

ANNOTATED MINUTES

*Tuesday, September 20, 1994 - 10:00 AM
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland*

BOARD BRIEFING

B-1 Nehemiah Program Update. Presented by Jaki Walker and Michael Trower.

**JAKI WALKER, MICHAEL TROWER AND STEPHEN
KELLY PRESENTATION AND RESPONSE TO BOARD
QUESTIONS.**

*Thursday, September 22, 1994 - 9:30 AM
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland*

REGULAR MEETING

Chair Beverly Stein convened the meeting at 9:32 a.m., with Vice-Chair Tanya Collier, Commissioners Sharron Kelley, Gary Hansen and Dan Saltzman present.

PUBLIC COMMENT

R-22 Opportunity for Public Comment on Non-Agenda Matters. Testimony Limited to Three Minutes Per Person.

**PAVEL GOBERMAN TESTIMONY CONCERNING HIS
HEALTH AND FITNESS BUSINESS.**

CONSENT CALENDAR

**UPON MOTION OF COMMISSIONER KELLEY,
SECONDED BY COMMISSIONER HANSEN, THE
CONSENT CALENDAR (ITEMS C-1 THROUGH C-15) WAS
UNANIMOUSLY APPROVED.**

NON-DEPARTMENTAL

*C-1 In the Matter of the Reappointments of Connie Ryba and Patti Strand to the
ANIMAL CONTROL ADVISORY COMMITTEE*

*C-2 In the Matter of the Appointment of Calvin J. Smith to the DEFERRED
COMPENSATION COMMITTEE*

- C-3 *In the Matter of the Appointment of David A. Jones to the MULTNOMAH COUNCIL ON CHEMICAL DEPENDENCY*
- C-4 *In the Matter of the Appointment of Jack Pessia to the MULTNOMAH COUNTY CITIZEN INVOLVEMENT COMMITTEE*
- C-5 *In the Matter of the Reappointments of Gretchen Kafoury, Vera Katz, Sharron Kelley, Charles Moose, Carole Murdock and Gene Ross to the MULTNOMAH COUNTY COMMUNITY ACTION COMMISSION*
- C-6 *In the Matter of the Appointments of Joe Anderson, Louis Hall, Gerri Peck, Mabel Ramsthal and Harvey Rice to the PORTLAND/MULTNOMAH COMMISSION ON AGING*
- C-7 *In the Matter of the Reappointments of Elsie Hastings, Marian Keyser and Jim Nelson to the PORTLAND/MULTNOMAH COMMISSION ON AGING*
- C-8 *In the Matter of the Appointment of Lisa Nisenfeld to the PRIVATE INDUSTRY COUNCIL BOARD OF DIRECTORS*

DEPARTMENT OF COMMUNITY CORRECTIONS

- C-9 *Ratification of Intergovernmental Agreement Contract 900395 Between the City of Portland and Multnomah County, Providing Partial Funding of Domestic Violence Diversion Program, for the Period July 1, 1994 through June 30, 1995*

DEPARTMENT OF HEALTH

- C-10 *Ratification of Intergovernmental Agreement Contract 200865 Between the Office of Medical Assistance Programs and Multnomah County, Providing Continued Multi-Care Dental Participation in the Oregon Health Plan, for the Period October 1, 1994 through September 30, 1995*
- C-11 *Ratification of Intergovernmental Agreement Contract 200895 Between the Office of Medical Assistance Programs and Multnomah County, Providing Continued Care Oregon Participation in the Oregon Health Plan, for the Period October 1, 1994 through September 30, 1995*

SHERIFF'S OFFICE

- C-12 *Request for Authorization to Transfer Found/Unclaimed or Unidentified Property (List 94-1) to the Sheriff's Office Pursuant to Multnomah County Code 7.70*

NON-DEPARTMENTAL

- C-13 *In the Matter of the Appointments of Bob Boileau, Marjorie Booton, George Collier, Michael Dana, Robert Godel, Mavis Holt, Bonnie Morris, Jolinda Osborne, Sharon Owen, Paul Porch, Mark Ruhland, Dorothy Smith, Ken Snyder and Cathy Van Zyl to the ADVISORY COMMITTEE ON DESIGN AND CONSTRUCTION OF THE MIDLAND LIBRARY*

DEPARTMENT OF HEALTH

- C-14 *Ratification of Intergovernmental Agreement Contract 200665 Between Multnomah County and Portland Public Schools, Providing Foreign Language Interpretation Services for Multnomah County Early Intervention and Early Childhood Special Education Agencies, Upon Execution through June 30, 1995*
- C-15 *Ratification of Intergovernmental Agreement Contract 200735 Between the Oregon Department of Human Resources and Multnomah County, Allowing Potential Department Clients to Apply for Oregon Health Plan Services at County Sites, for the Period October 1, 1994 through September 30, 1995*

REGULAR AGENDA

NON-DEPARTMENTAL

- R-1 *PROCLAMATION in the Matter of Proclaiming the Week of October 10 - October 14, 1994 as MINORITY ENTERPRISE DEVELOPMENT WEEK*

COMMISSIONER COLLIER MOVED AND COMMISSIONER KELLEY SECONDED, APPROVAL OF R-1. GRACE GALLEGOS PRESENTATION. PROCLAMATION READ. PROCLAMATION 94-172 UNANIMOUSLY APPROVED.

- R-2 *PROCLAMATION in the Matter of Proclaiming the Month of October, 1994 to be DISABILITY EMPLOYMENT AWARENESS MONTH in Multnomah County, Oregon*

COMMISSIONER SALTZMAN MOVED AND COMMISSIONER KELLEY SECONDED, APPROVAL OF R-2. CHARU MANCHANDA PRESENTATION. PROCLAMATION READ. PROCLAMATION 94-173 UNANIMOUSLY APPROVED.

- R-3 *RESOLUTION in the Matter of Including Certain Design Elements in the Reconstruction of the Central Library*

COMMISSIONER SALTZMAN MOVED AND COMMISSIONER COLLIER SECONDED, APPROVAL OF R-3. COMMISSIONER SALTZMAN EXPLANATION.

COMMISSIONER COLLIER MOVED AND COMMISSIONER SALTZMAN SECONDED, APPROVAL OF THE FOLLOWING AMENDMENTS: AMENDMENT TO BE IT RESOLVED ON PAGE 1: DELETING SEPTEMBER 15, 1994 DATE AND ADDING "PUBLIC DISPLAYS, EXHIBITS, AND INTERACTIVE VIDEO KIOSKS"; AMENDMENT ADDING TWO ADDITIONAL BE IT FURTHER RESOLVES TO THE TOP OF PAGE 2; AND AMENDMENT TO FINAL BE IT FURTHER RESOLVED ON PAGE 2: ADDING WORD "SCHEMATIC" AND DELETING "PRIOR TO THE APPROVAL OF FINAL CONTRACT DOCUMENTS." BOARD DISCUSSION. UPON MOTION OF COMMISSIONER COLLIER, SECONDED BY COMMISSIONER KELLEY, IT WAS UNANIMOUSLY APPROVED THAT AN AMENDMENT ADDING "BE IT FURTHER RESOLVED THAT THE LIBRARY BOARD SHALL RECOMMEND TO THE BOARD OF COUNTY COMMISSIONERS CRITERIA FOR ADVERTISING AT THE LIBRARY" BE INSERTED AS THE SECOND BE IT FURTHER RESOLVED ON PAGE 2. COMMISSIONER COLLIER AMENDMENTS UNANIMOUSLY APPROVED. RESOLUTION 94-174 UNANIMOUSLY APPROVED, AS AMENDED.

- R-4** *RESOLUTION in the Matter of Creating a Greenspaces Review Committee and Establishing a Greenspace Screen for Evaluating Properties Available for Transfer to Governmental and Non-Profit Agencies*

COMMISSIONER SALTZMAN MOVED AND COMMISSIONER HANSEN SECONDED, APPROVAL OF R-4. COMMISSIONER SALTZMAN EXPLANATION. BOARD DISCUSSION. RESOLUTION 94-175 UNANIMOUSLY APPROVED.

- R-5** *In the Matter of the Appointments of Nancy Chase, Jim Sjulín, Les Wilkins, Valerie Lantz, Katherine Burk, Wes Risher, Leslie Pohl-Kosbau, Jim Desmond and Michael Carlson to the GREENSPACES REVIEW COMMITTEE*

COMMISSIONER SALTZMAN MOVED AND COMMISSIONER COLLIER SECONDED, APPROVAL OF R-5. COMMISSIONER SALTZMAN EXPLANATION. APPOINTMENTS UNANIMOUSLY APPROVED.

SHERIFF'S OFFICE

- R-6** *Ratification of Intergovernmental Agreement Contract 800445 Between Multnomah County and Metro, Wherein the Sheriff's Office will Provide a Full-*

time Supervised Inmate Work Crew Dedicated to Performing Debris Removal at Illegal Dump Sites within Metro's Jurisdiction and Authority, for the Period Upon Execution through June 30, 1995

COMMISSIONER HANSEN MOVED AND COMMISSIONER COLLIER SECONDED, APPROVAL OF R-6. LARRY AAB EXPLANATION AND RESPONSE TO BOARD QUESTIONS. JOHN DuBAY RESPONSE TO BOARD QUESTIONS. AGREEMENT UNANIMOUSLY APPROVED.

DEPARTMENT OF COMMUNITY CORRECTIONS

- R-7 *Ratification of Intergovernmental Agreement Contract 900405 Between Multnomah County and the City of Portland, to Implement a Portland Multi-Agency DUII Enforcement Project, through a Grant with the Oregon Department of Transportation, for the Period April 1, 1994 through September 30, 1994***

COMMISSIONER SALTZMAN MOVED AND COMMISSIONER KELLEY SECONDED, APPROVAL OF R-7. GRANT NELSON AND JOANNE FULLER EXPLANATION AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION. BOARD BRIEFING REGARDING ISSUES INCLUDING INCARCERATION OF CHRONIC DUII OFFENDERS AND ITS IMPACT ON MATRIX RELEASE TO BE SCHEDULED WITH SHERIFF, PORTLAND POLICE, COMMUNITY CORRECTIONS AND DISTRICT AND ATTORNEY WITHIN THE NEXT FEW MONTHS. AGREEMENT UNANIMOUSLY APPROVED.

- R-8 *Budget Modification DCC 1 Requesting Authorization to Increase the Department of Community Corrections Budget by \$43,806 and the Community and Family Services Budget by \$11,403, in Support of the Portland Multi-Agency DUII Enforcement Project, through a Grant with the Oregon Department of Transportation***

COMMISSIONER KELLEY MOVED AND COMMISSIONER SALTZMAN SECONDED, APPROVAL OF R-8. MS. FULLER EXPLANATION. BUDGET MODIFICATION UNANIMOUSLY APPROVED.

