

ANNOTATED MINUTES

Tuesday, November 7, 2006 - 9:30 AM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

BOARD BRIEFINGS

Chair Diane Linn convened the meeting at 9:33 a.m., with Vice-Chair Lonnie Roberts and Commissioners Lisa Naito and Maria Rojo de Steffey present, and Commissioner Serena Cruz Walsh arriving at 9:36 a.m.

- B-1 Update on Multnomah County Sheriff's Office Operations and Policy Issues. Presented by MCSO Chief of Staff Christine Kirk and Business Services Director Larry Aab. 10 MINUTES REQUESTED.

CHRISTINE KIRK PRESENTATION ON DEVELOPING ISSUE IN RESPONSE TO STAFFING STUDY. MS. KIRK ADVISED ADDITIONAL INFORMATION WILL BE PROVIDED DURING THE THURSDAY, NOVEMBER 30, 2006 BOARD MEETING. AND LARRY AAB PRESENTATION AND UPDATE ON SOFTWARE PROGRAM IMPLEMENTING WEB BASED SYSTEM FOR SCHEDULING AND TRACKING HOURS.

IN RESPONSE TO CONCERNS EXPRESSED BY COMMISSIONERS CRUZ AND NAITO REGARDING HEAVY TRAFFIC, LACK OF BALLOT COLLECTORS OUTSIDE THE ELECTIONS OFFICE THIS MORNING AND "UNOFFICIAL" BALLOT COLLECTORS, MS. KIRK EXPLAINED THAT THE SHERIFF'S OFFICE IS ASSISTING WITH TRAFFIC PROBLEMS. CHAIR LINN ADVISED SHE DROVE BY THE ELECTIONS OFFICE THIS MORNING AND SPOKE WITH ELECTIONS DIVISION DIRECTOR JOHN KAUFFMAN AND DEPARTMENT DIRECTOR CECILIA JOHNSON AND THAT THE SITUATION IS BEING HANDLED. CHAIR LINN ADVISED THE BOARD WOULD BE KEPT INFORMED.

COMMISSIONERS ROBERTS AND CRUZ EXPRESSED CONCERN OVER "UNOFFICIAL" BALLOT COLLECTORS AND NEED TO ENSURE THAT APPROPRIATE DESIGNEES ARE IDENTIFIED. CHAIR LINN ASKED THE COMMISSIONERS TO WAIT UNTIL MR. KAUFFMAN REPORTS BACK BEFORE SENDING STAFF TO THE ELECTIONS OFFICE.

- B-2 SE Division/Ladd Brownfield Plan Update and REACH Community Development, Inc. Proposal. Presented by HC Tupper, Housing Development Specialist and Michelle Haynes, REACH Community Development, Inc. Housing Development Manager. 20 MINUTES REQUESTED.

HC TUPPER, MICHELLE HAYNES AND ALLISON HANDLER PRESENTATIONS AND RESPONSE TO BOARD QUESTIONS REGARDING REACH DEVELOPMENT PROPOSAL IN PARTNERSHIP WITH PORTLAND COMMUNITY LAND TRUST TO DEVELOP THE COUNTY'S SEVEN CORNERS PROPERTY FOR MIXED USE, GROUND FLOOR PARKING AND COMMERCIAL USE; TWO FLOORS OF CONDOS FOR SALE TO AFFORDABLE HOUSING QUALIFIED BUYERS; AND ONE FLOOR OF CONDOS FOR MORE EXPENSIVE, MARKET RATE HOUSING. BOARD COMMENTS IN APPRECIATION AND SUPPORT.

- B-3 County Attorney's 2005-2006 Annual Litigation Report. Presented by Agnes Sowle, John Thomas, Jacqueline Weber, Jenny Morf and Stephen Madkour. 30 MINUTES REQUESTED.

COUNTY ATTORNEY AGNES SOWLE AND ASSISTANT COUNTY ATTORNEYS JACQUIE WEBER, SUSAN DUNAWAY, STEPHEN MADKOUR AND JENNY MORF PRESENTATIONS AND RESPONSE TO BOARD COMMENTS IN APPRECIATION.

There being no further business, the meeting was adjourned at 10:40 a.m.

Tuesday, November 7, 2006 - 10:35 AM
(OR IMMEDIATELY FOLLOWING BOARD BRIEFINGS)
Multnomah Building, First Floor Commissioners Conference Room 112
501 SE Hawthorne Boulevard, Portland

EXECUTIVE SESSION

Chair Diane Linn convened the meeting at 10:43 a.m., with Vice-Chair Lonnie Roberts and Commissioners Lisa Naito, Serena Cruz Walsh and Maria Rojo de Steffey present.

- E-1 The Multnomah County Board of Commissioners will meet in Executive Session Pursuant to ORS 192.660(2)(d). 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. 1 HOUR REQUESTED.

EXECUTIVE SESSION HELD.

There being no further business, the meeting was adjourned at 11:27 a.m.

Thursday, November 9, 2006 - 9:30 AM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

REGULAR MEETING

Chair Diane Linn convened the meeting at 9:30 a.m., with Vice-Chair Lonnie Roberts and Commissioners Serena Cruz Walsh and Maria Rojo de Steffey present, and Commissioner Lisa Naito arriving at 9:31 a.m.

CONSENT CALENDAR

**COMMISSIONER ROBERTS MOVED AND
COMMISSIONER CRUZ SECONDED, APPROVAL
OF THE CONSENT CALENDAR.**

Commissioner Naito arrived at 9:31 a.m.

THE CONSENT CALENDAR (ITEMS C-1 THROUGH C-3) WAS UNANIMOUSLY APPROVED.

NON-DEPARTMENTAL

- C-1 Reappointment of Tom Landye and Appointment of Jack Pessia to the Multnomah County INVESTMENT ADVISORY BOARD

DEPARTMENT OF COUNTY HUMAN SERVICES

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

ORDER 06-182

DEPARTMENT OF COMMUNITY SERVICES

- C-3 RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property to PETRA WOODWORTH

RESOLUTION 06-183

REGULAR AGENDA
PUBLIC COMMENT

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.

