee may obtain an opinion of Bond Counsel that such amendment is authorized or permitted by the Trust Indenture and will not adversely affect the excludability for federal income tax purposes of interest on the Bonds.

NOW, THEREFORE, THIS SECOND AMENDMENT WITNESSETH, for in consideration of the premises and the mutual covenants and agreements set forth herein, the Lessor and the Lessee hereby agree as follows:

ARTICLE 1.

DEFINITIONS AND FINDINGS

Section 1.1. Terms Defined in the Trust Indenture or Sublease Agreement. Except as modified herein, or unless the context shall clearly indicate some other meaning, all words and terms used in this Second Amendment that are defined in the Trust Indenture, Ground Lease as amended by the First Amendment to Ground Lease Agreement or the Sublease Agreement shall, for all purposes of this Second Amendment, have the respective meanings given to them in such documents.

Section 1.2. Findings. The amendments and supplements to the Sublease Agreement in this Second Amendment are authorized by Section 12.5 of the Sublease Agreement as described in the fourth "Whereas" paragraph above.

ARTICLE 2.

AMENDMENT AND RESTATEMENT OF SCHEDULE OF RENTAL AMOUNTS

Section 2.1. Amendment of Exhibit B. The schedule of Rental Amounts payable by Lessee to Lessor for the use of the Property as set forth in Exhibit B of the Sublease Agreement and as amended by the First Amendment, is hereby further amended and restated as set forth in Exhibit B attached hereto. Lessor accepts the rents paid prior to the date of this Second Amendment as having satisfied in full and without default hereunder all rental obligations prior hereto even though such rents were not in amounts originally stated under the Sublease Agreement or the First Amendment to the Sublease Agreement. Lessor acknowledges that the books and records of Lessee shall be revised based on the terms above to eliminate any accrued debt expense, and reflecting only the current and future indebtedness as set forth under the terms of this Second Amendment to Sublease Agreement.

ARTICLE 3.

AMENDMENT AND RESTATEMENT OF TERM

Section 3.1. Amendment of Term. Section 3.1 of the Sublease Agreement is amended to read;

The Sublease Term commences on November 1, 2000 and, subject to earlier termination as provided herein, shall end on the date Lessee pays all sums necessary to effect the defeasance of the Series 2000A Bonds in accordance with Section 2.12 of the Indenture, including payment of all expenses of Trustee and Lessor as specified under the provisions of the Indenture, or the date that all rent amounts set forth in Exhibit B of the Sublease Agreement have been paid, whichever is later. If the Sublease is terminated based on a Sublease Default hereunder, the Term shall end on the date specified in the notice of default, unless sooner modified by the Parties.

ARTICLE 4.

AMENDMENTS TO SECTION 11 - DEFAULT; REMEDIES

Section 4.1 Amendments to Section 11.1. Section 11.1(a) is amended to read:

(a) Failure by Lessee to pay any Rental Amounts or other amounts required to be paid under Section 5.1 hereof within 10 days of written notification from Lessor that a required payment has not been made.

Section 4.2 Amendments to Section 11.2.

Section 4.2.1 Section 11.2 (b) is deleted:

Section 4.2.2 Section 11.2 (e) is deleted and replaced with the following:

(e) In the event of a Sublease Default for non-payment of rent, so long as Lessee is and remains in full compliance with all other terms of the Sublease (including any right to cure a nonmonetary default pursuant to Section 11.1 (b) above), 1) Lessee shall have the right, to sell the Property on or before one year from the date set forth in the notice of default (“**Lessee’s Sale Date**”) and, 2) Lessee shall have the right, until Lessee’s Sale Date, to occupy the property for the uses permitted by the Sublease Agreement. Upon any sale by Lessee, the proceeds of the sale shall be distributed as follows:

(1) First to costs of sale;

(2) Second to Lessor in payment of all sums necessary to effect defeasance of the Series 2000A Bonds in accordance with Section 2.12 of the Indenture including payment of all expenses of Trustee and Lessor at the times specified under the provisions of the Indenture, if any;

(3) Third to Lessor to reimburse Lessor for all costs incurred or losses suffered by Lessor related to Lessee’s failure to make payments as required by the original Sublease Agreement or other breach of the Sublease Agreement by Lessee, including but not limited to bond payments or portions thereof made by Lessor from Lessor’s funds to avoid default on the bonds. The parties agree that Lessor’s costs shall include interest at the rate of 4% per annum simple interest 1) on any payments made by Lessor on account of Lessee’s default in making Sublease payments and 2) on any other cost incurred or payment made on account of or for the benefit of Lessee, such interest to run from the date such cost was incurred or payment was made;

(4) Fourth, the balance, if any, to Lessee.

Lessor shall have the right in its sole discretion to disapprove any sale by Lessee that fails to fully compensate Lessor for the sums identified in subsections (2) and (3) above. Provided, however, that Lessor shall have ten (10) days from receipt of proposed sale documents to disapprove any proposed sale by Lessee, or the terms of such proposed sale shall be deemed accepted by Lessor.

If any other event of default (other than default due to non-payment of rent) occurs during the one year period and such default is not cured as provided for in Section 11.1(b) then Lessee's right to sell shall terminate and Lessee shall relinquish possession of the Property to Lessor and shall remove all of Lessee's personal property from the Property.

If Lessee fails to sell the Property before Lessee's Sale Date, Lessee shall, on or before such date, relinquish possession of the Property to Lessor and shall remove all of Lessee's personal property from the Property. From and after such date, Lessor shall have the right to operate the Property in its sole and unfettered discretion for the sole benefit of Lessor.

After Lessee's Sale Date, Lessor shall have an option to purchase the Property by notice to Lessee in writing given not later than 60 days after the Lessee's Sale Date. The purchase price shall be determined by an appraisal of the Property by an appraiser selected by the parties, or if the parties cannot agree then selected by the presiding judge of the Multnomah County Circuit Court from a list consisting of three appraisers proposed by each party. The appraiser's determination of value shall take into consideration the condition of the property including the presence of Hazardous Substances and the appraiser shall be authorized to employ such experts as the appraiser may determine appropriate to advise the appraiser concerning the presence of Hazardous Substances on the Property and the estimated cost, if any, for remediation. After Lessor has given notice of its exercise of the option to purchase under this section, Lessor shall have the right, at Lessor's sole expense, to make such investigation of the Property as Lessor may deem necessary to make a determination whether to purchase the Property. Lessor shall provide the results of any such investigation to the appraiser for use by the appraiser in determining the value of the Property. Within 60 days of receipt of the appraisal, Lessor shall provide notice to Lessee of Lessor's election to purchase the Property for the amount of the appraisal. Closing shall take place not later than 30 days of the date of election to Purchase the Property. If Lessor fails to provide such notice, Lessor's right to purchase the Property shall terminate. At closing, Lessor shall pay to Lessee the sum, if any, that Lessee would have been entitled to receive under Section 11 (e) 4 above had the Property been sold by Lessee for the amount of the appraisal. For purposes of calculation of the sum due Lessee, fifty percent (50%) of the fee paid to the appraiser and the appraiser's consultants, the closing costs and one hundred percent (100%) of the cost of a standard ALTA title insurance policy shall be treated as costs of sale. If Lessor does not purchase the property, Lessor shall pay the fees of the appraiser and the appraiser's consultants. Lessee agrees to cooperate to transfer ownership of the Property to Lessor by statutory special warranty deed free and clear of all liens and encumbrances suffered or created by Lessee, provided, however that (1) any such lien or encumbrance is reasonably dischargeable though payment of funds from the proceeds of sale; and (2) Lessor acknowledges

that certain environmental and land use restrictions encumber the property and will not be removed as part of any sale or transfer by Lessee.

In addition to the right to purchase the property, after Lessee's Sale Date, Lessor shall have the right at any time thereafter to arrange a sale of the Property using any method determined by Lessor in its sole and absolute discretion to be appropriate to market the Property. In its effort to sell the Property, Lessor shall owe no duty to Lessee, fiduciary or otherwise, and shall have no duty to maximize return on the sale of the Property, provided, however, that upon closing of any such sale, Lessee shall be released of all claims and liabilities to Lessor, its successors and assigns, relating to the Property, the Rental Amounts and the bonded indebtedness. All decisions of Lessor relating the Property after the Lessee's Sale Date including but not limited to the sale price, and the level of maintenance of the Property shall be made by Lessor in Lessor's absolute and unfettered discretion. Lessee agrees to cooperate with Lessor and to execute all documents required to be executed by Lessee to close the sale. Lessee agrees that until the closing of the sale of the Property, Lessee shall comply with the provisions of Section 9.3 herein. Upon sale by Lessor, the proceeds shall be distributed as provided above.

ARTICLE 5 MISCELLANEOUS AMENDMENTS

Section 5.1 Amendment to Section 6.2 Section 6.2 is amended to add the following Subsection (y):

(y) Lessee agrees, that except as provided below, Lessee shall neither create or suffer any lien to be placed on the Property without Lessor's prior written consent which consent shall not be unreasonably withheld. It shall not be unreasonable for Lessor to withhold consent if, in Lessor's reasonable judgment, the lien will jeopardize Lessor's interest in the property. The foregoing limitation shall not apply to creation of a lien or liens with an aggregate principal balance of not more than \$50,000 for the purpose of making repairs to the property, provided that, Lessee shall give Lessor prior written notice of Lessee's intent to create such a lien or liens. Lessee further agrees that it will not incur any debt, other than credit extended in the ordinary course of business, that would potentially jeopardize Lessor's interest in the Property without the written consent of Lessor, which consent shall not be unreasonably withheld.

Section 5.2 Amendment to Section 7.1 Section 7.1 is amended to delete the last paragraph and substitute the following:

Lessee shall not permit any mechanic's or other liens to be established or remain against the property. Upon the recording of any such lien, Lessee shall promptly notify Lessor in writing and shall within 10 days of such recording take such steps as may be necessary to remove such lien from the property which may include recording a bond or making a deposit as provided in ORS 87.076 or similar statutes.

Section 5.3 Effect of Sublease Agreement. Except as expressly amended herein, the Sublease Agreement shall remain in full force and effect.

Section 5.4 Execution in Counterparts. This Second Amendment may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 5.5 Captions. The captions or headings in this Second Amendment are for convenience only and in no way define, limit or describe the scope or intent of any provisions of this Second Amendment.

IN WITNESS WHEREOF, the parties have executed this Second Amendment as of this 29th day of NOV, 2007.

Lessor:

MULTNOMAH COUNTY, OREGON, a political subdivision of the State of Oregon

REVIEWED:
AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY

BY _____
ASSISTANT COUNTY ATTORNEY

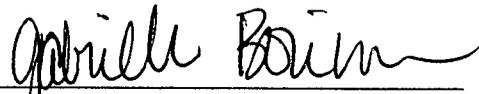
DATE 11/27/07



Ted Wheeler
Chair

Lessee:

THE PORT CITY DEVELOPMENT CENTER,
an Oregon not for profit corporation



Gabrielle Bolivar
Executive Director

APPROVED : MULTNOMAH COUNTY
BOARD OF COMMISSIONERS

AGENDA # R-8 DATE 11-29-07

DEBORAH L. BOGSTAD, BOARD CLERK

**SECOND AMENDMENT TO SUBLEASE AGREEMENT
AMENDED EXHIBIT B**

Rental Amounts

Beginning Payment Date	Ending Payment Date	Monthly Payments	Period Total
December 1, 2007	June 30, 2008	2,625	18,375
July 1, 2008	June 30, 2009	2,755	33,060
July 1, 2009	June 30,2010	2,895	34,740
July 1, 2010	June 30,2011	3,040	36,480
July 1, 2011	June 30, 2012	3,190	38,280
July 1, 2012	June 30, 2013	3,350	40,200
July 1, 2013	June 30, 2014	3,515	42,180
July 1, 2014	June 30, 2015	3,695	44,340
July 1, 2015	June 30, 2016	3,880	46,560
July 1, 2016	June 30, 2017	4,070	48,840
July 1, 2017	June 30, 2018	4,275	51,300
July 1, 2018	June 30, 2019	4,490	53,880
July 1, 2019	June 30, 2020	4,715	56,580
July 1, 2020	June 30, 2021	4,950	59,400
July 1, 2021	June 30, 2022	5,195	62,340
July 1, 2022	June 30, 2023	5,460	65,520
July 1, 2023	June 30, 2024	5,730	68,760
July 1, 2024	June 30, 2025	6,015	72,180
July 1, 2025	June 30, 2026	6,320	75,840
July 1, 2026	June 30, 2027	6,630	79,560
July 1, 2027	June 30, 2028	6,965	83,580
July 1, 2028	June 30, 2029	7,315	87,780
July 1, 2029	June 30, 2030	7,680	92,160
July 1, 2030	June 30, 2031	8,060	96,720
July 1, 2031	June 30, 2032	8,465	101,580
July 1, 2032	June 30, 2033	8,890	106,680
July 1, 2033	June 30, 2034	9,335	112,600
July 1, 2034	September 30, 2034	9,800	29,400
TOTAL			\$1,738,335

PDX_DOCS:403465.2 [30188-00240]



MULTNOMAH COUNTY
AGENDA PLACEMENT REQUEST (short form)

Board Clerk Use Only

Meeting Date: 11/29/07
Agenda Item #: R-9
Est. Start Time: 9:30 AM
Date Submitted: 11/19/07

Agenda Title: **Accepting the report by the Revenue Bureau to adopt a proposed administrative rule in order to remove the disincentive to diversified investing funds locating in Portland and/or Multnomah County**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Requested Meeting Date: 11/29/07 **Amount of Time Needed:** 15 minutes
Department: Non-Departmental **Division:** Commissioner, District 2
Contact(s): Jeff Cogen, Warren Fish
Phone: 503 988-5219 **Ext.** 85219 **I/O Address:** 503/6
Presenter(s): Warren Fish, Terri Williams, Mark Campbell

General Information

1. What action are you requesting from the Board?

Accepting the report by the Revenue Bureau to adopt a proposed administrative rule in order to remove the disincentive to diversified investing funds locating in Portland and/or Multnomah County. Multnomah County's current Business Income Tax structure taxes the investment returns of Venture Capital firms. This has caused area Venture Capital firms to avoid locating in or to move out of our county. The rule change gives Venture Capital firms tax treatment comparable to what Mutual Fund firms already receive, and the Revenue Bureau is confident the rule change does so without creating any unintended consequences.

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

Revenue Bureau and other City and County staff, together with the Venture Capital Fund industry and tax professionals, have studied the tax impacts of the City and County's business income tax laws to determine if the local laws have an adverse effect on Venture Capital Funds locating in Portland and/or Multnomah County. We determined that because the City and County tax these entities at the business entity level, which is different than the federal and state income tax structure, these firms (and other diversified investing funds) are at a disadvantage due to the unique incident of taxation at the business entity level instead of the investor/owner level. This disadvantage also exists because of the lack of a federal income deduction for these firms similar to the deduction allowed Mutual Funds.

As a result of this review, the Revenue Bureau has drafted Administrative Rule 110.07-1 Diversified

Investing Fund Deduction. This rule interprets PCC 7.02.110 and MCC 12.110 and allows a deduction for diversified investing funds similar to the deduction that exists for Regulated Investment Companies (mutual funds). The result of this rule is that all funds should be treated the same by the city and county tax laws. However, these funds (and their management companies and owners) do not receive treatment that gives them an advantage over or different than any other business entity. The Revenue Bureau believes that this is the best action to address concerns expressed by members of the City Council and County Board of Commissioners during recent reviews of the local tax systems. It is the Revenue Bureau's professional opinion that this change will not create any unintended consequences.

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

There is no expectation that Business Income Tax revenues will immediately increase or decrease with the adoption of the proposed Administrative Rule, 110.07-1 Diversified Investing Fund Deduction. Since the majority of these funds have moved outside of county jurisdiction, adopting the proposed rule may allow funds in future years to relocate to Portland and Multnomah County, where they would be subject to the minimum fee payment. However, revenue changes as a result are minimal. Any costs associated with the adoption of the Administrative Rule are included in the Revenue Bureau's current budget.

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

The Diversified Investing Fund Deduction will create equal treatment between diversified investment funds and mutual funds. This rule is being adopted under the authority granted to the Revenue Bureau Director in PCC 7.02.210 and MCC 12.210. The Board of County Commissioners is being asked to accept the report by the Revenue Bureau regarding this administrative rule change. This change will change city and county policy from a bias toward discouraging diversified investing funds from locating here to a bias of encouraging them to locate here. This change will allow Venture Capital firms to locally pursue strategies aimed at helping new start-up companies grow and thrive in our area, which from an economic development policy perspective should help grow our local job base.

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

Multnomah County and City of Portland staff, along with Revenue Bureau staff, members of the Venture Capital industry, and professional advisors to the Venture Capital industry have worked together over the last six months on a thorough review of how these firms are taxed locally. The workgroup convened three times and focused on ensuring equitable tax treatment for Venture Capital Funds and like investment firms under the City's Business License and County's Business Income Tax Laws.

Required Signature

**Elected Official or
Department/
Agency Director:**



Date: 11/19/07

**Administrative Rule 110.07-1
(10/11/07 DRAFT)**

Diversified Investing Fund Deduction

Currently, a federal and Oregon tax deduction exists for Regulated Investment Companies (i.e., mutual funds) that allows the individual owner to pay tax on the earnings from the mutual fund investments as opposed to the mutual fund paying the tax itself. Similar investment funds (Diversified Investing Funds), while not meeting the requirements for the federal deduction, will be allowed to take a similar deduction to determine net income under the City of Portland Business License and Multnomah County Business Income Tax.

For purposes of this rule, a Diversified Investing Fund is a limited partnership or limited liability company that is classified as a partnership for federal income tax purposes and that meets all of the following requirements:

- (1) Is formed and operated for the primary purpose of buying, holding, or selling qualifying investment securities, on its own behalf and not as a broker, and the capital of which fund is primarily (more than 50%) derived from investments by entities or individuals which are neither related to nor affiliated with the fund except in the capacity as investors that do not actively participate in the management of the fund;
- (2) No less than ninety percent (90%) of the diversified investing fund's cost of its total assets consists of qualifying investment securities, deposits at banks or other financial institutions, and office space and equipment reasonably necessary to carry on its activities as a diversified investing fund; and
- (3) No less than ninety percent (90%) of its gross income consists of interest, dividends, pass-through income, and gains from the sale or exchange of qualifying investment securities.

"Qualifying investment securities" include all of the following:

- (a) Common stock, including preferred or debt securities convertible into common stock, and preferred stock;
- (b) Bonds, debentures, and other debt securities;
- (c) Foreign and domestic currency deposits or equivalents and securities convertible into foreign securities;
- (d) Mortgage- or asset-backed securities secured by federal, state, or local governmental agencies;
- (e) Repurchase agreements and loan participations;
- (f) Foreign currency exchange contracts and forward and futures contracts on foreign currencies;
- (g) Stock and bond index securities and futures contracts, and other similar financial securities and futures contracts on those securities;
- (h) Options for the purchase or sale of any of the securities, currencies, contracts, or financial instruments described in clauses (a) to (g), inclusive;
- (i) Regulated futures contracts; and
- (j) Interests in a limited partnership or limited liability company, if classified as a partnership for federal income tax purposes.

This deduction is limited to the amount of interest, dividends, pass-through income, and gains from the sale or exchange of qualifying investment securities.

Example 1: VC Fund, LP (the Fund), a venture capital investment fund, is managed by VC Management, LLC (the Manager), a venture capital firm. The Manager and the Fund

are located within the City and County. The Manager receives funds from outside investors and deposits them into the Fund. The Fund pays the Manager fees for managing the investments and administering the funds. The Fund meets the requirements to be considered a Diversified Investing Fund.

The Manager must file and pay the City License and County Tax based on the net income of the LLC. Their net income would include the management fees from the Fund.

The Fund must file and pay the City License and County Tax based on the net income of the LP, but it is allowed a deduction equal to the otherwise taxable net income that can be attributed to the investment income. The applicable minimum fee would be based on the gross income before the deduction. No deduction for net income from the Fund's investment in a partnership shall be allowed, to the extent that the Fund claims an exclusion for such income as pass-through income pursuant to Administrative Rule 600.94-1 (Treatment of Currently Licensed/Taxed Pass-Through Income). In other words, the Fund cannot take a deduction for income that it has already excluded or reversed from its income.

Diversified investing funds often are structured so that a member of the fund (typically, the fund's general partner in the case of a fund organized as a limited partnership) is entitled to a percentage interest in the fund disproportionate to its invested capital. The additional interest is referred to as the "carried interest" or the "carry." The following example illustrates one possible circumstance in which income attributable to a carried interest is not subject to City License or County Tax:

In the example above, assume that the Fund's general partner is a business entity that contributes 1% of the invested capital. The general partner also is entitled to a 20% interest (a "carried interest") in profits after all investors receive a specified rate of return on their invested capital. The sole activity of the general partner is to make investment decisions on behalf of the Fund, and to engage and monitor the services of the Manager implementing those decisions. The general partner has its commercial domicile inside the City and County and conducts its activities inside the City and County. In this example, both the income attributable to the 1% investment and the income attributable to the carried interest are reversed from the general partner's City and County return and therefore are not subject to the City License or County Tax pursuant to Administrative Rule 600.94-1.

This rule applies to all taxable years open to audit on or after January 1, 2007.

Adopted: XX/XX/07

(PCC 7.02.110 / MCC 12.110)



MULTNOMAH COUNTY
AGENDA PLACEMENT REQUEST (short form)

Board Clerk Use Only

Meeting Date: 11/29/07
Agenda Item #: R-10
Est. Start Time: 9:45 AM
Date Submitted: 11/21/07

Agenda Title: **RESOLUTION Authorizing a "County Digs" Project to Enhance Opportunities for Urban Agricultural in Multnomah County**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Requested Meeting Date: November 29, 2007 **Amount of Time Needed:** 20 minutes
Department: District 2 & Sustainability Program **Division:** _____
Contact(s): District 2 – Karol Collymore
Phone: 503 988-6786 **Ext.** 86786 **I/O Address:** 503/600
Presenter(s): Kat West, Gary Thomas, Roger Meyer, Jennifer Erickson

General Information

1. What action are you requesting from the Board?

Authorizing a "County Digs" Project to Enhance Opportunities for Urban Agricultural in Multnomah County.

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

The County Digs Project will promote opportunities for urban agriculture throughout Multnomah County by providing unused or surplus county property to individuals or organizations for use in growing food or agriculture products. On an annual basis, the county, with the assistance of the existing Greenspace Review Committee, will evaluate surplus County property and tax-foreclosed properties for their appropriate inclusion in this Project. If appropriate, property will be leased or donated to local governments and non-profit organizations for use as community gardens or other urban agriculture uses.

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

There is no fiscal impact with this resolution. The Greenspace Review Committee exists already to evaluate tax-foreclosed properties. This resolution highlights one function of that Committee.

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

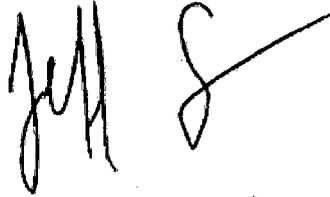
Authorization of this Project, requested for use for the Project pursuant to MCC § 27.405, will help the County meet its adopted sustainability principles and recognizes the efforts of the Portland/Multnomah Food Policy Council.

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

The existing Greenspace Review Committee includes members from the public.

Required Signature

**Elected Official or
Department/
Agency Director:**

A handwritten signature in black ink, appearing to be 'JMS', written over a horizontal line.

Date: 11/21/07

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. _____

Authorizing a "County Digs" Project to Enhance Opportunities for Urban Agricultural in Multnomah County

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County seeks to promote opportunities for urban agriculture throughout Multnomah County by providing unused or surplus County property to individuals or organizations for use in growing food or agriculture products.
- b. Multnomah County's local food system has a significant impact on our economy, our health, our social system, and our environment. Urban agriculture is an integral component to a sustainable, healthy, and vibrant local food system.
- c. Urban agriculture is defined as an activity within an urban growth boundary which includes raising, processing, and distributing, a variety of food or other agriculture products, and in turn supplying resources, products, and services for local consumption.
- d. Urban agriculture includes community gardens, community-supported agriculture, farms, farm stands, plant and flower production, small farm and farmer incubator businesses, and others.
- e. Urban agriculture results in fresher, more nutritious food for county residents and reduces the transportation and global climate change impacts of shipping food long distances.
- f. Making Multnomah County-owned land available to residents to grow local food supports self-sufficiency and access to healthy food, and supports the goals of the Portland/Multnomah Global Warming Action Plan.

The Multnomah County Board of Commissioners Resolves:

1. To create a "County Digs" Project ("Project") which identifies County-owned property suitable for urban agriculture and makes the property available to the public through property transfer or long-term lease for agriculture purposes.
 - a. The Sustainability Program, Facilities and Property Management, and Tax Title will evaluate the current inventory of County-owned property to determine whether there is property suitable for the Project. If suitable

property is identified, the Sustainability Program will seek Board approval for disposition for use for the Project pursuant to Resolution 04-185.

- b. Tax foreclosed properties shall also be evaluated by the Greenspace Review Committee, and when suitable parcels are identified for agriculture purposes, requested for use for the Project pursuant to MCC § 27.405.
- c. Criteria for suitable "County Digs" property shall include property: (1) that is not in use or designated for sale or other disposition, and (2) that has a water source or is able to secure a water source.
- d. If any property is leased as part of the Project, it shall be managed by the Facilities and Property Management Division.
- e. The Sustainability Program, Facilities and Property Management, and Tax Title will develop guidelines and procedures for administration of the "County Digs" Project.
- f. The Sustainability Program shall present an annual report on the "County Digs" Project to the Board of Commissioners.

ADOPTED this 29th day of November, 2007.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Agnes Sowle, County Attorney

SUBMITTED BY:

Jeff Cogen, Commissioner, District 2 and the Sustainability Program

MULTNOMAH COUNTY BOARD OF COMMISSIONERS
PUBLIC TESTIMONY SIGN-UP

Please complete this form and return to the Board Clerk
This form is a public record

MEETING DATE: 11/29/09

SUBJECT: R-10
County Digs

AGENDA NUMBER OR TOPIC: _____

FOR: X AGAINST: _____ THE ABOVE AGENDA ITEM

NAME: WILL NEWMAN II NEWMAN

ADDRESS: PO BOX 1106

CITY/STATE/ZIP: CLATSOP, OR 97013

PHONE: DAYS: 503 263-8392 EVES: 503

EMAIL: _____ FAX: _____

SPECIFIC ISSUE: _____

WRITTEN TESTIMONY: _____

IF YOU WISH TO ADDRESS THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Address the County Commissioners from the presenter table microphones. Please limit your comments to **3 minutes**.
3. State your name for the official record.
4. If written documentation is presented, please furnish one copy to the Board Clerk.

IF YOU WISH TO SUBMIT WRITTEN COMMENTS TO THE BOARD:

1. Please complete this form and return to the Board Clerk.
2. Written testimony will be entered into the official record.

Food in the City is for you!

All you have to do is get involved.
Help us locate and acquire land.
Help us plan and create the growing
spaces and the neighborhood centers.



Susan W. Clark

This is something everyone can be part of. Take back control of your food and your community. The more we come together, the better it will be, because the best place to begin to re-knit your neighborhood is in your neighborhood: you have the people, the interest, the knowledge, the skill, and the time.

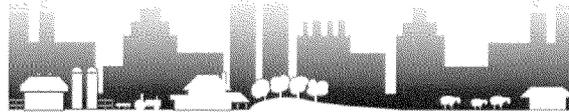
Help Oregon Sustainable Agriculture Land Trust spread Food in the City across Portland.

Get involved with Food in the City today, to build a better tomorrow, beginning in your neighborhood.

Oregon Sustainable Agriculture Land Trust (OSALT)

OSALT is a statewide charitable organization dedicated to keeping rural and urban agricultural lands in agricultural use, making them available for future generations of growers, and conducting research and education focused on the sustainable production and distribution of agricultural bounty: food, fiber, building materials, medicinals, nursery stock, etc.

OSALT



Oregon Sustainable Agriculture Land Trust

You can find out more about OSALT programs on the web at www.osalt.org

Help build Food in the City today

Contact OSALT at info@osalt.org
or write to us at
PO Box 1106, Canby, Oregon 97013

Look for a schedule
of our presentations,
classes & workshops at
www.osalt.org/events

Food in the City



A program that brings food back into the neighborhood and brings neighborhoods back together



Susan W. Clark - Natural Harvest Farm

Imagine that!

Kim McDodge - Ariadne Garden



Visualize a number of small gardens scattered throughout the city, glorious with bountiful fruit and vegetables, tended by the people who live next door and down the street.

Picture community orchards, trees heavy with fruit, a hands-on learning experience for local residents to discover how to care for fruit trees, and a source of fruit for neighborhood canning and baking gatherings.



Susan W. Clark - Natural Harvest Farm

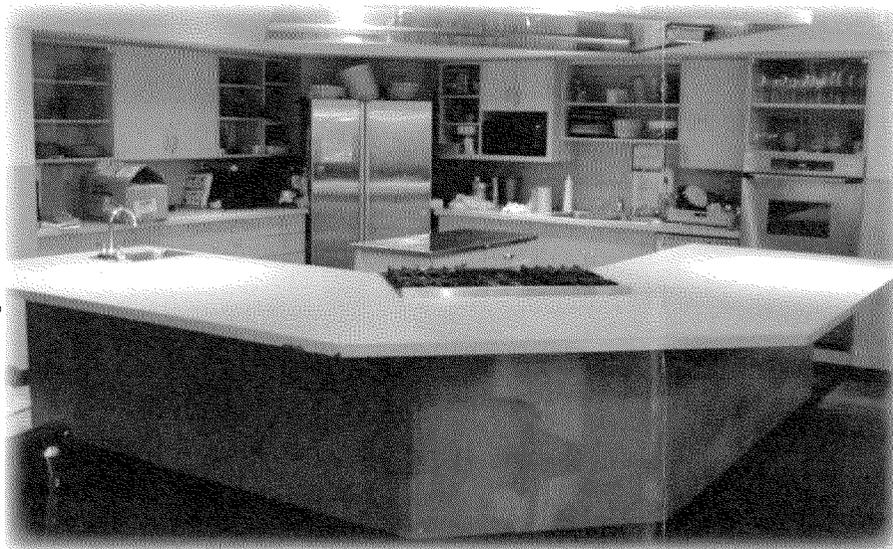
Imagine that these places are linked to a neighborhood center with a teaching kitchen – where neighbors show each other how to prepare healthful, tasty, nutritious meals from the fruits and vegetables they have grown themselves; to cook and can, to freeze and dry, and to store the bounty of their gardens, vineyards and orchards.