COMMUNITY AND FAMILY SERVICES DIVISION

- R-9 *Request for Approval of a Notice of Intent to Respond to the State's Request for Proposals to Participate in the Oregon Health Plan 25% Medicaid Demonstration Project for Mental Health Services, Effective January 1, 1995, for CareOregon Members***

COMMISSIONER HANSEN MOVED AND COMMISSIONER KELLEY SECONDED, APPROVAL OF R-9. ELLEEN DECK EXPLANATION AND RESPONSE TO BOARD QUESTIONS. NOTICE OF INTENT UNANIMOUSLY APPROVED.

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-10 PUBLIC HEARING and Consideration of an ORDER in the Matter of Approving Requests for Transfers of Tax Foreclosed Properties to Multnomah County for Road Related Uses**

COMMISSIONER COLLIER MOVED AND COMMISSIONER SALTZMAN SECONDED, APPROVAL OF R-10. RICHARD PAYNE EXPLANATION AND RESPONSE TO BOARD QUESTIONS. ORDER 94-176 UNANIMOUSLY APPROVED.

- R-11 PUBLIC HEARING and Consideration of an ORDER in the Matter of Approving Requests for Transfers of Tax Foreclosed Properties to City of Portland for Park and Open Space Uses**

COMMISSIONER COLLIER MOVED AND COMMISSIONER SALTZMAN SECONDED, APPROVAL OF R-11. PORTLAND PARKS AND RECREATION PROPERTY MANAGER SUSAN HATHAWAY-MARXER PRESENTATION IN SUPPORT OF TRANSFER. DAVID MEDFORD TESTIMONY IN OPPOSITION TO TRANSFER OF THE WHITWOOD COURT/NW SHEPARD STREET PARCEL ADJACENT TO HIS PROPERTY, ADVISING IT IS LANDLOCKED AND INAPPROPRIATE FOR PUBLIC PARK USE. VALERIE AND MIKE MANNING TESTIMONY IN OPPOSITION TO TRANSFER OF THE WHITWOOD COURT LOT 1, BLOCK 26 PARCEL ADJACENT TO THEIR PROPERTY, ADVISING IT HAS BEEN USED AS A DUMP SITE AND IS INAPPROPRIATE FOR PUBLIC PARK USE. MR. DuBAY RESPONSE TO BOARD QUESTIONS REGARDING STATUTORY REQUIREMENTS PERTAINING TO TRANSFER OF PROPERTY FOR PUBLIC PURPOSES.

R-11 was tabled at 10:55 a.m. in order to consider time certain item R-20 and recommenced at 10:56 a.m.

MR. DuBAY AND MS. HATHAWAY-MARXER RESPONSE TO BOARD QUESTIONS AND DISCUSSION REGARDING DEED AND ZONING RESTRICTIONS. FOLLOWING BOARD DISCUSSION, MS. HATHAWAY-MARXER ADVISED THE CITY WOULD AGREE TO POSTPONE

TAKING THE TWO PARCELS IN ORDER TO DISCUSS THEIR DISPOSITION WITH THE NEIGHBORS AND COUNTY COUNSEL. UPON MOTION OF COMMISSIONER COLLIER, SECONDED BY COMMISSIONER SALTZMAN, IT WAS UNANIMOUSLY APPROVED THAT THE TWO WHITWOOD COURT PARCELS BE REMOVED FROM THE CITY OF PORTLAND TRANSFER LIST FOR FURTHER DISCUSSION AND FOR BOARD RECOMMENDATION AS TO THEIR DISPOSITION. ORDER 94-177 UNANIMOUSLY APPROVED, AS AMENDED.

DISTRICT ATTORNEY'S OFFICE

- R-20 *Request for Approval of a Notice of Intent to Submit a Child Abuse Multi-Disciplinary Intervention Plan to the State Children's Services Division to Apply for a Funding Grant in the Amount of \$426,414***

COMMISSIONER SALTZMAN MOVED AND COMMISSIONER KELLEY SECONDED, APPROVAL OF R-20. MICHAEL SCHRUNK EXPLANATION. NOTICE OF INTENT UNANIMOUSLY APPROVED.

AUDITOR'S OFFICE

- R-21 *Budget Modification NOND 1 Requesting Authorization to Transfer \$75,000 from General Fund Contingency to the Auditor's Office to Cover the Cost of Consultants to Perform an Independent Operational Analysis of the Multnomah County Sheriff's Office Pursuant to Resolution 94-113***

COMMISSIONER HANSEN MOVED AND COMMISSIONER SALTZMAN SECONDED, APPROVAL OF R-21. GARY BLACKMER EXPLANATION. BUDGET MODIFICATION UNANIMOUSLY APPROVED.

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-12 *PUBLIC HEARING and Consideration of an ORDER in the Matter of Approving Requests for Transfers of Tax Foreclosed Properties to City of Gresham for Park and Open Space Uses***

COMMISSIONER KELLEY MOVED AND COMMISSIONER SALTZMAN SECONDED, APPROVAL OF R-12. CITY OF GRESHAM PROPERTY ACQUISITION SPECIALIST LES WILKINS PRESENTATION IN SUPPORT OF TRANSFER AND RESPONSE TO BOARD QUESTIONS. ORDER 94-178 UNANIMOUSLY APPROVED.

- R-13 *PUBLIC HEARING and Consideration of an ORDER in the Matter of Approving Request for Transfer of Tax Foreclosed Property to City of Fairview for Park and Open Space Uses*

COMMISSIONER COLLIER MOVED AND COMMISSIONER HANSEN SECONDED, APPROVAL OF R-13. CITY OF FAIRVIEW PLANNER JOHN PETTIS PRESENTATION IN SUPPORT OF TRANSFER. ORDER 94-179 UNANIMOUSLY APPROVED.

- R-14 *PUBLIC HEARING and Consideration of an ORDER in the Matter of Approving Requests for Transfers of Tax Foreclosed Properties to the Housing Authority of Portland for Low Income Housing Development*

COMMISSIONER COLLIER MOVED AND COMMISSIONER KELLEY SECONDED, APPROVAL OF R-14. MR. PAYNE ADVISED THE HOUSING AUTHORITY OF PORTLAND HAS REQUESTED THAT A PARCEL BE REMOVED FROM THE TRANSFER LIST. JEANETTE SANDER FROM HAP EXPLAINED IT WAS FELT THAT PARCEL IS INAPPROPRIATE FOR DEVELOPMENT AT THIS TIME BECAUSE IT IS CENTERED IN THE MIDDLE OF OTHER OPEN SPACE, IS ZONED R-1, AND PROVIDES AN OPPORTUNITY TO DEVELOP THE WHOLE AREA PER THE NEIGHBORHOOD PLAN. MR. PAYNE RESPONSE TO BOARD QUESTION. MS. SANDER ADVISED IT IS HOPED THE NON-PROFIT ROSE COMMUNITY DEVELOPMENT ASSOCIATION WILL REQUEST THE PROPERTY. COMMISSIONERS COLLIER AND KELLEY AMENDED THEIR MOTION AND SECOND TO EXCLUDE THE LENTS PARCEL FROM THE TRANSFER LIST. ORDER 94-180 UNANIMOUSLY APPROVED, AS AMENDED.

- R-15 *PUBLIC HEARING and Consideration of an ORDER in the Matter of Approving Requests for Transfers of Tax Foreclosed Properties to Portland Development Commission for Low Income Housing Development*

COMMISSIONER SALTZMAN MOVED AND COMMISSIONER KELLEY SECONDED, APPROVAL OF R-15. PORTLAND DEVELOPMENT COMMISSION DIRECTOR OF HOUSING NEIL HUNTER PRESENTATION IN SUPPORT OF TRANSFER, FUTURE PROPERTY TRANSFER NEEDS, AND RESPONSE TO BOARD QUESTIONS. MR. HUNTER TO DISCUSS PROPOSED PDC/NECDC TRADE WITH MR. DuBAY. ORDER 94-181 UNANIMOUSLY APPROVED.

- R-16 *PUBLIC HEARING and Consideration of an ORDER in the Matter of Approving Requests for Transfers of Tax Foreclosed Properties to Northeast Community Development Corporation for Low Income Housing Development*

COMMISSIONER COLLIER MOVED AND COMMISSIONER HANSEN SECONDED, APPROVAL OF R-16. NORTHEAST COMMUNITY DEVELOPMENT CORPORATION DEVELOPMENT DIRECTOR MICHAEL TROWER PRESENTATION IN SUPPORT OF TRANSFER. GABRIEL BERG TESTIMONY IN OPPOSITION TO TRANSFERS. COMMISSIONER HANSEN EXPLANATION OF COUNTY COMMITMENT TO NEHEMIAH PROGRAM. ORDER 94-182 UNANIMOUSLY APPROVED.

PUBLIC CONTRACT REVIEW BOARD

(Recess as the Board of County Commissioners and convene as the Public Contract Review Board)

- R-19 *ORDER in the Matter of an Exemption from Formal Competitive Bid Process to Contract with Selectron, Inc. for Card Key Access System*

COMMISSIONER KELLEY MOVED AND COMMISSIONER HANSEN SECONDED, APPROVAL OF R-19. JIM EMERSON EXPLANATION AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION. CHAIR STAFF TO WORK WITH PURCHASING TO ESTABLISH APPROPRIATE METHOD FOR NOTIFYING BOARD OF EMERGENCY EXEMPTIONS. ORDER 94-183 UNANIMOUSLY APPROVED.

(Recess as the Public Contract Review Board and reconvene as the Board of County Commissioners)

COMMUNITY AND FAMILY SERVICES DIVISION

- R-23 *Ratification of Intergovernmental Agreement Contract 103505 Between Clackamas County and Multnomah County, Providing Rental Assistance to Eligible Clackamas County Households Accessed through the Emergency Services Clearinghouse Operated by Multnomah County, for the Period July 1, 1994 through September 30, 1994*

COMMISSIONER KELLEY MOVED AND COMMISSIONER SALTZMAN SECONDED, APPROVAL OF R-23. JOHN PEARSON EXPLANATION. AGREEMENT UNANIMOUSLY APPROVED.

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-24 *Budget Modification DES 2 Requesting Reclassification of an Office Assistant II Position in the Tax Title Unit of Assessment and Taxation, to a Foreclosed Property Coordinator*

COMMISSIONER COLLIER MOVED AND COMMISSIONER KELLEY SECONDED, APPROVAL OF R-24. BETSY WILLIAMS EXPLANATION. BUDGET MODIFICATION UNANIMOUSLY APPROVED.