GEOFF THOMPSON, WITH ANGELO SIMIONE, COMMENTS ON OCTOBER LAND USE HEARING REGARDING THE VIEW POINT INN CONDITIONAL USE PERMIT, THE INCONVENIENCES TO APPLICANTS' ATTORNEY AND OTHER PARTICIPANTS, AND THE MISSED SUBMISSION DEADLINE OF THE HEARINGS OFFICER DECISION. MR. THOMPSON EXPRESSED HIS FRUSTRATION AND LACK OF CONFIDENCE IN COUNTY STAFF AND ELECTED OFFICIALS. CHAIR LINN EXPLAINED THE INDEPENDENT HEARINGS OFFICER, NOT COUNTY STAFF, GENERATED THE DELAY, AND

ADVISED THE HEARINGS OFFICER MISSED HER DEADLINE YESTERDAY AFTERNOON, THAT SHE MADE AN ERROR ON HER DECISION AND THAT SHE IS WORKING ON CORRECTING IT AND SUBMITTING HER DECISION TODAY.

DEPARTMENT OF COUNTY HUMAN SERVICES

- R-1 Budget Modification DCHS-11 Appropriating \$53,340 from a New Edward Byrne Memorial Grant Awarded to Domestic Violence and Providing Funding for a New 0.26 FTE Program Development Technician

COMMISSIONER ROJO MOVED AND COMMISSIONER CRUZ SECONDED, APPROVAL OF R-1. CHIQUITA ROLLINS EXPLANATION. BUDGET MODIFICATION UNANIMOUSLY APPROVED.

- R-2 Budget Modification DCHS-12 Increasing Developmental Disabilities Services Division Federal/State Appropriation by \$2,054,697 to Reflect State of Oregon Funding Revisions

COMMISSIONER ROJO MOVED AND COMMISSIONER CRUZ SECONDED, APPROVAL OF R-2. PATRICE BOTSFORD EXPLANATION. BUDGET MODIFICATION UNANIMOUSLY APPROVED.

- R-3 Budget Modification DCHS-13 Appropriating \$241,678 of Title XIX for Limited Duration Eligibility Specialist Positions for the Medicare Modernization Act in Aging and Disabilities Services Division

COMMISSIONER ROJO MOVED AND COMMISSIONER CRUZ SECONDED, APPROVAL OF R-3. DANA LLOYD EXPLANATION. BUDGET MODIFICATION UNANIMOUSLY APPROVED.

DEPARTMENT OF COMMUNITY SERVICES

- R-4 First Reading and Possible Adoption of an ORDINANCE Amending County Land Use Code, Plans and Maps to Adopt Troutdale's Recent Land Use Code, Plan and Map Revisions in Compliance with Metro's Functional Plan and Declaring an Emergency

ORDINANCE READ BY TITLE ONLY. COPIES AVAILABLE. COMMISSIONER ROBERTS MOVED AND COMMISSIONER ROJO SECONDED, APPROVAL OF FIRST READING AND ADOPTION. KAREN SCHILLING EXPLANATION AND RESPONSE TO QUESTION OF COMMISSIONER ROBERTS REGARDING THE EMERGENCY ADOPTION CLAUSE. NO ONE WISHED TO TESTIFY. ORDINANCE 1085 UNANIMOUSLY ADOPTED.

- R-5 Intergovernmental Expenditure Agreement 4600006289 with Metro for Traffic Studies for Sellwood Bridge Rehabilitation or Replacement Project**

COMMISSIONER ROJO MOVED AND COMMISSIONER ROBERTS SECONDED, APPROVAL OF R-5. JERRY ELLIOTT EXPLANATION. MR. ELLIOTT AND MS. SCHILLING UNABLE TO RESPOND TO QUESTION OF COMMISSIONER ROJO ASKING WHY THE TERM OF THE CONTRACT WITH METRO IS FOR THREE YEARS WHEN THE TRAFFIC STUDY WILL ONLY TAKE TWO YEARS. COMMISSIONER ROJO ADVISED SHE WOULD VOTE IN SUPPORT OF THE AGREEMENT TODAY AS THE CONTRACT AMOUNT IS NOT TO EXCEED \$100,000. STAFF TO PROVIDE RESPONSE TO COMMISSIONER ROJO'S QUESTION. AGREEMENT UNANIMOUSLY APPROVED.

- R-6 RESOLUTION Authorizing Multnomah County Staff to Initiate Proceedings to Legalize a Portion of SW Hewett Boulevard, County Road No. 405**

COMMISSIONER ROJO MOVED AND COMMISSIONER CRUZ SECONDED, APPROVAL OF R-6. PATRICK HINDS AND ASSISTANT COUNTY ATTORNEY MATTHEW RYAN EXPLANATION AND RESPONSE TO QUESTION OF COMMISSIONER ROBERTS. RESOLUTION 06-184 UNANIMOUSLY ADOPTED.

DEPARTMENT OF COMMUNITY JUSTICE

- R-7 Budget Modification DCJ-09 Creating a Full-time Community Works Leader and a Half-time Office Assistant 2, as Determined by the Class/Comp Unit of Central Human Resources, and Using a Vacant Juvenile Counseling Assistant Position

COMMISSIONER CRUZ MOVED AND COMMISSIONER NAITO SECONDED, APPROVAL OF R-7. DAVID KOCH EXPLANATION. BUDGET MODIFICATION UNANIMOUSLY APPROVED.

- R-8 Budget Modification DCJ-10 Appropriating \$47,270 in Federal Project Safe Neighborhoods Funds to Support Educational Advocacy for Delinquent Youth Who are Involved in Gangs

COMMISSIONER CRUZ MOVED AND COMMISSIONER NAITO SECONDED, APPROVAL OF R-8. DAVID KOCH EXPLANATION AND RESPONSE TO COMMENTS IN APPRECIATION AND SUPPORT BY COMMISSIONER NAITO. MR. KOCH RESPONSE TO QUESTION OF COMMISSIONER ROJO. BUDGET MODIFICATION UNANIMOUSLY APPROVED.

- R-9 Budget Modification DCJ-11 Appropriating \$52,334 in Federal Project Safe Neighborhoods Funds to Promote Successful Transition of Gang Offenders Back into the Community

COMMISSIONER CRUZ MOVED AND COMMISSIONER ROBERTS SECONDED, APPROVAL OF R-9. SHADMAN AFZAL AND CARL GOODMAN EXPLANATION. BUDGET MODIFICATION UNANIMOUSLY APPROVED.