Neighbors gather in the meeting room of the center to share food and talk, to re-knit the fabric of the community: a restoration of the mixing of cultural traditions and experiences which is the foundation of this region's greatness, by re-introducing young and old, native-born and recent arrival, hearty and frail, expert and novice in common endeavor and mutual benefit.

The kitchen also serves local residents as an "incubator space" – a place where they can start their own commercial food businesses, helped by mentors with business experience who work with them to create local enterprises like catering or turning their family's favorite recipe into a commercially viable product.

Now, imagine that all of this exists at no cost to the taxpayers of the city or county or state, all held for the use of the neighborhood residents, generation after generation, not subject to economic fortune or political whim.

Will Newman II - courtesy of Wild Oats



Welcome to "Food in the City"

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 07-183

Authorizing a "County Digs" Project to Enhance Opportunities for Urban Agricultural in Multnomah County

The Multnomah County Board of Commissioners Finds:

- a. Multnomah County seeks to promote opportunities for urban agriculture throughout Multnomah County by providing unused or surplus County property to individuals or organizations for use in growing food or agriculture products.
- b. Multnomah County's local food system has a significant impact on our economy, our health, our social system, and our environment. Urban agriculture is an integral component to a sustainable, healthy, and vibrant local food system.
- c. Urban agriculture is defined as an activity within an urban growth boundary which includes raising, processing, and distributing, a variety of food or other agriculture products, and in turn supplying resources, products, and services for local consumption.
- d. Urban agriculture includes community gardens, community-supported agriculture, farms, farm stands, plant and flower production, small farm and farmer incubator businesses, and others.
- e. Urban agriculture results in fresher, more nutritious food for county residents and reduces the transportation and global climate change impacts of shipping food long distances.
- f. Making Multnomah County-owned land available to residents to grow local food supports self-sufficiency and access to healthy food, and supports the goals of the Portland/Multnomah Global Warming Action Plan.

The Multnomah County Board of Commissioners Resolves:

1. To create a "County Digs" Project ("Project") which identifies County-owned property suitable for urban agriculture and makes the property available to the public through property transfer or long-term lease for agriculture purposes.
 - a. The Sustainability Program, Facilities and Property Management, and Tax Title will evaluate the current inventory of County-owned property to determine whether there is property suitable for the Project. If suitable

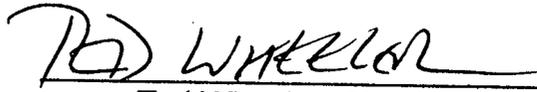
property is identified, the Sustainability Program will seek Board approval for disposition for use for the Project pursuant to Resolution 04-185.

- b. Tax foreclosed properties shall also be evaluated by the Greenspace Review Committee, and when suitable parcels are identified for agriculture purposes, requested for use for the Project pursuant to MCC § 27.405.
- c. Criteria for suitable "County Digs" property shall include property: (1) that is not in use or designated for sale or other disposition, and (2) that has a water source or is able to secure a water source.
- d. If any property is leased as part of the Project, it shall be managed by the Facilities and Property Management Division.
- e. The Sustainability Program, Facilities and Property Management, and Tax Title will develop guidelines and procedures for administration of the "County Digs" Project.
- f. The Sustainability Program shall present an annual report on the "County Digs" Project to the Board of Commissioners.

ADOPTED this 29th day of November, 2007.



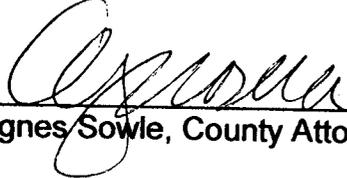
BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Ted Wheeler, Chair

REVIEWED:

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 

Agnes Sowle, County Attorney

SUBMITTED BY:

Jeff Cogen, Commissioner, District 2 and the Sustainability Program



MULTNOMAH COUNTY
AGENDA PLACEMENT REQUEST (long form)

APPROVED : MULTNOMAH COUNTY
 BOARD OF COMMISSIONERS
 AGENDA # R-11 DATE 11-29-07
 DEBORAH L. BOGSTAD, BOARD CLERK

Board Clerk Use Only

Meeting Date: 11/29/07
Agenda Item #: R-11
Est. Start Time: 10:00 AM
Date Submitted: 11/06/07

BUDGET MODIFICATION: DCHS - 15

Agenda Title: **Budget Modification DCHS-15 Increasing the Department of County Human Services Fiscal Year 2008 Federal/State appropriation by \$214,174 in Federal Housing and Urban Development Grant Funding**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Requested Meeting Date:	<u>November 29, 2007</u>	Amount of Time	<u>5 mins</u>
Department:	<u>DCHS</u>	Division:	<u>Community Services</u>
Contact(s):	<u>Mary Li or Kathy Tinkle</u>		
Phone:	<u>988-6295</u>	Ext.	<u>26787/26858</u>
		I/O Address:	<u>167/200</u>
Presenter(s):	<u>Mary Li</u>		

General Information

1. What action are you requesting from the Board?

The Department of County Human Services (DCHS) Community Services Division requests approval of Budget Modification DCHS-15. This budget modification increases the Fiscal Year 2008 DCHS Homeless Youth budget in the Federal/State fund by \$32,114 and Anti Poverty budget by \$182,060, for a total increase of \$214,174 in Federal Housing and Urban Development (HUD) grant funding.

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

DCHS receives various grants from HUD to provide homeless assistance services in the Community Services-Homeless Youth and SUN Service System-Anti Poverty programs.

These grants are awarded annually with ongoing renewals. At the time that the Fiscal Year 2008 budget was prepared, the grant revenue projections were based on estimates of the grant balances that would be available after the end of Fiscal Year 2007.

Final Fiscal Year 2007 invoices have been received from service providers, and it appears that out of the \$1.6 million in HUD homeless assistance funding available in Fiscal Year 2007, \$129,488 was

left unspent. These funds can be rolled over into Fiscal Year 2008 to increase services to clients.

Additionally, effective July 1, 2008, HUD will combine two of the grants into one. One of these two grants currently has an award period ending on June 30, 2008. The other award ends on September 30, 2008, and normally \$84,686 of this award would be set aside to be spent in the first quarter of Fiscal Year 2009.

As part of the realignment, HUD will allow DCHS to spend all of the current funding for both awards by June 30, 2008. This will make it possible for HUD to roll back the renewal funding so that the newly formed grant will be fully funded with renewal dollars as of July 1, 2008.

Budget Modification DCHS-15 adds the \$129,488 carryover from FY 2007 and the \$84,686 rollback from FY 2009, for a total increase of \$214,174 to the DCHS FY 2008 budget. This budget modification impacts the DCHS Homeless Youth program offer #25136 and the DCHS Anti Poverty program offer #25150. The funds will be added to existing service contracts to provide housing and case management services to an additional 14 homeless clients in the Homeless Youth program, and an additional 21 homeless families in the Anti Poverty program.

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

The FY 2008 budget for the DCHS Homeless Youth program offer #25136 will be increased by \$32,114, and the DCHS Anti Poverty program offer #25150 will be increased by \$182,060, for a total increase of \$214,174 in one-time-only carryover of HUD grant funding.

These grants will continue to be renewed at the established annual amounts.

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

n/a

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

n/a

ATTACHMENT A

Budget Modification

If the request is a **Budget Modification**, please answer **all** of the following in detail:

• **What revenue is being changed and why?**

Budget Modification DCHS-15 increases the FY 2008 budget for the DCHS Homeless Youth Program Offer #25136 by \$32,114 and the DCHS Anti Poverty program offer #25150 by \$182,060, for a total increase of \$214,174 in one-time-only carryover of HUD grant funding.

The additional funding available for FY 2008 is due to agency under-utilization in FY 2007 and a realignment of HUD grants for greater efficiencies in the future.

• **What budgets are increased/decreased?**

The DCHS FY 2008 budget for HUD grant funding will be increased by a total of \$214,174.

Of this amount, \$32,114 is designated for Homeless Youth Services, of which, \$273 can be used for Administrative costs. The Homeless Youth Program Offer #25136 will be increased by \$31,841 for contracted services and \$273 for Departmental and Central Indirect costs.

The remaining \$182,060 is in funding for services provided in the Anti Poverty program, of which \$6,612 can be used for Administrative costs. The Anti Poverty Program Offer #25150 will be increased by \$175,448 for contracted service, and \$6,612 for Departmental and Central Indirect costs and grant-related supplies

• **What do the changes accomplish?**

Budget Modification DCHS-15 allows the available funds to be rolled into Fiscal Year 2008 and added to existing service contracts. The funds will be used to provide housing and case management services to an additional 14 clients in the Homeless Youth program, and an additional 21 families in the Anti Poverty program.

• **Do any personnel actions result from this budget modification? Explain.**

n/a

• **How will the county indirect, central finance and human resources and departmental overhead costs be covered?**

Of the \$214,174 increase, \$6,885 has been awarded for Administrative costs, including Central and Departmental Indirect.

Budget Modification DCHS-15 includes a \$3,625 increase in grant-paid Central Indirect costs, a \$3,260 increase in grant-paid Departmental Indirect costs, and \$502 in grant-related supplies.

• **Is the revenue one-time-only in nature? Will the function be ongoing? What plans are in place to identify a sufficient ongoing funding stream?**

This is a one-time-only increase resulting from previous year under-utilization and from a realignment of grant award periods. The grants are continuously renewed at the established annual rates.

• **If a grant, what period does the grant cover?**

The funds must be spent by June 30th, 2008.

• **If a grant, when the grant expires, what are funding plans?**

The grants will be renewed.

NOTE: If a Budget Modification or a Contingency Request attach a Budget Modification Expense & Revenues Worksheet and/or a Budget Modification Personnel Worksheet.

ATTACHMENT B

BUDGET MODIFICATION: DCHS - 15

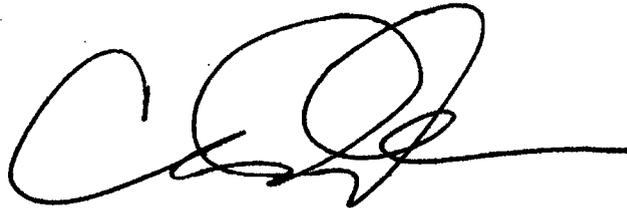
Required Signatures

**Elected Official
or Department/
Agency Director:**

Kathy Linker for Joanne Fuller

Date: 10/30/07

Budget Analyst:



Date: 11/06/07

Department HR:

Date:

Countywide HR:

Date:

Budget Modification ID: **DCHS-15****EXPENDITURES & REVENUES**

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

Budget/Fiscal Year: 2008

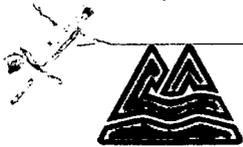
Line No.	Fund Center	Fund Code	Func. Area	Accounting Unit			Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
				Program Offer	Cost Center	WBS Element						
1	22-10	21973	40	25136		SCPCHHHY.PATHYH.AD	50170	(135)	(241)	(106)		IG-OP Direct Fed
2	22-10	21973	40	25136		SCPCHHHY.PATHYH.AD	60350	65	121	56		Central Indirect
3	22-10	21973	40	25136		SCPCHHHY.PATHYH.AD	60355	59	109	50	0	Dept Indirect
4									0			
5	22-10	21973	40	25136		SCPCHHHY.PATHYH.LE	50170	(2,716)	(6,237)	(3,521)		IG-OP Direct Fed
6	22-10	21973	40	25136		SCPCHHHY.PATHYH.LE	60160	2,716	6,237	3,521	0	Pass Thru & Pgm Suppt
7									0			
8	22-10	21970	40	25136		SCPCHHHY.PATHHYMH.06.AD	50170	(555)	(579)	(24)		IG-OP Direct Fed
9	22-10	21970	40	25136		SCPCHHHY.PATHHYMH.06.AD	60350	292	305	13		Central Indirect
10	22-10	21970	40	25136		SCPCHHHY.PATHHYMH.06.AD	60355	263	274	11	0	Dept Indirect
11									0			
12	22-10	21970	40	25136		SCPCHHHY.PATHHYMH.06.SS	50170	(10,905)	(24,103)	(13,198)		IG-OP Direct Fed
13	22-10	21970	40	25136		SCPCHHHY.PATHHYMH.06.SS	60160	10,905	24,103	13,198	0	Pass Thru & Pgm Suppt
14									0			
15	22-10	21573	40	25136		SCPCHHHY.HORIZHY.07.AD	50170	(4,428)	(4,571)	(143)		IG-OP Direct Fed
16	22-10	21573	40	25136		SCPCHHHY.HORIZHY.07.AD	60350	1,862	1,937	75		Central Indirect
17	22-10	21573	40	25136		SCPCHHHY.HORIZHY.07.AD	60355	1,675	1,743	68	0	Dept Indirect
18									0			
19	22-10	21573	40	25136		SCPCHHHY.HORIZHY.07.LE	50170	(40,205)	(48,337)	(8,132)		IG-OP Direct Fed
20	22-10	21573	40	25136		SCPCHHHY.HORIZHY.07.LE	60160	40,205	48,337	8,132	0	Pass Thru & Pgm Suppt
21									0			
22	22-10	21573	40	25136		SCPCHHHY.HORIZHY.07.SS	50170	(40,204)	(47,194)	(6,990)		IG-OP Direct Fed
23	22-10	21573	40	25136		SCPCHHHY.HORIZHY.07.SS	60160	40,204	47,194	6,990	0	Pass Thru & Pgm Suppt
24									0			
25	22-20	21571	40	25150		SCPSPPV.HORIZHF.06.LE	50170	(41,133)	(120,001)	(78,868)		IG-OP Direct Fed
26	22-20	21571	40	25150		SCPSPPV.HORIZHF.06.LE	60160	41,133	120,001	78,868	0	Pass Thru & Pgm Suppt
27									0			
28	22-20	21571	40	25150		SCPSPPV.HORIZHF.06.SS	50170	(39,521)	(54,946)	(15,425)		IG-OP Direct Fed
29	22-20	21571	40	25150		SCPSPPV.HORIZHF.06.SS	60160	39,521	54,946	15,425	0	Pass Thru & Pgm Suppt
										0	0	Total - Page 1
										0	0	GRAND TOTAL
30	22-20	21571	40	25150		SCPSPPV.HORIZHF.06.AD	50170	(4,033)	(7,114)	(3,081)		IG-OP Direct Fed
31	22-20	21571	40	25150		SCPSPPV.HORIZHF.06.AD	60350	1,858	3,480	1,622		Central Indirect

Budget Modification ID: **DCHS-15****EXPENDITURES & REVENUES**

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

Budget/Fiscal Year: 2008

Line No.	Fund Center	Fund Code	Func. Area	Accounting Unit			Cost Element	Current Amount	Revised Amount	Change Increase/ (Decrease)	Subtotal	Description
				Program Offer	Cost Center	WBS Element						
32	22-20	21571	40	25150		SCPSPPV.HORIZHF.06.AD	60355	1,672	3,131	1,459	0	Dept Indirect
33									0			
34	22-20	21571	40	25150		SCPSPPV.HORIZHF.07.LE	50170	(123,400)	(164,533)	(41,133)		IG-OP Direct Fed
35	22-20	21571	40	25150		SCPSPPV.HORIZHF.07.LE	60160	123,400	164,533	41,133	0	Pass Thru & Pgm Suppt
36									0			
37	22-20	21571	40	25150		SCPSPPV.HORIZHF.07.SS	50170	(118,562)	(158,082)	(39,520)		IG-OP Direct Fed
38	22-20	21571	40	25150		SCPSPPV.HORIZHF.07.SS	60160	118,562	158,082	39,520	0	Pass Thru & Pgm Suppt
39									0			
40	22-20	21571	40	25150		SCPSPPV.HORIZHF.07.AD	50170	(12,098)	(16,131)	(4,033)		IG-OP Direct Fed
41	22-20	21571	40	25150		SCPSPPV.HORIZHF.07.AD	60240	0	502	502		Supplies
42	22-20	21571	40	25150		SCPSPPV.HORIZHF.07.AD	60350	5,575	7,434	1,859		Central Indirect
43	22-20	21571	40	25150		SCPSPPV.HORIZHF.07.AD	60355	5,015	6,687	1,672	0	Dept Indirect
44									0			
45	22-20	1000	40	25150		SCPSPPV.CGF	60240	819	3,950	3,131		Supplies
46	22-10	1000	40	25136		SCPCHHHY.CGF	60240	860	989	129		Supplies
47	26-00	1000	40	25000		CHSDO.IND1000	50370	(831,932)	(835,192)	(3,260)	0	Dept Indirect Revenue
48									0			
49	19	1000	0020		9500001000		50310		(3,625)	(3,625)		Internal Svc Reimbursement
50	19	1000	0020		9500001000		60470		3,625	3,625	0	Contingency
51									0			
52									0			
53									0			
54									0			
55									0			
56									0			
57									0			
58									0			
									0	0	0	Total - Page 2
									0	0	0	GRAND TOTAL



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

Board Clerk Use Only

Meeting Date:	<u>11/29/07</u>
Agenda Item #:	<u>R-12</u>
Est. Start Time:	<u>10:00 AM</u>
Date Submitted:	<u>11/26/07</u>

Agenda Title: **County Housing Policy Briefing**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title.

Date Requested:	<u>November 27, 2007</u>	Time Requested:	<u>90 mins</u>
Department:	<u>DCHS</u>	Division:	<u>SCP</u>
Contact(s):	<u>Rose Bak</u>		
Phone:	<u>503 988-6295</u>	Ext.	<u>28809</u>
		I/O Address:	<u>167/2nd Fl.</u>
Presenter(s):	<u>Joanne Fuller, Mary Li, Rose Bak, Housing Authority of Portland, City of Portland Bureau of Housing and Community Development, Portland Development Commission, City of Gresham, invited guests</u>		

General Information

1. What action are you requesting from the Board?

DCHS would like to brief the Board on various housing policy issues in the community, including an update on progress DCHS has made on housing issues over the last year, and seek guidance on policy direction for future housing decisions.

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

The County is a jurisdictional partner in a variety of regional housing initiatives, including the Ten Year Plan to End Homelessness, Permanent Supportive Housing, Bridges to Housing, low-income housing preservation, etc. The County also provides services to thousands of high-needs individuals and families who are in need of stable long-term housing. Over the past year, the County's Department of County Human Services has strategically focused on housing issues and made significant improvements in its housing programs, policies and jurisdictional relationships.

The world of service-enriched and affordable housing is complex and the County plays a major role in that world. DCHS plans to brief the Board on both the high level housing issues in our community and the efforts the department has made to position the County to be a more effective participant in housing policy and planning, and to redefine internal housing policy and planning. DCHS would also like to receive some policy direction from the Board as we move forward in our housing efforts.

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

N/A

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

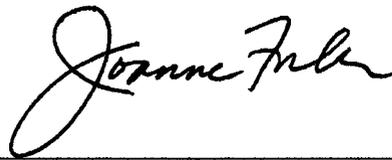
N/A

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

City of Portland Bureau of Housing and Community Development, Housing Authority of Portland, City of Gresham, and the Portland Development Commission are all partners in our housing efforts and will be involved in the briefing.

Required Signature

**Department/
Agency Director:**



Date: 11/16/07

**DCHS Housing Briefing
November 29, 2007**

- Introduction -- Joanne Fuller
- Overview of "housing world" -- Rose Bak
- County as part of regional efforts
 - Community Development Network -- Robin Boyce
 - Housing Authority of Portland -- Margaret VanVliet
 - City of Gresham -- Michael Parkhurst
 - Portland Development Commission -- Andy Wilch
 - City of Portland Bureau of Housing & Community Development -- Will White
- DCHS Progress this year -- Mary Li
- Policy issues and questions -- Joanne Fuller
- Conclusion and Questions

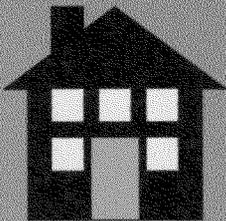
Commissioners' Housing Briefing

November 29, 2007



**Multnomah County
Department of County Human Services**

Housing Briefing



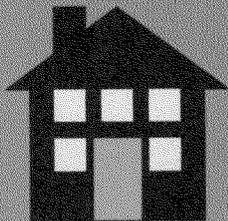
Agenda

- Introduction — Joanne Fuller
- Overview of “Housing World” — Rose Bak
- County as Part of Regional Efforts
 - Community Development Network —Robin Boyce
 - Housing Authority of Portland — Margaret VanVliet
 - City of Gresham — Michael Parkhurst
 - Portland Development Commission — Andy Wilch
 - City of Portland Bureau of Housing & Community Development — Will White
- DCHS Progress This Year — Mary Li
- Policy Issues and Questions — Joanne Fuller
- Conclusion and Questions



Multnomah County
Department of County Human Services

Housing Briefing

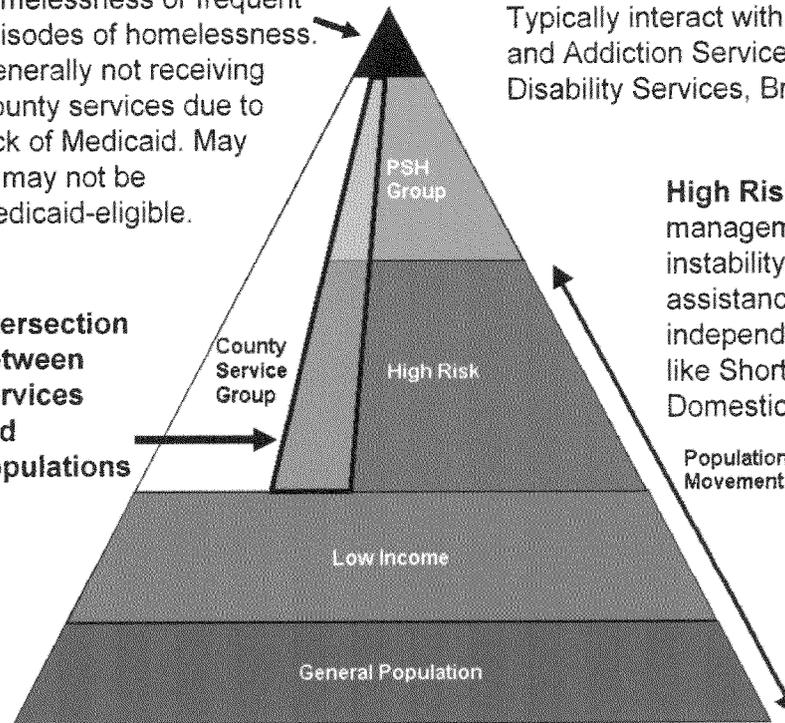


Housing and Service Populations

Chronically Homeless: Population with longer-term homelessness or frequent episodes of homelessness. Generally not receiving County services due to lack of Medicaid. May or may not be Medicaid-eligible.

PSH: Population at the greatest risk of instability. In need of highest level of services and permanently affordable housing. Typically interact with County services such as Mental Health and Addiction Services, Developmental Disabilities, Aging & Disability Services, Bridges to Housing, etc.

Intersection Between Services and Populations



High Risk: Population in need of mid-level case management services. Generally experiences instability and homelessness. May also need rent assistance, but able to move towards economic independence. Typically interact with County services like Short-Term Rent Assistance, Touchstone, Domestic Violence, some mental health and/or A&D.

Low Income: Population not generally in need of major services other than resident services, like eviction prevention and I&R. May live in LIHTC or CDC housing, and could benefit from asset building and economic development programs. Not typically receiving County services.

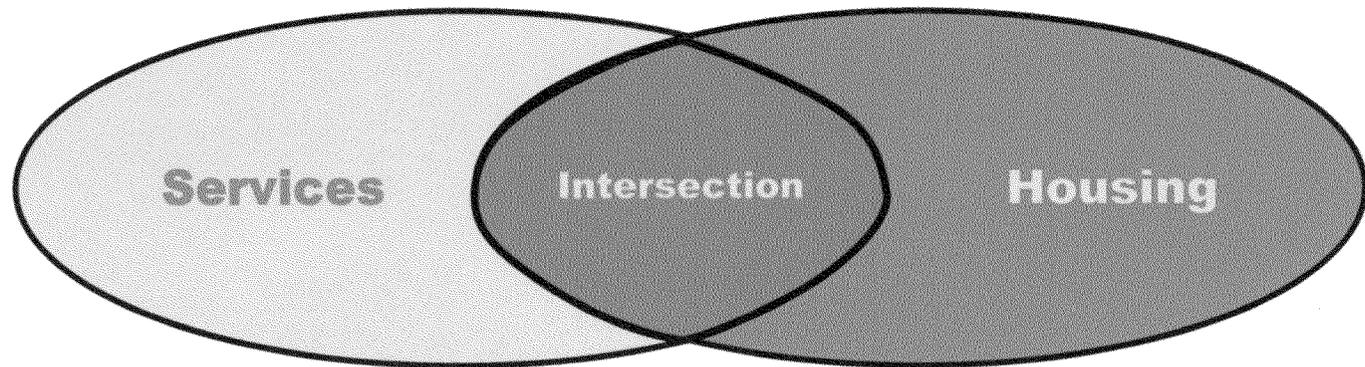
General Population: Population does not require housing or services and is not interacting with County services.



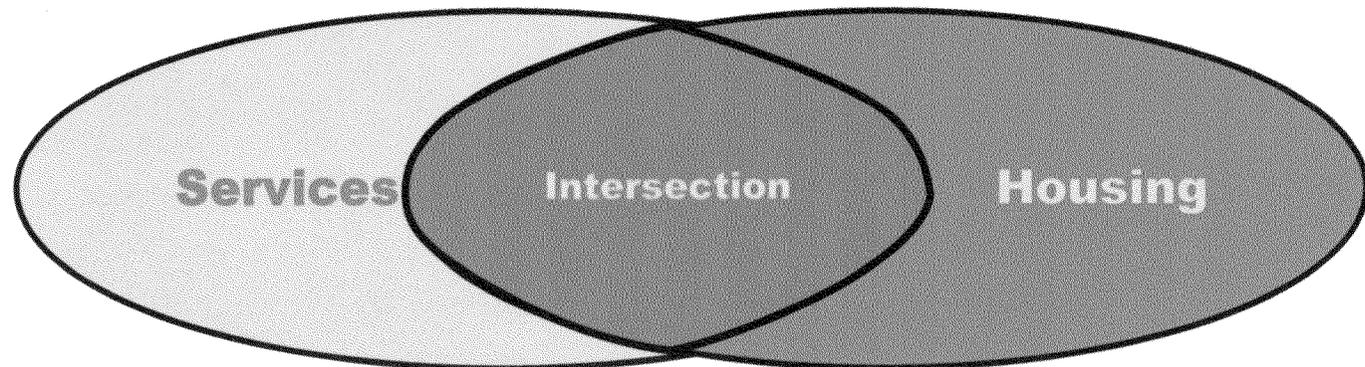
Multnomah County
Department of County Human Services



Intersection Between Housing & Services



Changes in County General Fund may increase the area of intersection, but there will never be a one-to-one match.