- R-17 C 1-94a *Second Reading and Possible Adoption of a Proposed ORDINANCE Amending the Comprehensive Framework Plan Volume I Findings to Include the West Hills Reconciliation Report, as Revised by the Board, in Partial Fulfillment of Periodic Review Work Program Tasks for Statewide Planning Goal 5 Resources in the West Hills*

PROPOSED ORDINANCE READ BY TITLE ONLY. COPIES AVAILABLE. COMMISSIONER SALTZMAN MOVED AND COMMISSIONER KELLEY SECONDED, APPROVAL OF THE SECOND READING AND ADOPTION. SCOTT PEMBLE EXPLANATION. DONNA MATRAZZO AND ARNOLD ROCHLIN TESTIMONY IN SUPPORT OF BOARD ACTION. MR. ROCHLIN SUBMITTED REBUTTAL TESTIMONY TO DAN MCKENZIE LETTER OF SEPTEMBER 18, 1994 CONCERNING FISH POPULATION IN THOMPSON CREEK AND THOMPSON FORK. ORDINANCE 797 UNANIMOUSLY APPROVED.

- R-18 C 2-94a *Second Reading and Possible Adoption of a Proposed ORDINANCE Amending the Comprehensive Framework Plan Volume I Findings to Include the Howard Canyon Reconciliation Report, as Revised by the Board, in Partial Fulfillment of Periodic Review Work Program Tasks for Statewide Planning Goal 5 Resources in the Howard Canyon Area*

PROPOSED ORDINANCE READ BY TITLE ONLY. COPIES AVAILABLE. COMMISSIONER COLLIER MOVED AND COMMISSIONER HANSEN SECONDED, APPROVAL OF THE SECOND READING AND ADOPTION. MR. PEMBLE RESPONSE TO ISSUES ADDRESSED BY MR. HRIBERNICK ON SEPTEMBER 13, ADVISING DIVISION RECOMMENDS NO CHANGE TO SANDY RIVER ISSUE; DOES NOT AGREE WITH MR. HRIBERNICK'S DISCUSSION CONCERNING NEED TO CHANGE IMPACT AREA; DOES AGREE THERE SHOULD BE SOME CLARIFICATION OF LANGUAGE TO CLARIFY THE COUNTY'S INTENT WITH RESPECT TO IMPACT

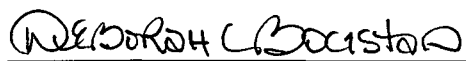
AREA; AGREES WITH INCLUDING REFERENCE TO NON-EXEMPT ACTIVITY. TRANSPORTATION DIVISION STAFF CHUCK HENLEY PRESENTATION CONCERNING THE SCOPE OF THE REQUIRED STUDY AND THE COST OF THE TRAFFIC MANAGEMENT PLAN. SUSAN FRY AND PAUL HRIBERNICK TESTIMONY AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION OF OPERATING HOURS. MR. PEMBLE SUGGESTIONS IN RESPONSE TO BOARD QUESTIONS. BOARD COMMENTS AND DISCUSSION.

Vice-Chair Collier left at 12:10 p.m.

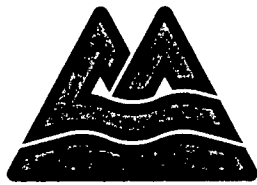
UPON MOTION OF COMMISSIONER KELLEY, SECONDED BY COMMISSIONER SALTZMAN, AN AMENDMENT TO IV.C.2.d.(iii)&(iv) OF THE RECONCILIATION REPORT ADJUSTING THE FUTURE OVERLAY ZONING DISTRICT AROUND THE EXTRACTION AREA WAS UNANIMOUSLY APPROVED. UPON MOTION OF COMMISSIONER KELLEY, SECONDED BY COMMISSIONER HANSEN, AN AMENDMENT ADDING "NON-EXEMPT" TO THE LAST SENTENCE OF IV.C.2.d.(v) OF THE RECONCILIATION REPORT WAS UNANIMOUSLY APPROVED. BOARD DISCUSSION. MS. FRY COMMENTS. AT CHAIR STEIN'S SUGGESTION AND UPON MOTION OF COMMISSIONER SALTZMAN, SECONDED BY COMMISSIONER HANSEN, AN AMENDMENT TO IV.C.2.d.(xiii) OF THE RECONCILIATION REPORT SETTING OPERATING HOURS AT 8:30 AM TO 5:00 PM MONDAY THROUGH FRIDAY; 8:00 AM TO 1:00 PM SATURDAYS, WITH NO CRUSHING ALLOWED; AND 7:00 AM TO 4:00 PM MONDAY THROUGH FRIDAY DURING SUMMER WHEN SCHOOL IS NOT IN SESSION, WAS UNANIMOUSLY APPROVED. ORDINANCE 798 UNANIMOUSLY APPROVED, AS AMENDED.

There being no further business, the meeting was adjourned at 12:20 p.m.

**OFFICE OF THE BOARD CLERK
for MULTNOMAH COUNTY, OREGON**



Deborah L. Bogstad



MULTNOMAH COUNTY OREGON

OFFICE OF THE BOARD CLERK
SUITE 1510, PORTLAND BUILDING
1120 S.W. FIFTH AVENUE
PORTLAND, OREGON 97204

BOARD OF COUNTY COMMISSIONERS		
BEVERLY STEIN •	CHAIR	• 248-3308
DAN SALTZMAN •	DISTRICT 1	• 248-5220
GARY HANSEN •	DISTRICT 2	• 248-5219
TANYA COLLIER •	DISTRICT 3	• 248-5217
SHARRON KELLEY •	DISTRICT 4	• 248-5213
CLERK'S OFFICE •	248-3277	• 248-5222

AGENDA

MEETINGS OF THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS

FOR THE WEEK OF

SEPTEMBER 19, 1994 - SEPTEMBER 23, 1994

Tuesday, September 20, 1994 - 10:00 AM - Board Briefing Page 2

Thursday, September 22, 1994 - 9:30 AM - Regular Meeting Page 2

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

Thursday, 6:00 PM, Channel 30

Friday, 10:00 PM, Channel 30

Saturday, 12:30 PM, Channel 30

Sunday, 1:00 PM, Channel 30

INDIVIDUALS WITH DISABILITIES MAY CALL THE OFFICE OF THE BOARD CLERK AT 248-3277 OR 248-5222, OR MULTNOMAH COUNTY TDD PHONE 248-5040, FOR INFORMATION ON AVAILABLE SERVICES AND ACCESSIBILITY.

Tuesday, September 20, 1994 - 10:00 AM

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

BOARD BRIEFING

- B-1 Nehemiah Program Update. Presented by Jaki Walker and Michael Trower.
(10:00 AM TIME CERTAIN, 1 HOUR REQUESTED.)*
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Thursday, September 22, 1994 - 9:30 AM

*Multnomah County Courthouse, Room 602
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REGULAR MEETING

CONSENT CALENDAR

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- C-2 In the Matter of the Appointment of Calvin J. Smith to the DEFERRED
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- C-4 In the Matter of the Appointment of Jack Pessia to the MULTNOMAH
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- R-11 *PUBLIC HEARING and Consideration of an ORDER in the Matter of Approving Requests for Transfers of Tax Foreclosed Properties to City of Portland for Park and Open Space Uses*
- R-12 *PUBLIC HEARING and Consideration of an ORDER in the Matter of Approving Requests for Transfers of Tax Foreclosed Properties to City of Gresham for Park and Open Space Uses*
- R-13 *PUBLIC HEARING and Consideration of an ORDER in the Matter of Approving Request for Transfer of Tax Foreclosed Property to City of Fairview for Park and Open Space Uses*
- R-14 *PUBLIC HEARING and Consideration of an ORDER in the Matter of*

Approving Requests for Transfers of Tax Foreclosed Properties to the Housing Authority of Portland for Low Income Housing Development

- R-15 *PUBLIC HEARING and Consideration of an ORDER in the Matter of Approving Requests for Transfers of Tax Foreclosed Properties to Portland Development Commission for Low Income Housing Development*
- R-16 *PUBLIC HEARING and Consideration of an ORDER in the Matter of Approving Requests for Transfers of Tax Foreclosed Properties to Northeast Community Development Corporation for Low Income Housing Development*
- R-17 *C 1-94a Second Reading and Possible Adoption of a Proposed ORDINANCE Amending the Comprehensive Framework Plan Volume I Findings to Include the West Hills Reconciliation Report, as Revised by the Board, in Partial Fulfillment of Periodic Review Work Program Tasks for Statewide Planning Goal 5 Resources in the West Hills*
- R-18 *C 2-94a Second Reading and Possible Adoption of a Proposed ORDINANCE Amending the Comprehensive Framework Plan Volume I Findings to Include the Howard Canyon Reconciliation Report, as Revised by the Board, in Partial Fulfillment of Periodic Review Work Program Tasks for Statewide Planning Goal 5 Resources in the Howard Canyon Area*

PUBLIC CONTRACT REVIEW BOARD

(Recess as the Board of County Commissioners and convene as the Public Contract Review Board)

- R-19 *ORDER in the Matter of an Exemption from Formal Competitive Bid Process to Contract with Selectron, Inc. for Card Key Access System*

(Recess as the Public Contract Review Board and reconvene as the Board of County Commissioners)

DISTRICT ATTORNEY'S OFFICE

- R-20 *Request for Approval of a Notice of Intent to Submit a Child Abuse Multi-Disciplinary Intervention Plan to the State Children's Services Division to Apply for a Funding Grant in the Amount of \$426,414 (10:45 AM TIME CERTAIN, 15 MINUTES REQUESTED.)*

AUDITOR'S OFFICE

- R-21 *Budget Modification NOND 1 Requesting Authorization to Transfer \$75,000 from General Fund Contingency to the Auditor's Office to Cover the Cost of Consultants to Perform an Independent Operational Analysis of the Multnomah County Sheriff's Office Pursuant to Resolution 94-113 (11:00 AM TIME CERTAIN REQUESTED.)*

PUBLIC COMMENT

R-22 *Opportunity for Public Comment on Non-Agenda Matters. Testimony Limited to Three Minutes Per Person.*

1994-3.AGE/45-50\dlb

COMMISSIONERS SUPPLEMENTAL AGENDA

*Thursday, September 22, 1994 - 9:30 AM
Multnomah County Courthouse, Room 602
1021 SW Fourth, Portland*

REGULAR MEETING

CONSENT CALENDAR

NON-DEPARTMENTAL

- C-13** *In the Matter of the Appointments of Bob Boileau, Marjorie Booton, George Collier, Michael Dana, Robert Godel, Mavis Holt, Bonnie Morris, Jolinda Osborne, Sharon Owen, Paul Porch, Mark Ruhland, Dorothy Smith, Ken Snyder and Cathy Van Zyl to the ADVISORY COMMITTEE ON DESIGN AND CONSTRUCTION OF THE MIDLAND LIBRARY*