- R-10 Budget Modification DCJ-13 Appropriating \$17,254 in Federal Funds Administered by Housing Authority of Portland Provided by the City of Portland to Provide Rental Assistance for Clients and their Families Through the DCJ Adult Transitional Housing Unit

COMMISSIONER CRUZ MOVED AND COMMISSIONER ROJO SECONDED, APPROVAL OF SUBSTITUTE BUDGET MODIFICATION INCREASING THE APPROPRIATION AMOUNT. LIV JENSSEN EXPLANATION. BUDGET

**MODIFICATION DCJ-13 APPROPRIATING \$25,454
IN FEDERAL FUNDS ADMINISTERED BY
HOUSING AUTHORITY OF PORTLAND
PROVIDED BY THE CITY OF PORTLAND TO
PROVIDE RENTAL ASSISTANCE FOR CLIENTS
AND THEIR FAMILIES THROUGH THE DCJ
ADULT TRANSITIONAL HOUSING UNIT
UNANIMOUSLY APPROVED.**

SCHOOL AND COMMUNITY PARTNERSHIPS

- R-11 Budget Modification OSCP-06 Increasing the School and Community Partnerships' Fiscal Year 2007 Budget by \$56,943 in State of Oregon Emergency Housing Account and Housing Stabilization Program Grant Funding

**COMMISSIONER CRUZ MOVED AND
COMMISSIONER ROJO SECONDED, APPROVAL
OF R-11. MARY LI EXPLANATION. BUDGET
MODIFICATION UNANIMOUSLY APPROVED.**

DEPARTMENT OF HEALTH

- R-12 Budget Modification HD-07 Approving Three Position Changes in the Health Department's School and Community Dental Program to Better Fit the Needs of the Department

**COMMISSIONER CRUZ MOVED AND
COMMISSIONER ROJO SECONDED, APPROVAL
OF R-12. MARY LOOS EXPLANATION. BUDGET
MODIFICATION UNANIMOUSLY APPROVED.**

NON-DEPARTMENTAL

- R-13 RESOLUTION Declaring Board Policy for All Multnomah County Sheriff Deputies to Receive Crisis Intervention Training (CIT) and to Review the Costs and Processes to Achieve this Policy

**COMMISSIONER NAITO MOVED AND
COMMISSIONER ROJO SECONDED, APPROVAL
OF R-13. COMMISSIONER NAITO EXPLANATION
AND COMMENTS IN SUPPORT. SHERIFF
BERNIE GIUSTO COMMENTS IN APPRECIATION**

FOR COMMISSIONER NAITO'S LEADERSHIP AND IN SUPPORT OF THE TRAINING IN PARTNERSHIP WITH THE CITY OF PORTLAND POLICE BUREAU. ANGELA KIMBALL OF OREGON PARTNERS IN CRISIS TESTIMONY IN SUPPORT OF RESOLUTION AND THE NEED FOR CRISIS INTERVENTION TRAINING. CHAIR LINN THANKED MS. KIMBALL FOR HER EXTRAORDINARY ADVOCACY. PORTLAND POLICE OFFICER PAUL WARE EXPLANATION AND COMMENTS IN SUPPORT, ADVISING FIVE SHERIFFS OFFICE DEPUTIES WILL BE INCLUDED IN EACH PORTLAND POLICE BUREAU TRAINING SESSION. COMMISSIONER NAITO EXPRESSED HER APPRECIATION TO OFFICER WARE FOR HIS EXPERTISE AND ADVOCACY. COMMISSIONER ROBERTS COMMENTS IN SUPPORT AND SUGGESTION THAT EAST COUNTY CITIES ARE INCLUDED IN THE TRAINING SESSIONS. COMMISSIONER CRUZ EXPRESSED HER APPRECIATION TO COMMISSIONER NAITO FOR HER INITIATIVE AND PROMPTNESS IN THIS MATTER. CHAIR LINN COMMENTS IN SUPPORT AND APPRECIATION. RESOLUTION 06-185 UNANIMOUSLY ADOPTED.

R-14 RESOLUTION Endorsing the Housing Alliance 2007 Housing Opportunity Agenda and Urging the Legislature to Meet the Housing Needs of Low and Very Low Income Oregonians in Urban and Rural Areas

COMMISSIONER CRUZ MOVED AND COMMISSIONER ROJO SECONDED, APPROVAL OF R-14. COMMISSIONER CRUZ EXPLANATION AND COMMENTS IN SUPPORT. NEIGHBORHOOD PARTNERSHIP EXECUTIVE DIRECTOR JANET BOYD EXPLANATION OF HOUSING ALLIANCE HOUSING OPPORTUNITIES AGENDA, PROPOSED SOURCE OF FUNDS, HOW RESOURCES WOULD BE USED AND MULTNOMAH COUNTY'S PROPOSED SHARE. IN RESPONSE TO QUESTIONS OF COMMISSIONER ROBERTS, MS. BOYD ADVISED THEY WOULD

REQUEST ONE-TIME-ONLY LOTTERY PROCEEDS AND SUGGESTED A COUPLE OF WAYS TO DETERMINE ELIGIBILITY TO RECEIVE HOUSING ASSISTANCE. GRESHAM POLICE CHIEF CARLA PILUSO COMMENTED IN SUPPORT OF RESOLUTION AND THE NEED TO PROVIDE AFFORDABLE HOUSING, IMPROVE SELF ESTEEM AND REDUCE CRIMINAL BEHAVIOR. COMMISSIONER CRUZ ADVISED THAT PUBLIC AFFAIRS DIRECTOR GINA MATTIODA WAS UNABLE TO BE HERE TODAY, BUT IS READY TO ADD THIS ISSUE TO THE LEGISLATIVE AGENDA. COMMISSIONER CRUZ ADVISED SHE SPOKE TO ASSESSMENT AND TAXATION DIRECTOR KATHY TUNEBERG WHO ASSURED HER THAT INCREASING THE DOCUMENT RECORDING FEE WOULD NOT BE A PROBLEM. COMMISSIONER NAITO COMMENTED IN SUPPORT OF FUNDING FOR AFFORDABLE HOUSING AND SUGGESTED THAT MS. MATTIODA MOVE FORWARD AND MAKE THIS ISSUE ONE OF THE BOARD'S LEGISLATIVE PRIORITIES. COMMISSIONER ROJO COMMENTED IN SUPPORT AND APPRECIATION FOR CHIEF PILUSO'S PRESENTATION AND THANKED COMMISSIONER CRUZ FOR BRINGING THIS RESOLUTION FORWARD AND FOR HER WORK ON HOMELESSNESS AND AFFORDABLE HOUSING ISSUES. COMMISSIONER ROBERTS AND CHAIR LINN COMMENTS IN SUPPORT AND APPRECIATION. RESOLUTION 06-186 UNANIMOUSLY ADOPTED.

