

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

RESOLUTION NO. 2016-118

Establishing a Commercial Property Assessed Seismic Rehabilitation Program in Multnomah County.

The Multnomah County Board of Commissioners Finds:

- a. ORS 223.685 authorizes the County to establish a program to assist owners of commercial property with securing the financing of cost-effective seismic rehabilitation improvements.
- b. The programs authorized by ORS 223.685 are called Commercial Property Assessed Seismic Rehabilitation Programs. The Commercial Property Assessed Seismic Rehabilitation Program supports the financing of seismic rehabilitation upgrades on commercial buildings using a property tax lien.
- c. Multnomah County is committed to planning for community resiliency. A Seismic Property Assessed Program is central to "PropertyFit", a program to enable greater investments that support resiliency in the commercial building sector.
- d. There are 1,661 unreinforced masonry buildings (URM) within the boundaries of the City of Portland, with greater numbers estimated across Multnomah County.
- e. 35% of URM buildings are listed as historic buildings. URM buildings define the character of many of our neighborhoods and business districts.
- f. The most likely major earthquake to impact Multnomah County is a large magnitude earthquake on the Cascadia Subduction Zone (CSZ). The probability of a M9.0 earthquake on the CSZ in the next 50 years is about 12% to 18%.
- g. Improving seismic resiliency through seismic rehabilitation will strengthen the County's economic infrastructure by improving property values, building safety, and marketability of the County's commercial real estate.
- h. Multnomah County is committed to equitably advancing resilient economic development. The County will work to ensure communities most in need will benefit from these opportunities.
- i. ORS 223.685 authorizes Commercial Property Assessed Seismic Rehabilitation Programs to use the local improvement lien collection process authorized by ORS 223.505-223.595, and administered by the Department of Recording, Assessment and Taxation, to record and, if necessary, collect upon the repayment obligations of the building owners that secure financing through the program. For purposes of the program, the building owner's repayment obligation is called a Benefit Assessment Lien.

The Multnomah County Board of Commissioners Resolves:

1. A Commercial Property Assessed Seismic Rehabilitation Program in Multnomah County is hereby established.
2. The Office of Sustainability shall oversee the development of the Commercial Property Assessed Seismic Rehabilitation program in accordance with ORS 223.685.
3. The Office of Sustainability shall oversee integration of the Commercial Property Assessed Seismic Rehabilitation program into the PropertyFit program.
4. The Office of Sustainability will consult with the Department of Assessment, Recording and Taxation, the office of the Chief Financial Officer, and the County Attorney's office as it oversees development and adaptation of the Commercial Property Assessed Seismic Rehabilitation program.
5. The enforcement of Benefit Assessment Liens associated with the Commercial Property Assessed Seismic Rehabilitation program shall be considered regular business by the Board of County Commissioners.

ADOPTED this 1st day of December, 2016.



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



Loretta Smith, Vice-Chair

**REVIEWED:
JENNY M. MADKOUR, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON**

By 

Carlos Rasch, Assistant County Attorney

SUBMITTED BY: Commissioner Jules Bailey, District 1.