DEPARTMENT OF HEALTH

- C-14** *Ratification of Intergovernmental Agreement Contract 200665 Between Multnomah County and Portland Public Schools, Providing Foreign Language Interpretation Services for Multnomah County Early Intervention and Early Childhood Special Education Agencies, Upon Execution through June 30, 1995*
- C-15** *Ratification of Intergovernmental Agreement Contract 200735 Between the Oregon Department of Human Resources and Multnomah County, Allowing Potential Department Clients to Apply for Oregon Health Plan Services at County Sites, for the Period October 1, 1994 through September 30, 1995*

REGULAR AGENDA

COMMUNITY AND FAMILY SERVICES DIVISION

- R-23** *Ratification of Intergovernmental Agreement Contract 103505 Between Clackamas County and Multnomah County, Providing Rental Assistance to Eligible Clackamas County Households Accessed through the Emergency Services Clearinghouse Operated by Multnomah County, for the Period July 1, 1994 through September 30, 1994*

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-24** *Budget Modification DES 2 Requesting Reclassification of an Office Assistant II Position in the Tax Title Unit of Assessment and Taxation, to a Foreclosed Property Coordinator*



Beverly Stein, Multnomah County Chair

Room 1410, Portland Building
1120 S.W. Fifth Avenue
P.O. Box 14700
Portland, Oregon 97204
(503) 248-3308

MEMORANDUM

To: Board of County Commissioners
Clerk of the Board

From: Beverly Stein *Beverly Stein*

Re: Absence from BCC Board Briefing

Date: August 31, 1994

BOARD OF
COUNTY COMMISSIONERS
1994 AUG 31 AM 11:17
MULTNOMAH COUNTY
OREGON

+++++

I will be absent from the Tuesday, September 20 BCC Board Briefing
and the Tuesday, September 27 BCC Regular Meeting.

cc: Bill Farver
Delma Farrell



Agenda No.: B-1

AGENDA PLACEMENT FORM



NORTHEAST COMMUNITY DEVELOPMENT CORPORATION

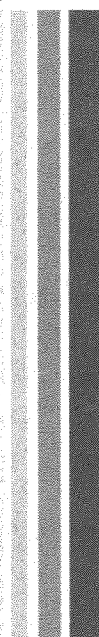
Cynthia Lockett
Executive Assistant

4114 N VANCOUVER AVENUE • PORTLAND OR 97217
503-282-0659 • FAX 503-282-9152

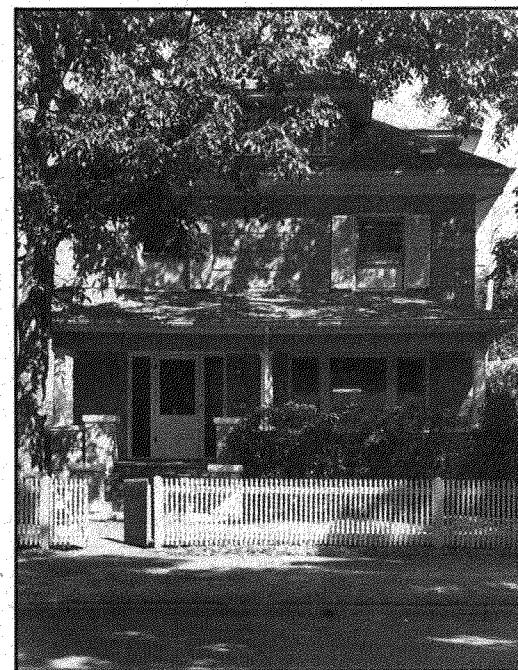
IN 1987, NECDC WAS AWARDED
COMMUNITY DEVELOPMENT BLOCK GRANT
DOLLARS BY THE CITY OF PORTLAND AND
WITH THOSE DOLLARS NECDC PROVIDED
JOB TRAINING FOR MINORITY WORKERS AND
REHABILITATED HOMES. THE
NEIGHBORHOOD IMPROVEMENT PROJECT
ACTIVITIES ENDED DECEMBER 1989.

4114 N VANCOUVER AVENUE • PORTLAND OREGON 97217 • 503-282-5482 • FAX 503-282-9152

NECDC



NECDC



CREATIVE COMMUNITY PARTNERS

NEHEMIAH HOUSING OPPORTUNITY PROGRAM



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NECDC

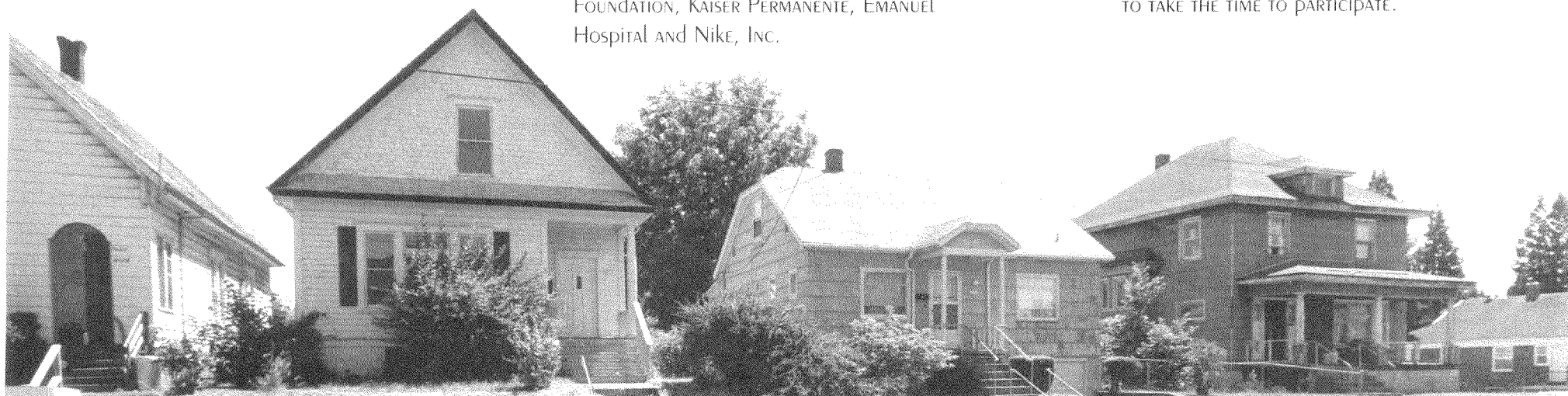
African-American leaders in the Inner North and Northeast neighborhoods with a seed grant from the Nike Corporation, in 1984, established the Northeast Community Development Corporation, a nonprofit operation, to address the need for job training and affordable housing in the neighborhoods.

Activities Today

In September of 1989, NECDC was selected by the U.S. Department of Housing and Urban Development to receive a 3.75 million dollar Nehemiah Housing Opportunities Grant. Named after the biblical prophet Nehemiah, who rebuilt Jerusalem, the Portland Nehemiah program has been designed to build 100 new homes and revitalize 150 homes in the Inner North and Northeast neighborhoods. The project goal is to give 250 low and moderate income families a rare opportunity to become homeowners at an affordable cost. NECDC raised approximately 15 million additional dollars needed for this project. NECDC's Nehemiah partners are the Oregon Housing Agency, City of Portland, Multnomah County and a consortium of private lenders. Private grants and donations were received from Meyer Memorial Trust, Collins Foundation, Kaiser Permanente, Emanuel Hospital and Nike, Inc.

Adopt-A-Block

Adopt-A-Block is a highly innovative and creative NECDC strategy to implement the Nehemiah project. This neighborhood revitalization program has been designed to launch the Nehemiah Project using blocks in King, Humboldt, Boise and Vernon neighborhoods. The project seeks financial support from individuals, agencies and businesses interested in revamping four blocks in Inner North and Northeast Portland. NECDC block coordinators and involved organizations will work with block residents to arrange cost effective repairs, weatherization, security and other home and neighborhood improvements. The goal of the project is to accomplish revitalization of each block rather than renovation of only one or two sites on a block. The Adopt-A-Block program is a small contribution made by everybody who is willing to take the time to participate.



NEHEMIAH HOUSING OPPORTUNITIES GRANT PROGRAM

Northeast Community Development Corporation (NECDC) is a 501 (c) (3) non-profit corporation that was established by the minority community of northeast Portland in 1984 to address the need for job-training and safe and affordable housing for low and moderate income families. The corporation was capitalized in 1987 by the City, and has since placed fifteen minorities and women as apprentices with local construction companies. NECDC has remodeled seven homes in the neighborhood which served as training sites for the pre-apprenticeship program.

In September of 1990, NECDC received approval from the U.S. Department of Housing and Urban Development (HUD) to administer a 3.75 million dollar Nehemiah Housing Opportunities Grant. Congressman Les AuCoin, with support from the entire Oregon Congressional delegation, played a significant role in drafting the Nehemiah legislation and supporting the community's request for funding. Portland's award was the second largest in the country, the only award west of the Mississippi, and the only grant funded at 100% of the request. Nehemiah provides a 0% second mortgage of \$15,000 for the construction of 100 new houses and the rehabilitation of 150 homes in the Boise, King, Humboldt and Vernon neighborhoods. Construction began in December of 1991.

The \$15,000 Nehemiah second mortgage provides only a small portion of the total development package. In order to make the homes affordable for low and moderate income families, the City of Portland has agreed to waive all development and permit fees for the 250 houses, a contribution in excess of \$500,000. Multnomah County is providing 130 tax foreclosed properties at no cost to the Agency. A local consortium of lending institutions will furnish approximately 1.75 million dollars in reduced rate construction financing for purchase and rehab; The City of Portland approved financing to lower the construction financing to 1 1/2% interest in November of 1993. The State Housing Council has committed 8 million dollars from its single family mortgage revenue bond program for the term financing at 6%.

This comprehensive financing package will allow NECDC to sell a \$60,000 home for an estimated monthly mortgage payment of less than \$400.00 (PITI).

HISTORY OF THE NEHEMIAH PROGRAM

Congressional funding for the federal Nehemiah Housing Opportunity Grants program, was inspired by the success of a model program operated by an inter-denominational church group in Brooklyn, New York. The 55 New York churches that initiated the idea dubbed their program "Nehemiah," after the Old Testament prophet who rebuilt the city of Jerusalem.

The group raised some \$8 million and used the funds to construct hundreds of new brick row houses for low and moderate income people on 30 blocks of land donated by the City. The combination of free land and efficiencies of mass production substantially reduced the cost of the homes. The City also agreed to provide each homebuyer with a \$10,000 interest-free, non-amortizing second mortgage loan to help cover a portion of the purchase price of the units. These "Nehemiah" loans are repayable only when the owner-occupant sells or transfers the dwelling. Buyers were required to make a \$5,000 down payment and obtain a regular first mortgage loan from conventional sources. Houses were priced in the \$45,000 range, which represents only half the cost of housing in neighboring districts.