There being no further business, the meeting was adjourned at 10:38 a.m.

Thursday, November 9, 2006 - 10:45 AM
(OR IMMEDIATELY FOLLOWING REGULAR MEETING)
Multnomah Building, First Floor Commissioners Conference Room 112
501 SE Hawthorne Boulevard, Portland

EXECUTIVE SESSION

Chair Diane Linn convened the meeting at 10:40 a.m., with Vice-Chair Lonnie Roberts and Commissioners Lisa Naito, Serena Cruz Walsh and Maria Rojo de Steffey present.

- E-2 The Multnomah County Board of Commissioners will meet in Executive Session Pursuant to ORS 192.660(2)(d),(e) and/or (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. 15-30 MINUTES REQUESTED.

EXECUTIVE SESSION HELD.

There being no further business, the meeting was adjourned at 11:00 a.m.

BOARD CLERK FOR MULTNOMAH COUNTY, OREGON

Deborah L. Bogstad



Multnomah County Oregon

Board of Commissioners & Agenda

connecting citizens with information and services

REVISED

BOARD OF COMMISSIONERS

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Email: district1@co.multnomah.or.us

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Lisa Naito, Commission Dist. 3

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Lonnie Roberts, Commission Dist. 4

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NOVEMBER 7 & 9, 2006 BOARD MEETINGS FASTLOOK AGENDA ITEMS OF INTEREST

Pg 2	9:30 a.m. Tuesday Update on Sheriff's Office Operations and Policy Issues
Pg 2	9:40 a.m. Tuesday SE Division/Ladd Brownfield Plan Update and REACH Community Development, Inc. Proposal
Pg 2	10:00 a.m. Tuesday County Attorney's Report
Pg 2	10:30 a.m. Tuesday Executive Session
Pg 3	9:30 a.m. Thursday Public Comment
Pg 5	10:05 a.m. Thursday Resolution Declaring Board Policy for All Multnomah County Sheriff Deputies to Receive Crisis Intervention Training
Pg 5	10:35 a.m. Thursday Resolution Endorsing the Housing Alliance 2007 Housing Opportunity Agenda
The November 16, 23 and December 21 and 28 Board are Meetings Cancelled	

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, 9:30 AM, (LIVE) Channel 30
Saturday, 10:00 AM, Channel 29
Sunday, 11:00 AM, Channel 30
Tuesday, 8:00 PM, Channel 29

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Tuesday, November 7, 2006 - 9:30 AM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

BOARD BRIEFINGS

- B-1 Update on Multnomah County Sheriff's Office Operations and Policy Issues. Presented by MCSO Chief of Staff Christine Kirk and Business Services Director Larry Aab. 10 MINUTES REQUESTED.
- B-2 SE Division/Ladd Brownfield Plan Update and REACH Community Development, Inc. Proposal. Presented by HC Tupper, Housing Development Specialist and Michelle Haynes, REACH Community Development, Inc. Housing Development Manager. 20 MINUTES REQUESTED.
- B-3 County Attorney's 2005-2006 Annual Litigation Report. Presented by Agnes Sowle, John Thomas, Jacqueline Weber, Jenny Morf and Stephen Madkour. 30 MINUTES REQUESTED.

CABLE PLAYBACK INFO:

Tuesday, November 7 - 9:30 AM LIVE Channel 29
Thursday, November 9 - 8:00 PM Channel 29
Friday, November 10 - 1:00 PM Channel 30
Saturday, November 11 - 2:00 PM Channel 29

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EXECUTIVE SESSION

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Thursday, November 9, 2006 - 9:30 AM
Multnomah Building, First Floor Commissioners Boardroom 100
501 SE Hawthorne Boulevard, Portland

REGULAR MEETING

CONSENT CALENDAR - 9:30 AM **NON-DEPARTMENTAL**

- C-1 Reappointment of Tom Landye and Appointment of Jack Pessia to the Multnomah County INVESTMENT ADVISORY BOARD

DEPARTMENT OF COUNTY HUMAN SERVICES

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

DEPARTMENT OF COMMUNITY SERVICES

- C-3 RESOLUTION Authorizing the Private Sale of a Tax Foreclosed Property to PETRA WOODWORTH

REGULAR AGENDA - 9:30 AM **PUBLIC COMMENT**

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.

DEPARTMENT OF COUNTY HUMAN SERVICES - 9:30 AM

- R-1 Budget Modification DCHS-11 Appropriating \$53,340 from a New Edward Byrne Memorial Grant Awarded to Domestic Violence and Providing Funding for a New 0.26 FTE Program Development Technician
- R-2 Budget Modification DCHS-12 Increasing Developmental Disabilities Services Division Federal/State Appropriation by \$2,054,697 to Reflect State of Oregon Funding Revisions

- R-3 Budget Modification DCHS-13 Appropriating \$241,678 of Title XIX for Limited Duration Eligibility Specialist Positions for the Medicare Modernization Act in Aging and Disabilities Services Division

DEPARTMENT OF COMMUNITY SERVICES - 9:40 AM

- R-4 First Reading and Possible Adoption of an ORDINANCE Amending County Land Use Code, Plans and Maps to Adopt Troutdale's Recent Land Use Code, Plan and Map Revisions in Compliance with Metro's Functional Plan and Declaring an Emergency
- R-5 Intergovernmental Expenditure Agreement 4600006289 with Metro for Traffic Studies for Sellwood Bridge Rehabilitation or Replacement Project
- R-6 RESOLUTION Authorizing Multnomah County Staff to Initiate Proceedings to Legalize a Portion of SW Hewett Boulevard, County Road No. 405

