

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 06-036

Authorizing Facilities and Management Services to Prepare an RFP for Disposition of the Martha Washington Building

The Multnomah County Board of Commissioners Finds:

- a. By Resolution 04-185 dated December 9, 2004, the Multnomah County Board of Commissioners adopted a policy for declaring real property owned by the County as surplus ("Surplus Property Process").
- b. By Resolution 05-201, dated December 8, 2005, Commissioners Rojo de Steffey and Cruz Walsh brought forward, and the Multnomah County Board of Commissioners adopted, a policy declaring the Martha Washington Building surplus. It directed Facilities and Property Management, in conjunction with the Public Affairs Office, to commence the public notification requirements of Surplus Property Process. This included solicitation of public input on an affordable housing component.
- c. The first phase of the 45-day public comment period in the Surplus Property Process for the Martha Washington Building ended January 30, 2006. A total of 22 interested public comments were formally submitted, generally from four groups: 1) Citizen, Neighbor or General Public; 2) Government Body; 3) Non-government (NGO), Non-Profit, or Religious; or 4) Private Developer, Broker or End User.

The Multnomah County Board of Commissioners Resolves:

1. The Board directs Facilities and Property Management to develop the RFP components for disposition of the Martha Washington Building. Commissioner Maria Rojo de Steffey, Commissioner Cruz Walsh, and the Housing Director shall review the RFP.
2. The RFP should state that only proposals that include the following elements will be considered:
 - a. As realistically as possible, proposals should maximize the return of proceeds to the County from the disposition of the property.
 - b. Proposals should address the need to produce affordable housing units in the Central City, and specifically the elderly, special needs and other low income residents of the West End sub-market. In judging proposals, emphasis will be placed on affordability levels achieved by the proposal, distribution of affordability levels offered within the unit mix, and the number of units produced.

- c. Weight will be given to proposals with programs that include a component that addresses the needs of the chronically homeless and contributes to the goals of the 10 Year Plan to End Homelessness in Portland and Multnomah County.
 - d. Services should be provided complimentary to the population served. Programs should include services which enhance the living experience and opportunities for vulnerable, low income residents.
 - e. Proposals will be encouraged to maximize the use of non-competitive public funds in order to create funding sources adequate for the rehabilitation requirements of the building, recognizing the demands on these resources for other affordable preservation and development projects.
 - f. Proposals should include a rehabilitation program that provides for:
 - the redevelopment of the building compliant with building code regulations, including seismic and fire/life safety, if required;
 - accessibility throughout the common area appropriate to the populations served; and
 - acceptable on-going maintenance and operating expenses to achieve long-term affordability.
 - g. Proposals should demonstrate financial feasibility to sustain a successful long term project. Letters of interest from proposed funding sources will be evaluated in analyzing projected financial feasibility.
3. Commissioner Maria Rojo de Steffey will present a report to the Board that includes the components of the RFP, together with a recommendation on how to select the successful respondent by May 18, 2006. The Board will consider the report and other information and take the actions it deems appropriate.

ADOPTED this 30th day of March 2006.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON


Diane M. Linn, Chair

AGNES SOWLE, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Agnes Sowle, County Attorney