By mid-1987, the New York group had built and sold almost 400 homes and had begun work on an additional 2,000. Consumer demand for the homes is overwhelming. Congress was so impressed with this success that the legislators decided to authorize a program of federal grants to encourage private non-profit groups to replicate the effort elsewhere.

Congress authorized \$25 million in FY 1988 and \$100 million in FY 1989 for Nehemiah Housing Opportunity Grants. These are lesser amounts than originally contemplated by the bill's sponsors. Administration opposition to the new program forced Congress to reduce the Nehemiah authorization levels and "sunset" the program at the end of FY 1989.

One of the principal goals of the program is to rescue and upgrade declining urban areas and Nehemiah projects must be located in census tracts where the median income is 80% or less than the area median. The extent to which the project will rescue a severely blighted area is one of the criteria used in selecting projects for assistance.

GENERAL PROGRAM DESCRIPTION

Homeownership Requirements:

No member of the family purchasing the home and who will be residing in the home, may have owned a home at any time during the three years prior to the date of purchase. Three years tax returns will be required to document this requirement. In most cases purchasers will not qualify if their total monthly payments for the house, credit cards, car payments, child care and other loans exceed 43% of their monthly income; or if their monthly mortgage payment including taxes and insurance exceeds 31% of their monthly income; or if they have demonstrated an inconsistent history of meeting their financial obligations.

Income Limits:

The program is designed to assist first time buyers with lower or moderate incomes. There is a maximum amount of annual income that can be earned in order to qualify for the *Nehemiah Program*. There may also be maximum income amounts that apply to the specific type of mortgage loan that is chosen. The lowest of the two income limits will be used.

Income for your household is based on **total family income**, not just the borrower's and will include all household members who are 18 years or older. The current maximum household income for this *Nehemiah Program* is \$42,300 annually.

Oregon Housing Agency mortgage loan income limits is \$42,300 annually.

Down Payment and Closing Costs:

The amount of down payment and closing costs required will depend on the type of loan program that is chosen for the permanent financing.

First Mortgage Financing:

Homes purchased under the program will be eligible for mortgage financing under several programs. These include a first time homebuyer program offered by the Oregon Housing Agency. This loan is a minimum down payment offered at special interest rates and is called: Oregon Housing Agency - Single Family Mortgage Purchase Program (it is also called *State Bond* program). If other types of loans are used to purchase these homes, additional down payment will be required.

Second Mortgage Financing:

A second mortgage will be made in the amount of \$15,000. The loan will be made at 0% interest. It will not be due until the sale of the property and will be forgiven entirely under certain circumstances.

Interest Rates:

Interest rate will be determined by the mortgage program used for the permanent financing. Most purchasers will be eligible for Oregon Housing Agency Mortgage Revenue Bonds, with a 30 year fixed rate that is subject to change. The monthly payments are averaging approximately \$374.

Sales Price:

The sales price of each house varies and is determined by the appraised value upon completion of construction. We hope to have a wide range of homes available this year at or below \$81,500.

NECDC

Pre-Qualification Application

Applicant

Name _____ Phone # (h) _____
Address _____ (w) _____
Social Security # _____ Date of Birth _____ Ethnic Background
(Optional) _____
Sex _____ Do you currently rent? Y ☐ N ☐ Amount paid per month for rent \$ _____
Number of children in household _____ Ages _____ Sex _____
Are you currently employed? Y ☐ N ☐ How long have you been with your present employer? yrs _____ mos _____
How long have you been doing the same type of work? yrs _____ mos _____
What is your monthly income before taxes? _____ Or hourly wage _____
Do you have any other type of income? Y ☐ N ☐ If yes, please describe _____
Besides rent and utilities, what do you owe for monthly bills?
Car payments _____ Credit cards _____ Child care _____
Personal loans _____ Student loans _____ Child support/alimony _____
Can you think of any times in the past that your monthly payments have been late? Y ☐ N ☐
If yes, please tell when, and briefly explain why _____
Do you have savings for a down payment? Y ☐ N ☐ If yes, approx. amount available _____
If no, do you have a family member who may be able to help you in this area? Y ☐ N ☐

Co-Applicant

Name _____ Phone # (h) _____
Address _____ (w) _____
Social Security # _____ Date of Birth _____ Ethnic Background
(Optional) _____
Sex _____ Do you currently rent? Y ☐ N ☐ Amount paid per month for rent \$ _____
Number of children in household _____ Ages _____ Sex _____
Are you currently employed? Y ☐ N ☐ How long have you been with your present employer? yrs _____ mos _____
How long have you been doing the same type of work? yrs _____ mos _____
What is your monthly income before taxes? _____ Or hourly wage _____
Do you have any other type of income? Y ☐ N ☐ If yes, please describe _____
Besides rent and utilities, what do you owe for monthly bills?
Car payments _____ Credit cards _____ Child care _____
Personal loans _____ Student loans _____ Child support/alimony _____
Can you think of any times in the past that your monthly payments have been late? Y ☐ N ☐
If yes, please tell when, and briefly explain why _____
Do you have savings for a down payment? Y ☐ N ☐ If yes, approx. amount available _____
If no, do you have a family member who may be able to help you in this area? Y ☐ N ☐

Are you interested in purchasing a new home or a rehab home? New ☐ Rehab ☐ Either ☐
Have you owned a home in the last 3 years? Y ☐ N ☐ If yes, do you still own the home? Y ☐ N ☐
Do you feel you need to attend a credit or budget workshop? Y ☐ N ☐

I/WE authorize you to provide to NECDC and participating lenders any and all information and documentation that they request. Such information includes, but is not limited to, employment history and income; bank, money market and similar account balances; credit history; consumer credit reports; and copies of income tax returns. This authorization includes the release of any information necessary for verification.

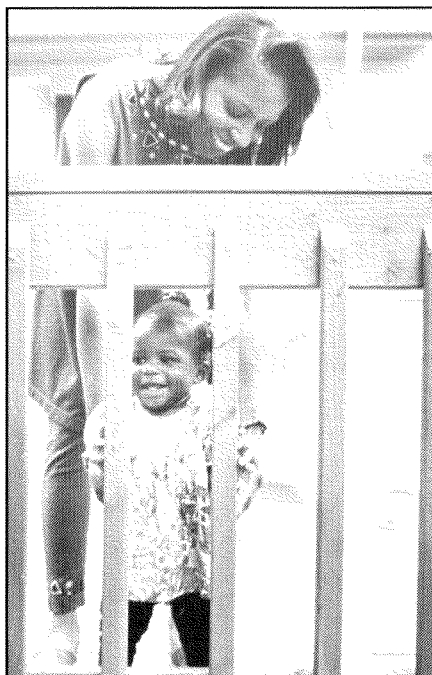
Applicant Signature _____ Date _____ Co-applicant Signature _____ Date _____

NECDC

A Community Success

Nehemiah Housing Opportunity Program Newsletter

Summer 1994, Volume 1 #2



Eight-month old Antonisha Ross gets a helping hand from her mother Delonna as she uses the new deck on the Ross family home to practice walking.

Pride of Ownership

Sometime when you're out enjoying the sunny weather, take time to note the many home improvements NECDC buyers are undertaking. From gardens to garages, our homeowners are busy making their properties shine.

Home improvement recognition citations go to:

- **Charlene Ramsay** and **Joane Porter** for adding garages with bonus rooms to their new homes.
- **The Pizana** family for building a fence and putting in impressive vegetable and flower gardens.
- **Tony Ross** for increasing deck size and building a fence.
- **The Brooks** family for adding a fence.
- **Helen Robinson** for building a fence.
- **Pacific Power and Light** for donating daffodil bulbs to selected NECDC homes.

Look for more improvements in the future. Our families never quit.

The Shape of Things

NECDC is currently developing 141 properties throughout the targeted neighborhoods—Humboldt, King, Boise and Vernon.

Humboldt has a total of 18 NECDC properties. Five are completed and occupied and two are in closing.

The King neighborhood has 78 NECDC projects in the works. Six have been completed and are now occupied, seven are in closing and eleven are under construction.

In Boise, 30 projects have been undertaken. Six are completed and occupied, two are in closing, and three are under construction.

The Vernon area has a total of 15 NECDC projects. Three are completed and occupied, two are in closing, and two are under construction.

Many of these properties are available for purchase, and there are a variety of models to choose from.

Contact the NECDC office at (503) 282-5482 to find out how to qualify for one of our homes and to see a complete listing of properties available.

THANK YOU

NECDC extends its gratitude to the many businesses and individuals who helped make our 10th anniversary a huge success.

We are pleased to announce that our anniversary dinner netted \$15,000. This level of support was made possible through your commitment to and belief in NECDC's mission to build affordable housing.



Jennifer and Robert Horton, two of homeowner Sherrie Horton's children, share enthusiasm for their new home.

Contractor's Corner

NECDC is currently accepting bids for the following renovations projects:

- Project #38 77 NE Mason
- Project #39 4316 NE 11th

Contact Chris Peterson at 282-5482 for bid package.

NECDC also has a number of new construction projects underway. While new projects have been awarded to general contractors, some general contractors are accepting bids from sub-contractors.

To find out which general contractors are accepting bids from subs, contact Barbara Bersani at 282-5482 for an up-to-date list.

All contractors must be bonded, licensed, and fully insured.

Family Portrait

Sherrie Horton and Jennifer, the youngest of her five children, have just moved into their new NECDC home.

When the Horton family moved to Portland from Salt Lake City five years ago, Sherrie did not think she would be able to buy a home. She had looked into mobile homes, but did not want to pay rent on a space.

"But," she says, "when NECDC first got started building houses, I caught a television commercial about their program. It sounded interesting. A year ago in March, I started pursuing buying one of their homes."

The house is now completed, with Sherrie's custom touch throughout. She combined two of the three bedrooms into one large bed-

room, giving her adult daughter more space. She also added a garage with a bonus room for additional space.

Sherrie looks forward to growing both flowers and vegetables at her new property. "There is not a blade of grass at the apartment house we lived in," she says, "and I love to garden."

In addition to her daughter Jennifer, Sherrie has four other children—Robert and Richard, who reside in Portland, and Nina and Randy, who live in Salt Lake.

Sherrie's praise for NECDC is heartfelt. "NECDC has done everything for me. I mean that literally. I would be a spokesperson for them if I could, because they're trying to do everything they can to get people into homes."



The Private Industry Council (TPIC) youth Felix Jackson is one of the participants of Community Pride, a project to help clean-up inner North and Northeast Portland. The summer work experience program for youth is operated by TPIC's Youth Employment Institute in conjunction with the City of Portland, Multnomah County and the Northeast Rescue Plan Action Committee (NRPAC). NECDC has provided a number of work sites for the program.