DEPARTMENT OF COMMUNITY JUSTICE - 9:50 AM

- R-7 Budget Modification DCJ-09 Creating a Full-time Community Works Leader and a Half-time Office Assistant 2, as Determined by the Class/Comp Unit of Central Human Resources, and Using a Vacant Juvenile Counseling Assistant Position
- R-8 Budget Modification DCJ-10 Appropriating \$47,270 in Federal Project Safe Neighborhoods Funds to Support Educational Advocacy for Delinquent Youth Who are Involved in Gangs
- R-9 Budget Modification DCJ-11 Appropriating \$52,334 in Federal Project Safe Neighborhoods Funds to Promote Successful Transition of Gang Offenders Back into the Community
- R-10 Budget Modification DCJ-13 Appropriating \$17,254 in Federal Funds Administered by Housing Authority of Portland Provided by the City of Portland to Provide Rental Assistance for Clients and their Families Through the DCJ Adult Transitional Housing Unit

SCHOOL AND COMMUNITY PARTNERSHIPS - 10:00 AM

- R-11 Budget Modification OSCP-06 Increasing the School and Community Partnerships' Fiscal Year 2007 Budget by \$56,943 in State of Oregon Emergency Housing Account and Housing Stabilization Program Grant Funding

DEPARTMENT OF HEALTH - 10:03 AM

- R-12 Budget Modification HD-07 Approving Three Position Changes in the Health Department's School and Community Dental Program to Better Fit the Needs of the Department

NON-DEPARTMENTAL - 10:05 AM

- R-13 RESOLUTION Declaring Board Policy for All Multnomah County Sheriff Deputies to Receive Crisis Intervention Training (CIT) and to Review the Costs and Processes to Achieve this Policy
- R-14 RESOLUTION Endorsing the Housing Alliance 2007 Housing Opportunity Agenda and Urging the Legislature to Meet the Housing Needs of Low and Very Low Income Oregonians in Urban and Rural Areas
-

Thursday, November 9, 2006 - **10:45 AM**
(OR IMMEDIATELY FOLLOWING REGULAR MEETING)
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IF NEEDED EXECUTIVE SESSION

- E-2 The Multnomah County Board of Commissioners will meet in Executive Session Pursuant to ORS 192.660(2)(d),(e) and/or (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. 15-30 MINUTES REQUESTED.



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

Board Clerk Use Only

Meeting Date: 11/07/06
Agenda Item #: B-1
Est. Start Time: 9:30 AM
Date Submitted: 11/01/06

BUDGET MODIFICATION: -

Agenda Title: Update on Multnomah County Sheriff's Office Operations and Policy Issues

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

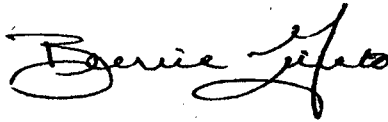
Date Requested:	November 7, 2006	Time Requested:	10 minutes
Department:	Sheriff's Office	Division:	Administration
Contact(s):	Christine Kirk		
Phone:	503.988.4301	Ext.	84301
I/O Address:	503 / 350		
Presenter(s):	Chief of Staff Christine Kirk and Business Services Director Larry Aab		

General Information

1. What action are you requesting from the Board?
Briefing
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 Sheriff has offered to provide regularly scheduled briefings on major policy issues and operational choices to the Board on a regular basis.
3. Explain the fiscal impact (current year and ongoing).
4. Explain any legal and/or policy issues involved.
5. Explain any citizen and/or other government participation that has or will take place.

Required Signatures

Department/
Agency Director:



Date: 11/01/06

Budget Analyst:

Date:

Department HR:

Date:

Countywide HR:

Date:



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

Board Clerk Use Only

Meeting Date: 11/07/06
Agenda Item #: B-2
Est. Start Time: 9:40 AM
Date Submitted: 10/31/06

BUDGET MODIFICATION: -

Agenda Title: SE Division/Ladd Brownfield Plan Update and REACH Community Development, Inc. Proposal

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

Date Requested:	November 7, 2006	Time Requested:	20 minutes
Department:	Non-Departmental	Division:	Commissioner Maria Rojo de Steffey
Contact(s):	Matthew Lashua		
Phone:	503 988 6796	Ext.	86796
	I/O Address: 503/6		
Presenter(s):	HC Tupper, Housing Development Specialist and Michelle Haynes, REACH Community Development, Inc. Housing Development Manager		

General Information

1. What action are you requesting from the Board?
Informational Only
2. Please provide sufficient background information for the Board and the public to understand this issue.
3. Explain the fiscal impact (current year and ongoing).
4. Explain any legal and/or policy issues involved.
5. Explain any citizen and/or other government participation that has or will take place.

Required Signatures

**Department/
Agency Director:**

Maria Rojo de Steffen

Date: 10/31/06

Budget Analyst:

Date:

Department HR:

Date:

Countywide HR:

Date:



REACH

Community Development, Inc.

1135 SE Salmon Street • Portland, OR 97214 • 503.231.0682 • Fax: 503.236.3429 • www.reachcdc.org

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October 17, 2006

HC Tupper, Housing Development Specialist
Multnomah County
421 SW Sixth Avenue, Suite 200
Portland, OR 97204-1623

RE: 1949 SE Division

Dear Mr. Tupper,

This letter will outline REACH Community Development's proposal to acquire and redevelop the County-owned lot at 1949 SE Division as a mixed-use affordable condominium project. This 9,500 SF parcel is located in an excellent location: it is in the thriving "Seven Corners" neighborhood commercial district on the edge of Ladd's Addition, and it has superb access to retail services and transit. Zoning designation is Storefront Commercial with an historic overlay.

Project History

A brief recap of the property's history might be helpful to readers who are new to the project. This triangular lot at the intersection of SE Division and Ladd, was used as a gas station for decades, during which it suffered significant soil contamination from leaking underground gasoline storage tanks. Multnomah County acquired the site through tax foreclosure in the mid 1990's.