Housing Briefing



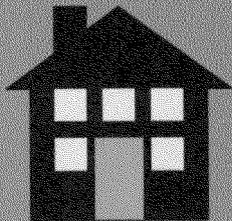
DCHS Housing Accomplishments, January to November, 2007

- Funder's Committee
- DCHS Housing Team
- Countywide Housing Team
- Priority Population Matrix
- Housing and Services Work Session
- Affordable Housing Inventory
- Bridges to Housing



Multnomah County
Department of County Human Services

Housing Briefing



County Priority Populations

- Offenders Transitioning from Institutions with Physical and Cognitive Challenges
- Homeless Mentally Ill
- Chronically Mentally Ill with High Hospital Use
- Young Adults with Significant Mental Health and DHS Histories
- Seniors and Disabled Adults Currently Homeless or Housed in Inaccessible Units
- Disabled Adults with Severe Behavioral Problems and Multiple Housing Barriers
- Victims of Domestic Violence Who Have Disabilities and Barriers to Housing
- High-Resource-Using Homeless Families



Multnomah County
Department of County Human Services

Housing Briefing



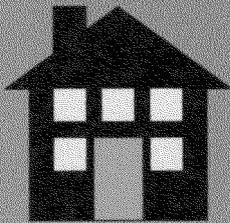
Policy Issues

- PSH Chronically Homeless Service Gap
- Misconceptions About County Funding
- Mobile Home Park Closures
- Affordable Housing Preservation
- Banked Public Housing Units
- Eastward Flow of Poverty
- Rental Property Inspections
- Systems Change



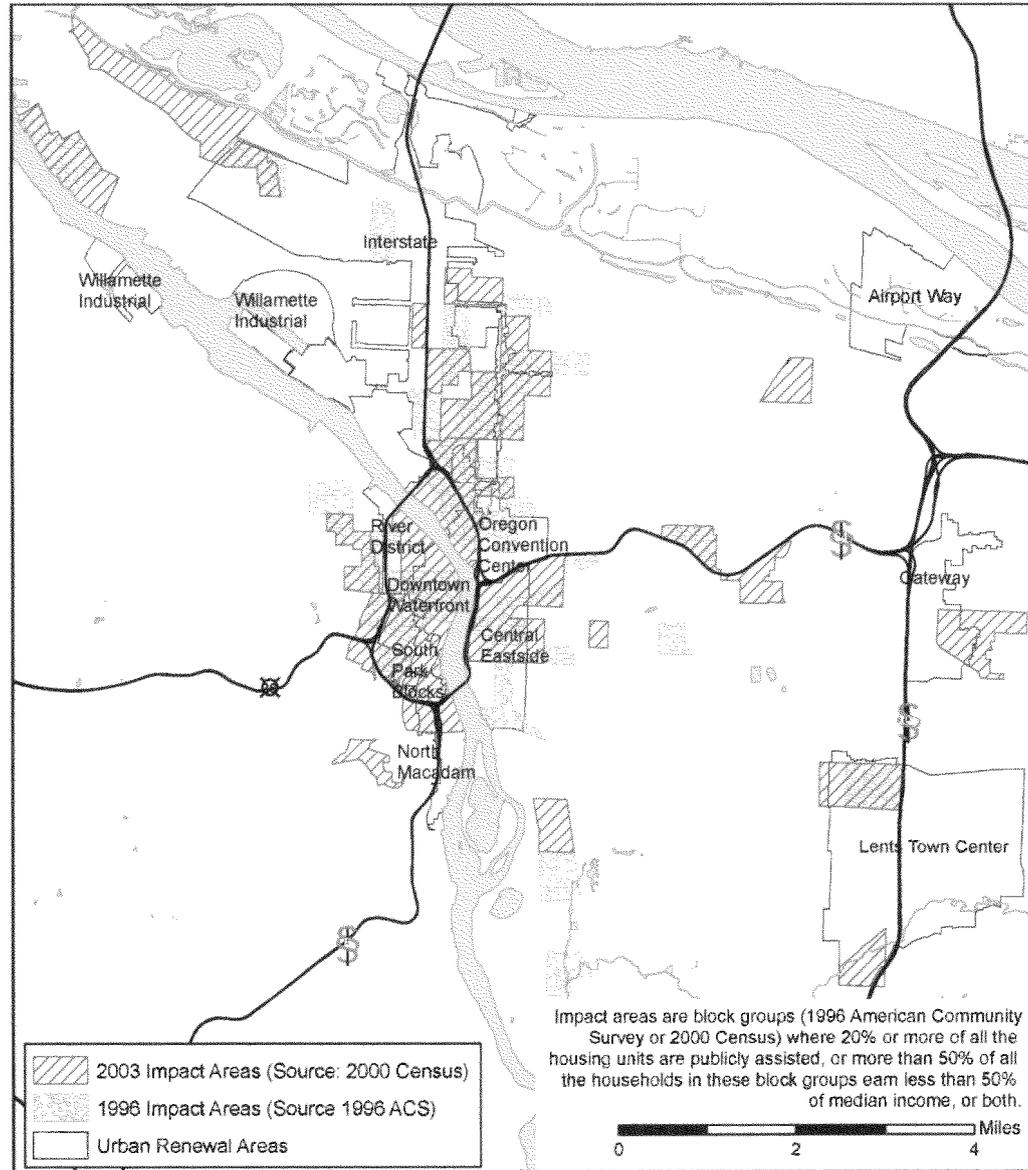
Multnomah County
Department of County Human Services

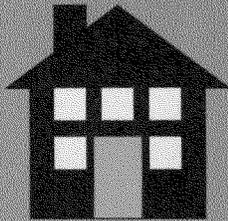
Housing Briefing



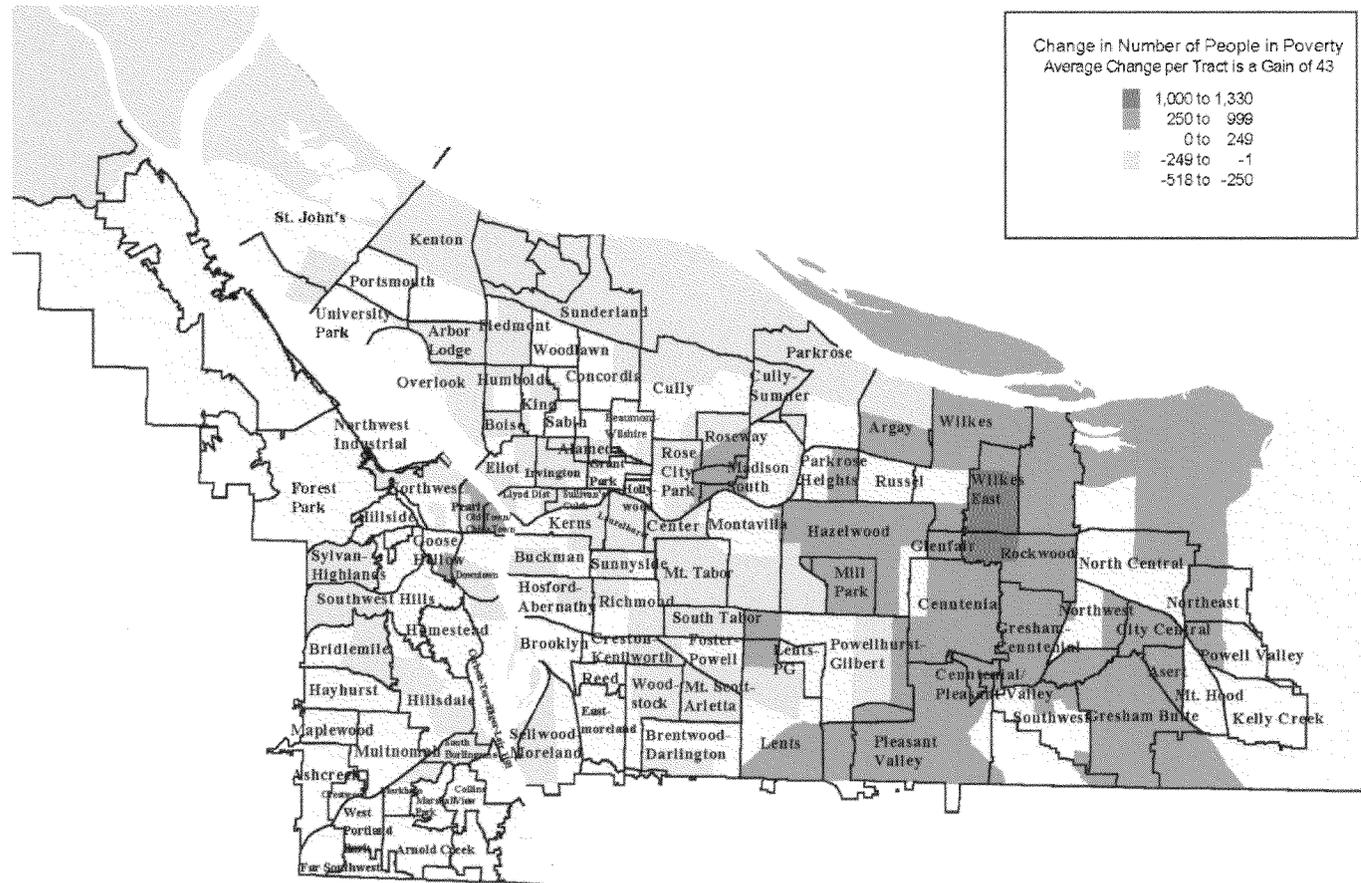
Poverty Impact Areas

Based on 1996 American Community Survey and 2000 Census Data





Change in the Number of People in Poverty from 1990 to 2000

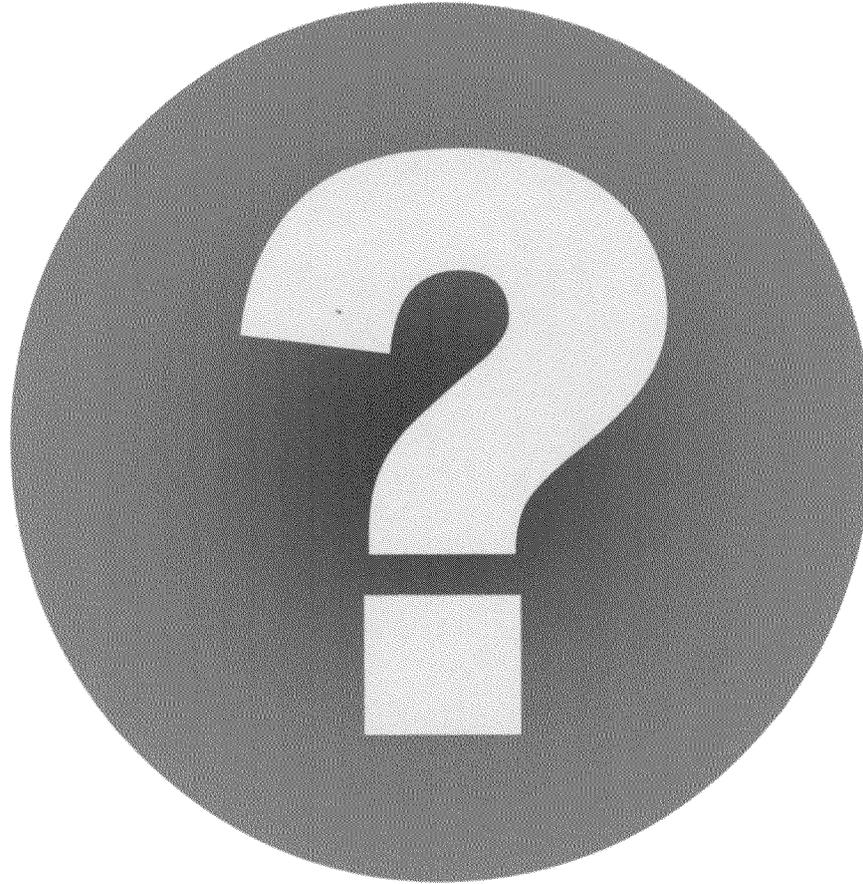


The U.S. Census Bureau has changed methodology for collecting poverty statistics over the years. The maps and data should be used with the awareness that the numbers are not directly comparable.



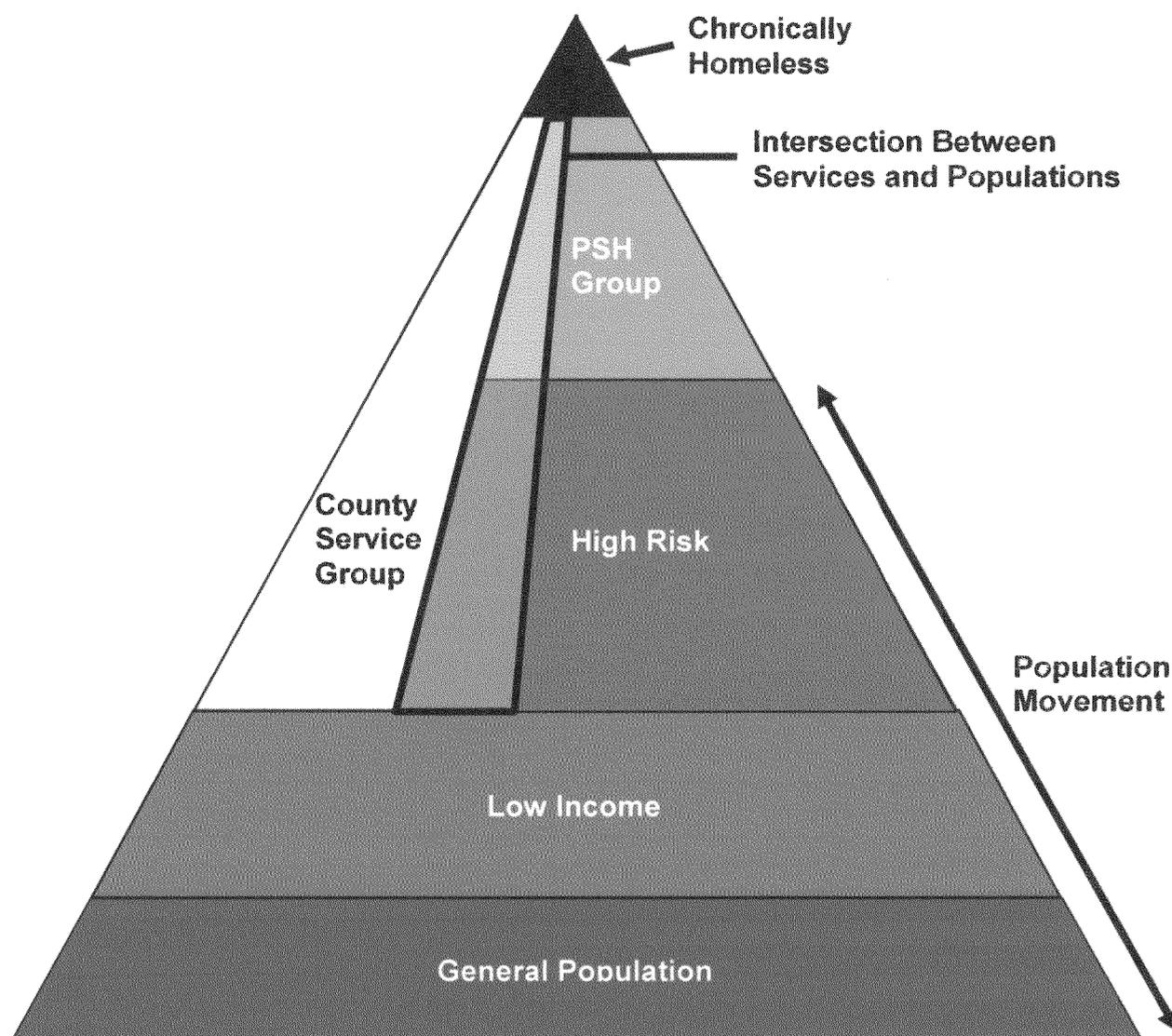
Housing Briefing

Questions



Multnomah County
Department of County Human Services

Housing and Service Populations



“PSH Group”: Population at the greatest risk of instability. In need of highest level of services and permanently affordable housing. Typically interact with County services such as Mental Health and Addiction Services, Developmental Disabilities, Aging & Disability Services, Bridges to Housing, etc.

“Chronically Homeless” Group: Population with longer-term homelessness or frequent episodes of homelessness. Generally not receiving County services due to lack of Medicaid. May or may not be Medicaid-eligible.

“High Risk Group”: Population in need of mid-level case management services. Generally experiences instability and homelessness. May also need rent assistance, but able to move towards economic independence. Typically interact with County services like Short-Term Rent Assistance, Touchstone, Domestic Violence, some mental health and/or A&D.

“Low Income Group”: Population not generally in need of major services other than resident services, like eviction prevention and I&R. May live in LIHTC or CDC housing, and could benefit from asset building and economic development programs. Not typically receiving County services.

“General Population Group”: Population does not require housing or services and is not interacting with County services.

Housing Definitions

Affordable Housing

Housing that has a legal covenant requiring that it serve households with incomes at or below 60% of Area Median Income, and charging rents set annually by the state housing office to reflect 30% of the income of a household making 60% of Area Median Income. In Multnomah County this is \$1,018 per month for a family of four.

Bridges to Housing (B2H)

A multi-jurisdictional, regional collaborative (Clark, Clackamas, Washington, and Multnomah counties) serving high resource using families with children who are homeless or at risk of homelessness with:

- Permanent affordable housing, available to families for as long as it is needed;
- Intensive family support services, designed to build on family strengths; and,
- Child care and support services.

Case Management

Individualized services to assist a household to identify goals, form action plans on how to meet those goals, obtain the necessary resources or training to meet those goals, and implement those action plans. A Case Manager provides linkage to resources that the client might not be able to access alone. Case management is often specialized and designed to address a particular disability or challenge such as the effects of aging, mental illness, or addiction.

Chronically Homeless

Chronic homelessness is long-term or repeated homelessness accompanied by a disability. This definition refers to single person households who have been homeless either, 1) continuously for one whole year, or 2) four or more times in the past three years.

Community Development Corporations (CDCs)

Private, non-profit developers of affordable housing. CDCs are mission driven, often focusing on a specific population or geographic region.

Homeless

Individuals or families with children who lack a stable permanent residence and are currently:

- Staying temporarily in the permanent housing of other people but have no lease or ownership interest in the property;
- Living in motels, hotels, trailer parks, or campgrounds;
- Staying in emergency or transitional shelters;
- Are in hospitals with no housing to return to upon discharge;
- Awaiting foster care placement (children);
- Sleeping in a public or private place not designed for residence by human beings such as cars, parks, abandoned buildings, bus or train stations, or similar settings;
- Living in substandard housing;
- Facing imminent eviction from a private dwelling unit; and/or,
- Facing discharge within one week from an institution in which he or she has been residing for 30 days or more, with no residence to return to.

Housing First

Housing First is an approach to ending homelessness that centers on providing homeless people with housing quickly and then providing services as needed. What differentiates a Housing First approach from traditional emergency shelter or transitional housing approaches is that it is "housing-based," with an immediate and primary focus on helping individuals and families quickly access and sustain permanent housing. Services are offered, but not mandated in order to help the household maintain their housing.

Low Income

Persons and families whose income is at or below 60% of Area Median Income. In Multnomah County this is \$40,740 for a family of four. This is different than the Federal definition of poverty, which is \$20,650 for a family of four.

Permanent Supportive Housing (PSH)

PSH is housing designed for very low income households, often with disabilities or other barriers to successful housing tenure, and are often coming from homelessness or chronic homelessness that is:

- Affordable to households with incomes under 30% of Area Median Income, often with a source of subsidy to pay a portion of the rent; and,
- Permanent rental housing with a lease similar to any lease for an affordable housing unit; and,
- Accompanied by supportive services designed to help the household meet the conditions of tenancy specified in the lease. Services are offered flexibly and on-site when possible but are never mandated as a condition of tenancy.

Priority Populations

A matrix of populations currently eligible for and receiving services through the County who have difficulty accessing appropriate housing. They are either homeless, in substandard housing, or at great risk of homelessness were it not for the County funded services. These populations are intended recipients of Permanent Supportive Housing.

Project-Based Section 8

Rent subsidy that is tied to specific units rather than to individual tenants. Assistance is available only while living in the designated unit.

Public Housing

Housing subsidy that houses low-income households in buildings owned by the local public housing authority. Residents pay 30% of their income towards rent and utilities. Subsidy is available only while living in designated units.

Resident Services

General services open to all tenants, generally focused on supporting residents to achieve housing stability, access community resources, improve access to educational resources, or build assets. Resident services are not individualized or intensive like case management but offered as an amenity to all residents of a building.

Section 8

Rent subsidy that assists low-income households to rent units in the private market. The program is managed by the Housing Authority of Portland. Participants pay 30% of their income towards rent and utilities to any landlord willing to work with the program. Assistance is tied to individuals, not units and can follow participants to multiple locations.

Service-Enriched Housing

A general term for housing for low income households that offers some level of supportive services designed help support the tenancy of the residents.

Social Housing

Housing with a purpose. Generally housing owned by government or non-profit housing organizations with the intention of providing affordable housing or meeting specific social goals.

Supportive Services

A form of case management delivered in conjunction with affordable housing, designed to help the individual or family with children successfully retain their housing.

**Department of County Human Services Board of County Commissioners Housing Briefing
November 29, 2007**

County Priority Populations

Population	Units Needed (approximate)	Services Currently Available	Funding Source	Housing Needs	Projects in Pipeline
Offenders with physical and cognitive challenges transitioning from institutions	Total of 60 80% singles 20% families	Nine months of transitional support services and Rent Assistance through TSU	CGF \$16,425 pu/py \$985,500/yr total	Accessible units with low screening barrier around criminal background with capacity to transition in place to PSH	
Homeless Mentally Ill	48 units all singles Transitional Housing	Package of onsite supportive services funded through CGF, City Homeless Services Funds, State/Federal PATH Grant, Mental Health outpatient funds. PATH Grant must be associated with minimum of 48 units of transitional housing. 62% of persons currently served move to permanent housing within 2 years.	PATH, CGF, City Funds, OHP \$19,395 pu/py total \$931,000/yr	Low barrier housing with units for singles in a site with space for onsite services	The Grove (48 units, Summer 2008)

**Department of County Human Services Board of County Commissioners Housing Briefing
November 29, 2007**

Chronically mentally ill with high hospital use	5-10 units all singles	ACT provided by Cascadia	OHP \$8600 pu/py total \$86,000/yr	Low barrier units in multiple sites for singles. Some out of downtown core	Luke-Dorf (14 units, Spring 2008), Shaver Green (10 units, Fall 2008)
Young adults with significant mental health and DHS histories	5 units all singles	Assertive Community Treatment through Transition Age Youth Program at Cascadia	OHP \$12,480 pu/py total \$62,400/yr	The setting needs to be conducive to mutual support and cooperation in a shared living environment	Cascadia Quint (5 units, open)
Seniors and disabled adults currently homeless or housed in inaccessible units	100 annually 95% singles 5% families	In home services based on eligibility standards of Home and Community Based Medicaid Waiver and Oregon Project Independence	Medicaid Home and Community Based Waiver and Oregon Project Independence \$7531 pu/py total 753,100/yr	Accessible units, definitely some in downtown. All with access to public transportation and shopping. Multiple sites, largely in East and Mid County.	Eastgate Station (5 units, Fall 2008)

**Department of County Human Services Board of County Commissioners Housing Briefing
November 29, 2007**

Disabled adults with severe behavioral problems and multiple housing barriers	10 units	In home services based on eligibility standards of Home and Community Based Medicaid Waiver	Medicaid Home and Community Based Waiver \$7531 pu/py total 75,310/yr	Accessible units in low barrier building with 24 hour desk staff	
Developmentally Disabled	100 current clients are living with fragile housing status. Some households need wheelchair accessible units 30 units 20% couples 50% families	Case management and in home skills training.	Medicaid Developmental Disability funds \$12,000/pu/py total	Housing they can afford with an income of \$623/month Close to public transportation Close to grocery stores and other shopping opportunities Housing in neighborhoods rather than downtown Housing in less drug and crime intense neighborhoods	Eastgate Station (5 units, Fall 2008)
Domestic Violence Victims with disabilities and barriers to housing	10 units 75% families 25% singles	Victim Advocacy, safety planning, retention supports	CGF \$24,000/yr/family \$8000/yr/singles	Units in mixed use family projects to avoid detection of clients by abusers	

**Department of County Human Services Board of County Commissioners Housing Briefing
November 29, 2007**

<p>High Resource Using Homeless Families</p>	<p>Depends on fundraising for service dollars. All families</p>	<p>Bridges to Housing Intensive Case Management, with flex funds and childcare</p>	<p>CGF, CIF, federal funds, private foundations \$10,000 pu/py</p>	<p>Family size units with rent subsidy and resident services</p>	<p><i>(Funded with CGF in pilot projects)</i> CCC Fan (7), Howard House (4), Leander Court (11), HIS Arbor Glen (15), Clara Vista (15) <i>(Funded by NFP private fundraising)</i> HSI – Arbor Glen Phase II, Willow Tree, Public Housing, Greentree Court (15) <i>(Not yet completed)</i> Eastgate (10 units, Fall 2008), 82nd Ave (15 units, Fall 2008), Miraflores (5 units, Fall 2008), Humboldt Gardens (20 units, Spring 2008), Esperanza (14 units, Fall 2008)</p>
--	---	--	---	--	---

DCHS Housing Accomplishments Jan-Nov 2007

Funders' Committee

The Funders' Committee is a multi-jurisdictional and disciplinary group committed to making collaborative funding and policy decisions regarding Permanent Supportive Housing (PSH) in the County. DCHS has taken an active leadership role in the creation and operation of the Committee. Department Director Joanne Fuller co-chairs the committee and DCHS staff participate in a number of specific Committee projects.

DCHS Housing Team

In early 2007 a department-wide housing team was created within DCHS. The Housing Team focuses on all major housing policy issues and activities relevant to the populations the department serves, including: implementation of the Ten Year Plan, PSH, Bridges to Housing, housing preservation, etc...

Countywide Housing Team

DCHS has convened an ad hoc cross-departmental Housing Team, including representatives from all County departments and divisions involved in housing programs or issues. The group comes together as necessary and appropriate to work on housing-related projects or projects. The Team's first work was the priority population matrix created in the Spring. The next issue to be addressed will be the County's participation in the development of the Access Center in downtown Portland.

Priority Population Matrix

The Priority Population Matrix was created to better households currently receiving County services, but are either homeless, unstably, or inadequately/appropriately housed. The Matrix was provided to the Funders' Committee as a part of the County's efforts to create new PSH. It provides ready information about populations who, if housed, can come to units with adequate supportive services to developers, service providers, and other funders. Using the Matrix represents a significant shift from previous housing development, when projects were developed to serve needy populations without consideration as to whether that population was eligible to receive the services they need in order to be successful tenants.

Housing and Services Work Session

In August 2007 the County sponsored a Housing and Services Work Session. The purpose of the session was to bring all the partners in social housing together to try to begin to develop a more strategic approach towards our work

with service-enriched low-income housing. The session looked at projects that are planned to come online in the future, projects that are in jeopardy of losing their funding, and projects that could potentially be reprogrammed to serve priority populations. The group also looked at ways to better match priority populations with those housing resources, reviewed the current status of service provision and identified next steps for collaboration on future projects.

Affordable Housing Inventory

Last year the City of Portland completed an inventory of affordable housing units within city limits. DCHS added to that by completing an inventory of the remaining affordable housing units that are outside of the City of Portland but still within Multnomah County, and is working with the City of Gresham to do the same.

The inventory includes all units that have affordability restrictions, including project-based Section 8 and Low Income Housing Tax Credit properties. By creating a comprehensive inventory, the jurisdictions can better monitor which buildings are reaching the end of their affordability requirements and work together to preserve the affordability of the units, where possible, or help the residents relocate to other housing. The inventory also will help the jurisdictions ensure that owners of these buildings continue to meet affordability commitments throughout the life of their agreements.

Bridges to Housing

The County has made a significant financial commitment to the Bridges to Housing (B2H) program, including a one-time-only investment of \$1 million for support services and childcare, as well as significant staff time. B2H began serving families in March 2007. As units become available, the number of families served has increased. County staff serve in leadership positions throughout the Bridges program, and DCHS manages the waiting list process for B2H in our County. High resource using homeless families from several County programs have accessed the program, including domestic violence, mental health and addictions, winter shelter, health department, community justice and developmental disabilities.

Policy Issues

Mobile Home Park Closures

Due to increased property values in the state, mobile home parks are closing at an alarming rate. For many low or fixed-income households, mobile homes represent an important affordable homeownership option. When parks close, residents must either relocate their homes, at a cost of several thousand dollars, or abandon their homes altogether, losing their asset. In many cases, the homes are not in good enough condition to be moved. Although some park residents have looked at ways to purchase their parks, the cost of land is prohibitive in most cases.

This issue is particularly critical in East County. DCHS has joined regional efforts to address mobile home closures and is working on a plan to respond to notices of mobile home parks closure within the County. One possibility is to implement a model successful in New Hampshire by purchasing a park in collaboration with jurisdictional partners and residents, preserving the park as affordable housing.

Banked Public Housing Units

The Housing Authority (HAP) has 176 Public Housing subsidies that are not currently in use due to the closure of some units over the past ten years. This number will double in the near future as a result of HAP's intent to sell its portfolio of single-family public housing units. While the subsidies are not attached to occupied units, there is risk of permanently losing them through federal budget cuts. HAP does plan to bring the banked units back into service with new affordable housing development but this will take many years and require large investments of scarce public capital.

What role, if any, could the County play in helping to utilize these units more quickly? Potential solutions include utilizing public housing subsidies in county-owned buildings or facilitating the use of public housing subsidies in buildings owned by our non-profit partner agencies.

Eastward Flow of Poverty

Over the past ten years, there has been a dramatic population shift within the County. As gentrification has occurred throughout north and northeast Portland, the availability of affordable units has dwindled and the low-income communities that traditionally thrived in those areas have relocated to the eastern parts of the County, including Rockwood and Gresham. This had led to severe systems burden in those areas, as well as decreasing diversity within the close-in City neighborhoods.

As housing prices continue to rise, individuals and families are being priced out of all areas of the County. Even renters who work full-time are often unable to afford to rent units without a rent subsidy or other assistance.

The migration of poverty raises several policy questions for the County, including: what role, if any, the County should have in preserving affordable housing, particularly in the close in parts of the jurisdiction; how should the County realign its services to reflect the geographic shifts of those who traditionally access these services; and how does the quality of housing stock in the outermost parts of the County affect the health of our residents.

Affordable Housing Preservation

Of the almost 20,000 units of affordable housing in Multnomah County, there are 13 projects containing over 1000 units of housing in the County supported by HUD contracts that are set to expire over the next decade. Once the HUD contracts expire, building owners will have the option to raise the rents to market levels or turn units into condominiums, both of which would displace the low-income residents living in their properties. Many of these residents are elderly and/or disabled in addition to having limited incomes. Relocation of the tenants would be expensive and challenging, and the units in question would be permanently lost from the current stock.

The State, City of Portland, and County are working together to create and maintain a working list of building expiration dates. The jurisdictions are working to ensure that adequate resources are available to maintain the building as affordable housing by convincing the owners to renew their contracts or agree to sale to non-profit or government owners. When public funds are used to preserve these buildings for low-income and sometimes special need populations, it is often desirable to convert some of the units to Permanent Supportive Housing (PSH) which requires a match with on-site supportive services. The County's ability to participate in these preservation efforts will center on its ability to committed additional flexible resources to building acquisition and support services.

Rental Property Inspections

The City of Portland has operated a complaint-driven rental inspection program for many years. Recently, in response to an influx of renters and increasing concerns about the quality of rental units in East County, the City of Gresham began plans for a pro-active rental inspection program. Although most renters are covered by the Portland and Gresham inspection programs, there are some households living in rental units that are in unincorporated parts of the County.

One issue for the County to consider is whether an inspection program should be developed for these areas, or a partnership created with Portland and Gresham to cover renters in these areas.

In addition, the County should consider adopting its own building codes to address areas of concern that are not adequately covered in existing city codes,

or lobby its jurisdictional partners to add to their existing codes. For example, there is growing evidence about the dangerous health effects of mold and mildew in dwelling units, yet City of Portland codes do not adequately address this issue.

PSH Chronically Homeless Service Gap

One of the at-risk populations identified in the Ten Year Plan to End Homelessness is chronically homeless singles. Generally these are single person households who have either been on the streets for long periods of time, or who have been cycling in and out of homelessness for long periods of time. Strategically, the County has been working with its partners in the housing industry to link necessary support services with affordable housing units to create Permanent Supportive Housing (PSH).

Because the majority of treatment and support services currently delivered by the County are federally funded, *most of this population is not currently eligible for service because they do not have documented disabilities.*

If the County is to realize its goals in this area, significant additional resources with the flexibility to serve these individuals will have to be committed. In some cases with additional assistance these individuals might be able to access disability benefits including Oregon Health Plan, but the majority will not be able to access needed services without an additional source of flexible funding.

Misconceptions About County Funding

There is widespread confusion about which populations the County can serve, and which services can be provided to these populations. Most County services and populations are strictly proscribed by various funding sources, and in many cases even the County General Fund dollars allocated to programs are used to leverage other funds, and are therefore limited as well. It is not uncommon for the County to be approached and asked to serve a population that it simply does not have funding to serve.