Contractor Portrait

NECDC Executive Director Jaki Walker loves to tell James Boyd's success story.

"He came into our office with all this stuff around his waist—the kind of belt contractors wear, full of all those gadgets. He told us he was interested in trying to establish a landscaping business in North Portland and asked us if we had jobs he could bid on."

As it happened, there was a job open for bidding. So Boyd bid it—on a paper napkin he left on Jaki's desk.

Jaki put it off to one side, got busy with a dozen other projects and almost forgot it—until she needed a napkin.

She called Boyd back to discuss the bid and discovered he wasn't bonded, insured or licensed yet.

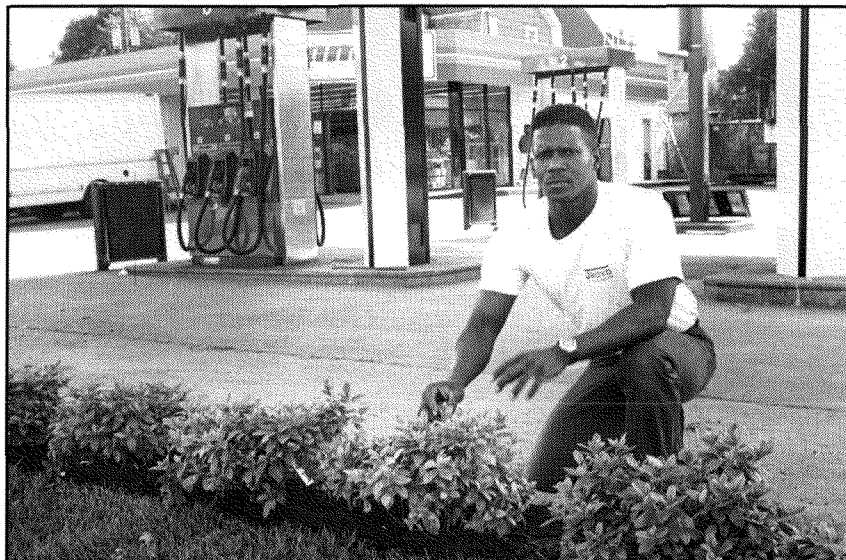
Which was too bad, because Jaki liked him. He was sincere, eager and personable. Jaki wanted to hire him, and, true to form, was not going to let minor problems like licenses and bonds stand in her way. So she linked Boyd up with a licensed, bonded contractor from Lake Oswego who hired Boyd to work with his company on the NECDC landscaping job.

As expected, Boyd did a fine job. The Lake Oswego firm put him to work on other jobs while Boyd worked to secure his own bond and license. To help, NECDC wrote reference letters and encouraged vendors to extend Boyd credit lines.

Within a short time, Boyd's business was properly licensed and he became Portland's only African-American licensed landscaper.

Boyd's business has blossomed from the "one-man band" that entered NECDC's office in 1991 to a thriving business that carries a full load of both residential and commercial accounts. Boyd has a staff of eight employees, an office, and is fully equipped.

But Boyd's success story hardly ends



Landscape contractor James Boyd checks azaleas he recently planted in front of the recently opened AM/PM store on Martin Luther King Blvd.

there. In fact, that is only the beginning.

Believing strongly in his community and in helping others, Boyd has hired at-risk teens, giving them the opportunity to earn a living while gaining valuable job skills.

He has also done what too few employers are willing to do—he has hired people recently released from jail. "We have an agreement that we'll give it a 30-day trial period," he explains. "If it doesn't work out, they're released, no questions asked. If it does, they become permanent employees."

As is typical of Boyd's modesty, he minimizes praise for helping others. "I don't know why everyone isn't doing it. If we don't give people a chance to earn a living, they're not going to be able to survive without committing some sort of crime. Then they'll be back in Corrections. It just doesn't make sense."

Boyd has been known to take it upon himself to do yardwork for senior citizens at no charge. "They've been around a long time on this earth," he says. "They deserve the help."

However humble he may be, his efforts to help others have not gone unnoticed. At NECDC's 10th anniversary dinner, a video-presentation featuring Boyd's accomplishments played on a large video monitor while NECDC presented him with the Gladys McCoy Community Service Award.

No one deserved it more.



Local children admire the mural painted in front of the NE Community Policing Center. Portland artists Baba Wagué and Ronna Neuenschwander created the mural and worked on it with Jefferson High School students.

Spotlight on King—Dream Street Awakens with New Policing Center

In a section of Portland previously known as Crack Alley, dreams are taking off.

On June 3, the NE Portland Community Policing Center held an open house. Political leaders and community members gathered together to tour the precinct and to share a bite to eat.

Unlike the traditional police department, the new facility is

far more than a place where police officers meet to get their assignments.

The new facility houses a wide-variety of programs, including the Gang-Enforcement League, the Police Activities League, a neighborhood response team and a neighborhood-based district attorney.

Lieutenant Derrick Foxworth is confident the facility

will have a positive effect on the community. "I can already sense a feeling of reassurance in the area. Hopefully, being here will have a revitalizing effect on the neighborhood. We can be part of the genesis that is going on here."

In addition to the Policing Center, retail spaces have been created, and a Boys and Girls Club is scheduled to open in the vicinity next spring.

NECDC will contribute to the rejuvenation of the neighborhood by constructing new homes on Roselawn.

The Policing Center's success is evident in the community room. Intended to serve as a meeting place for community groups, one couple asked to hold a wedding reception there. While they were turned down because the space is intended for more official purposes, Foxworth sees the request as important. "It demonstrates that we are being perceived as part of the community."

This newsletter is published by
Northeast Community
Development Corporation.

Jaki Walker
Executive Director
Nancy Hill
Writer/Editor/Photographer

Address all inquiries to:
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Portland, OR 97217
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NECDC

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1993 Annual Report

Northeast Community Development Corporation (NECDC)



Strengthening families and communities through affordable housing.

1993 NECDC ANNUAL REPORT

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Meeting the Nehemiah Objectives	9
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Directors and Personnel	15

Cover Photo

Building affordable housing is a complex and demanding undertaking. From fundraising through escrow closing, from architectural drawings through installation of the final light fixture, from staff organization through working with independent building contractors, logistic problems and set-backs abound.

But when a first-time homeowner moves into a house NECDC has created and makes it a home, the frustrations are replaced with a profound sense of accomplishment. Housing families and individuals, not the houses themselves, is NECDC's focus.

The cover photo shows one such family. Other portraits of NECDC homeowners, as well as success stories of individuals who have been part of the Nehemiah project, can be found throughout this report. It is these people who demonstrate the importance of NECDC's commitment to rebuild the inner North/Northeast community through affordable housing.

Underwritten by U.S. Bank

INTRODUCTION

Northeast Community Development Corporation (NECDC) is a non-profit, tax-exempt 501 (c) (3), community-based organization whose mission is to improve the quality of life for the culturally diverse population of Inner North/Northeast Portland.

The current focus of NECDC's multi-purpose mission is the Nehemiah Program: the construction and renovation of single family homes, providing first-time home ownership for low and moderate income families in North/Northeast Portland. The program serves families who are ordinarily shut out of the home-ownership market and, at the same time, facilitates economic development in the four target neighborhoods of Humboldt, Boise, Vernon and King. The Nehemiah Housing Opportunity Grant Program (NHOP) is the cornerstone for future revitalization projects in inner North/Northeast Portland.

NECDC was established in 1984 by a concerned group of minority community members in order to address the needs of low and moderate income families through employment and training opportunities in the construction trades. NECDC has formed partnerships with banks, legislators, foundations, the City of Portland, the State of Oregon and the federal government, all of which have played a significant role in making the Portland Nehemiah Program a viable undertaking.

Public/private partnerships were developed in response to the challenges involved. A consortium of six lending institutions, single-family revenue bond financing, city fee and permit waivers, and donation of properties from Multnomah County is now in place, providing the most effective utilization of funding resources. Since 1991, under the guidance of the new Executive Director, NECDC has broadened both its public and private support, and is making significant progress toward meeting its goals of community revitalization.

GOALS AND OBJECTIVES

NECDC's home-ownership program is funded in part by a \$3.75 million Department of Housing and Urban Development (HUD) Nehemiah Housing Opportunity Grant approved in August of 1990. Under the terms of that grant, HUD provides a 0% no-pay, second mortgage of \$15,000 for eligible low and moderate income first-time home buyers in the Boise, King, Humboldt and Vernon neighborhoods of North/Northeast Portland. HUD has approved a construction and production plan submitted by NECDC to develop single-family homes on scattered in-fill lots located in Inner North/Northeast Portland. All housing units are being developed and marketed as single-family, fee-simple houses.

The primary focus of NECDC's activities over the next two years will be the construction of the Nehemiah homes. The Full Production Phase began officially in February, 1993. NECDC needs to complete construction by spring, 1996. Goals for the Full Production Phase target five to ten construction starts per month.

The most determinative factor in measuring the health of a neighborhood's economy is the relative cost of housing. For example, the number of housing starts per quarter is one of the factors in the nation's Gross National Product. Similarly, fluctuations in housing costs determine the majority of changes in the Consumer Price Index. The price of housing determines a community's ability to attract businesses and to sustain economic growth. Since homeowners spend more money than renters, stabilizing a neighborhood by increasing the number of homeowners also invigorates the local economy and creates jobs.

The Nehemiah Program fosters economic development by increasing the number of homeowners in the target neighborhoods. The \$15,000 Nehemiah second mortgage provided by HUD represents only a small portion of the project's total financing package. In order to make homes affordable for low and moderate income families, the City of Portland has contributed administrative and operating support through the Block Grant Program, and has agreed to waive most development and permit fees for the homes planned.

Multnomah County approved an ordinance in July, 1991 that allowed the County to donate 130 tax-foreclosed properties suitable for single-family development to the Nehemiah Project. A consortium of six local lending institutions provides below-market rate construction financing, and the Oregon Housing and Community Services Department has committed \$8 million from its single-family Mortgage Revenue Bond program for first mortgage financing at below-market rates to eligible Nehemiah borrowers.

In addition to providing home ownership opportunities for families who might not qualify for conventional mortgages, the Portland Nehemiah Project will generate approximately \$12 million in development for the local construction industry, the major portion of which will be contracted with community-based companies.

The many generous grants to Portland's Nehemiah Housing Opportunity Program support the agency's role as catalyst and model for future housing endeavors. NECDC's model aims to improve and expand the city's affordable housing, promote economic development, stabilize and develop neighborhoods, and improve the quality of life for the residents of inner North/Northeast Portland.