In 1999, the County placed the property in the Affordable Housing Development Program (AHDP) and awarded it to REACH. For liability reasons, REACH asked to postpone taking title until environmental assessment and clean-up was complete. From 1999 through 2005, the Multnomah County worked in partnership with REACH and Portland's Bureau of Environmental Services to secure federal EPA grants and clean up the site for redevelopment. The clean-up and a six-month ground water monitoring period were finally completed in August 2006.

The site will very soon be approved by DEQ for redevelopment, but DEQ will require installation of a passive environmental ventilation system under the ground floor of the new building. As an additional precaution, DEQ has prohibited construction of residential units on the ground floor and will require indoor air quality monitoring.

REACH originally intended to develop the property as rental housing for very low income elderly or physically disabled. In June 2006, REACH executed a one-year Purchase and Sale agreement with Multnomah County with the intent to submit a HUD grant application for project financing. However, HUD standards regarding development of "brownfield" sites have recently been tightened to prohibit use of any property with an environmental condition like the one on the Division site. Late in June, REACH was informed that the lot cannot be used to develop a HUD-funded project.

REACH then assessed alternative uses that meet the intent of Multnomah County's AHDP. We determined that the lot is too small to support a Low Income Housing Tax Credit or other rental housing project.

But we recognized that it a superb location for a mixed-use condominium project. As a long-term SE Portland property owner, REACH is acutely aware of soaring property values and the scarcity of affordable homeownership opportunities in the neighborhood. This site presents a rare opportunity to accomplish several public goals: give lower-income buyers a chance to buy a home in a very desirable neighborhood, enhance the vitality of a diverse commercial district *and* return a former brownfield lot to the tax rolls.

REACH Proposal

Recognizing the unique appeal of the Division lot's "Seven Corners" location, we asked the Portland Community Land Trust (PCLT) to partner with us to develop a condominium project with homes that will be permanently affordable to buyers in the 80%MFI income range.

Due to the small size and triangular shape of the Division lot, it is apparent that most of the condo units must be small, one-bedroom units. While these homes are ideal for first-time buyers who wish to secure a "toehold" in the housing market, they are not suitable for most families. Since most public homeownership subsidies are restricted to family housing, *it is clear that the Division lot must be developed without public subsidies* other than the County's land donation.

Therefore, REACH and PCLT are proposing to develop a mixed-income project that relies primarily on "cross-subsidy". Through this approach, profits from the sale of ground-floor commercial spaces and some market-rate condominiums on the upper floors will be used to subsidize the cost of the other condos, allowing us to sell them at a very affordable price. This mechanism will create a true mixed-use, mixed-income building with over half of the units remaining permanently affordable.

We propose to develop a four-story building with three floors of residential condominiums over a ground-floor with two retail bays and on-grade parking. Our preliminary analysis indicates that we can develop about 25 residential units, of which *at least* 13-15 will be Portland Community Land Trust (PCLT) units affordable to buyers at 80%MFI or less (\$126,500 for a one- bedroom condo).

When the original buyers of the PCLT condos sell their homes, approximately $\frac{3}{4}$ of the appreciation remains as effective subsidy to keep the unit affordable. This allows PCLT to re-sell units to new buyers in the same 80% MFI income range. PCLT will use an affordability covenant (deed restriction) to ensure that the condos will be permanently affordable. The affordability covenant will contain substantially the same restrictions as the PCLT land lease agreement, the legal mechanism by which PCLT ensures affordability for its single-family and duplex houses.

The commercial space and 5-10 of the residential condos will be sold at the highest rate the market will bear, with the sales proceeds subsidizing the affordable units.

REACH and PCLT will refine our pricing and affordability strategy as we firm up our design, cost estimates, and financing. We will determine the optimal mix of PCLT and market-rate units, and we may opt to offer some "recapture" units at an intermediate price affordable to buyers in the 100% MFI range. While these intermediate units would not remain affordable permanently to future buyers, they would be sold to the initial buyers at a below-market price. When the initial buyers sold their condos, a portion of the sales proceeds would be "recaptured" or returned to REACH to invest in a future homeownership project.

REACH plans to contribute substantial amounts of its own cash equity in the project to reduce predevelopment and financing costs. In addition, REACH and PCLT will seek foundation funding to further reduce costs and provide even deeper affordability.

Development Partners' Roles

REACH and PCLT have agreed in principle on a development partnership. We plan to memorialize our understanding in a formal Memo of Understanding (MOU) once we receive approval of our concept from Multnomah County. Under our proposed partnership, REACH will serve as the lead developer. REACH's responsibilities will include:

- Financial structuring, feasibility analysis, and obtaining of predevelopment and construction financing from third parties.
- Contribution of REACH equity (predevelopment and construction loans at 3% interest- our cost of funds), for project development as necessary to meet the equity requirements of our lenders.
- Retention of project development team, including the architect, general contractor, appraiser, legal counsel, development consultants, etc.
- Construction management
- Sales of market-rate and any "recapture" units
- Marketing and sales of ground-floor commercial condominiums

REACH anticipates that its role in the project will end after all initial commercial and residential condominium sales are complete and all construction financing is paid off. If the team opts to include some intermediately-priced units affordable to buyers at 100% MFI, REACH will "recapture" a portion of the appreciation when the initial buyer sells,

and apply the recaptured funds to the cost of developing a new affordable home ownership project.

PCLT's role in project development will include:

- Work with legal counsel and consultants to fashion affordability covenants for the Land Trust units
- Approval of major project decisions that effect project feasibility and unit marketability, including design, project amenities, condo legal structuring, etc.
- Pricing, marketing and buyer identification for the Land Trust units. PCLT and REACH will work together on pricing to ensure that the units are marketable and feasible to develop.
- Identification of foundations and other funding sources to write down the price of the affordable units, and participation with REACH in funding applications

Most importantly, PCLT will act as the long term steward of the project's Land Trust units. In perpetuity, PCLT will market the condos to new Land Trust buyers as the units turn over.