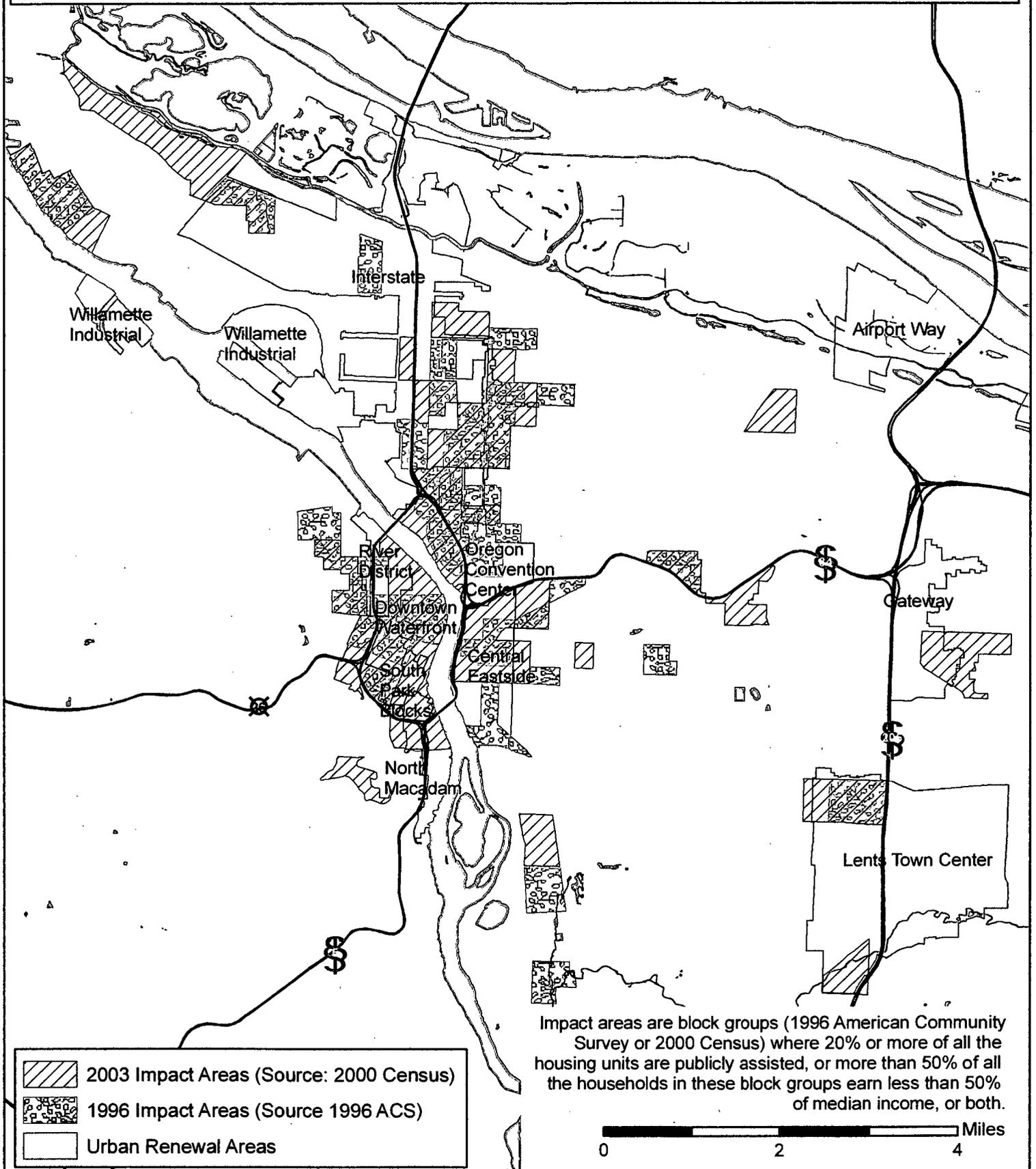
While some shifting of funding would potentially increase the overlap between County services and housing, there can never be a one-to-one match between all housing and services populations. DCHS is working to educate its jurisdictional partners about the limitations of its funding, and more work is needed to educate the wider housing industry audience.

Systems Change

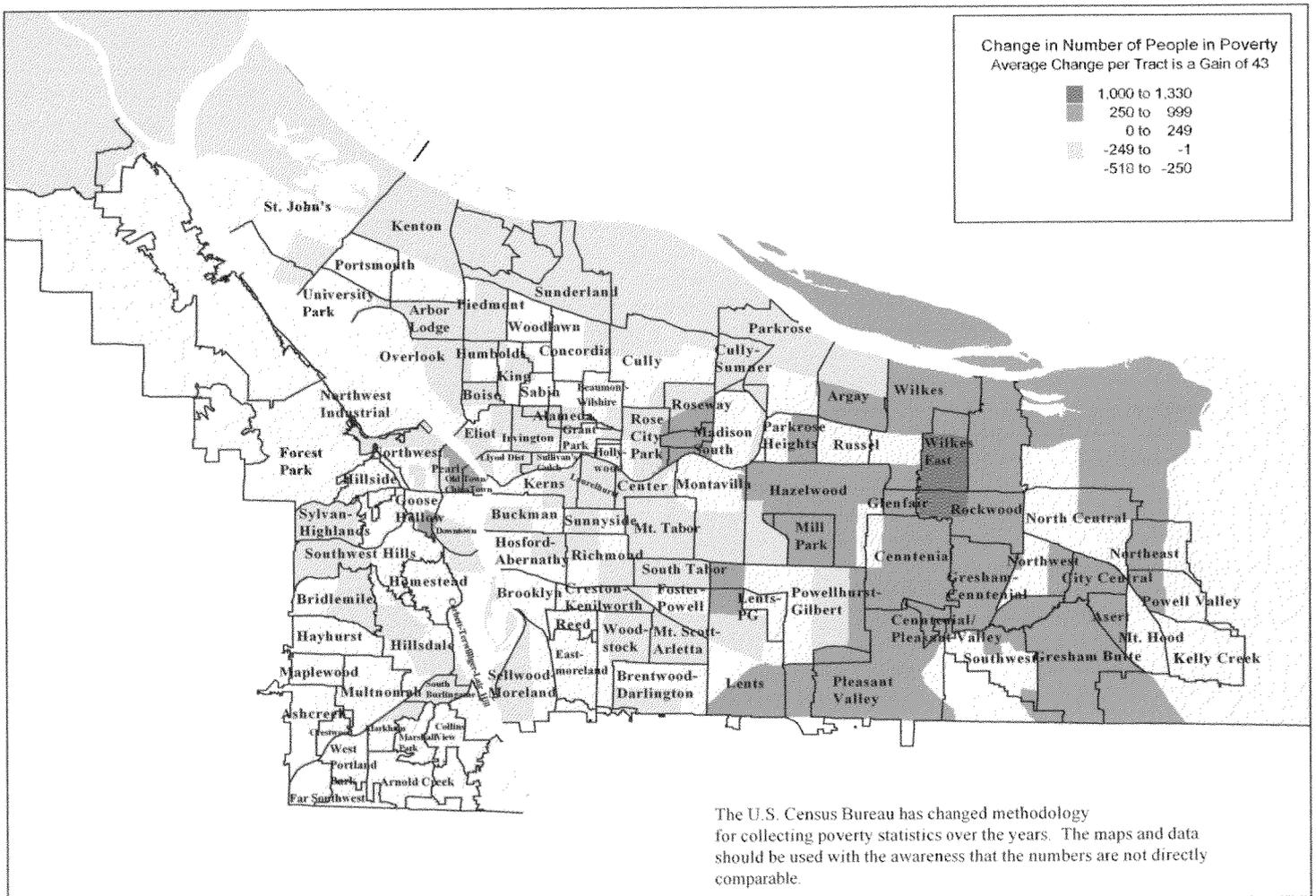
As the local jurisdictions have increased their coordination and cooperation, it's become apparent that there are many agencies involved in housing. In next nine months the City of Portland, the City of Gresham, the Portland Development Commission, the Housing Authority of Portland, and the County will evaluate their existing functions and roles in housing, and whether some level of consolidation and increased collaboration within the industry would lead to greater effectiveness, increased efficiency, and better utilization of scarce resources.

Portland Impact Areas

Based on 1996 American Community Survey and 2000 Census Data



Change in the Number of People in Poverty from 1990 to 2000



Housing and Social Services

A Study of the Availability and Cost of
Appropriate Services in Rent
Restricted Housing in Multnomah
County

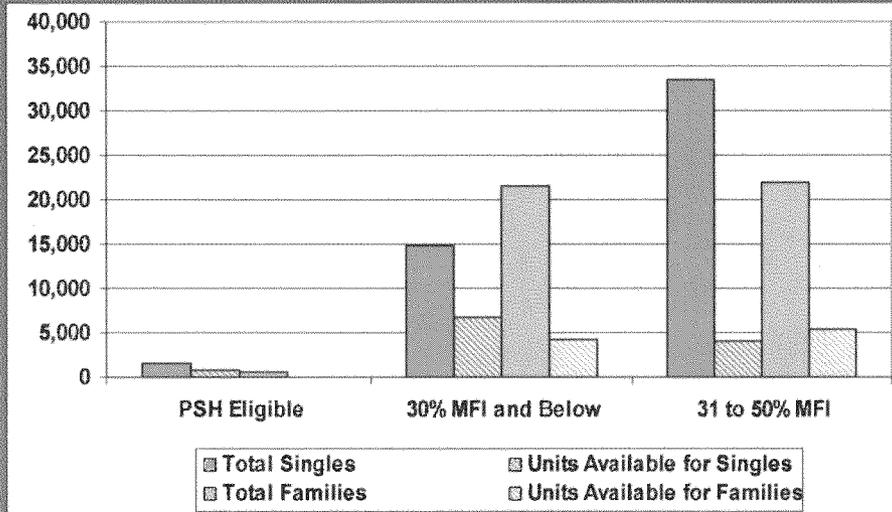
A Multnomah County Presentation Prepared by the Housing Development Center

Summary Data

	PSH/CSH/B2H		Households with Incomes at or Below 30% MFI		Households with Incomes between 31 and 50% MFI	
	Singles	Families	Singles	Families	Singles	Families
Total Population						
Total Units in Existing Portfolio						
Service and Housing Needs Unmet						
Housing Needs Unmet, Have Services						
Service Needs Unmet, Have Housing						
Service and Housing Needs Met						

A Multnomah County Presentation Prepared by the Housing Development Center

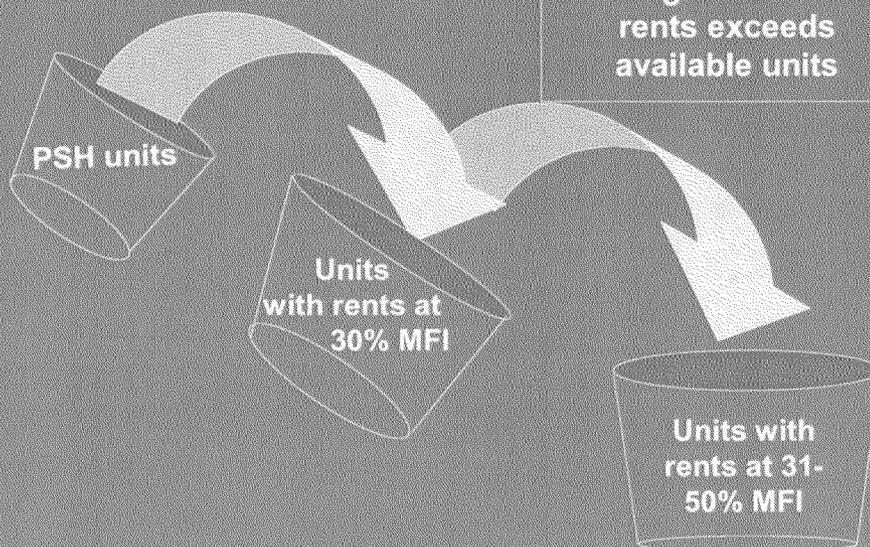
Housing Need Versus Availability of Rent Restricted Units



A Multnomah County Presentation Prepared by the Housing Development Center

The Spillover Effect

Number of Residents needing lower income rents exceeds available units



A Multnomah County Presentation Prepared by the Housing Development Center

Summary Data

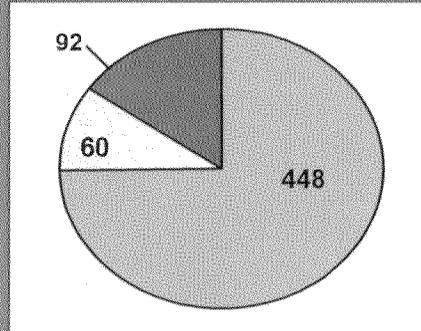
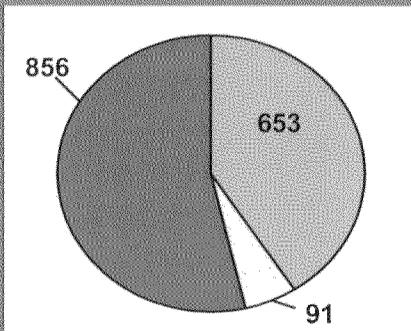
	PSH/CSH/B2H		Households with Incomes < 30% MFI		Households w/ Incomes between 31 and 50% MFI	
	Singles	Families	Singles	Families	Singles	Families
Total Population	1,600	600	18,956	16,830	33,426	21,929
Total Units in Existing Portfolio	856	92	6,824	4,296	4,127	5,360
Service and Housing Needs Unmet	653	448	12,131	12,534	29,299	16,569
Housing Needs Unmet, Have Services	91	60	0	0	0	0
Service Needs Unmet, Have Housing	0	0	6,483	4,081	1,672	2,109
Service and Housing Needs Met	856	92	341	215	2,455	3,252

A Multnomah County Presentation Prepared by the Housing Development Center

PSH Eligible Population

Singles = 1600 *

Families = 600 *



Legend

- Service and housing needs unmet
- Housing needs unmet, have services
- Services need unmet, have housing
- Service and housing needs MET

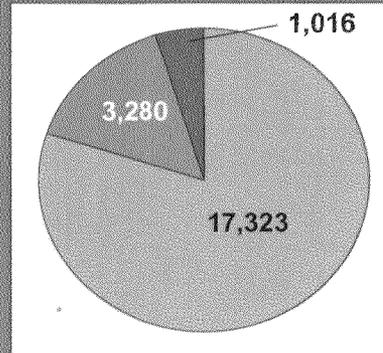
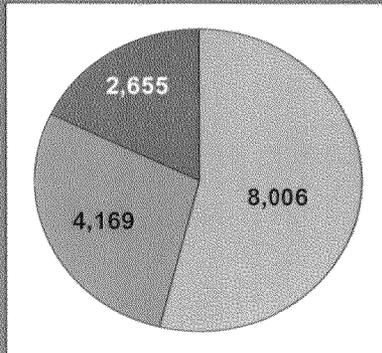
* Based on Ten Year Plan definition of need

A Multnomah County Presentation Prepared by the Housing Development Center

30% MFI and Below Households

Singles = 14,830

Families = 21,619



Legend

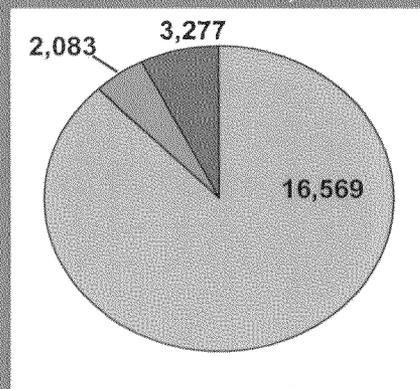
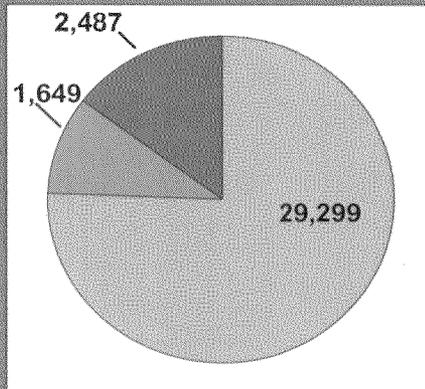
- Service and housing needs unmet
- Housing needs unmet, have services
- Services need unmet, have housing
- Service and housing needs MET

A Multnomah County Presentation Prepared by the Housing Development Center

31-50% MFI Households

Singles = 33,426

Families = 21,929

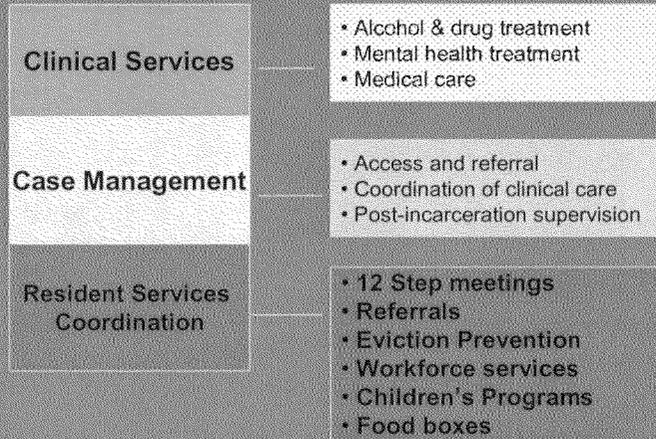


Legend

- Service and housing needs unmet
- Housing needs unmet, have services
- Services need unmet, have housing
- Service and housing needs MET

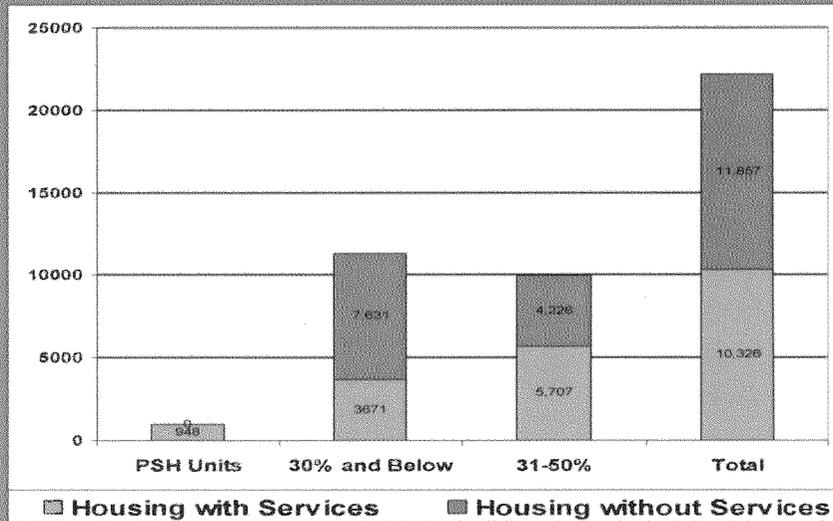
A Multnomah County Presentation Prepared by the Housing Development Center

DEFINITIONS OF SERVICES



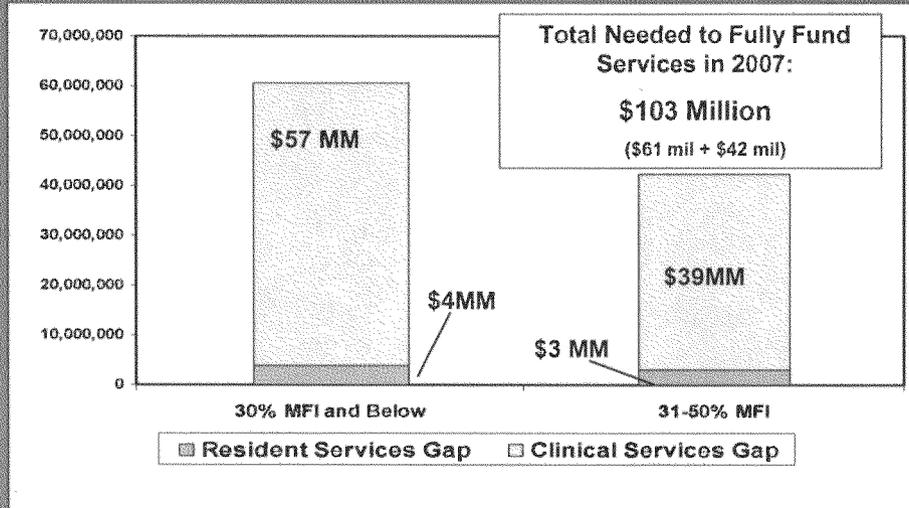
A Multnomah County Presentation Prepared by the Housing Development Center

2007 Available Rent Restricted Units With and Without Services



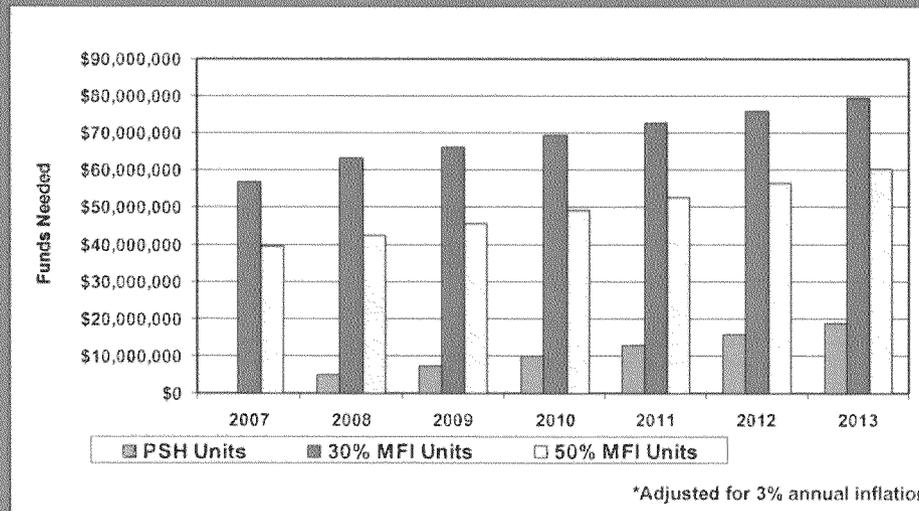
A Multnomah County Presentation Prepared by the Housing Development Center

2007 Cost to Fully Fund Services to Residents in Existing Rent Restricted Units



A Multnomah County Presentation Prepared by the Housing Development Center

Funds Needed to Cover the Clinical Services Gap for all Restricted Units Through the 10 Year Plan to End Homelessness



A Multnomah County Presentation Prepared by the Housing Development Center

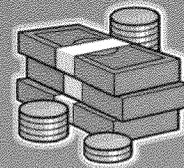
Annual Costs for New Services Needed to Meet Ten Year Plan

	2008	2009	2010
Total PSH Units	1,333	1,506	1,680
Service cost for new units	\$5,000,000	\$7,500,000	\$10,000,000

	2011	2012	2013
Total PSH Units	1,853	2,027	2,200
Service cost for new units	\$13,000,000	\$16,000,000	\$19,000,000

"New" units are those developed after 2007

A Multnomah County Presentation Prepared by the Housing Development Center



A Multnomah County Presentation Prepared by the Housing Development Center

Housing Authority of Portland - Dashboard Report For September of 2007

Real Estate Operations
Property Performance Measures

Occupancy	Number of Properties	Physical Units	Rentable Units	Vacant Units	Occupancy Percentage	Unit Mix						Total
						Studio/SRO	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5+ Bdrm	
Public Housing	44	2,189	2,152	88	98.8%	512	839	354	427	20	0	2,152
Public Housing Mixed Financed Owned *	1	34	34	0	100.0%	0	14	10	10	0	0	34
Public Housing Mixed Finance Tax Credit *	4	297	287	3	99.0%	0	94	89	62	45	7	297
Total Public Housing	49	2,520	2,483	71	97.1%	512	947	453	499	65	7	2,483
Affordable Owned with PBA subsidy	8	496	496	15	97.0%	72	229	104	91	0	0	496
Affordable Owned without PBA subsidy	10	941	941	19	98.3%	17	295	472	139	18	0	941
Total Affordable Owned Housing	18	1,437	1,437	31	97.8%	89	524	576	230	18	0	1,437
Tax Credit Partnerships	19	2,182	2,182	83	96.2%	845	523	425	211	141	17	2,182
Total Affordable Housing	35	3,559	3,559	114	96.8%	934	1,047	1,001	441	159	17	3,559
Eliminate Duplicated PH Properties/Units	-5	-331	-331	-3		0	-108	-99	-72	-45	-7	-331
Combined Total PH and AH	79	5,758	5,751	182	96.8%	1,448	1,889	1,355	868	179	17	5,751
Special Needs (Master Leased)	37	417	417									
Total with Special Needs	116	6,205	6,168									

Financial	Per Unit Per Month					Fiscal YTD ending 6/30/2007				as of 6/30/2007		
	Property Revenue	Subsidy Revenue	Total Revenue	Operating Expense w/o HMF	HAP Management Fees (HMF)	NOI	# of Properties/Units Positive Net Operating Income (NOI)		# of Properties/Units Negative Net Operating Income (NOI)		# of Properties meeting Debt Coverage Ratio (DCR)	# of Properties not meeting DCR
							Properties	Units	Properties	Units		
Three months ending 6/30/2007												
Public Housing	\$201.19	\$249.92	\$451.11	\$341.27	\$59.28	\$50.56	30	1,616	14	583		
Affordable Owned	\$502.37	\$170.68	\$673.05	\$370.23	\$50.21	\$252.61	18	1,437	0		9	5
Tax Credit Partnerships	\$508.97	\$27.50	\$536.47	\$320.87	\$10.46	\$205.14	18	1,912	1	250	9	7

Public Housing Demographics	Households				% Family Type (head of household)				Race % (head of household)						Ethnicity % (hoh)	
	# of Households	% of Households	Average Family Size	Average Unit Size	Adults no Children	Family with Children	Elderly	Disabled Not Elderly	Black African American	White	Native American	Asian	Hawaiian/Pacific Island	Hispanic/Latino	Non Hispanic/Latino	
Public Housing Residents	478	20.0%	2.3	1.9	9.0%	11.1%	0.6%	4.5%	5.6%	13.3%	0.6%	0.4%	0.2%	4.0%	16.0%	
0 to 10% MFI	1,042	43.8%	1.7	1.4	33.1%	10.7%	11.9%	22.6%	9.4%	31.1%	1.3%	2.4%	0.2%	3.2%	40.6%	
11 to 20%	513	21.6%	2.0	1.6	14.4%	7.2%	6.4%	9.0%	3.9%	15.8%	0.8%	0.9%	0.3%	3.0%	18.5%	
21 to 30%	288	11.3%	2.5	1.9	5.4%	5.8%	2.1%	3.4%	2.7%	7.8%	0.4%	0.5%	0.1%	1.7%	9.5%	
31 to 50%	70	2.9%	2.9	2.3	1.1%	1.6%	0.3%	0.5%	1.2%	1.7%	0.0%	0.1%	0.0%	0.5%	2.4%	
51 to 80%	8	0.4%	2.8	2.1	0.2%	0.2%	0.1%	0.0%	0.2%	0.2%	0.0%	0.0%	0.0%	0.1%	0.3%	
Over 80%	2,378	100.0%	2.0	1.8	63.2%	36.8%	21.5%	40.0%	23.1%	69.8%	3.3%	4.2%	0.8%	12.8%	87.4%	

Waiting List	# of Households	% of Households	Average Family Size	Average Unit Size	Race % (head of household)										
					Black African American	White	Native American	Asian	Hawaiian/Pacific Island	Hispanic/Latino	Non Hispanic/Latino				
0 to 10% MFI	1,445	59.5%	2.0	1.7	1.9%	14.4%	16.2%	37.5%	2.9%	2.2%	1.1%	8.6%	50.0%		
11 to 20%	805	24.9%	2.0	1.6	1.7%	8.7%	8.1%	16.7%	0.8%	1.2%	0.2%	2.4%	22.2%		
21 to 30%	229	9.4%	2.1	1.8	0.3%	3.0%	2.5%	6.0%	0.4%	0.3%	0.1%	1.4%	8.0%		
31 to 50%	127	5.2%	2.4	2.0	0.4%	1.0%	1.9%	2.7%	0.2%	0.2%	0.5%	0.1%	0.6%		
51 to 80%	20	0.8%	2.7	1.9	0.0%	0.1%	0.3%	0.2%	0.0%	0.2%	0.1%	0.0%	0.8%		
Over 80%	1	0.0%	6.0	6.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
All	2,427	100.0%	2.0	1.7	4.2%	27.2%	26.9%	63.1%	4.3%	4.4%	1.6%	13.1%	85.5%		

Other Activity	#s, days, hrs
Public Housing	
Names pulled from Wait List	78
Denials	5
New rentals	21
Vacates	21
Evictions	1
# of work orders received	1,109
# of work orders completed	1,039
Average days to respond	10.2
# of work orders emergency	25
Average response hrs (emergency)	11

Housing Authority of Portland - Dashboard Report For September of 2007

Rent Assistance Performance Measures

Utilization and Activity

	Current Month Status				HUD Subsidy Over(Under) Utilized	Remaining Waiting List Size	Current Month Activity		
	Vouchers Available	Vouchers Paid	Utilization Percentage	Average Voucher Cost			Waiting List Names Pulled	New Vouchers Leased	Vouchers Terminated
Tenant Based Vouchers	6,510	6,508	100%	\$545	\$2,224	2,719	11	63	493
Project Based Vouchers	956	874	91%	\$450	-\$126,872		14	22	82
SRO/Mod Vouchers	562	530	94%	\$345			16	20	79
All Vouchers	8,028	7,912	99%	\$521	-\$124,448		41	105	654

Demographics

Tenant Based Voucher Participants	Households				% Family Type (head of household)				Race % (head of household)					Ethnicity % (hoh)	
	# of Households	% of Households	Average Family Size	Average Unit Size	Adults no Children	Family with Children	Elderly	Disabled Not Elderly	Black	White	Native American	Asian	Hawaiian/Pacific Island	Hispanic	Non Hispanic
0 to 10% MFI	1,223	19.2%	2.4	2.2	8.9%	12.3%	0.3%	1.0%	9.2%	9.3%	0.5%	0.1%	1.2%	18.0%	
11 to 20%	2,701	42.3%	2.1	2.0	25.6%	16.8%	8.5%	16.3%	14.1%	25.0%	1.0%	3.0%	2.1%	40.2%	
21 to 30%	1,409	22.1%	2.5	2.2	10.5%	11.6%	5.3%	6.9%	7.0%	13.5%	0.4%	1.4%	1.3%	20.8%	
31 to 50%	953	14.9%	3.0	2.5	4.5%	10.4%	2.2%	3.1%	5.4%	8.2%	0.4%	1.1%	0.7%	14.2%	
51 to 80%	95	1.5%	3.5	3.1	0.2%	1.3%	0.1%	0.3%	0.6%	0.5%	0.0%	0.1%	0.0%	1.5%	
Over 80%	5	0.1%	3.2	3.0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	
All	6,388	100.0%	2.4	2.1	47.7%	52.3%	16.3%	28.5%	36.5%	56.5%	2.4%	6.1%	5.3%	94.7%	