CURRENT PROGRAM ACTIVITIES

1993 Focus

Success Story

A single mother was interested in purchasing an attached house, but was concerned about the character of the person who would be living next door to her. So she recruited a close friend, another single mother, to apply for housing through the Nehemiah program. These single parents are now next-door neighbors looking out for each other.

NECDC submitted its Second Annual Report in August, 1992. Since then, NECDC has focused on:

- Finalizing a realistic development strategy and production plan.
- Assisting regulatory agencies in supporting that plan.
- Developing and selling 38 single-family homes, 24 of which are sold—17 are completed and owner-occupied.
- Executing an organizational development plan that allowed NECDC to increase staff capacity.
- Participating in an intensive assessment in order to increase the agency's fundraising ability and to expand board membership.
- Continuing its search for new sources of financial support while increasing funding from Nehemiah Project sponsors.

Highlights

Success Story

The owner of a one-man painting operation had excellent technical skills, but needed to improve his administrative skills before he could successfully compete in estimating and preparing bids. NECDC persuaded a general contractor to hire the painter as a sub-contractor. The agency and the contractor worked with the painter to help him improve his presentations. He has now successfully completed six Nehemiah projects.

Highlights of activities and accomplishments from September 1992 through November 1, 1993:

- Completed the Model/Demonstration Phase. A widely publicized, well-attended, ribbon-cutting ceremony celebrating the occupancy of the first units took place in October, 1992.
- Obtained approval from HUD to begin the first full phase of production. This included plans to develop 59 units.
- Obtained approval from Multnomah County on the transfer of 102 tax-foreclosed properties for the Full Production Phase. Because of problems encountered with titles to tax-foreclosed properties, NECDC has placed all 130 County-donated properties into varying stages of development, from title-clearing through construction.
- Recruited additional members for the Board of Directors, hired a Community Development Coordinator and Construction Project Manager, and began staffing the Marketing & Sales team.
- Screened more than 1750 applicants for the Nehemiah Program. Referred 185 pre-qualified families to private lenders for approval of first mortgages ranging from \$45,000 to \$70,000. Successfully closed 17 mortgages, with 54 families now approved for mortgages with NECDC's consortium of lenders.



NECDC's Personal Success Story

NECDC was honored to receive a "Best In American Living Award" from the National Association of Home Builders and recognition in the May 1993 issue of Better Homes and Gardens.

The Andrews-Collins home, a 1248 square foot Old Portland-style home, designed by Jim Andrews, AIA, Architect of Portland, placed first in the Best Affordable First Time Buyer Home category.

To date, NECDC has built four of these homes.

CURRENT PROGRAM ACTIVITIES (Cont.)

Highlights (Cont.)

Success Story

A child care worker, earning \$4 per hour, visited the NECDC offices to inquire about the Nehemiah Program. During our discussion, he expressed his desire to work in construction. We introduced him to a general contractor, who now employs him at \$10 per hour. This young man is now a viable applicant for a Nehemiah home.

- Revised original prototype designs by working with architects and design professionals. Several variations to the original five construction designs have been created, resulting in 16 floor plans from which buyers may choose.
- Arranged to give all Nehemiah home buyers an active role in the design of their homes. Buyers meet with the NECDC Development Team to discuss specific sites, layouts, color schemes, and customized features.
- Coordinated meetings with corporate and private sector sponsors to advise neighborhood residents about the Nehemiah Program. Additionally, NECDC hosted public relations events such as ground-breaking ceremonies, open house tours and block parties on those blocks where a Nehemiah house was under construction. These events served to increase public awareness in the Nehemiah Service Area. Television, newspaper and magazine coverage spotlighted NECDC and the Nehemiah Program. This generated public interest and requests for program information and applications.
- Successfully competed for a Mature CDC grant from the Neighborhood Partnership Fund.



MEETING THE NEHEMIAH OBJECTIVES

Goal Strategy

NECDC's mission will be accomplished by:

- Constructing and renovating single-family houses within the service area for targeted income groups.
- Reversing the blight of the inner North/Northeast Community by pooling available resources.
- Ensuring that inner North/Northeast residents and vendors receive employment opportunities and other benefits of this construction activity.

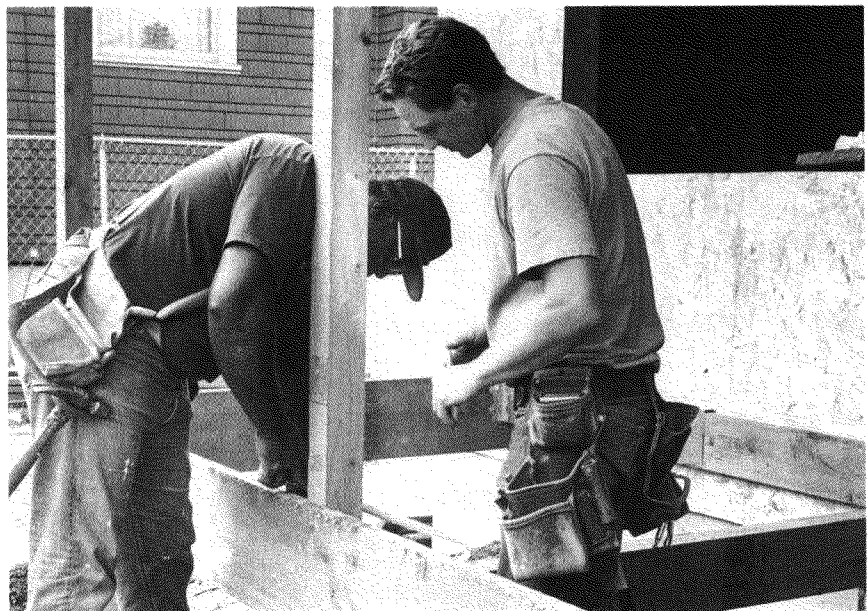
Staffing

NECDC has refined its staffing plan for the next two years and has reduced reliance on outside consultants while configuring its permanent staff into three teams: Development & Construction, Marketing & Sales, and Operational Support. The Development & Construction Team is fully operational; reorganization and staffing of the Operational Support Team is in the final stages; and hiring has begun for the Marketing & Sales Support Team.

Sales/Marketing

The completion and sale of the first Nehemiah homes to low and moderate income families launched the Full Production Phase, which is based on construction starts at the rate of five to ten sites per month. Construction and sales will continue through spring of 1996.

Marketing campaigns have included newspaper advertisements, billboards, and ad bench exposure.



MEETING THE NEHEMIAH OBJECTIVES (Cont.)

Economic Development

The Nehemiah Project is creating employment and training opportunities for local residents as well as sales growth for local vendors. This is an exciting and rare opportunity to affect the local economy. NECDC is providing employment for local contractors by identifying companies willing to work with minority-owned, female-owned and new small businesses located in inner North/Northeast Portland. Contractors are required to hire local residents and to contract work out to community based subcontractors.

Over \$12 million will be generated in development and construction work in the Portland business community. Additionally, in "American Housing Survey for Portland Metropolitan Area," 1990, the U.S. Bureau of the Census estimates that the program's home buyers will spend a minimum of \$248 more per year per home than they would have as renters. This generates even more economic growth and fosters community pride. When working families purchase homes, the target neighborhoods are stabilized and revitalized.

Adopt-a-Block

Adopt-a-Block coordinates resources for each of the blocks on which Nehemiah homes are constructed. In this way, the entire neighborhood/block is upgraded.

A block coordinator works with residents on both sides of the street to identify needed improvements and locate the resources needed to arrange for repairs, weatherizations, security and street enhancements.

The Adopt-a-Block strategy includes the involvement of police, social service agencies, church groups, neighborhood associations, local businesses, and private corporations. This partnership represents a significant community achievement in reclaiming and revitalizing neighborhoods.

Success Story

A young man had begun a landscaping business but did not have a license and was unsuccessfully bidding against licensed landscapers. NECDC partnered him with a licensed landscaper in Lake Oswego so he could improve his credibility and acquire his own license. He used NECDC's reference to establish a line of credit to purchase materials. Today, he rents office space, and owns equipment and inventory. He employs other workers, several of whom are high school drop-outs, and encourages them to work on their G.E.D.'s and to further their education.

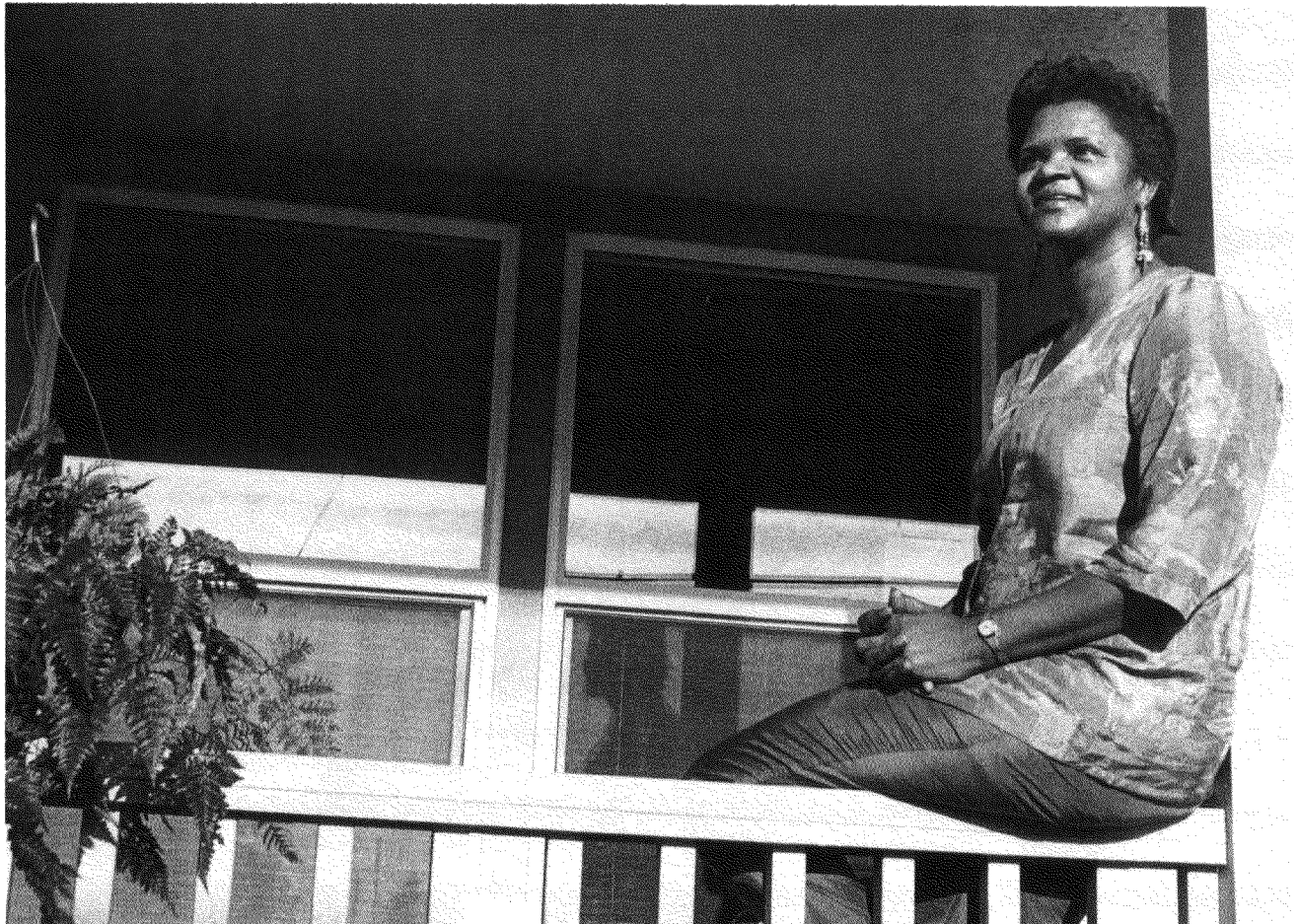
MEETING THE NEHEMIAH OBJECTIVES (Cont.)