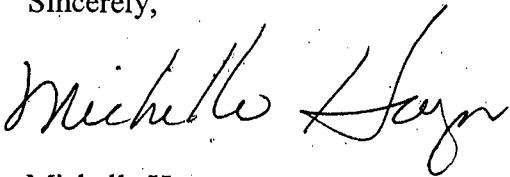
Requested Approval

REACH is requesting County approval of our proposal to redevelop the Division lot as a mixed-use, mixed income condominium project in partnership with the Portland Community Land Trust. **At a minimum, REACH pledges that at least half of the residential units will be permanently affordable to buyers at 80%MFI or less.** But we will strive to exceed this standard.

All profits from the sale of the market-rate condos and commercial space, except for a modest developer fee, will be applied to subsidize the price of the affordable units. We anticipate that this "cross-subsidy", combined with the County land donation, low-interest REACH equity contributions, and foundation fundraising by REACH and PCLT, will allow us to do better.

Thus, while REACH and PCLT are pledging only that at least 50% of the residential units will be affordable at 80%MFI, we believe that we can make a higher percentage of the condos affordable, offer deeper affordability on the Land Trust condos, or both.

Sincerely,



Michelle Haynes
Housing Development Manager

Reach - SE Ladd and Division

2 commercial spaces, 15 units @ 80% MFI, 10 units @ market

Unit Breakdown	#	SF	Value/SF	Price/Unit*	80% price	Total Sales Price
Office/Commercial 1	1	946	350	331,100		331,100
Office/Commercial 2	1	1,474	350	515,900		515,900
1-BR (80% MFI)	13	650	201	130,500	138,600	1,696,500
2-BR (80% MFI)	2	740	222	164,500	173,303	329,000
1-BR (market)	3	650	325			633,750
2-BR (market)	2	740	325			481,000
2-BR (top floor market)	5	758	396	300,000		1,500,000
Parking spaces	16			5,000		55,000
For-sale commercial	2	2,420				
Common commercial (incl. parking)		5,588				
For-sale residential	25	13,720				
Common residential		7,200				
Total	27	16,140				5,542,250

USES		Pre-closing	Updated	Source/Notes
Land Costs				
Acquisition		-		Based on per/sf assessed value of land
Vacant land appraisal		2,500	2,500	May not be required
Closing costs		200	200	Reach
Carrying costs		-	-	Reach
Construction Costs				
Construction		3,509,360		Reach
Contingency	10.0%	350,936		Reach
T/I (commercial spaces)		25,000		\$5-\$10/sf per Michelle R.
Liability Ins. (if not included in GC)	4.0%	140,374		Reach
Performance Bond, if required		-		Unlikely to be required, per Wells
Builder's Risk		15,000		Reach
Development Costs				
Design		248,655	198,924	Reach
SDCs and Permits		246,847	74,054	Reach/HDC (I researched some SDCs)
Construction testing		10,000		Reach
Surveys (ALTA, condo plat)		12,000		Reach/HDC
Borrower legal		15,000		HDC (~\$8K for condo docs per R.A.)
CLT legal		10,000		HDC
Accounting		2,000		Reach/HDC
Condo recording/review		1,600		~\$1,400 County; \$100+ State
Environmental / Geotech		6,000	6,000	Reach/HDC (Eli will discuss w/ lenders)
Property taxes		-	-	HDC (unless Reach already knows)
Financing Costs				
Const. Loan - fee	0.75%	33,254		Estimate from Wells
Const. Loan - closing costs		16,000		HDC
Const. Loan - legal		10,000		Estimate from Wells
Const. Loan - inspections		8,000		Estimate from Wells
Const. Loan - appraisal		8,000	8,000	Estimate from Wells
Total loan interest		347,691		Calculated; see detail
Sales				
Title, recording, closing fees	1%	55,423		
Broker fee - commercial	6%	50,820		Estimate from Michelle R.
Marketing/Realtor	0%			Reach
Developer Fee				
Soft cost contingency	5.0%	54,064		HDC
Developer / Marketing / Sales Fee	7.0%	362,511		Reach / PCLT / HDC
TOTAL		5,541,235	289,678	

Const. Financing Surplus (Gap)

Sales Surplus (Gap)

1,015 (Nets out land cost)

Construction	SF	Cost/SF	Total
Comm/Park	8,008	70.0	560,560
Residential	20,920	140.0	2,928,800
Off-site work	-	-	-
Ventilation	-	-	20,000
Total	28,928	121.3	3,509,360

Design	%	Total
Architect	7%	245,655
Reimb.		3,000
Civil		-
Landscape		-
Structural		-
Total		248,655

	Com.	Res.	
Permits/SDCs	per SF	per Unit	Total
Trans.	15.29	1,197	66,927
Parks		1,986	49,650
Storm			1,929
Sewer	2,995	2,396	62,895
Sewer branch			2,136
Water			13,310
Permits		2000	50,000
Total	9,142		246,847

Note: Assumes no waivers for low income units

Waivers could be worth: 83,685

SOURCES	Rate	Amount	% of total	Predev	Const	Sales	Hand enter	Interest	Notes
Mult. County	-	-	0.0%	0				-	
Const. loan	8.0%	4,433,800	80.0%	0	10	4	295,558	295,587	.60 draw factor, full interest for 4 months of sales
Reach equity	3.0%	1,001,193	18.1%	8	10	6	52,133	52,062	.60 draw factor during predev, full interest during sales
Loan 2	0.0%	-	0.0%	0				-	
At sale		106,243	1.9%					-	
Total		5,541,235	100.0%				347,691	347,649	

Alt. Sources calculation based on unrestricted market value

SOURCES	Rate	Amount	% of total	Predev	Const	Sales	Hand enter	Interest	Notes
Mult. County	-	-	0.0%	0				-	
Const. loan	8.0%	5,395,200	80.0%	0	10	4	295,558	359,680	.60 draw factor, full interest for 4 months of sales
Reach equity	3.0%	39,793	0.7%	8	10	6	52,133	2,069	.60 draw factor during predev, full interest during sales
Loan 2	0.0%	-	0.0%	0				-	
At sale		106,243	1.9%					-	
Total		5,541,235	100.0%				347,691	361,749	

14,101 Added interest cost

7,211 Added loan fee cost

21,311 Total added cost

Unit mix by floor

	2nd floor	3rd floor	4th floor	Total	Check
1-BR	8	8	0	16	16
2-BR	2	2	5	9	9
Total	10	10	5	25	25