Waiting List

0 to 10% MFI	1,215	44.7%	2.0		1.4%	13.8%	16.9%	22.0%	3.3%	1.3%	0.6%	3.6%	35.7%
11 to 20%	682	25.1%	2.1		2.8%	11.0%	7.5%	14.6%	1.2%	1.5%	0.3%	2.1%	20.6%
21 to 30%	419	15.4%	2.3		1.5%	4.4%	4.7%	9.1%	0.7%	0.7%	0.1%	1.2%	12.7%
31 to 50%	377	13.9%	2.4		1.4%	2.9%	4.9%	7.6%	0.7%	0.7%	0.1%	1.5%	11.1%
51 to 80%	25	0.9%	1.9		0.1%	0.3%	0.4%	0.3%	0.0%	0.0%	0.0%	0.1%	0.7%
Over 80%	1	0.0%	1.0		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
All	2,719	100.0%	2.1		7.2%	32.4%	34.4%	53.7%	5.9%	4.2%	1.1%	8.5%	61.0%

Short Term Rent Assistance

	# of Households Participating	\$ Amount of Assistance Provided	Average Cost per Household
Shelter Plus Care	325	\$156,280	\$481
Short Term Rent Assistance	216	\$96,689	\$457

Resident Services

Resident Programs

	Housing Program Served	Households Served/ Participants	Monthly Funding Amount	Average Funds per Participant
Congregate Housing Services	Public Housing	87	\$30,823	\$355
Resident Services Coordination	Public Housing	# HH Stabilized: 8 # HH Transitioned: 2	# Mental/Physical Health Stabilized: 13	
Community Supportive Services	Public Housing Section 8	# HH Enrolled: 55 25	# In Self Sufficiency: 23 14	# In GOALS: 5 2
GOALS Program	Public Housing Section 8	# of Participants: 101 360	Escrow \$ Held: \$175,336 \$971,014	New Enrollees: 0 0 # of Graduates: 0 1 Escrow \$ Disbursed: 0 0 Terminations or Exits: 0 0 Escrow \$ Forfeited: \$0 \$7,389 Avg Annual Earned Income Increase Over Last Year: \$3,088 \$1,123

Housing Authority of Portland - Dashboard Report For September of 2007

Agency Financial Summary

Three months ending 9/30/2007	Fiscal Year to Date	Prior YTD	Increase (Decrease)
Subsidy Revenue	\$15,321,001	\$14,753,701	\$567,300
Grant Revenue	\$1,592,423	\$2,168,886	(\$606,463)
Property Related Income	\$3,744,876	\$3,563,118	\$181,752
Development Fee Revenue	\$1,143,166	\$1,575,655	(\$432,489)
Other Revenue	\$500,073	\$330,245	\$169,828
Total Revenue	\$22,271,541	\$22,391,605	(\$120,062)
Housing Assistance Payments	\$12,589,138	\$11,853,642	\$735,496
Operating Expense	\$8,002,457	\$8,065,126	(\$62,669)
Depreciation	\$1,109,235	\$1,048,447	\$60,788
Total Expense	\$21,700,830	\$20,967,215	\$733,615
Operating Income	\$570,711	\$1,424,387	(\$853,677)
Other Income(Expense)	\$166,490	\$35,908	\$130,582
Capital Contributions	\$2,772,361	\$2,802,861	(\$30,500)
Increase(Decrease) Net Assets	\$3,509,562	\$4,263,157	(\$753,595)
Total Assets	\$322,052,477	\$302,226,435	\$19,826,043
Liquidity Reserves	\$10,849,506	\$10,056,275	\$893,227

Development/Community Revitalization

New Development / Revitalization

	Units	Construction Start	Construction End	Current Phase	Total Cost
Humboldt Gardens	130	Apr-07	Jul-08	Construction	\$40,484,042
HG Homeownership	3	Jun-07	Oct-07	Construction	\$150,000
The Morrison	140	Oct-06	Nov-07	Construction	\$21,752,000
Clark Center Annex	22	Jul-06	Aug-07	Complete	\$1,544,400
Fairview	328	Sep-07	Dec-07	Construction	\$325,000
Pine Square	142	td	td	Concept	\$9,500,000
Rockwood Station	195	td	td	Predevelopment	td
Ainsworth Court	88	td	td	Concept	td
Helen Swindells	105	td	td	Concept	td
University Place	0	td	td	Concept	td
Trenton St. lots @ NC	0	td	td	Concept	td
Sears Army Site	0	td	td	Concept	td
Multnomah Village Lots	0	td	td	Concept	td
The Grove Hotel	0	td	td	Predevelopment	td
The Resource Center (Access Center)	0	td	td	Concept	td

Capital Improvement

	Units	Construction Start	Construction End	Current Phase	Total Cost
Maple Mallory	48	Jul-06	Nov-07	Construction	\$3,400,000
The Plaza	88	Sep-07	Oct-07	Construction	\$248,000
Selfwood	110	Sep-07	Jan-07	Construction	\$748,000
Slevin Court	24	Sep-07	Oct-07	Construction	\$55,000
Meditation	90	Sep-07	Oct-07	Concept	\$20,000
Cambridge Court	20	td	td	Concept	td
Ruth Haefner	84	Sep-07	Oct-07	Construction	\$100,000

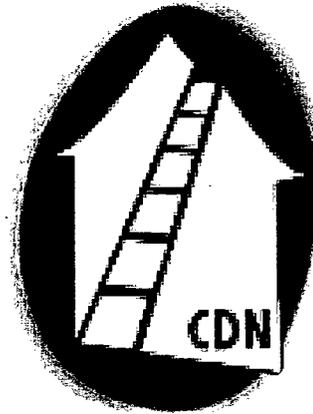
Pending Sales

	Units	Listing Price
La Tourette	80	\$4,500,000
Humboldt Gardens Scattered	14	\$750,000
PH Scattered Sites	2	\$312,684

Community Development Network

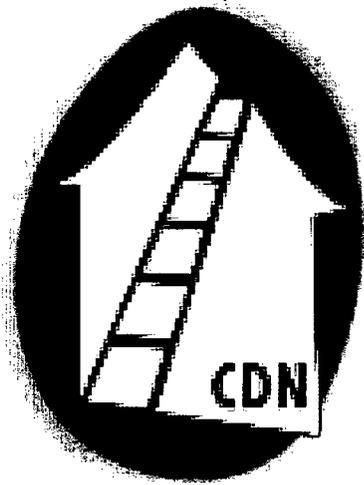
Members:

Portland Community Land Trust
Cascadia Behavioral Healthcare
Portland Housing Center
Downtown Community Housing
Hacienda CDC
Portland Habitat for Humanity
Housing Northwest
Northwest Housing Alternatives
Portland Community Reinvestment Initiatives
Housing Development Center
Community Partners for Affordable Housing
Central City Concern



Sabin CDC
REACH CDC
ROSE CDC
Human Solutions
Innovative Housing
Catholic Charities
HOST Development

Community Development Network



- Provides information sharing, peer to peer interaction, and networking,
- Communicates with the public and key decision makers about the needs of lower-income people, the value of community development work and the accomplishments of our members,
- Promotes solutions to local housing and other community needs through policy and program recommendations and advocacy.

What will it take to achieve the
PERMANENT SUPPORTIVE HOUSING GOALS
in the 10-Year Plan?

Presentation to the
Multnomah County Commission

By the
**Permanent Supportive Housing Project
and Community Development Network**

What is Permanent Supportive Housing?

- PERMANENT AFFORDABLE HOUSING *with*
- COMPREHENSIVE SUPPORTIVE SERVICES *for*
- PEOPLE WHO ARE:
 - CHRONICALLY HOMELESS *with*
 - DISABILITIES *or other*
 - SUBSTANTIAL BARRIERS TO HOUSING STABILITY

Goal of 10-Year Plan: 2,200 Units by 2015

1,600 units for chronically
homeless single adults

600 units for homeless
families with special needs

2,200 Units

1,200 rehab or new
construction units

1,000 existing units

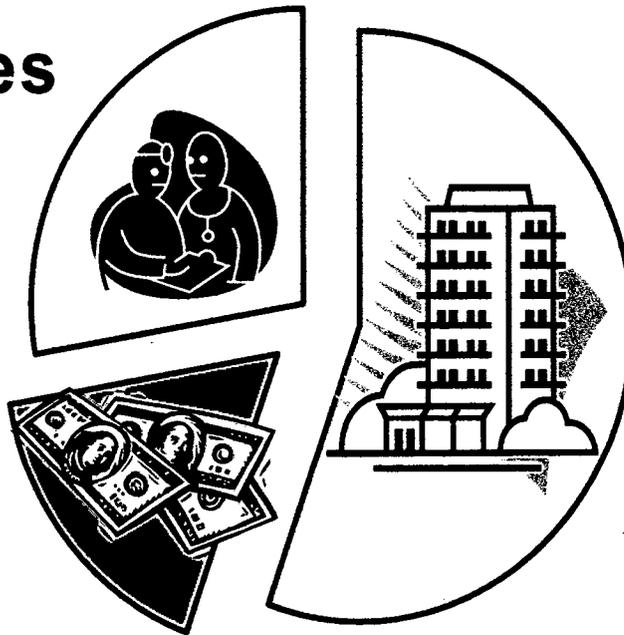
2,200 Units

PSH Project

- Analysis of resources and systems change
- Models and best practices
- Problem-solving
- Tools for practitioners

Total Cost of 2,200 PSH units: \$335M over 10 years

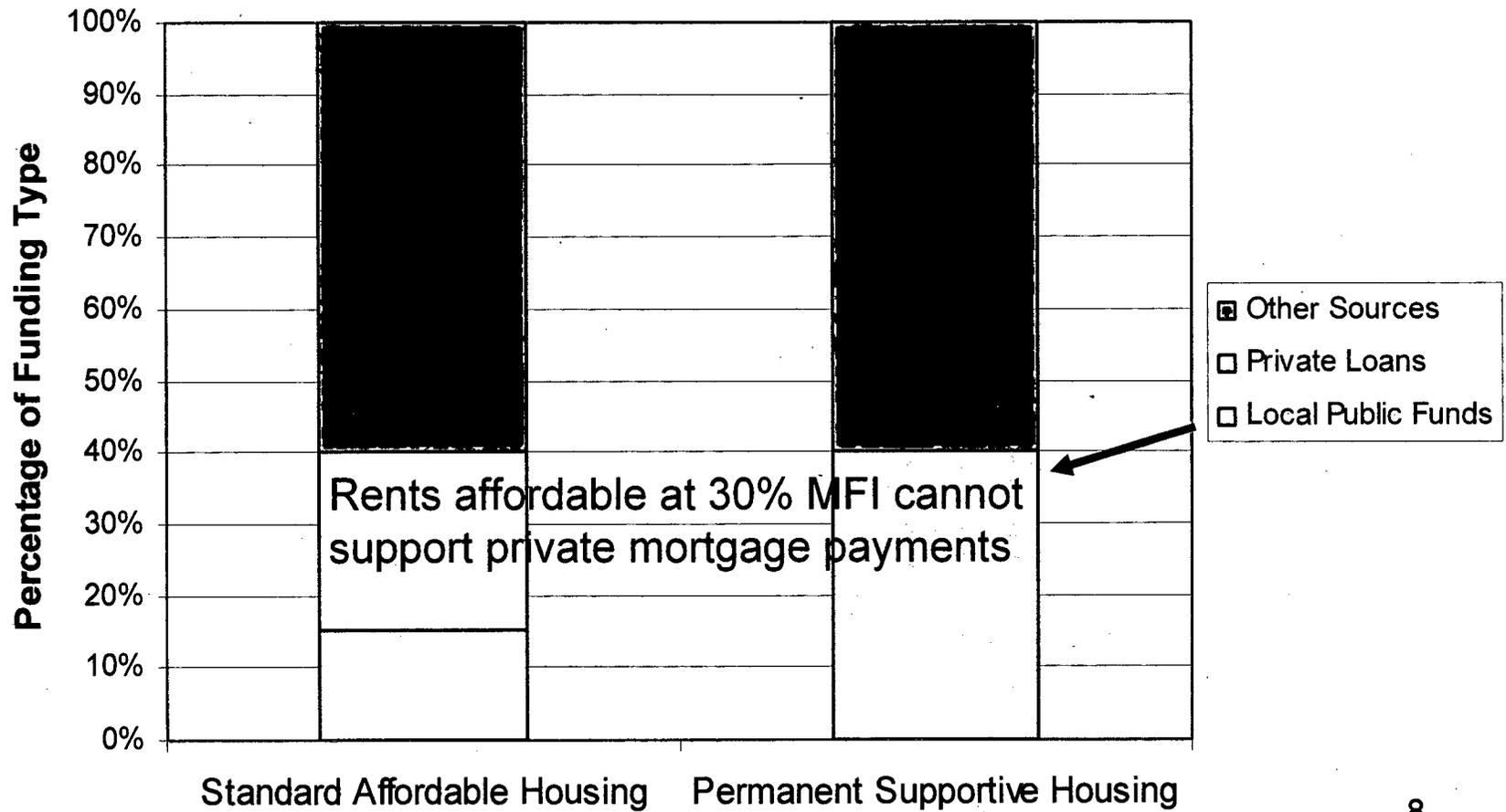
**\$93M
Services**



**\$186M
Capital**

**\$56M
Rent
Subsidies**

Capital Sources in PSH

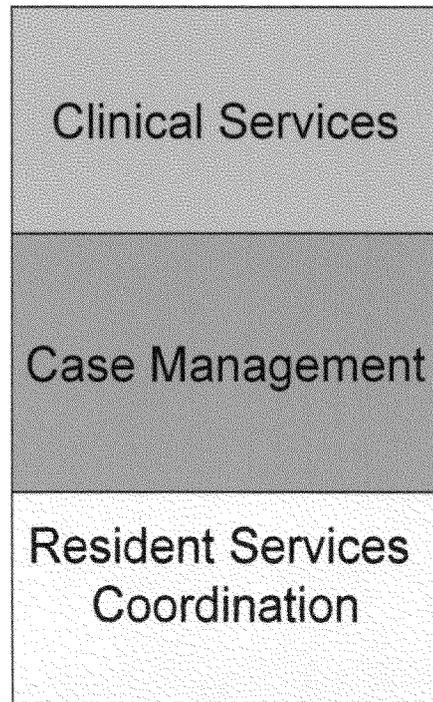


Service Costs in PSH

**Standard
Affordable
Housing**

**Permanent
Supportive
Housing**

Resident Services
Coordination

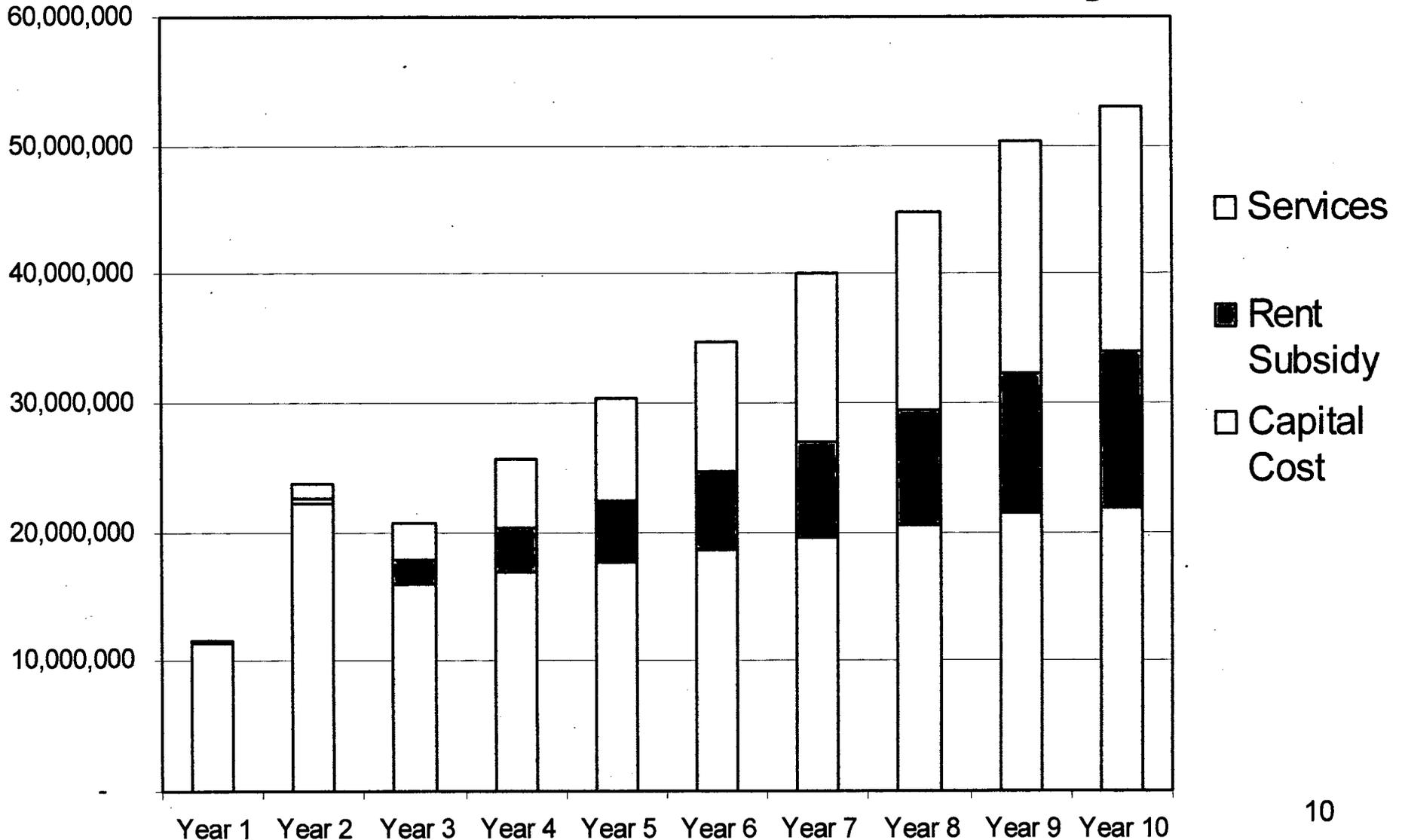


- Alcohol & drug treatment
- Mental health treatment
- Medical care

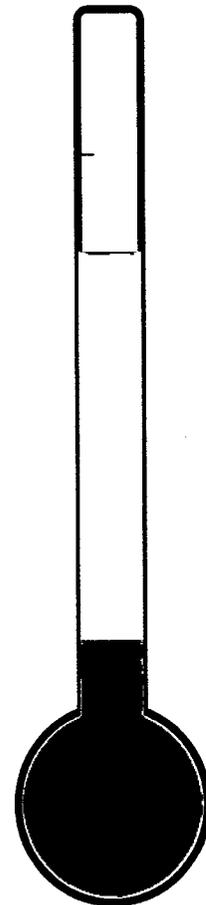
- Access and referral
- Coordination of clinical care
- Post-incarceration supervision

- AA meetings
- Workforce services
- Food boxes

Ratio of capital, rent subsidy, & service resources needed over 10 years



New and Existing Resources



New Resources

Realignment of Existing Resources

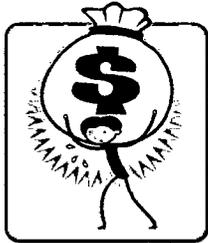
Already Dedicated Resources

PSH Housing Development Resources Strategies

Possible sources of new resources:

- Urban Renewal Set Aside
- Document Recording Fee
- New targeted allocation of Local or State General Funds

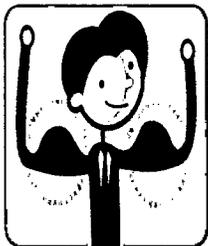
What will it take?



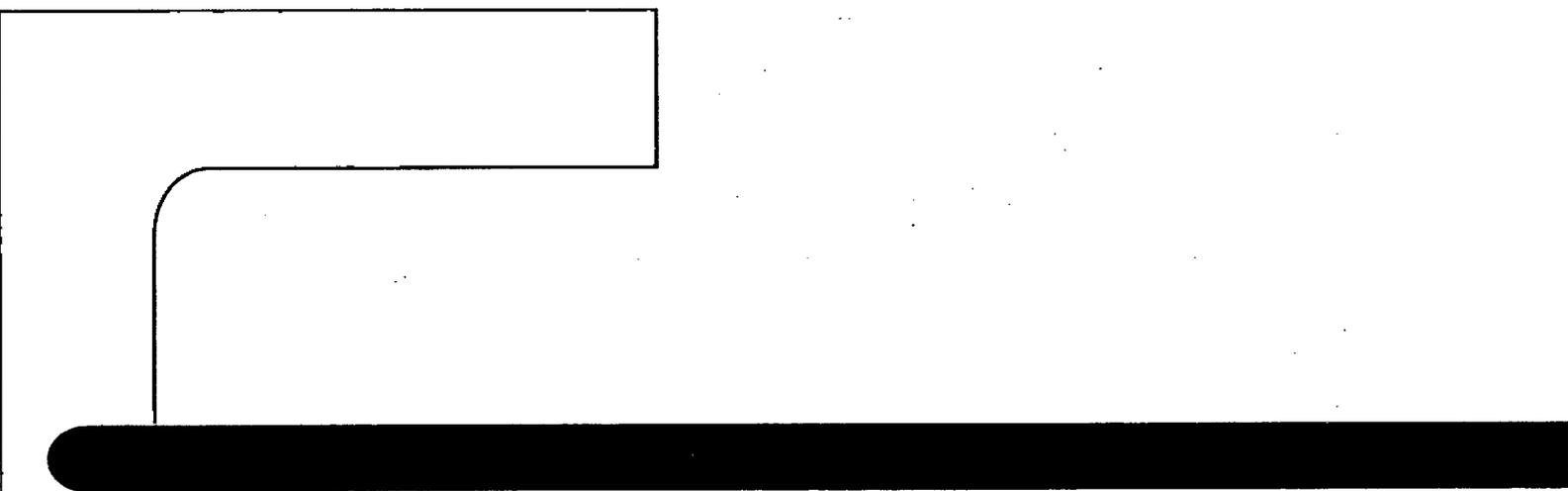
Investment and leveraging of resources



Systems change



Persistent political champions

- 
- Work that has followed CDN Permanent Supportive Housing Study (November 2006):
 - Funder's Group
 - Additional Units in Development
 - Bridges to Housing
 - HDC services needs assessment

**WHAT WILL IT TAKE TO ACHIEVE PORTLAND'S
PERMANENT SUPPORTIVE HOUSING GOALS?**

FINAL REPORT
of the
PERMANENT SUPPORTIVE HOUSING PROJECT
a collaborative effort coordinated by the Community Development Network

NOVEMBER 15, 2006

**WHAT WILL IT TAKE TO ACHIEVE PORTLAND'S
PERMANENT SUPPORTIVE HOUSING GOALS?**

FINAL REPORT
of the
PERMANENT SUPPORTIVE HOUSING PROJECT
a collaborative effort coordinated by the Community Development Network

NOVEMBER 15, 2006

TABLE OF CONTENTS

Executive Summary	page 3
Preface	page 5
Introduction	page 7
Policy Findings and Recommendations	page 9
(1) Investment and Leveraging of Resources	page 9
(2) Systems Change	page 10
(3) Building Provider Capacity	page 13
(4) Research and Data	page 14
Appendix:	page 15
I. PSH Project Overview	page 16
II. PSH Cost Analysis:	page 18
A. Summary of PSH Cost Analysis	page 18
B. Assumptions Behind PSH Cost Modeling	page 19
C. Capital and Operating Costs of PSH Over Time	page 23
D. Cost of Services for PSH Units Over Time	page 24
E. Total Cost of PSH Over Ten Years	page 25
III. Housing Resources Strategies Matrix	page 26
A. New Housing Resources	page 27
B. Existing Housing Resources	page 28
C. Existing Non-Housing Resources	page 30
IV. PSH Toolkit	page 31

EXECUTIVE SUMMARY

The City of Portland and Multnomah County have adopted a Ten Year Plan to End Homelessness that calls for the creation of 1,600 Permanent Supportive Housing (PSH) units to end chronic homelessness and 600 units for special needs, homeless families. The Community Development Network convened a diverse group of stakeholders to analyze what it would take to achieve these goals. Our findings indicate that we are at a critical juncture in the Plan's implementation. While good progress has been made in the two years since the plan's adoption, much of this progress has been through pilot projects, one-time resources, and by cobbling together partnerships and funding on a project-by-project basis. Taking this progress to scale will require significant investment of new and existing resources, systems change, and strong political leadership.

1. INVESTMENT AND LEVERAGING OF RESOURCES

To accomplish the PSH unit production goals in the Ten Year Plan, it will take approximately \$335 million over ten years. Over the initial two years of implementation, the City and County committed approximately \$65 million to PSH, leaving an estimated cost of \$270 million -- an average of \$34 million per year -- over the next eight years. This figure includes the three core elements of the PSH model:

- Capital costs: \$152 million
- Ongoing subsidy: \$30 million
- Service costs: \$88 million

Filling this gap will require new resources as well as strategic realignment of existing resources.

Recommendations:

(a) Invest the necessary resources to make PSH work: Every PSH project should have adequate funding for capital, operations, and services, in the appropriate ratios.

(b) Leverage new resources to expand the pie: New resources for capital, operations, and services will need to be identified in order to fill the PSH resource gap.

(c) Align existing resources to support PSH: Analyze where existing programs and resources could be redirected to support the PSH model, without jeopardizing currently successful housing and service models.

2. SYSTEMS CHANGE

PSH requires an unprecedented level of coordination among a wide range of stakeholders. The current system contains numerous barriers to successful implementation of PSH:

- Existing funding streams are not structured to support PSH, requiring organizations to cobble together resources on a project by project basis.
- PSH projects must bring together eligible tenants with supportive services, rent subsidies, and housing units. These components typically operate independently of one another.
- The traditional affordable housing development process (project timelines, the underwriting process, asset management systems, etc.) does not currently accommodate PSH.

Recommendations:

(a) PSH Funders' Group: Create a permanent committee of public funding entities to develop a comprehensive PSH resource plan, and to coordinate and streamline access to funding.

(b) Cultural shift to support PSH: Institutionalize a culture change within the City, County, HAP, PDC, and OHCS that reflects an ongoing commitment to the success of each PSH project, with the public sector as long-term partners and investors in each project.

(c) Bureaucratic shift to support PSH: Create a comprehensive inter-agency housing delivery system to support the development of new PSH projects and to overcome existing barriers.

(d) Identify services to support PSH: Align service programs and resources with the PSH model to insure that every PSH tenant has access to resident services, case management, and clinical services as needed on an ongoing basis.

(e) Better coordination between the various systems needed to support PSH: Stronger coordination is needed between the housing and human service systems as well as workforce development, corrections, health care, public safety, foster care, and schools.

3. BUILDING PROVIDER CAPACITY:

Portland's affordable housing industry is well positioned to implement the City's PSH goals, as long as adequate resources and supportive services are available. With these essential resources in place, additional capacity building for both the housing and service industries will support the development of a high quality, effective PSH system.

Recommendations:

(a) PSH Toolkit: Fund a web-based PSH toolkit to support housing and service providers in developing and operating PSH projects.

(b) Training and Technical Assistance: Build local capacity to provide training and technical assistance on an ongoing basis to service providers, housing providers, and property managers.

(c) Property management: Strengthen local property management capacity for PSH.

(d) Housing Retention: Build the capacity of service providers and resident services staff to assist tenants in making the transition from homelessness to permanent housing.

(e) Risk Mitigation Pool: Increase funding for the Risk Mitigation Pool to cover all new PSH units as they are developed.

4. RESEARCH AND DATA:

Portland's PSH agenda is on the cutting edge nationally. We should evaluate the lessons and impacts of our early PSH projects so that we can hone and improve our approach to PSH in the future.

Recommendations:

(a) Collect data on initial outcomes: Using existing data collection systems, track initial outcomes to demonstrate the broader impact of Portland's PSH projects.

(b) Learn from our experiences: Create an evaluation process and feedback loop to enable us to learn from our experiences with PSH.

PREFACE

Permanent Supportive Housing (PSH) is permanent, affordable housing with comprehensive supportive services for people experiencing chronic homelessness who have disabilities or other substantial barriers to housing stability. PSH is designed to serve individuals and families who can not retain stable housing without tightly linked supportive services, and who can not successfully utilize the clinical services they need to stabilize their lives without also having housing.

The theory behind Portland and Multnomah County's Ten Year Plan to End Homelessness is that by concentrating resources on PSH now, we will free up resources that can be used more effectively to prevent and address homelessness. Individuals and families experiencing chronic homelessness represent 10% of the homeless population but consume 50% of the total homeless systems resources in Portland and Multnomah County. They cycle through the homeless services system, hospitals, corrections, and emergency services, at a high cost to taxpayers. PSH has been proven to help chronically homeless people get off the streets permanently.

The Ten Year Plan to End Homelessness calls for 1,600 units of PSH for chronically homeless single adults and 600 units of PSH for homeless families with special needs by 2015. About half of these units (1,200) are expected to be developed through new construction or acquisition and rehab of existing buildings. The other half (1,000) will come from existing units -- both affordable and private market units -- that will be reprogrammed as PSH by attaching rent subsidies and services.

The City has asked Portland's affordable housing developers to partner with it to achieve the Permanent Supportive Housing goals in the Ten Year Plan. This reflects an approach that is unique to Portland. Nationally, community development corporations (CDCs) have not been primary developers of PSH. But given the capacity of our local CDC industry, the City has focused on partnering with CDCs to achieve its PSH agenda.

In response, the Community Development Network -- which is the trade association for affordable housing developers in the region -- convened a diverse group of stakeholders to analyze what it will take to successfully implement PSH in Portland. Between September 2005 and September 2006, the PSH Project brought together representatives from local affordable housing developers, the Housing Development Center, homeless services providers, the Bureau of Housing and Community Development, Portland Development Commission, Housing Authority of Portland, and the Department of County Human Services to:

- Analyze the resources and systems changes needed in order to achieve the PSH goals in the Ten Year Plan
- Research models and best practices for successful and sustainable PSH projects
- Convene workgroups to identify the barriers to successfully implementing PSH in Portland and problem-solve to address these barriers; and
- Develop a PSH toolkit for practitioners to support the development and operation of successful PSH projects.

This document is the Final Report for the PSH Project. The body of the report focuses on the Project's first objective -- analyzing the resources and systems changes that will be needed to achieve the PSH goals in the Ten Year Plan. The work on the other objectives shaped the content of this policy analysis and also resulted in the development of a comprehensive array of

tools and materials for practitioners that aim to support the successful implementation of PSH in Portland. These materials have been organized into a PSH Toolkit which can be accessed through the Bureau of Housing and Community Development's website. An overview of the toolkit is included in Appendix IV of this report.