Property Development

Potential properties for development of homes to be built by the Nehemiah Program continue to be identified and reviewed in the 1500 square blocks of the Nehemiah Service Area. The broad mandate of the Nehemiah Project is not simply to build individual houses on individual lots, but rather to revitalize entire blocks and thereby improve the quality of life in the target neighborhoods. Current plans call for reliance on the donation of 130 tax-foreclosed properties, suitable for single-family housing, from Multnomah County.

NECDC will need to purchase up to 120 additional sites near the donated Nehemiah sites at prices low enough to allow the completed home prices to be affordable to persons earning 80% or less of the median income. Being able to acquire and landbank properties in the Nehemiah Service Area is still the most difficult problem for the program.

Properties in the target neighborhoods are commanding increasingly higher prices on the open market, making it more difficult for NECDC to acquire reasonably priced properties and compete effectively.



FINANCIAL STATEMENT

NORTHEAST COMMUNITY DEVELOPMENT CORPORATION BALANCE SHEET December 31, 1992

ASSETS

Cash	\$241,816
Accounts Receivable	\$27,500
Prepaid Expenses	\$2,806
Property and Equipment	\$167,057
Real Estate Inventory	\$1,056,418
Other Assets	\$8,283
Total Assets	<u>\$1,503,880</u>

LIABILITIES AND FUND BALANCE

Accounts Payable	\$50,930
Accrued Expenses	\$12,511
Mortgages Payable	\$195,054
Construction Loans Payable	\$320,227
Housing and Urban Development Payable	\$30,000
Deferred Revenues	\$492,900
Total Liabilities	<u>\$1,101,622</u>

FUND BALANCE

Invested in Property and Equipment	\$167,057
Unrestricted	\$235,201
Total Fund Balance	<u>\$402,258</u>

Total Liabilities and Fund Balance	<u>\$1,503,880</u>
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STATEMENT OF SUPPORT, REVENUES AND EXPENSES AND CHANGES IN FUND BALANCE FOR THE YEAR ENDED DECEMBER 31, 1992

Support:

Housing and Community Development Grant	\$299,353
Other Grants and Contributions	\$379,280
Total Support	<u>\$678,633</u>

Revenues:

Sale of Homes	\$272,000
Rental Income	\$13,330
Interest	\$5,953
Cost of Revenues	<u>(\$276,841)</u>
Net Revenues	<u>\$14,442</u>

Total Support and Revenues	<u>\$693,075</u>
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Expenses:

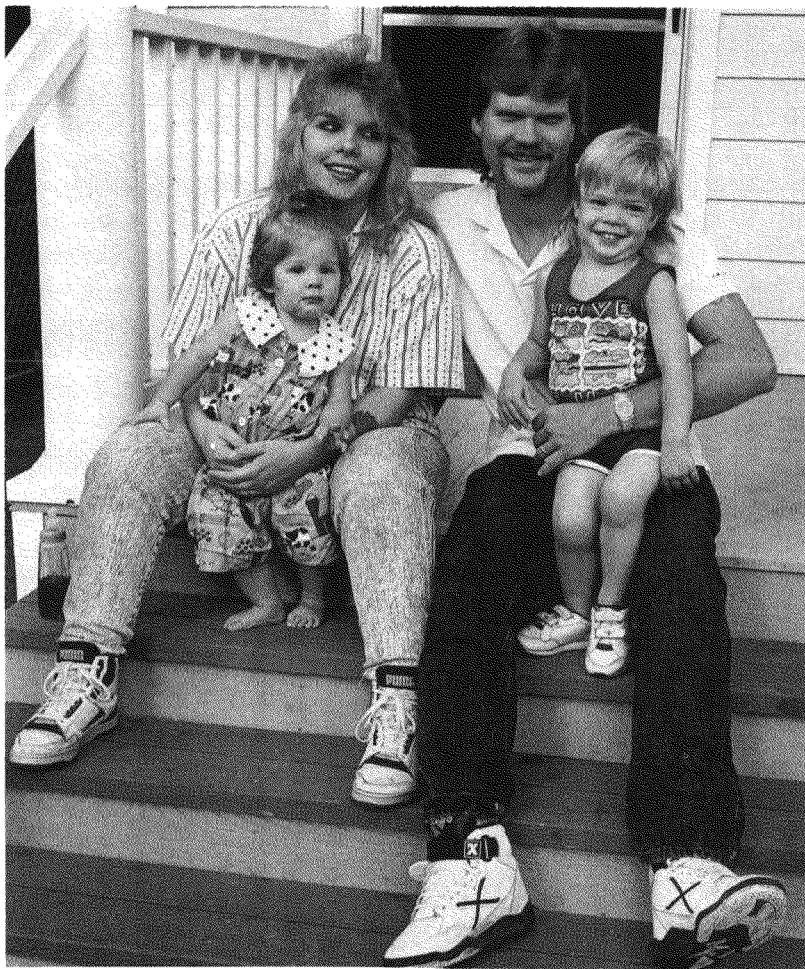
Nehemiah Housing Program	\$453,050
Management and General	<u>\$202,644</u>

Total Expenses	<u>\$655,694</u>
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Excess (deficit) of Support and Revenues over Expenses	\$37,381
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Balance - Beginning of Year	<u>\$364,877</u>
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Fund Balance - End of Year	<u>\$402,258</u>
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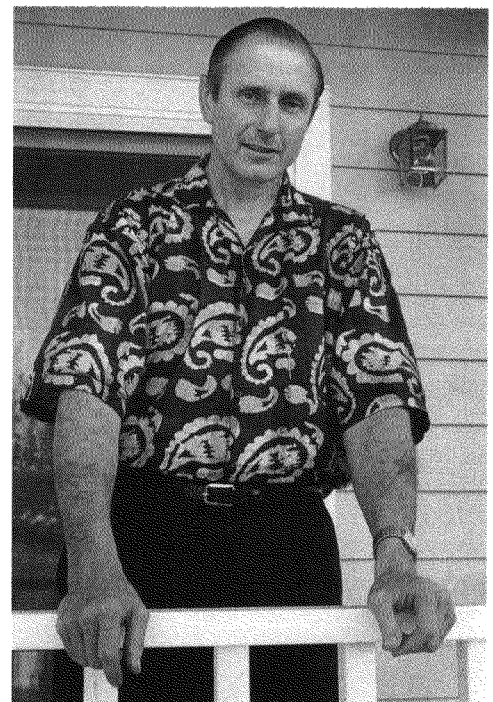


Success Story

A Euroamerican couple renting an apartment in Clackamas County came to NECDC for information about the Nehemiah Project. They expressed anxiety about living in Inner Northeast Portland and were concerned that their race might exclude them from participating in the program. We reassured them and alleviated their concerns.

They became so enthusiastic about the program that they recruited a friend to apply for a house next door to theirs. Their friend, a hard-working, single man, had believed he would never own a home.

Today, these two families live next-door to each other in newly-constructed homes. They look out for each other and their new neighbors. Their community spirit will contribute to the stability of their block.



SUMMARY

As the U.S. economy slid further into a recession during 1992 and 1993, NECDC embarked on an aggressive fundraising strategy to tap more non-traditional funding sources.

NECDC will need to raise \$450,000 during the next 2 ½ years of the construction phase of the program. Presently, NECDC needs grant funds for marketing and public information activities, including preparation of professional sales brochures. The Marketing & Sales Team must be staffed to work on neighborhood revitalization, to conduct outreach to potential buyers, and to assist buyers in qualifying for home loans and securing final loan approval.

NECDC will continue to foster partnerships with all who see this effort as vital not only to North/Northeast Portland, but to the City of Portland as a whole. All current public and private partners are to be commended for their dedication, creativity, and commitment.



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Michael Trower, Housing Development Consultant
Chris Peterson, Project Manager
Barbara Bersani, Project Manager
Stephen Kelly, Development Specialist
Steve Marker, Development Support
Sondra Price, Fiscal Administrator
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Yolonda Menefee, Clerical Support
John Finke, Financial Consultant
Ken Wilson, Legal Consultant
Janice Decker, Human Resource Consultant
John Rawlings-Dritsas, Real Estate Consultant



Because of your support and contributions, the children of Portland are living in stronger, safer communities. Special thanks to Amina, Anne, Barbara, Barry, Betty, Beverly, Bill, Bob, Bobbie, Brenda, Bud, Carolyn, Catherine, Cecile, Charles, Cindy, Chris, Christee, Charlette, Claudia, Dagmar, Danny, David, Denise, Dick, Donny, Ed, Ellen, Erik, Elizabeth, Gary, Gladys, Gretchen, Hank, Hannah, Harrison, Henry, Herschel, Jan, James, Janice, Jess, Jennie, Jenny, Jim, Joan, Joe, John, Joyce, Judy, Kathryn, Karen, Kathy, Ken, Ladonna, Laverne, Leslie, Lenny, Les, Linda, Loren, Lou, Lynn, Lynnette, Matt, Mark, Malcolm, Marshall, Margo, Marcia, Marty, Marvin, Martha, Margaret, Myra, Mitch, Michael, Nancy, Neyle, Neil, Norm, Pam, Patti, Peg, Peter, Phil, Rama, Ralph, Rey, Rich, Rick, Roger, Ron, Ronny, Sara, Scott, Sharon, Shawn, Shelley, Shirley, Steve, Sue, Terri, Terry, Tim, Tom, Tracy, Thomasina, Vera, Viki, Virginia, Walter, Warren, William, and the many others who have helped our communities through affordable housing.