INTRODUCTION

The City and County have adopted "Home Again: A Ten Year Plan to End Homelessness in Portland and Multnomah County". The Ten Year Plan calls for the creation of 1,600 Permanent Supportive Housing units to end chronic homelessness and 600 units of PSH for special needs, homeless families by 2015.¹ In September 2005, the Community Development Network brought together a diverse group of stakeholders to analyze what it would take to implement this goal. Our findings indicate that the City and County's goals cannot be successfully implemented without significant public resources, committed leadership, and changes in the affordable housing and service delivery systems. This report summarizes our findings, as well as some initial recommendations for specific action steps to achieve these changes.

Investment and leveraging of new resources:

Permanent Supportive Housing projects require a much greater level of public investment than other forms of affordable housing because of the very low incomes and high service needs of the homeless residents they will serve. The underlying logic of the Ten Year Plan is that this larger investment in housing and services makes fiscal sense because, over the long term, residents housed in PSH will consume fewer public resources than if they remained homeless.

In terms of development capital, PSH projects can't support debt financing, so they typically require debt-free public financing that will have higher per-unit costs than "conventional" affordable housing. On the operating side, the target population can't pay enough rent to cover the owner's operating expenses, so PSH projects need operating subsidies. Perhaps most challenging from the perspective of the housing industry, PSH projects will require dedicated, sustainable commitments of human services to provide ongoing case management and clinical services in order for the model to succeed.

To meet the unit production goals in the Ten Year Plan, we estimate that approximately \$335 million will need to be invested in the development and operation of PSH units over ten years. \$65 million has already been committed to PSH during the initial two years of the Plan, leaving a gap of \$270 million in resources that have yet to be identified. To fill this gap, the City and County will need to leverage new and existing resources that can support all three elements of the PSH model (capital, operating, and services.) Our Housing Resources Strategies Matrix outlines some potential strategies for securing capital and operating resources. We encourage the City and County to work with human services agencies to identify potential strategies for leveraging the necessary resources for case management and clinical services.

Systems change:

While the City and County have taken many key steps to facilitate the development of PSH over the last few years, the current housing and human service delivery systems entail a number of significant barriers to the production and operation of PSH projects. Existing providers have used creative strategies to make PSH work on a project by project basis, but bringing PSH to scale will require substantial systems change. These changes include:

- *Dedicated funding:* Existing funding streams are not structured to support PSH, requiring organizations to cobble together resources on a project-by-project basis. To make PSH

¹ The unit production goal for families (600 units) represents only a portion of the full need for housing units for special needs homeless families, which is estimated at between 836 and 1,950 units ("Families with Special Needs Report", Housing and Community Development Commission, Spring 2006, page 40.)

work, the relevant funding entities will need to develop a comprehensive and coordinated funding strategy with streamlined access to resources for capital, operations, and services.

- *Cultural shift:* Institutionalize a culture change within the City, County, Housing Authority, Portland Development Commission, Oregon Housing and Community Services, and other key players that reflects an ongoing commitment to the success of each PSH project. PSH projects should not be viewed as stand alone assets but as part of an evolving social housing system, with the public sector as long term partners and investors in this system.
- *Changes to the housing development system:* The traditional affordable housing development process does not fit well with PSH. Project development timelines, the underwriting process, the asset management system, role delineations between PDC and BHCD, and systems of monitoring and accountability need to be adjusted to be more compatible with PSH projects. PDC, BHCD, OHCS, the County, and HAP will need to create a comprehensive system that redefines how development deals are structured over time.

Political Leadership:

The City and County have adopted an ambitious plan to end homelessness in ten years and build PSH. To meet that commitment, they must outline a clear strategy to generate \$270 million in capital, operating, and services resources over the next eight years, and to institutionalize the necessary systems changes. This will require aggressive action to identify and secure significant new sources of revenue, as well as redirect some existing revenue streams to PSH to fill the resources gap. However, despite the City and County's adoption of the Ten Year Plan, a broader consensus that Permanent Supportive Housing should be among the highest priorities for limited housing and services resources has not yet materialized. Unless there is clear consensus around the Plan's goals and a commitment to identify new resources as well as direct some existing resources towards its implementation, the Plan is unlikely to succeed. In order to achieve their adopted goals, the City and County need to take strong political leadership and aggressive action to support the PSH agenda.

Tough Choices:

The housing goals in the Ten Year Plan exist alongside many other publicly-adopted housing goals, including closing the minority homeownership gap, preserving existing affordable rental housing, preventing involuntary residential displacement, and creating sufficient stock of affordable housing for large families. Every dollar from existing resources allocated to develop PSH for the populations targeted in the Ten Year Plan may have the effect of reducing resources available to serve other populations with unmet housing needs. Successful implementation of the Ten Year Plan will require policy makers to make difficult choices about these competing priorities.

This report offers a tool for policy makers as they make these difficult decisions. It identifies the resources that will be needed in order for PSH to be successful, and it estimates the resource gap that exists for meeting the production goals in the Ten Year Plan. It also lays out some of the potential strategies that could be used to fill this gap along with the trade-offs that many of these strategies entail. We take no position on the merits of shifting existing resources from one critical housing objective to another, and we do not attempt to prioritize potential new resources. What our analysis makes clear is that achieving the Ten Year Plan will require a substantial influx of resources and political support. Advocates and policy makers will need to debate the feasibility of leveraging these resources, and what this would mean for other critical priorities.

POLICY FINDINGS AND RECOMMENDATIONS

This section of the report summarizes our key findings and policy recommendations for achieving the Permanent Supportive Housing goals outlined in the Ten Year Plan to End Homelessness.

1. INVESTMENT AND LEVERAGING OF RESOURCES:

To accomplish the City and County's PSH unit production goals, it will take approximately \$335 million over ten years -- an average of \$34 million per year. This is the amount of money required to cover the capital, operating, and service costs of creating new and rehabilitated units that are affordable to chronically homeless single adults and homeless families with special needs. \$186 million of those dollars are for capital costs, and \$56 million are needed to cover projected operating gaps. The case management and clinical services for these units will cost an additional \$93 million over the next decade. Thus far, the City and County have identified approximately \$65 million towards this goal, leaving a funding gap of \$270 million.

Recommendations:

(a) Invest the necessary resources to make PSH work: Every PSH project should have adequate funding for capital, operations, and services to enable the tenants to be successful and the projects to be sustainable. In order for the allocation of resources to PSH to be effective, sufficient resources in each of these three categories must be made available concurrently, in the appropriate ratios. In today's dollars those costs are estimated at:

- **Capital funding:** Units serving chronically homeless individuals will cost an average of \$92,192 per unit to develop. Units serving homeless families with special needs will cost an average of \$200,000 per unit.
- **Operating funding:** Operating costs average between \$4,200 and \$4,700 per unit per year, depending on the unit size. The amount of operating subsidies needed will vary depending on the size of the unit and whether the property carries debt. (Note: operating cost estimates include resident services coordination.)
- **Service funding²:** The cost for case management and clinical services averages \$7,500 for chronically homeless single adults and \$10,000 for homeless families with special needs per year.

(b) Leverage new resources to expand the pie: Secure new resources for capital, operations, and services to meet the PSH production goals in the 10 Year Plan.

- **Capital:** Possible sources of new funding include:
 - Urban Renewal set asides
 - Document Recording Fee
 - Bond measure
- **Operations:** Possible sources of new funding include:
 - Local General Funds (City or County)
 - State General Funds
 - Document Recording Fee

² Service cost figures are rough estimates based on an analysis of several existing projects. The estimates include case management and clinical services (except for family units, where it is assumed that costs for clinical services will be covered by the Oregon Health Plan.) Levels and costs of service needs will vary over the course of a PSH tenant's tenure. See the appendix p. 18 for more information on how these costs are modeled.

- Tax levy

- **Services:** Possible sources of new funding include:
 - Local General Funds (City or County)
 - State General Funds
 - Private foundations
 - Federal funding via Medicaid reimbursement and McKinney funding
 - Federal funding from national efforts to get Congress to appropriate funding for SELHA (Services to End Long Term Homelessness Act)
 - Full funding of Bridges to Housing through local funds, grants, and foundations

Note: Even if Bridges to Housing is fully funded, it will only provide services for 150 out of the 600 family units in the Ten Year Plan.

(c) Align existing resources to support PSH: Analyze where existing programs and resources could be redirected to PSH without jeopardizing currently successful housing and service models:

- Align City and County services funding with PSH by matching service resources that are currently serving chronically homeless clients to PSH units, and reprogramming those services as necessary to support the PSH model (see Section 2d below.)
- Institutionalize a financial commitment to PSH in the systems that will directly benefit from it – corrections, hospitals, public safety, mental health, foster care³, etc. These systems should invest in PSH because they will experience direct cost savings if PSH is successful. Recent national examples (e.g. Westchester County, N.Y, the State of California, etc.) offer models for how these systems could leverage new resources to support PSH.⁴
- Increase the availability of reliable unit-based sources of operating support for PSH. For example, redirect existing rent subsidy programs for the chronically homeless (e.g. Key Not A Card, Shelter + Care) from private market units to PSH units.
- Redirect County's under-utilized assets (e.g. the Martha Washington Building) to support PSH.

2. SYSTEMS CHANGE:

PSH requires an unprecedented level of coordination among a wide range of stakeholders. The current system contains numerous barriers to successful implementation of PSH:

- The funding system is not coordinated for creating this type of housing, requiring organizations to chase multiple pots of money and cobble together resource streams in a way that is inefficient and unsustainable.
- Service funding is committed a year at a time, and funding availability is often known only weeks before program start-up. In contrast, housing providers often need assurances up to two years in advance that services will be available long-term to support PSH tenants.

³ Note: Most of the research on cost savings to other public systems focuses on PSH for chronically homeless single adults. The cost savings from PSH family units will likely impact a different set of public systems (foster care, public schools, etc.) Further research should be done to analyze these cost savings and their policy implications.

⁴ For example, in California, the Mental Health Services Act, passed in 2004, imposes a 1% income tax on personal income in excess of \$1 million. The Act was projected to generate \$683 M in 2005-06, much of which will go to county mental health programs. In 2006, the Governor's Chronic Homeless Initiative committed \$75 M of MHSA funds per year to a special need lending program. Projects receiving capital funds must be linked to MHSA services and operating support funded by the county.

- PSH projects must bring together eligible tenants with supportive services, rent subsidies, and housing units. These components typically operate independently of one another, requiring the connections to be made piecemeal on a project by project basis.
- The current system for funding and underwriting affordable housing focuses primarily on bricks and sticks rather than a broader social housing development agenda. Most existing housing development resources are restricted to capital development and cannot be extended to other uses.
- The traditional affordable housing development process does not fit well with PSH. Project development timelines, the underwriting process, the asset management system, role delineations between PDC and BHCD, and systems of monitoring and accountability need to be adjusted to be more compatible with PSH projects.
- Inadequate resources force different programs and priorities to compete for funding when in fact they are all essential components of an effective housing and human services system.

Recommendations:

- (a) PSH Funders' Group:** Create a permanent committee of all the relevant funding entities to:
- Develop a comprehensive strategy for funding the City's PSH goals
 - Coordinate funding for capital, operations, and services
 - Streamline access to resources for participating agencies

Examples from other parts of the country demonstrate what can be achieved when public funding entities develop coordinated strategies to support PSH.⁵

(b) Cultural shift to support PSH: Institutionalize a culture change within the City, County, Housing Authority, and PDC that reflects an ongoing commitment to the success of each PSH project. PSH projects should not be viewed as stand alone assets but as part of an evolving social housing system, with the public sector as long-term partners and investors in this system.

- Housing providers should have a long-term written commitment from the City and County to support the successful operation of PSH units through ongoing funding, technical assistance, and crisis management.
- Housing providers should have an option to sign an umbrella service agreement with the County or City that includes a commitment to match PSH units with supportive services on an ongoing basis. The specific service partners might change over time, but this umbrella agreement would provide greater assurance that supportive services will be available to PSH units as long as they are needed.
- The City and County should share the financial risks of taking on PSH by insuring long-term funding for the Risk Mitigation Pool to cover existing and new PSH units.

(c) Bureaucratic shift to support PSH: Create a comprehensive inter-agency system to support the development of new PSH projects and to overcome existing barriers. Elements of this system should include:

⁵ For example, in Connecticut, the Office of Policy Management, Department of Mental Health and Addiction Services, Department of Social Services, Connecticut Housing Finance Authority, and Department of Economic and Community Development developed an interagency agreement on the roles, responsibilities and commitments of the agencies in supporting the state's PSH goals. This collaborative effort has resulted in a significant commitment of resources to fund PSH: Capital Financing -- \$26M in capital subsidy, \$12M in debt financing, \$30+ million in equity; Service Financing -- \$5M in annual support service funding (\$9,000/per person); Operating Financing -- 200 vouchers.

- Reservation of capital dollars before operating subsidies and supportive services are in place, with ongoing technical assistance available to assist providers in securing necessary project components prior to occupancy
- PSH Production and Operations Team staffed by BHCD and County available to provide ongoing technical assistance in project planning and problem-solving
- Certification process staffed by PSH Production and Operations Team to supplement or replace key components of the PDC underwriting process that aren't compatible with PSH
- PSH Production and Operations Team assists housing providers in identifying appropriate service partners and target populations prior to lease up and ongoing (service providers and target population may shift over time as service resources and priorities change)
- Accountability system that clarifies the appropriate roles of PDC, BHCD, and the County in ongoing monitoring of PSH projects
- Systems for connecting eligible tenants who have services and/or rent assistance already in place with available PSH units in order to reduce vacancy rates and better align person-based and unit-based resources⁶

(d) Identify services to support the PSH model:

- Every PSH tenant should have access to a comprehensive array of services including resident services coordination, case management, and clinical services as needed. These services should be available on an ongoing basis at a level that will effectively support the tenant's housing retention and the overall stability of the housing project. [Note: Resident services coordination is typically covered as an operating expense; the recommendations in this section focus on case management and clinical services.]
- Strong political leadership is needed in order to develop a concrete plan for identifying and securing the necessary resources to provide supportive services for all PSH units. This will require realignment of existing resources with the PSH model (see below) and leveraging of new resources to fill the gaps.
- The City and County should work with human services providers to identify the necessary resources to meet the service needs for PSH. This should include an analysis of the cost of PSH services; current programs serving this target population and the capacity of these programs to meet PSH service needs; service eligibility and accessibility for the target population; where new resources are needed and where they might come from; and the potential trade-offs of realigning existing services to PSH. This analysis can then be used to frame decisions about what portion of PSH services should be provided through new resources vs. realignment of existing resources.
- Realign existing services with the PSH model where appropriate:
 - *Single adults:* County and City staff will need to look at how best to realign those service dollars that are attached to chronically homeless people in order to support the PSH model. To meet the services needs for PSH units for single adults through realignment of existing resources, the County and City would need to identify an average of 160 chronically homeless, PSH eligible individuals a year who are already receiving adequate levels of intensive case management and treatment services (at an average cost of \$7,500 per year) and match them with PSH units. To the extent that there are less than 160 PSH eligible individuals per year who meet these criteria, then new resources will need to be identified to meet the remaining service gap.

⁶ One possibility: a unit broker system in which a third party entity would match available PSH units with service providers who have eligible tenants. If a unit remains vacant after a specified period, the broker would cover the vacancy costs.

- *Families*: To meet the services needs for PSH units for families, existing services resources should be examined to identify the potential for realignment. Realistically, due to the already limited service resources for homeless families, the bulk of the services for PSH family units will need to be funded by new resources through Bridges to Housing and other sources.
- Increase case management and treatment services for chronically homeless, special needs individuals and families to insure that appropriate services are available to the PSH target population.
- Enhance staffing capacity within the City and County to match PSH projects with supportive services and to insure that PSH tenants have access to appropriate levels of supportive services on an ongoing basis.

(e) Better coordination between the various systems needed to support PSH: The following examples illustrate just some of the different systems that will need to work together to support the PSH model:

- The housing and homeless systems: Because of the lack of quality housing options accessible to chronically homeless adults and families, the homeless system is often forced to rely on motel rooms and private market housing units that can be substandard and unstable. Clients of the homeless system who fit the PSH target population should instead be directed into structured PSH units owned by CDCs.
- The workforce development and housing systems: The workforce development system has a limited number of programs that offer the level of training and support necessary to transition people from chronic homelessness to economic self-sufficiency. More programs that meet the unique needs of the PSH target population are needed.
- The housing systems for single adults and families: Homeless adults appropriately trying to reunite with their children should be able to get family housing to enable them to do so
- Public systems that will be impacted by PSH: Corrections, public safety, hospitals, mental health, schools, and foster care.

3. BUILDING PROVIDER CAPACITY:

Portland's affordable housing industry is well positioned to implement the City's PSH goals, *as long as adequate resources and supportive services are available*. With these essential resources in place, additional capacity building for both the housing and service industries will support the development of a high quality, effective PSH system.

Recommendations:

(a) PSH Toolkit: Fund a web-based PSH toolkit to support housing and service providers in developing and operating PSH projects. Toolkit components should include locally relevant information on models and best practices, boilerplate documents, a map of the PSH development process, funding opportunities for PSH, asset management for PSH, and links to other resources. Most of these tools have already been developed, but funding is needed to make them available online.

(b) Training and Technical Assistance: Build local capacity to provide training and technical assistance on an ongoing basis to service providers, housing providers, and property managers. This includes introductory trainings and strategic planning sessions for new projects, work sessions to help partners in existing projects to problem-solve, and regular training modules for specific on-site staff to orient them to PSH and their roles.

(c) Property Management: Strengthen property management capacity for PSH. Possibilities include: funding for-profit agencies to develop expertise and capacity in PSH management and/or building capacity of existing non-profits with PSH management experience to enter into third party property management contracts with other housing providers.

(d) Housing Retention: Build the capacity of both service providers and resident services staff to assist tenants in making the transition from homelessness to permanent housing. Possibilities include: a PSH Retention Team available to provide intensive one-on-one support to new PSH tenants as needed after move-in for all publicly funded PSH units; training on the disabilities which are likely to result in homelessness; cross training for resident services/property management staff as well as service providers on issues such as affordable housing property management; peer support to help reduce "burn-out" for service providers and resident services staff; and enabling PSH tenants to attend Ready to Rent classes.

(e) Risk Mitigation Pool: Evaluate use of Risk Mitigation Pool by first and second generation PSH projects to determine the most efficient and effective use of the fund. Increase pool resources to cover additional units over time.

4. RESEARCH AND DATA:

National data indicates that PSH can have a powerful impact on ending homelessness and creating cost savings for public systems. Over the next few years, we should track the data from our initial PSH projects to assess the specific impact of Portland's PSH effort. This data will help to build broader public support and funding for PSH. It will also enable us to learn more about what works and what doesn't so that we can hone and improve our approach to PSH in the future.

Recommendations:

(a) Collect data on initial outcomes: Using existing data collection systems, track initial outcomes to demonstrate the impact of Portland PSH projects on public cost savings, ending homelessness, housing stability, etc.

(b) Learn from our experiences: Create an evaluation process and feedback loop to enable us to learn from our experiences with PSH over the next few years re: different PSH models and best practices and to integrate those lessons into future projects.

APPENDIX

CONTENTS

I PSH Project Overview

II. PSH Cost Analysis:

- A. Summary of PSH Cost Analysis
- B. Assumptions Behind PSH Cost Modeling
- C. Capital and Operating Costs of PSH Over Time
- D. Cost of Services for PSH Units Over Time
- E. Total Cost of PSH Over Ten Years

III. PSH Housing Resources Strategies Matrix

- A. New Housing Resources
- B. Existing Housing Resources
- C. Existing Non-Housing Resources

APPENDIX I: PERMANENT SUPPORTIVE HOUSING PROJECT OVERVIEW

This report is the product of a year-long collaborative effort coordinated by the Community Development Network. As the trade association for nonprofit community development organizations (CDCs) in Portland/ Multnomah County, CDN works to promote the development of a broad range of affordable housing models to meet the diverse needs of our communities.

With the adoption of the Ten Year Plan to End Homelessness in 2004, the City asked Portland's CDCs to take a central role in implementing the PSH goals in the Plan. In response, CDN launched the PSH Project in an effort to address the technical, logistical, and resource barriers to successfully implementing these goals. The Project engaged a broad range of stakeholders in analyzing what it will take to achieve the City and County's PSH goals, identifying models and best practices for successful and sustainable PSH projects, and creating tools for practitioners to support the development of PSH in Portland/ Multnomah County.

PSH Project Coordinator: Kris Smock

PSH Project Steering Committee: *Provided project oversight; coordinated the cost modeling and resource analysis work; developed the Project's Findings and Recommendations re: resources and systems changes needed to achieve the goals in the Ten Year Plan*

Sam Chase, Community Development Network
Robin Boyce, Housing Development Center
Andy Miller, Bureau of Housing and Community Development
Andrea Sanchez, Bureau of Housing and Community Development
Seth Lyon, Department of County Human Services
Rachel Duke, Housing Authority of Portland
Shelley Marchesi, Housing Authority of Portland
Leah Greenwood, Portland Development Commission
Traci Manning, Central City Concern
Jean DeMaster, Human Solutions, Inc.
Martha McLennan, Northwest Housing Alternatives
Jonathan Trutt, Northwest Housing Alternatives

Partnerships Workgroup: *Analyzed barriers to effective partnerships and identified potential solutions; analyzed models for connecting eligible tenants with PSH units and services; defined roles and responsibilities of owners, property managers, service providers, and tenants*

Andy Miller, Bureau of Housing and Community Development
Andrea Sanchez, Bureau of Housing and Community Development
Seth Lyon, Department of County Human Services
Martha McLennan, Northwest Housing Alternatives
Sarah Stevenson, Innovative Housing, Inc.
Jim Hlava, Cascadia Behavioral Healthcare
Rob Justus, JOIN
Kristin Kane, Cascade AIDS Project
Renata Wilson, Portland Impact

Sarah Goforth, Central City Concern
Sue Wiswell, Rose CDC
Mary Lucero, Portland Community Reinvestment Initiatives
Nancy Thomas, Network for Oregon Affordable Housing
Robin Boyce, Housing Development Center
Ben Wickham, Housing Authority of Portland

Regulatory Agreements Workgroup (and Subgroup): *Developed boilerplate language for PSH Regulatory Agreements; clarified process and timing for managing the closing process for PSH projects*

Carolyn O'Doherty, Housing Development Center
Trell Anderson, Bureau of Housing and Community Development
Andrea Sanchez, Bureau of Housing and Community Development
Komi Kalevor, Portland Development Commission
Leah Greenwood, Portland Development Commission
Jonathan Trutt, Northwest Housing Alternatives
Traci Manning, Central City Concern
Neal Buroz, Cascadia Behavioral Healthcare
Seth Lyon, Department of County Human Services
Michael Havlik, Housing Authority of Portland
Karen Williams, Lane Powell

Legal Workgroup: *Developed guidelines for PSH partnership agreements and memoranda of understanding; developed PSH tenant screening and eviction guidelines*

Micky Ryan, Oregon Law Center
Andy Hahs: Bittner Hahs
Diane Hess: Fair Housing Council of Oregon
Robin Boyce: Housing Development Center
Andrea Sanchez: Bureau of Housing and Community Development
Jeff Reingold: Income Property Management
Freddy Lunt: Princeton Property Management
Becky Crew: Reach CDC
Martin Soloway: Community Partners for Affordable Housing

APPENDIX II: PERMANENT SUPPORTIVE HOUSING COST ANALYSIS

A. SUMMARY OF COST ANALYSIS

Units created over ten years⁷:

Units for Families	600
Units for Single Adults	1,600
Total Units Created	2,200

Total projected cost over ten years:

Capital cost	185,930,165
Ongoing subsidy	55,870,947
Services	92,789,999
All PSH Units	334,591,110

Currently available and/or committed resources:

Capital funding	33,580,403
Ongoing subsidy	26,129,491
Service funding	4,962,776
Total funds available	64,672,670

Dollars needed by use category:

Capital funding	152,349,762
Ongoing subsidy	29,741,456
Service funding	87,827,223
Total gap	269,918,440

⁷ The unit production numbers are based on the production goals of the Ten Year Plan to End Homelessness, not full need identified by the housing or service industry.

B. ASSUMPTIONS BEHIND PSH COST MODELLING

1. UNIT MIX:

Type of Units	Total Units	Development of New/Rehab Buildings	PSH Support for Existing Properties
Families	600*	350	250
Single Adults/Chronic Homeless	1,600	850	750
Total Units	2,200	1,200	1,000

* 100 units for highest need families phased in years 3-9

Development of New/Rehab Buildings: Units are assumed to have no private debt, with rents affordable to target affordability level of 10% MFI. Public development cost equals total development cost plus operating subsidy and ongoing services costs.

PSH Support for Existing Properties: Assumes no development costs, only the cost to subsidize the difference between 50% MFI rent and target affordability level of 10% MFI, plus ongoing services costs.

UNITS FOR SINGLE ADULTS:

Unit Type	% of Total Units of This Type	Household Size Assumed for this Unit	Monthly Rent Affordable for 10% MFI Household	Average Tenant Incomes at 10% MFI	
				Annual Gross Income	Monthly Income
Single Room Occupancy	25%	1	88	3,514	293
Studio Units	50%	1	55	4,685	390
1 Bedroom Units	25%	1.5	51	5,018	418

UNITS FOR FAMILIES:

Unit Type	% of Total Units of This Type	Household Size Assumed for this Unit	Monthly Rent Affordable for 10% MFI Household	Average Tenant Incomes at 10% MFI	
				Annual Gross Income	Monthly Income
2 Bedroom	25%	3	62	6,020	502
3 Bedroom	50%	4.5	67	6,958	580
4 Bedroom	25%	6	67	7,760	647

Household Size: Household size calculated using HUD standards.

Affordable Rent: Rent calculated using 30% housing burden (assumes tenant housing costs equal to 30% of their income)

2. CAPITAL ASSUMPTIONS:

Average Development Costs⁸:

- Family unit: \$200,000⁹
- Single adult unit: \$ 92,192¹⁰

All PSH units are assumed to have no private mortgages for this model.

3. OPERATING ASSUMPTIONS:

- Vacancy assumption:** 7% of gross income annually
- Target Affordability Level:** 10% Median Family Income
- Affordability of Housing Payments:** 30% (Rents set so that housing costs = 30% of tenant incomes at target affordability level)

Annual escalators:

- Income increases annually by: 2%
- Expenses increase annually by: 3%

Necessary Rent to Cover Operating Expenses:

Unit Type	Total Operating Expense Per Unit Per Year	Minimum Rent Necessary to Cover Total Operating Expenses *
SRO	4,200	383
Studio	4,300	392
1 BR	4,400	400
2 BR	4,500	408
3 BR	4,600	417
4 BR	4,700	425

* Includes minimum net cash flow to owner

Subsidy Types Definitions:

- **OPERATING SUBSIDY:** refers to ongoing subsidy to the project to cover the difference between rental income at target affordability level and operating expenses.
- **RENT SUBSIDY:** refers to ongoing subsidy needed to cover difference between 50% MFI rent and the rent affordable to a household at target affordability level.
- **ONGOING SUBSIDY:** Can be either operating and/or rent subsidy.

⁸ Construction costs escalated by 5% per year

⁹ Cost estimate based on recent costs for family projects (averages some new construction, some rehab)

¹⁰ Cost estimate based on average development costs of Rose Quarter, Housing, Estate, Biltmore, Hotel Alder

4. SERVICES ASSUMPTIONS:

Definition of Services:

This PSH service cost model includes the costs for case management and clinical services. The cost of resident services coordination is not included in the services costs, but instead is included within the project operating costs. The line between these types of services are not completely distinct, but are generally defined as follows:

Case Management: In Case Management, a staff person (the Case Manager) assists a client/household to identify goals, form action plans on how to meet those goals, obtain the necessary resources or training, and implement those action plans. The Case Manager provides resources to the client which the client might not be able to access alone. Case Management is generally conducted one on one -- one Case Manager with a specific client, household, or family -- and the goals are usually individualized for that particular client or household.

Clinical Services: Clinical Services are an agreed upon set of procedures designed to ameliorate the results of a disease or injury. For PSH, this would include alcohol/drug inpatient or outpatient treatment, mental health treatment or counseling, prescription and monitoring of medications, therapy for cognitive, mental, emotional or physical problems, or other procedures designed to reduce the effects of conditions such as deafness, blindness, severe mobility limitations, etc. Clinical Services generally are conducted with oversight from a Physician or Behavioral Health Professional.

Resident Services: Resident services are services open to all tenants, generally focused on supporting residents to achieve housing stability and access community resources. Organizations may also provide resident service programs with goals beyond housing stability, available to all residents, directed toward building personal assets of residents. These programs may address goals such as education (after school or extension service classes), earning capacity (job training or employment), physical or mental health (Alcoholic Anonymous, etc.), or personal wealth (Individual Development Accounts or money management classes).

Cost Assumptions for Services for Single Adults:

- Assumes average service cost per client per year of \$7,500 for case management and clinical services as needed
- This figure is a rough estimate based on averaging the costs of services for several recent local PSH projects. The estimate is consistent with national best practices for supportive services in PSH.
- Assumes most residents will need services for their entire tenancy, with an average turnover rate of three years. It assumes that most tenants will leave PSH housing once they stabilize. For the purposes of the cost analysis, this means that each unit will have a consistent service cost each year.

Cost Assumptions for Services for Families:

- Cost modeling is based on Bridges to Housing figures.¹¹ It assumes an average service cost per family of \$10,000 per year for case management and clinical services as needed. It does not include the cost of clinical services because it is assumed that these costs can be covered through the Oregon Health Plan.

¹¹ Bridges to Housing cost modeling includes:

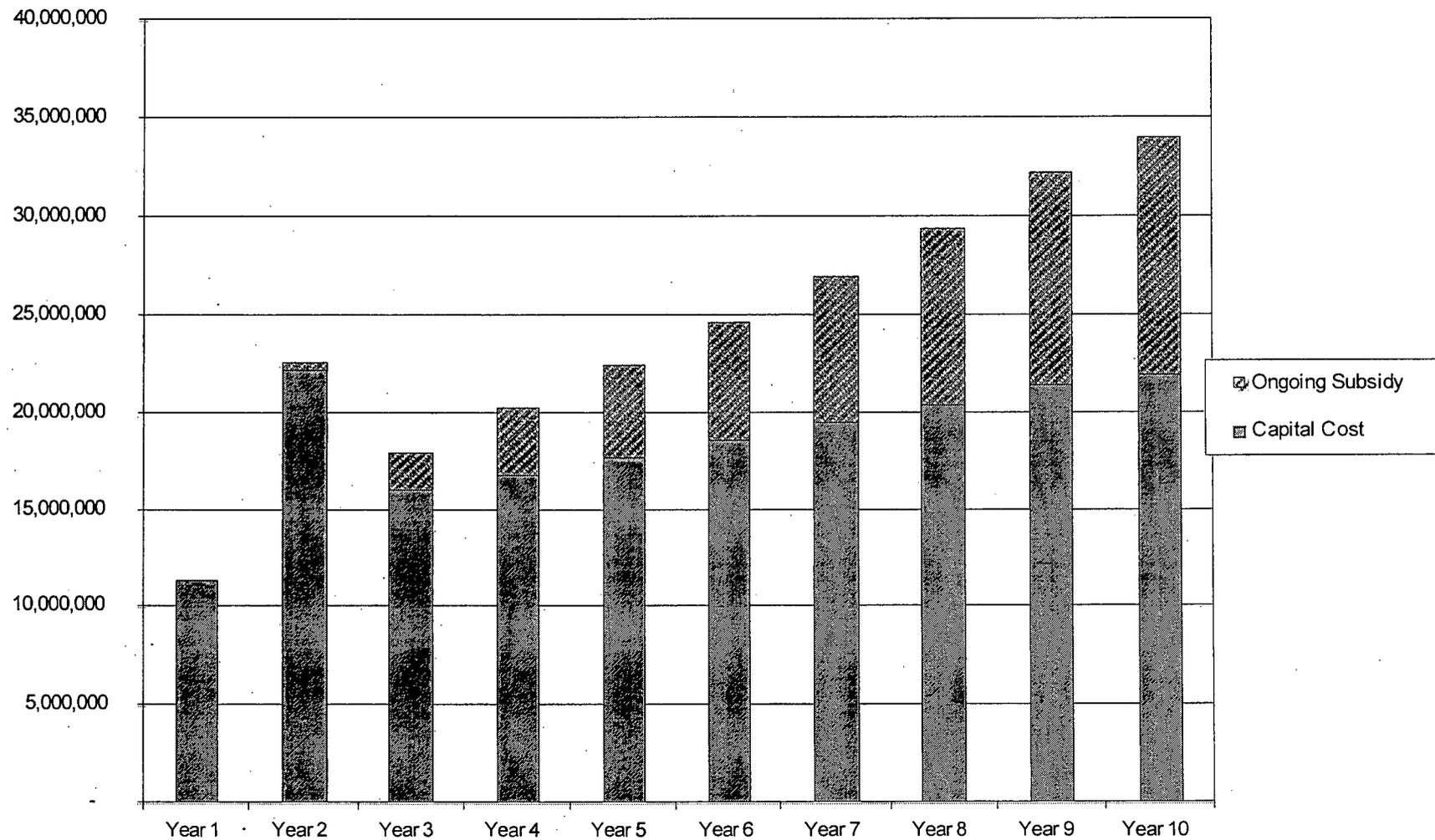
- \$2,667 for case management (1 FTE for every 15 families)
- \$300 for indirect client assistance (parenting classes, job development, ESL, etc.)
- \$450 for direct client assistance (transportation, food, diapers, housing goods, etc.)
- \$1,083 for child services (tutoring, after school care, etc.)
- \$4,860 for child care (includes parent co-pay and assumes state childcare subsidy match)

- Assumes most families will use these intensive services for two years, with an average tenant turnover rate of five years. 100 units are set aside for high need families who will need services for the entire five years of their tenancy.

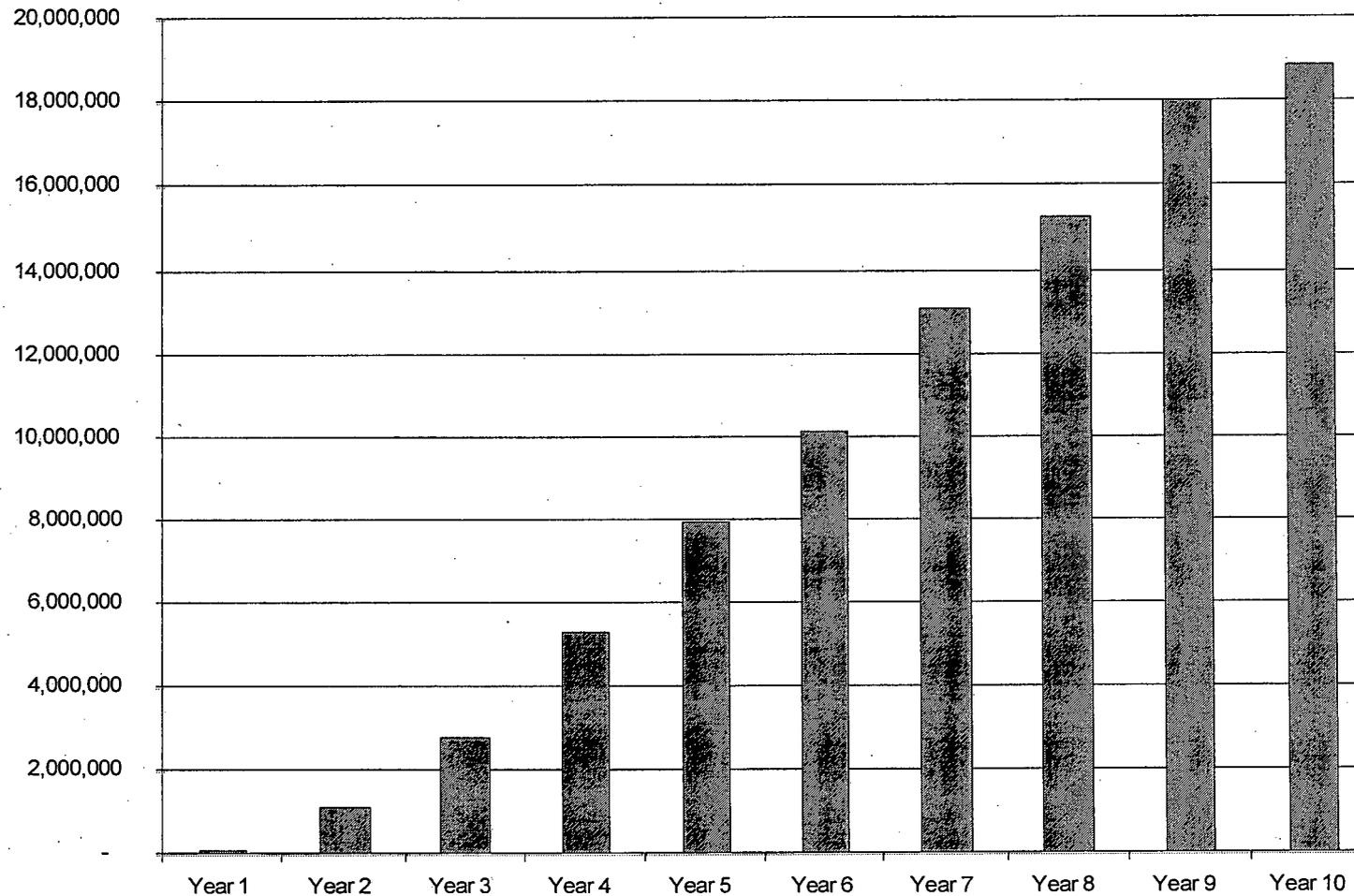
5. OTHER ASSUMPTIONS:

- Modeling for Year 1 (04/05) and Year 2 (05/06) is based on actual units that have received full funding (i.e. even if they haven't been built yet.) Model does not show actual cost for counted projects, but uses projected costs based on model assumptions.
- Ongoing subsidy and service expenses start two years after capital cost is counted for New units, assuming this is when they will be occupied.

C. CAPITAL AND OPERATING COSTS OF PSH OVER TIME



D. COST OF SERVICES FOR PSH UNITS OVER TIME



Note:

- Figures are rough estimates only; based on service costs for several recent PSH projects (see p. 18 for more information)
- Total costs increase over the ten years because: (a) it is assumed that a significant portion of PSH tenants will leave PSH once they no longer need services and will be replaced by new tenants needing intensive services; (b) new units are added to the model each year, resulting in a proportional increase in service costs each year
- A significant portion of these costs will be covered through realignment of existing resources. Further analysis is needed to identify what portion will actually require new resources

E. TOTAL COST OVER TEN YEARS FOR PSH

Year	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	
Family Units	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Units Funded	26	35	68	68	68	68	68	68	68	63	600
Households Served	6	21	70	166	200	268	317	396	347	212	1,910
Capital Cost	4,000,000	4,200,000	8,599,500	9,029,475	9,480,949	9,954,996	10,452,746	10,975,383	11,524,152	11,479,829	59,697,030
Operating Subsidy	-	-	90,858	187,472	381,979	588,602	807,903	1,040,466	1,286,899	1,547,833	5,932,013
Rent Buy Down	46,380	165,578	402,117	648,052	903,663	1,169,239	1,445,077	1,731,481	2,264,245	2,309,529	11,085,361
Services	60,000	216,300	678,976	1,070,872	1,384,376	1,820,060	2,388,105	2,877,905	3,534,289	3,000,978	17,031,861
Total Family	4,106,380	4,581,878	9,771,451	10,935,871	12,150,966	13,532,898	15,093,831	16,625,236	18,609,584	18,338,170	123,746,265

Singles Units	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Units Funded	84	303	152	152	152	152	152	152	152	149	1,600
Households Served	4	125	284	553	822	1,012	1,270	1,430	1,620	1,723	8,843
Capital Cost	7,375,344	18,005,059	7,419,827	7,790,818	8,180,359	8,589,377	9,018,846	9,469,788	9,943,277	10,440,441	96,233,134
Operating Subsidy	-	-	340,917	1,169,482	1,537,649	1,927,935	2,341,352	2,778,952	3,241,831	3,731,129	17,069,247
Rent Buy Down	19,980	162,408	1,039,354	1,478,896	1,935,605	2,409,991	2,902,577	3,403,903	3,944,521	4,477,090	21,784,326
Services	30,000	937,500	2,130,000	4,271,925	6,540,449	8,293,798	10,720,471	12,433,214	14,507,735	15,893,045	75,758,138
Total Singles	7,425,324	19,104,967	10,930,097	14,771,122	18,194,062	21,221,100	24,983,246	28,095,857	31,637,365	34,541,705	210,844,845

Combined Units	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Units Coming on Line	110	338	220	220	220	220	220	220	220	212	2,200
Units Served	10	146	354	672	988	1,212	1,538	1,747	2,016	2,070	10,753
Capital Cost	11,375,344	22,205,059	16,019,327	16,820,293	17,661,308	18,544,373	19,471,592	20,445,171	21,467,430	21,920,270	185,930,165
Operating Subsidy	-	-	431,775	1,356,954	1,919,628	2,516,537	3,149,255	3,819,418	4,528,730	5,278,962	23,001,260
Rent Buy Down	66,360	327,986	1,441,471	2,126,948	2,839,268	3,579,230	4,347,654	5,145,384	6,208,766	6,786,620	32,869,687
Services	90,000	1,153,800	2,808,976	5,342,797	7,924,824	10,113,858	13,108,576	15,311,119	18,042,024	18,894,023	92,789,999
Combined Total Cost	11,531,704	23,686,844	20,701,548	25,646,993	30,345,028	34,753,998	40,077,077	44,721,093	50,246,949	52,879,875	334,591,110

APPENDIX III: PSH HOUSING RESOURCES STRATEGIES MATRIX

Implementation of the unit production goals in the Ten Year Plan will require the identification of new resources and the realignment of existing resources to support PSH. The PSH Housing Resources Strategies Matrix offers a comprehensive menu of potential strategies for filling the resource gap for PSH capital and operating costs, with an analysis of the pros and cons and potential trade-offs of each option. We take no position on the relative merits of shifting new or existing resources from one critical housing priority to another, but our analysis shows that successful implementation of the Ten Year Plan will require these tough choices.

The matrix is intended as a tool for decision-makers, not as an endorsement of any particular strategy. Advocates and policy makers will need to debate the feasibility of these strategies and what they would mean for other priorities.

Matrix Contents:

New Housing Resources:

- Urban Renewal Area Housing Set-Aside, page 24
- Bond Measure, page 24
- Tax Levy, page 24
- Document Recording Fee Increase, page 24
- Real Estate Transfer Fee, page 24
- Local General Funds, page 24

Existing Housing Resources:

- Reprogram existing affordable units to PSH units by "down-sizing" existing debt obligations, page 25
- Capitalize operating reserves, page 25
- Cross subsidy, page 25
- Identify ways to shift tenant based rent subsidies (from housing and homeless systems) to ones that are project based, page 26
- Increase the number of Project Based Section 8 vouchers for PSH, page 26
- Consider changing rent-burden policy from 30% of income to 35%, page 26
- Reprogram existing Project Based Section 8 units or pull Project Based Section 8 vouchers from non-performing projects, page 26
- Designate public housing to PSH populations, page 27

Existing Non-Housing Resources:

- Capture projected cost savings in other systems to pay for housing operations, page 27
- Entitlement income supports, page 27

Note: This list represents a menu of options, not a list of recommendations. Please see the matrix for a detailed analysis of each of these options.

Potential Resource	Strategy	Funding Sources	Pros	Cons	Ability to Reduce Capital Gap	Ability to Reduce Operating Gap	Impact on Non-PSH Affordable Housing
New Housing Resources							
URA Housing Set-Aside \$	Strategy is currently under consideration by City of Portland. An ordinance mandating set-aside requires City Council and PDC approval.	TIF	<ol style="list-style-type: none"> Ongoing funding source. City Council support for idea. Strategy is well documented and effective in other jurisdictions. 	<ol style="list-style-type: none"> Monies can only be used in designated URAs; California law indicates spending outside districts is possible, but this would require a change in state law. A URA set-aside would probably be used to fund a range of affordable housing serving 0% to 80% MFI, not just PSH 	Actual dollar amount will depend on age of URA, TIF already leveraged for existing projects, existing reservations, etc.	Medium. California uses URA funding for rent assistance (this would require a change in Oregon's urban renewal legislation.)	Proposed strategies include Set- Aside Funds for income ranges that serve PSH and also 0-30, 30-50, & 50-80% MFI.
Bond Measure	Voter approval required or local General Fund obligation.	Bond	State law currently allows voter approved bonds.	<ol style="list-style-type: none"> Requires strong public support. Expensive to initiate. One time funding. 	Capital resource only.	N/A	Strategy could also fund other housing priorities and income levels.
Tax Levy	Voter approval required.	Property Taxes	Flexibility allows multiple ranges of uses.	Requires voter approval and voter approved renewal every 7 years.	Small.	Large.	Strategy could also fund other housing priorities and income levels.
Document Recording Fee Increase	Statewide legislation required. Strategy is part of Housing Alliance agenda.	Fee	<ol style="list-style-type: none"> Strategy is part of Housing Alliance agenda. Ongoing funding source. Flexibility allows multiple ranges of uses. Statewide support is building. Source can be scaled to the size of affordable housing problem. 	<ol style="list-style-type: none"> Requires strong public and legislative support. Other statewide users have different priorities for spending funds. 	Small.	Medium.	Strategy could also fund other housing priorities and income levels.
Real Estate Transfer Fee	Statewide legislation required and a local vote.	Fee	<ol style="list-style-type: none"> Ongoing funding source. Flexibility allows multiple ranges of uses. Statewide support is building. Source can be scaled to the size of affordable housing problem. 	<ol style="list-style-type: none"> Requires statewide legislation and a local vote. Requires ongoing oversight and public administration. 	Large. Strategy would reduce the amount of capital dollars needed to fund PSH units over the next 10 years.	Large.	Strategy could also fund other housing priorities and income levels.
Local General Funds	General Funds can repay bonds for capital development, or can be used for ongoing operating, rent assistance or services.	City of Portland or Multnomah County.	Flexibility allows multiple ranges of uses.	Competing resources make funding options scarce.	Small.	Small.	

Potential Resource	Strategy	Funding Sources	Pros	Cons	Ability to Reduce Capital Gap	Ability to Reduce Operating Gap	Impact on Non-PSH Affordable Housing
Existing Housing Resources							
Reprogram existing affordable units to PSH units by "down-sizing" existing debt obligations	The strategy of reprogramming existing affordable units to PSH units is part of the City and County 10 Year Plan to End Homelessness.	1. LIHTC Equity 2. PDC Funds 3. Mult. Cty. SIP 4. Grants 5. Other	1. Proven to be a successful approach in Washington. 2. Provides ability to select housing operators and projects with proven track records. 3. Strategy is aligned with the 10YP.	1. Loss of low and moderate income affordable units. 2. Affordable housing owners might not be interested in converting units. 3. Limits capital funds available to develop new units. 4. Reprogramming would also require an operating subsidy for new PSH units unless rents from other units could cross-subsidize operations.	Strategy would reduce the amount of capital dollars needed to fund PSH units over the next 10 years.	See Cross Subsidy Strategy	Decision to prioritize PSH units will reduce dollars to other affordable housing - e.g. low wage earner families, first time homebuyer, family housing (except homeless). The larger subsidy cost per unit for PSH units will reduce number of units getting developed.
Capitalize operating reserves	Reserve funds designed to ensure that adequate funds are available should operating costs exceed project income.	1. LIHTC Equity 2. HOB 3. Mult. Cty. SIP 4. Grants 5. HIF	1. Alternative source to meet rent/operating reserve gap. 2. Reduces reliance on PBS8. 3. Reduces reliance on project cash flow.	1. Not all funding sources allow such use, including HOPWA, CDBG and HOME. 2. While this use is allowed for a number of sources, it is a non-traditional use.	Increases capital gap due to use of funds traditionally reserved for capital expenditures. Operating reserves will now be a capital cost and not funded from project cash flow.	Significant ability to reduce operating gap if adequate funding is available; however, adequate resources do not currently exist.	Capital funding available for traditional affordable housing units will decrease.
Cross Subsidy - rental revenues from higher income units cover a portion of operating PSH units (assumes a reduced debt obligation)	Strategy is part of City and County 10 Year Plan to End Homelessness.	Rental Income	1. Does not require any policy changes. 2. Strategy is aligned with the 10YP. 3. Creates internal (within project) ability to cover portion of operating costs, reduces long term dependency on outside operating support.	1. Higher risk project: strategy assumes that non-PSH units are able to bring in relatively high rents which may not be realistic for all projects (e.g. location, % of PSH units, etc.). 2. Strategy may only cover a portion of rent/operating subsidy needed for PSH units. 3. PSH units will require additional operating and service related expenses. 4. Increases public funding costs per unit due to reduced ability to carry private debt payments.	See Reprogramming Existing Units Strategy	While cross-subsidizing will presumably cover a significant portion of rent/operating costs associated with PSH units, such strategy will also increase expenses (e.g. enhanced property management, etc) and require a partnership with a service provider.	1. If new construction, capital funding available for traditional affordable housing units will decrease. 2. If existing units are reprogrammed, supply of low and moderate income affordable units will decrease.

Potential Resource	Strategy	Funding Sources	Pros	Cons	Ability to Reduce Capital Gap	Ability to Reduce Operating Gap	Impact on Non-PSH Affordable Housing
Identify ways to shift tenant based rent subsidies (from housing and homeless systems) to ones that are project based.	Strategy is part of City and County 10 Year Plan to End Homelessness.	1. HAP 2. McKinney 3. KNC 4. T2H	1. Alternative source(s) to meet rent/operating reserve gap besides PBS8. 2. For KNC and T2H, meets City policy goals by placing more emphasis on the provision of permanent housing and is aligned with 10YP.	1. Assuming HAP is source, waiting list time is increased. 2. Federal restrictions on McKinney funds are well-established and difficult to change. 3. KNC and T2H would require a change in City policy. Also, these programs are currently annual programs and thus are unable to guarantee subsidy on a longer term basis. 4. Decrease number of tenant-based rent subsidy resources.	N/A	Increases the number of resources available strictly for rent subsidy.	1. Decreases number of tenant-based rent subsidy resources. 2. Increases TB waiting list time. 3. Loss of transitional units for chronically homeless.
Increase the number of Project Based Section 8 vouchers for PSH units.	Strategy is part of City and County 10 Year Plan to End Homelessness. HAP has already committed to 150 PBS8 vouchers for PSH units.	HAP	1. Meets HAP's mission. 2. Strategy is aligned with the 10YP.	1. PBS8 program costs more on average than TB program (1:1.25) 2. HAP has had a lower success rate with the PBS8 program vs. TB program (e.g. lower lease-up rate) 3. Decreases availability of TB program for general population (50% of this population is elderly or disabled)	N/A	One of the only resources available strictly for rent subsidy.	1. Decreases availability of PBS8 vouchers for traditional affordable housing development. 2. Decreases availability of TB program for general population (50% of this population is elderly or disabled and is homeless).
Consider changing rent-burden policy from 30% of income to 35%	Policy in place for Section 8 program.	N/A	Reduces need for external subsidies.	Increased rent burden on low income tenants	N/A	Reduces gap over a 10-year period by \$2,574,462	Increases rent burden on low income tenants.
Reprogram existing Project Based Section 8 units to PSH units or pull PBS8 from non-performing projects (e.g. projects with excessive vacancy)	The strategy of reprogramming existing affordable units to PSH units is part of the City and County 10 Year Plan to End Homelessness.	HAP	1. Does not require an overall increase in the number of vouchers in HAP's PBS8 program. 2. Does not negatively impact the tenant-based waiting list. 3. HAP's PBS8 program is designed to house the "hard to house". 4. Strategy is aligned with the 10YP.	1. In some cases this may require pulling PBS8 vouchers from projects that have excessive vacancies. 2. Negative impact on relations between HAP and subject housing providers. 3. Potential to destabilize projects dependent on PBS8 for maintaining occupancy, serving tenants whose incomes are well below the rents structured in the project.	N/A	The number of units with PBS8 vouchers and excessive vacancies is not significant.	Reduces the number of traditional affordable housing units with PBS8. [However, it should be noted that the PBS8 program is designed to house the "hard to house" and thus the population eligible for these vouchers is likely to fall under the broadly defined PSH target population.]

Potential Resource	Strategy	Funding Sources	Pros	Cons	Ability to Reduce Capital Gap	Ability to Reduce Operating Gap	Impact on Non-PSH Affordable Housing
Designate public housing to PSH populations	Requires endorsement and policy change by HAP. Strategy is being piloted at Iris Court/Humboldt Gardens.	HAP	1. HAP will have significant compliance measures for service providers. 2. Regardless of PSH designation, many public housing tenants meet the PSH target population profile.	1. HAP will have significant expectations for service providers.	N/A		Decreases the availability of public housing for general population.
Existing Non-Housing Resources							
Capturing projected cost savings in other systems to pay for housing operations.	Strategy is one of the underlying premises to PSH	Community Justice, Public Health, Mental Health Systems	1. Driving premise behind PSH. 2. Represents a new housing resource.	1. Difficult to navigate public system. 2. Public system is already under-funded and there is existing pent up demand. 3. Requires massive systems change.	Use of dollars may be flexible. Due to the system already being under-funded, there would likely be considerable debate over redirecting existing dollars from other priorities. Ideally, new funding should be made available through these systems for PSH (e.g. Westchester County, NY and State of California)	Use of dollars may be flexible. Due to the system already being under-funded, there would likely be considerable debate over redirecting existing dollars from other priorities. Ideally, new funding should be made available through these systems for PSH (e.g. Westchester County, NY and State of California)	No direct impact on affordable non-PSH housing; however, there is the possibility of loss of services for clients housed in non-PSH affordable housing developments.
Entitlement income supports	Strategy is one of the underlying premises to PSH	Medicaid, TANF	1. Driving premise behind PSH. 2. Represents a new housing resource.	1. Difficult to navigate public system. 2. Public system is already under-funded and there is existing pent up demand. 3. Requires system change.	See above	See above	No direct impact on affordable non-PSH housing; however, there is the possibility of loss of services for clients housed in non-PSH affordable housing developments.

APPENDIX IV: PSH TOOLKIT

The PSH Toolkit provides a comprehensive resource for Portland housing developers and service providers interested in Permanent Supportive Housing. It includes Portland-specific guidelines and tools that were developed as part of CDN's Permanent Supportive Housing Project. It also offers links to key national resources from the Corporation for Supportive Housing and other partners.

The Toolkit is web-based, and is housed on the website of the Bureau of Housing and Community Development at <http://www.portlandonline.com/bhcd/index.cfm?c=43436>.

Key Portland-specific materials available in the Toolkit include:

What is PSH?

- Overview of Portland's PSH initiative
- Portland-specific definitions of key terms (Permanent Supportive Housing, Supportive Services, PSH Tenant, Partnered Service Provider, etc.)

Project Planning:

- Analysis of different models of PSH project configuration
- Guidelines for PSH unit numbers and ratios
- Tools for developing a staffing model for your PSH project
- Considerations when selecting a target population
- How is PSH for families different than PSH for single adults?
- PSH design guidelines

Financing:

- Overview of PSH financing
- General guidelines for estimating PSH capital, operating, and service costs
- Comparison of PSH operating budgets vs. standard affordable housing
- Links to local and national financing sources*

Development Process:

- Overview of PSH Production and Operations Team
- Information on the PSH certification process
- Boilerplate Regulatory Agreements for PSH Projects
- How to access operating subsidies and service partners for PSH projects*

Housing-Services Partnerships:

- Overview of roles and responsibilities of PSH partners
- Analysis of different models for connecting tenants to housing units and services
- Barriers to effective PSH partnerships and potential tools
- Guidelines for PSH partnership agreements and Memoranda of Understanding

Operations:

- Analysis of different models for fulfilling program functions for PSH operations
- PSH Tenant Screening and Evictions Toolkit
- Worksheet for allocating staffing responsibilities between owner, property management, asset management, resident services, and social service staff
- Information on the Risk Mitigation Pool
- Asset management for PSH projects*

*still under development

The Way Home

2007 Report to the Community
Housing Authority of Portland



Introduction

The Housing Authority of Portland (HAP) is committed to helping people find a way home. This involves working at many levels: devising sound policies, administering complex programs, developing and maintaining properties, coordinating with community partners, using limited funds wisely, and finding creative solutions to complicated issues. Equally as important, it means responding to the individual circumstances and needs of each person who seeks the agency's help.

This report to the community outlines the agency's accomplishments over the past two years. It also profiles four people who have begun new chapters of their lives with HAP's assistance. Although each person followed a different path, they all had a common destination: a place of their own where they can live in dignity and security. Their stories reflect those of thousands of others who are making their way to better lives through affordable housing and support services. By putting a face to the facts and figures, Lucrecia, Tammie, Annie, and Abel remind us that new beginnings are possible through housing, help, and hope.

About the Housing Authority of Portland

HAP provides housing and housing-related services to those who face barriers due to income or disability. HAP's housing and rent assistance programs serve more than 14,000 households throughout Multnomah County. HAP is a public corporation governed by a citizen commission selected by the jurisdictions it serves and appointed by the Mayor of Portland.

Board of Commissioners: Jeff Bachrach, Chair; Lee Moore, Vice Chair; Catherine Such, Treasurer; Harriet Cormack; Richard Fernández; Gretchen Kafoury; Chris Lassen; Nathan Teske; Gavin Thayer



Housing Authority of Portland
135 SW Ash Street
Portland, Oregon 97204
503-802-8300
www.hapdx.org



On the cover: The sidewalks of New Columbia.

Contents

Letter from Jeff Bachrach, Board Chair, and Steve Rudman, Executive Director	3
Rent Assistance	4
Real Estate Operations	7
Development and Community Revitalization	8
Resident Services	13
Financial Information	14

Letter from the Board Chair and Executive Director

Dear Friends of HAP:

This report chronicles the last two years of activity at our agency. It was a productive time. No achievement was more representative of our future than the completion of New Columbia, the largest neighborhood redevelopment in Portland's history. While New Columbia's size and scope are unique, the elements it comprises — mixed-income housing, broad economic opportunity, and an array of community partnerships, to name just three — are ones we will strive to repeat in our future developments.

Another total redevelopment of a distressed public housing community, the Iris Court Cluster, was launched during this period after we won our second federal HOPE VI revitalization grant.

Development is but one facet of what we do on behalf of those who face difficulty in their quest for affordable housing as a result of income, disability, or special need. Over the past two years, we have worked closely with our public sector partners to align our resources in support of the joint City of Portland/Multnomah County 10-year plan to end homelessness. We are providing 150 project-based Section 8 vouchers over three years to social housing organizations to help finance the development of permanent supportive housing for people who have been chronically homeless. We also assumed administration of county-wide emergency short-term rent assistance, another element of the 10-year plan.

On the national front, the last two years have brought both good news and bad. The federal funds appropriated for public housing continue to decline. In 2007, HAP received just 83 cents of the dollar needed to operate and maintain our 2,500 public housing units. As a result, we have launched our Public Housing Preservation Initiative (described later in this report). Funding was restored to the Section 8 program, however, allowing us to reverse program changes that had increased the rent burden for our 8,000 participants.

We believe the promise for the future lies in continuing to work with our public sector partners to deploy local resources more efficiently, while advocating for more robust federal and state support. We need to make sure that our local social housing system is designed to deliver on a unified set of public policy goals across our community. This is difficult to achieve given the number of organizations involved. Yet, the attempt must be made if we are to maximize the options and resources available to those who need housing assistance.

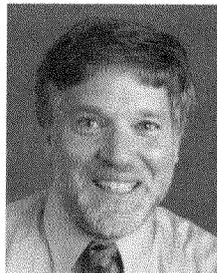
We appreciate the confidence that our clients, partners, and communities have in our ability to respond to local affordable housing needs. We look forward to continuing to earn their trust as we move forward with our various housing initiatives.

Sincerely,



Jeff Bachrach
Chair, Board of Commissioners

A handwritten signature in black ink, appearing to read "Jeff Bachrach".



Steve Rudman
Executive Director

A handwritten signature in black ink, appearing to read "Steve Rudman".

Rent Assistance

Section 8 Turnaround

Good news came to the Section 8 rent assistance program in early 2007, when Congress increased federal funding for the program. This boosted HAP's annual Section 8 budget by nearly \$3 million, enabling the agency to reverse difficult program changes instituted in 2004 when federal funding was

What This Means:

- ◆ Rent burden is eased for the more than 8,000 Section 8 participants.
- ◆ People have greater choice in where they live.
- ◆ Landlords — who are crucial to the program — have fewer restrictions.

decreased. The turnaround brings the following positive changes:

- ◆ Participants return to paying a minimum of 30 percent, rather than 35 percent, of their income toward rent.
- ◆ The bedroom standard is more generous. One bedroom is

allowed for the head(s) of household, then one bedroom for every two additional people.

- ◆ Landlords can raise rents without a cap as long as they do not exceed market rents for comparable units.
- ◆ After completing an initial 12-month lease in Multnomah County, participants can now move and use their voucher anywhere in the country.

Waiting List Opening

The Section 8 waiting list opened in November 2006 for the first time since 2002. Nearly 10,000 people applied for the 3,000 positions on the new list.

What This Means:

- ◆ More people will be able to obtain Section 8 housing, but the large number of applicants shows that a great need for affordable housing still remains.

- ◆ The opening was widely publicized to reach prospective Section 8 clients. A streamlined application process was used, with applications available on the Internet for the first time.

- ◆ The 10,000 applicants were entered into a computer database, from which 3,000 names were randomly selected to place on the waiting list.
- ◆ The waiting list was limited to 3,000 to enable HAP to reopen the list to new applicants more quickly.

Short-term Rent Assistance

HAP has continued its leadership role in a unified county-wide program for short-term rent assistance. Since 2005, the agency has administered funds on behalf of Multnomah County, the City of Portland, the City of Gresham, and HAP, allocating the combined funds to agencies that provide rent assistance services to people who are homeless or at risk of homelessness. An oversight committee led by HAP worked over the past two years to further improve the program's capabilities through the following measures.

What This Means:

- ◆ Participating entities benefit from the clarity and unity provided by the shared vision and goals.
- ◆ The program eases the administrative burden on agencies, allowing them to focus on service delivery.

- ◆ A vision and desired outcomes were defined for each of the program's two goals:
 1. Providing safety off the street (immediate temporary shelter).
 2. Helping people obtain and maintain permanent housing.
- ◆ New formulas were devised for allocating up to \$1.8 million in annual funding to target populations and geographic areas.
- ◆ Agencies were asked to submit proposals for delivering rent assistance services, based on the vision, outcomes, and target populations. Nineteen agencies were selected to begin service delivery in July 2007.



Lucrecia and her husband Mike live in an apartment in southeast Portland with the assistance of Section 8.

Lucrecia Fietta found a way to remain in her home.

Lucrecia used to share her apartment with her aunt. After her aunt moved out, Lucrecia struggled to pay the rent.

Lucrecia and Mike knew each other in middle school, but then lost touch. They got together again when Mike's dad picked Lucrecia up in his cab one day last year and gave Mike her number. The couple was married on Valentine's Day, 2007.

Both Lucrecia and Mike receive disability benefits and are unable to work, but Lucrecia watches her two nephews a few days a week while her sister works. She and Mike also care for Speedy, a turtle Mike found near his group home before he got married.

After I applied for Section 8, I started praying. A while later, a piece of paper came and I got to keep the apartment. I couldn't believe I was chosen.

It would be so tight if we didn't have Section 8 — I don't think we would make it. We have just a tad extra money now so we can go out together once in awhile to dinner or a movie.

We can use our voucher to move to any county we want. We're happy about that because we want to have a family eventually and will have to move. We'll be able to choose — that's something we like. It's hope to have Section 8.

*For Tammie
Duback,
home is now
more affordable.*

When Tammie heard about the conversion of Fairview Oaks units to public housing, she saw it as an opportunity to improve her family's circumstances.

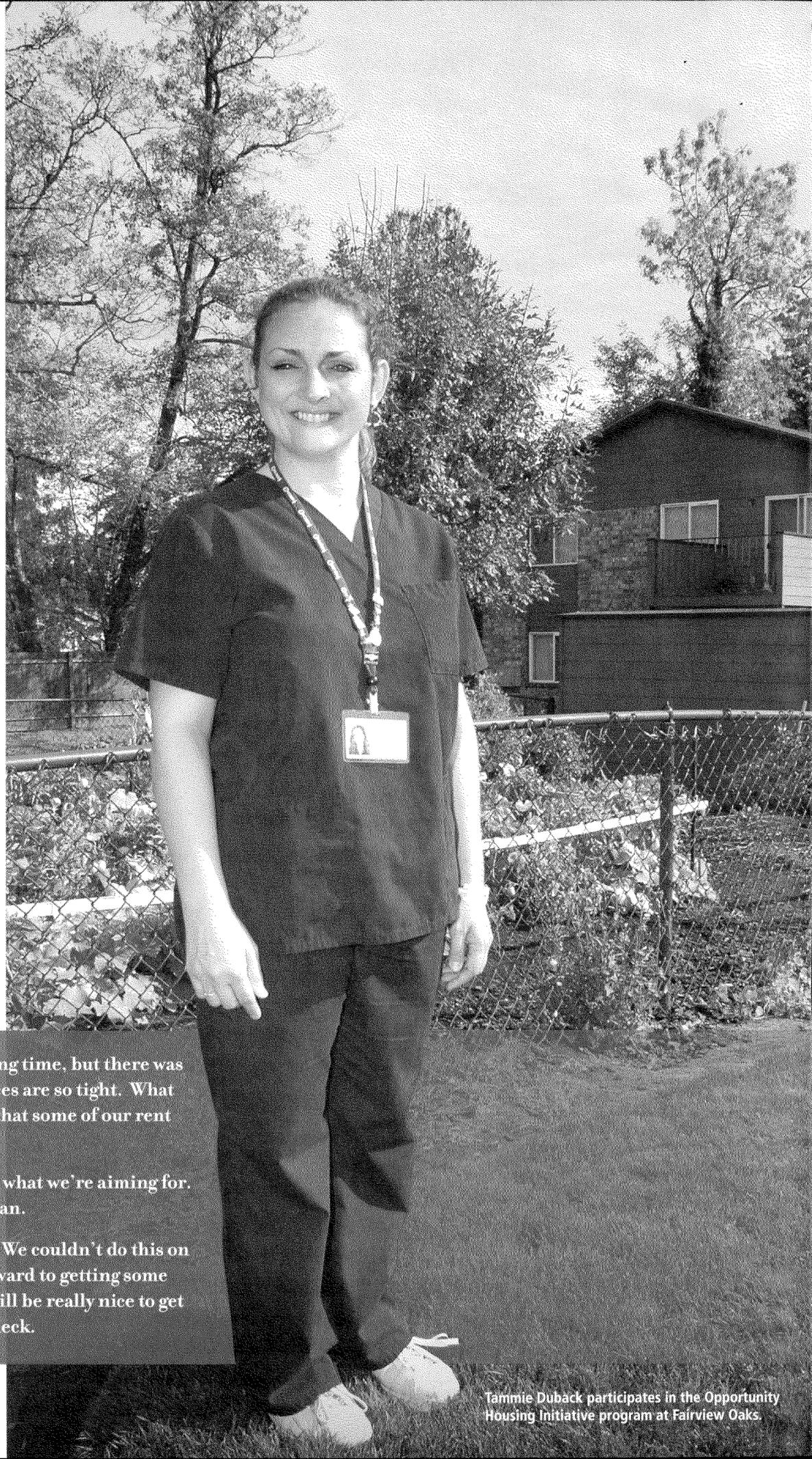
Tammie is a very busy woman. After getting laid off from her previous job, she decided to retrain as a medical insurance coding and billing specialist. She is pursuing an eight-month program at Concord Institute and also works part-time as a house mother at Bethany House. This is in addition to caring for her own two children.

Tammie's husband, John, was a commercial truck driver, but injured his back. His hope is to retrain as a helicopter pilot. Once Tammie gets back to work, she will help him reach that goal.

We've wanted to buy a house for a long time, but there was no way we could save because finances are so tight. What appeals to us about this program is that some of our rent can go into escrow savings now.

People will help us get equipped for what we're aiming for. I want to take as much out of it as I can.

We're in transition in a lot of ways. We couldn't do this on our own right now. I'm looking forward to getting some stability through this program. It will be really nice to get to a full-time job and a steady paycheck.



Tammie Duback participates in the Opportunity Housing Initiative program at Fairview Oaks.

Real Estate Operations

Public Housing Preservation Initiative

Following several years of planning, HAP is implementing an important initiative to preserve and protect public housing. Public housing plays a vital function in our community, serving very low-income people who have few

What This Means:

A precious community resource that offers a lifeline to some of the area's most fragile residents is being sustained.

housing alternatives; almost 90 percent of the 2,500 households living in public housing make less than 30 percent of the area median income.

Yet, federal funding — essential for operations and capital

improvements — is declining, posing a risk that the number of public housing units could decline as well. HAP is meeting this challenge with a comprehensive plan to safeguard this essential resource.

- ◆ The agency is selling its 162 units of "scattered site" public housing — single-family houses, duplexes, and triplexes that are dispersed throughout the county and inefficient to manage and maintain. HAP will replace each unit by acquiring or building more cost-effective units in multifamily buildings. The goal is to sell and replace approximately 50 scattered sites a year.
- ◆ In replacing the scattered sites, the agency's guiding principles will be to attain financially sustainable developments, mixed-income housing wherever feasible, and locations near transit and job centers.
- ◆ Sale proceeds will also be used to help address unmet capital needs of existing public housing. The agency will set priorities for capital improvements by considering factors such as safety conditions, major building system needs, operational efficiency, and residents' quality of life.
- ◆ HAP currently has federal authorization to operate 176 additional public housing units, but does not have the means to do so. The sale of scattered sites may enable the agency to activate some of these unused "banked units" and increase the overall public housing supply.

Fairview Oaks Conversion

Fairview Oaks is a 328-unit affordable housing development owned by HAP and located in the City of Fairview. It is also the site of an innovative pilot project. Forty Fairview units were converted from affordable housing to public housing, using 40 banked units of public housing subsidy. The pilot project also includes a self-sufficiency program for residents under the agency's Opportunity Housing Initiative (described on page 13).

HAP is the first public housing authority in the nation to use this new model for real estate it owns, which created a complex financing challenge. Over the past two years, HAP has obtained U.S. Department of Housing and Urban Development (HUD) approvals, closed refinancing, developed the resident program, and started leasing the units. The agency also developed a simplified method of calculating tenants' rent, based on gross income only.

Residents for the public housing units are being drawn from Fairview's existing affordable housing tenants first so no one will be displaced or have to move because of the conversion. Because public housing rents are lower, residents' rent burden will be eased by \$100 to \$600 per month — a significant savings for low-income households.

Merging of Real Estate Operations

Last year, HAP merged its public housing and affordable housing operations, with one senior manager now overseeing both. Previously, the two operations were managed separately because HUD's public housing rules were quite different from the standard real estate practices relevant to the affordable housing that HAP owns itself or in partnership with others. HUD then made changes that more closely aligned the federal public housing program with how standard multifamily rental housing functions in the marketplace. This made it possible for HAP to manage the two types of real estate together, drawing upon the best practices of each.

- ◆ The agency continued to analyze and "right position" its entire real estate portfolio to determine where refinancing,

major capital work, or blending of housing types in a mixed-income community would strengthen assets.

What This Means:

By sharing policies and practices across both types of housing, HAP is able to strengthen both its business practices and its ability to provide housing for people who are traditionally underserved by the market.

◆ As part of its commitment to mixed-income communities, HAP incorporated public housing into one of its affordable properties (see description of Fairview Oaks, page 7). As at New Columbia, historically separate programs are now operating in one complex.

- ◆ The real estate operations team established clear performance measurements to evaluate property management service delivery, whether by HAP staff (in the case of public housing) or by property management firms (in the case of the agency's affordable housing).
- ◆ In addition, HAP has completed the transition from a central management system to site-based management for public housing. Each public housing property now has its own operating statement, giving staff the tools they need to track and control revenues and expenses and to make management decisions about their property.



The new Rosa Parks Elementary School (left) along with a new Boys & Girls Club, and a renovated city co

New Columbia Community Campus

The crown jewel of New Columbia is now fully in place, set with a trio of facilities that add luster to the neighborhood.

The New Columbia Community Campus comprises the new Rosa Parks Elementary School, new Boys & Girls Club, and enhanced University Park Community Center. It fulfills the shared vision of four partners — HAP, Portland Public Schools, Boys & Girls Club of Portland, and Portland Parks & Recreation — to serve children and families by providing interconnected education, enrichment, and recreation. By combining resources and using highly innovative financing, the four partners can offer better facilities and more programs for less money than they could on

What This Means:

A mother dropped her child off at Rosa Parks early one morning because she had to take several buses to access a computer at a local community college. She burst into tears when the principal told her she could do the same work from the family resource center at the new school. This example illustrates how coordinated, accessible services can help relieve some of the burdens experienced by low-income people with limited resources.

Community Revitalization



PHOTO COURTESY PORTLAND PUBLIC SCHOOLS



Community center, from the Community Campus at New Columbia. The New Columbia HOPE VI redevelopment (right) was finished on schedule and on budget and now is home to 850 households.

their own. The campus is a model of how public entities can work together to create a high-value community asset.

- ◆ Rosa Parks Elementary School opened for the 2006-07 school year, replacing the aging John Ball Elementary School. It serves approximately 570 students in grades K through 6. An extended day program, in conjunction with the Boys & Girls Club, is available for all students in grades 1 through 6.
- ◆ The Boys & Girls Club shares space with the school, offering fitness, academic, arts, health, career, and leadership-building activities for youth ages 7 to 17. By only its third month of operation (August 2007), the club signed up 500 members.
- ◆ The existing University Park Community Center has been upgraded with a \$5.9 million recreation wing that opened in summer 2007. Pathways connect the wing with Rosa Parks Elementary School and the Boys & Girls Club, giving students and club members easy access to the new double-court gym, fitness room, and dance/aerobics room.

Humboldt Gardens

Like New Columbia before it, Humboldt Gardens is using federal HOPE VI project funds to transform aging, distressed public housing into a new community.

- ◆ HAP received the HOPE VI grant in October 2005, and construction of Humboldt Gardens began in summer 2007. The first residents are expected to move back in summer 2008.
- ◆ Humboldt Gardens will have 100 units of public housing and 30 units of affordable housing. Twenty of the public housing units have been pledged to the regional Bridges to Housing Program for homeless families. An onsite opportunity center will deliver services that will help residents move toward self-sufficiency under HAP's Opportunity Housing Initiative. (See Resident Services on page 13.)

What This Means:

Humboldt Gardens is replacing Iris Court, which suffered from difficult physical and social conditions. The new development will greatly improve conditions for residents and help revitalize the Humboldt neighborhood.



The Humboldt Gardens redevelopment features a mixed-use building that will provide housing, retail, and a community center.

- ◆ In addition to the onsite housing, 21 affordable houses will be offered for sale within a one-mile radius of Humboldt Gardens. Some of these houses will be sold to current public housing residents, while others will be sold to the Portland Community Land Trust and Habitat for Humanity to ensure they remain affordable over the long term.

The Morrison

Construction of The Morrison — a five-story affordable housing apartment complex near PGE Park — was completed in November 2007. The Morrison is part of a mixed-income,

What This Means:

By providing critically needed housing and support services for homeless and very low-income people, The Morrison, Willow Tree, and Clark Center Annex are important elements of the City and County's 10-year plan to end homelessness.

mixed-use development that also includes an adjacent market-rate condominium building (The Civic). Ground-floor retail, underground parking, and pathways link the two buildings in this unique collaboration between HAP and Gerding Edlen Development, a private developer.

- ◆ Leasing of The Morrison's 140 affordable apartments began in fall 2007.

- ◆ Forty-five of The Morrison's units will be permanent supportive housing. Tenants will be formerly homeless people who will receive ongoing, personalized services from two social service agencies.

Willow Tree Apartments and Clark Center Annex

HAP worked with two agencies to develop permanent supportive housing for formerly homeless residents. The redeveloped Willow Tree Apartments in Gresham opened in November 2005, and the Clark Center Annex opened in October 2007.

- ◆ The 17-unit Willow Tree redevelopment replaced inadequate accommodations and provides supportive housing for 10 homeless families in East Multnomah County. Human Solutions, Inc. provides services to residents who have been homeless.

What This Means:

The Development and Community Revitalization group is now gearing up to convert, rehabilitate, and develop 162 units of replacement housing as part of HAP's Public Housing Preservation Initiative (described on page 7).

- ◆ Transition Projects (TPI) operates the Clark Center Annex, which is located adjacent to the Clark Center, a shelter for homeless men. The annex provides 22 units of supportive housing for TPI clients as they move toward a life of greater stability.



Annie Steele came back home.

Annie was born in Greenville, Alabama, 80 years ago. She and her husband moved to Portland when he got out of the service after the second world war. After her husband died, she moved with her three children to Columbia Villa. The children grew up and left home, but Annie stayed on because she loved the community.

Annie still thinks about the old days at Columbia Villa, but is very happy with the New Columbia community, too. She doesn't get out much anymore, but does take part in close-by activities like barbecues and band performances in McCoy Park. She shops at the grocery store when she runs out of milk or bread. And she says that one day when she feels like going to the community center, she'll go.

I love kids. I sit right here on the porch and watch them swinging in the park. Oh, I enjoy it.

I used to work — I tended old people like people tend me now. I loved working. I wish I could do it now. I'd get tired but I had to do it. My husband had passed away and it was just me.

Everyone calls me Mama Ariela after my middle name, and says "Hi, Mama Ariela," or "Hi, Grandma." Grown people, too, not only the little kids. I feel good because I know they're thinking about me. I love it here, that's all I can say.

Annie lives in the heart of New Columbia, right across the street from McCoy Park.

*Abel Arango
graduated from
one home to another.*

Abel is a man with goals. Growing up in Oaxaca, Mexico, he remembers going to school hungry, with holes in his clothes and no shoes. One of his early dreams was to come to the United States so he could work hard and make something of himself.

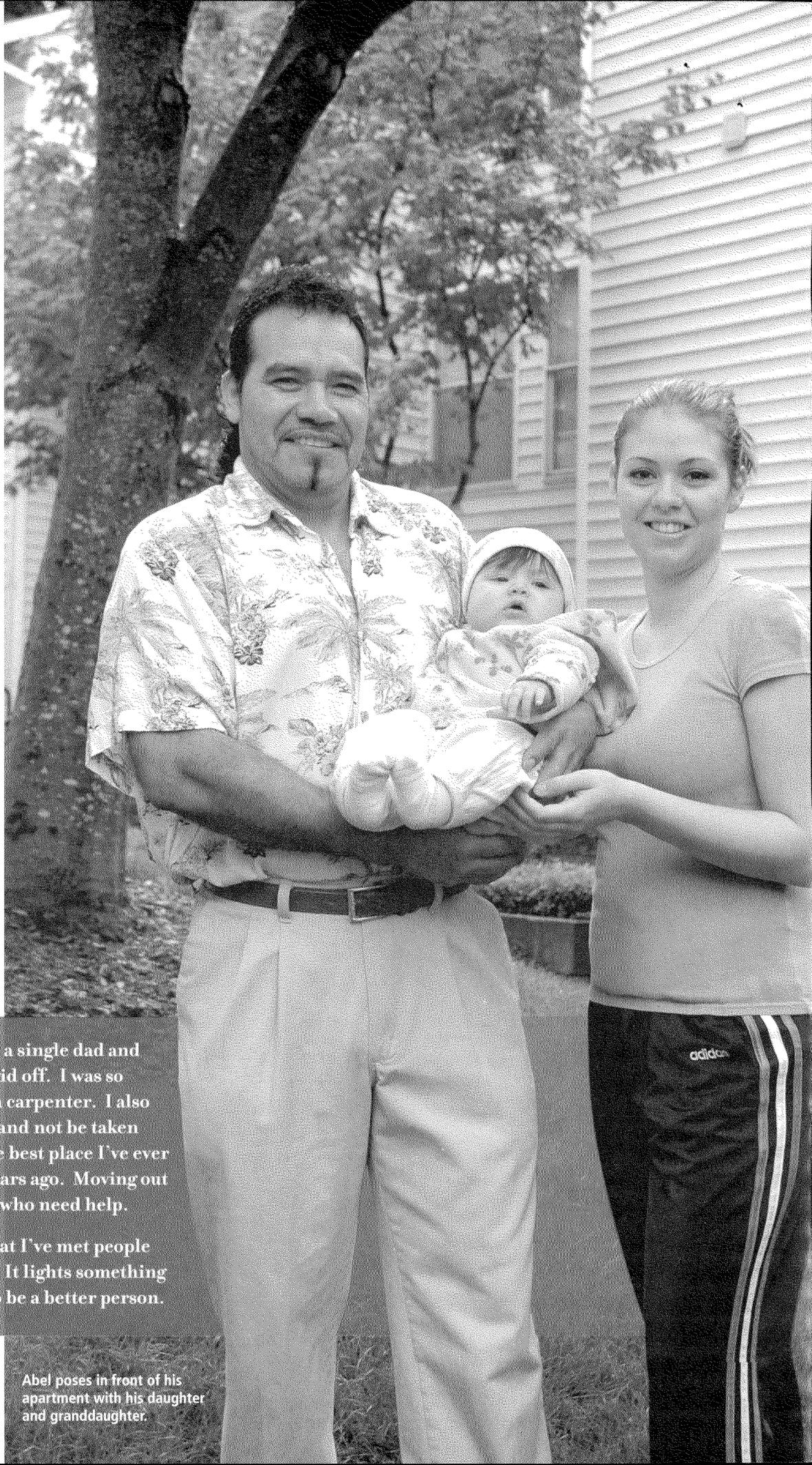
Abel participated in the ETAP training program, with perfect attendance during all six months of evening and weekend classes. His next goal was to become a journeyman carpenter, which he achieved in spring 2007.

Another dream also came true for Abel this spring, when he became an American citizen. He studied every day for the test and scored 100 percent on it. His goal now is to see his kids keep on with their education and continue to be good citizens.

I used to live in public housing. I'm a single dad and worked in a lumber mill, but I got laid off. I was so lucky to get into ETAP. I trained as a carpenter. I also learned things like how to buy a car and not be taken advantage of. Now I have a job in the best place I've ever worked. I left HAP housing three years ago. Moving out gave an opportunity to other people who need help.

I love this country. It's a blessing that I've met people who supported and encouraged me. It lights something up in you and helps you know how to be a better person.

Abel poses in front of his apartment with his daughter and granddaughter.



Resident Services

New Service Delivery Model

HAP has made a fundamental change in service delivery. If other organizations provide services similar to those provided by HAP, the agency explores the feasibility of transferring service delivery to that group. Two programs now operate under this new model.

What This Means:

The new model builds on existing community strengths, is more cost-effective for HAP, and can provide a wider range of benefits for residents.

- ◆ Portland Impact has assumed responsibility for the Congregate Housing Services Program, which provides in-home services to elderly and disabled residents.

- ◆ CAWS (Construction & Workforce Solutions), a new organization dedicated to finding opportunities for women and minorities in the construction field, is managing the Evening Trades Apprenticeship Preparation (ETAP) program.
- ◆ HAP remains responsible for satisfying federal funding requirements, including outcomes, quality control, and administration.

Strengthened GOALS Program

HAP has strengthened its successful GOALS (Greater Opportunities to Advance, Learn, and Succeed) program. GOALS is a voluntary five-year program that helps residents work toward self-sufficiency through education, training, and counseling.

What This Means:

The more stringent graduation policy will be a stronger incentive for participants to achieve economic independence. As graduates leave HAP housing, their units will be available for new residents.

- ◆ GOALS staff has received extensive training over the past year to prepare them to implement new program requirements, including more rigorous curriculum components for participants.
- ◆ GOALS graduates must now leave HAP housing assistance, as

well as other forms of public assistance, to receive any escrow savings they have accrued during the program.

Opportunity Housing Initiative

Building on the success of the GOALS program, HAP has launched the Opportunity Housing Initiative. Three pilot projects are currently underway.

- ◆ At Humboldt Gardens (see page 9), returning public housing residents who are able to work will be required to do so and to participate in an onsite services program designed to increase economic self-sufficiency. Residents receive five years of support, including an escrow savings account, to reach that goal. After five years, they will have to leave Humboldt Gardens public housing, although they may be eligible for other housing options at Humboldt Gardens or can transfer to public housing elsewhere.

What This Means:

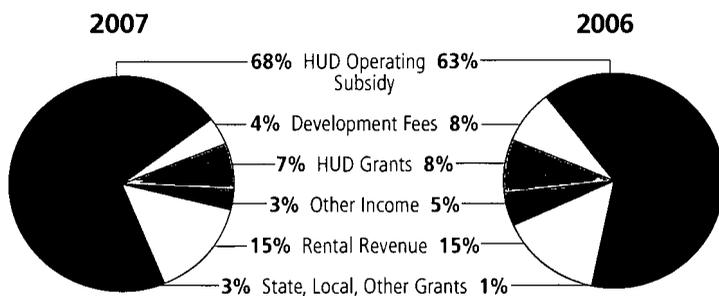
This Opportunity Housing Initiative expands upon GOALS by exploring innovative ways to advance self-sufficiency.

- ◆ At Fairview Oaks (see page 7), families living in the converted public housing units must participate in a self-sufficiency program. Any rent these families pay above \$350 a month will go into a savings account they can take with them when they graduate. Participants leave public housing at Fairview at the end of five years, although they may be eligible for workforce housing at Fairview or transfer to other public housing.
- ◆ In a joint program of the Oregon Department of Human Services (DHS) and HAP, 25 selected DHS clients will receive intensive case management for five years: two years from DHS and three years from HAP. This pilot will decrease HAP's usual support period under GOALS from five years to three years, while still providing residents with a full five-year program. It will also test the viability of integrating state assistance and HAP housing systems.

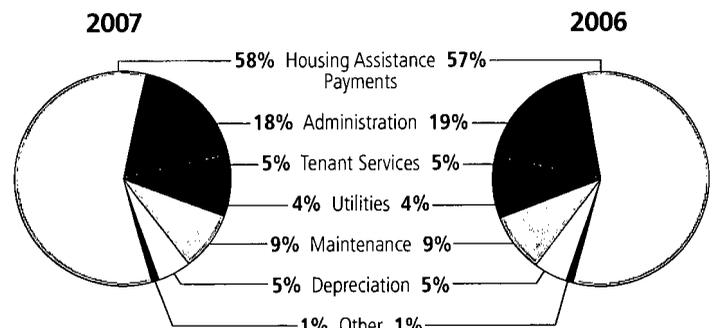
Statement of Revenues and Expenses

	March 31, 2007	March 31, 2006
REVENUE		
Rental Revenue	\$ 13,164,419	\$ 14,026,869
HUD Operating Subsidies	61,986,852	59,691,241
HUD Grants	5,921,189	7,103,431
Development Fees	3,735,203	7,654,012
State, Local, Other Grants	2,905,983	593,983
Other Income	2,933,185	4,427,642
TOTAL OPERATING REVENUE	90,646,831	93,497,178
OPERATING EXPENSE		
Housing Assistance Payments	51,312,872	48,027,487
Administration	15,645,894	16,185,285
Tenant Services	4,254,664	4,135,148
Utilities	3,673,098	3,760,748
Maintenance	7,991,424	7,429,942
Depreciation	4,728,988	4,369,263
Other	1,158,444	1,248,297
TOTAL OPERATING EXPENSE	88,765,384	85,156,170
OPERATING INCOME	\$ 1,881,447	\$ 8,341,008
OTHER OPERATING INCOME (EXPENSE)		
Interest Expense, Net of Investment Income	\$ (3,967,301)	\$ (3,047,751)
Amortization	(336,031)	(269,953)
Gain (Loss) on Sale of Assets	2,915,617	8,473,768
TOTAL OTHER OPERATING INCOME (EXPENSE)	(1,387,715)	5,156,064
NON-OPERATING INCOME (EXPENSE)		
HUD Capital Contributions	14,204,325	8,696,956
Other Non-Operating Contributions	(805,653)	5,543,166
TOTAL NON-OPERATING INCOME (EXPENSE)	13,398,672	14,240,122
INCREASE IN NET ASSETS	\$ 13,892,404	\$ 27,737,194

Operating Revenue



Operating Expense



Complete audited financial statements are available on HAP's website www.hapdx.org or by contacting:
Housing Authority of Portland, 135 SW Ash Street, 4th Floor, Portland, Oregon 97204.

Statement of Net Assets

	March 31, 2007	March 31, 2006
CURRENT ASSETS		
Cash and Equivalents	\$ 12,086,979	\$ 8,743,675
Investments	-	3,320,209
Accounts Receivable	9,072,560	9,220,148
Current Portion of Notes Receivable	919,521	10,722,448
Prepaid Expenses	553,623	674,811
TOTAL CURRENT ASSETS	22,632,683	32,681,291
RESTRICTED ASSETS		
Family Self-Sufficiency Funds	1,125,117	925,684
Tenant Security Deposits	811,707	453,044
Construction Escrow	1,226,322	10,213,047
Residual Receipts Reserve	444,888	386,476
Funds Held in Trust	3,084,845	3,313,994
Debt Service Funds	3,152,647	5,998,157
TOTAL RESTRICTED ASSETS	9,845,526	21,290,402
NON-CURRENT ASSETS		
Due from Partnerships	12,536,693	9,941,484
Notes and Accrued Interest Receivable	44,895,406	32,124,627
Notes Receivable - Partnerships	80,996,310	81,915,831
Notes Receivable - Conduit Financing	5,200,000	10,505,000
Deferred Charges	4,340,663	5,878,009
Investment in Partnerships	3,406,260	2,462,757
Capital Assets Not Being Depreciated	31,485,628	49,962,057
Capital Assets Being Depreciated, Net	101,663,335	88,055,860
TOTAL NON-CURRENT ASSETS	284,524,295	280,845,625
TOTAL ASSETS	\$ 317,002,504	\$ 334,817,318
CURRENT LIABILITIES		
Accounts Payable	\$4,548,641	\$5,834,647
Other Accrued Liabilities	3,572,328	3,688,751
Deferred Revenue	2,506,824	1,141,390
Security and Trust Deposits	2,004,115	1,783,301
Current Portion of Notes and Bonds Payable	5,287,560	15,918,472
TOTAL CURRENT LIABILITIES	17,919,468	28,366,561
NON-CURRENT LIABILITIES		
Notes and Bonds Payable	159,573,624	168,189,017
Other Liabilities	-	12,644,732
TOTAL NON-CURRENT LIABILITIES	159,573,624	180,833,749
TOTAL LIABILITIES	\$ 177,493,092	\$ 209,200,310
NET ASSETS		
Capital Assets - Net of Related Debt	\$58,512,147	\$55,606,468
Restricted	6,017,276	8,913,187
Unrestricted	74,979,989	61,097,353
TOTAL NET ASSETS	139,509,412	125,617,008
TOTAL LIABILITIES AND NET ASSETS	\$ 317,002,504	\$ 334,817,318



Housing Authority of Portland
135 SW Ash Street
Portland, Oregon 97204
503-802-8300
www.hapdx.org