Unit mix by income level

	80% MFI	Market	Total
1-BR	13	3	16
2-BR	2	7	9
	15	10	25
Percentage	60%	0%	40%
			100%

*Price/Unit note

Based on these sales prices, the actual MFI of the affordable units would be:

1-BR	76% MFI
2-BR	77% MFI

ach - SE Ladd and Division
commercial spaces, 13 units @ 80% MFI, 7 units @ 100% MFI, 5 units @ market

Unit Breakdown	#	SF	Value/SF	Price/Unit	80% price	Total Sales Price
Office/Commercial 1	1	946	350	331,100		331,100
Office/Commercial 2	1	1,474	350	515,900		515,900
1-BR (80% MFI)	12	650	195	126,500	138,600	1,518,000
2-BR (80% MFI)	1	740	217	160,500	173,303	160,500
1-BR (100% MFI)	4	650	293			761,176
2-BR (100% MFI)	3	740	316			702,230
2-BR (top floor market)	5	758	396	300,000		1,500,000
Parking spaces	16			5,000		55,000
For-sale commercial	2	2,420				
Common commercial (incl. parking)		5,588				
For-sale residential	25	12,330				
Common residential		8,590				
Total	27	14,750				5,543,906

USES		Pre-closing	Updated	Source/Notes
Land Costs				
Acquisition		-		Based on per/sf assessed value of land
Vacant land appraisal		2,500	2,500	May not be required
Closing costs		200	200	Reach
Carrying costs		-	-	Reach
Construction Costs				
Construction		3,509,360		Reach
Contingency	10.0%	350,936		Reach
T/I (commercial spaces)		25,000		\$5-\$10/sf per Michelle R.
Liability Ins. (if not included in GC	4.0%	140,374		Reach
Performance Bond, if required		-		Unlikely to be required, per Wells
Builder's Risk		15,000		Reach
Development Costs				
Design		248,655	198,924	Reach
SDCs and Permits		246,847	74,054	Reach/HDC (I researched some SDCs)
Construction testing		10,000		Reach
Surveys (ALTA, condo plat)		12,000		Reach/HDC
Borrower legal		15,000		HDC (~\$8K for condo docs per R.A.)
CLT legal		10,000		HDC
Accounting		2,000		Reach/HDC
Condo recording/review		1,600		~\$1,400 County; \$100+ State
Environmental / Geotech		6,000	6,000	Reach/HDC (Eli will discuss w/ lenders)
Property taxes		-	-	HDC (unless Reach already knows)
Financing Costs				
Const. Loan - fee	0.75%	33,263		Estimate from Wells
Const. Loan - closing costs		16,000		HDC
Const. Loan - legal		10,000		Estimate from Wells
Const. Loan - inspections		8,000		Estimate from Wells
Const. Loan - appraisal		8,000	8,000	Estimate from Wells
Total loan interest		347,691		Calculated; see detail
Sales				
Title, recording, closing fees	1%	55,439		
Broker fee - commercial	6%	50,820		Estimate from Michelle R.
Marketing/Realtor	0%			Reach
Developer Fee				
Soft cost contingency	5.0%	54,066		HDC
Developer / Marketing / Sales Fee	7.0%	362,513		Reach / PCLT / HDC
TOTAL		5,541,265	289,878	

Const. Financing Surplus (Gap) [REDACTED]
Sales Surplus (Gap) [REDACTED] (Nets out land cost)

Construction	SF	Cost/SF	Total
Comm/Park	8,008	70.0	560,560
Residential	20,920	140.0	2,928,800
Off-site work	-	-	-
Ventilation	-	-	20,000
	-	-	-
	-	-	-
Total	28,928	121.3	3,509,360

Design	%	Total
Architect	7%	245,655
Reimb.		3,000
Civil		-
Landscape		-
Structural		-
		-
Total		248,655

	Com.	Res.	
Permits/SDCs	per SF	per Unit	Total
Trans.	15.29	1,197	66,927
Parks		1,986	49,650
Storm			1,929
Sewer	2,995	2,396	62,895
Sewer branch			2,136
Water			13,310
Permits	-	2000	50,000
Total	9,142		246,847

Note: Assumes no waivers for low income units
Waivers could be worth: 72,527

SOURCES	Rate	Amount	% of total	Predev	Const	Sales	Hand enter	Interest	Notes
Mult. County	-	-	0.0%	0				-	
Const. loan	8.0%	4,435,125	80.0%	0	10	4	295,558	295,675	.60 draw factor, full interest for 4 months of sales
Reach equity	3.0%	999,881	18.0%	8	10	6	52,133	51,994	.60 draw factor during predev, full interest during sales
Loan 2	0.0%	-	0.0%	0				-	
At sale		106,259	1.9%					-	
Total		5,541,265	100.0%				347,691	347,669	

Alt. Sources calculation based on unrestricted market value									
SOURCES	Rate	Amount	% of total	Predev	Const	Sales	Hand enter	Interest	Notes
Mult. County	-	-	0.0%	0				-	
Const. loan	8.0%	5,395,200	80.0%	0	10	4	295,558	359,680	.60 draw factor, full interest for 4 months of sales
Reach equity	3.0%	39,806	0.7%	8	10	6	52,133	2,070	.60 draw factor during predev, full interest during sales
Loan 2	0.0%	-	0.0%	0				-	
At sale		106,259	1.9%					-	
Total		5,541,265	100.0%				347,691	361,750	

14,081 Added interest cost
7,201 Added loan fee cost
21,282 Total added cost

Unit mix by floor					
	2nd floor	3rd floor	4th floor	Total	Check
1-BR	8	8	0	16	16
2-BR	2	2	5	9	9
Total	10	10	5	25	25

Unit mix by income level				
	80% MFI	100% MFI	Market	Total
1-BR	12	4	0	16
2-BR	1	3	5	9
	13	7	5	25
Percentage	52%	28%	20%	100%

*Price/Unit note	
Based on these sales prices, the actual MFI of the affordable units would be:	
1-BR	75% MFI
2-BR	75% MFI

Attachment C

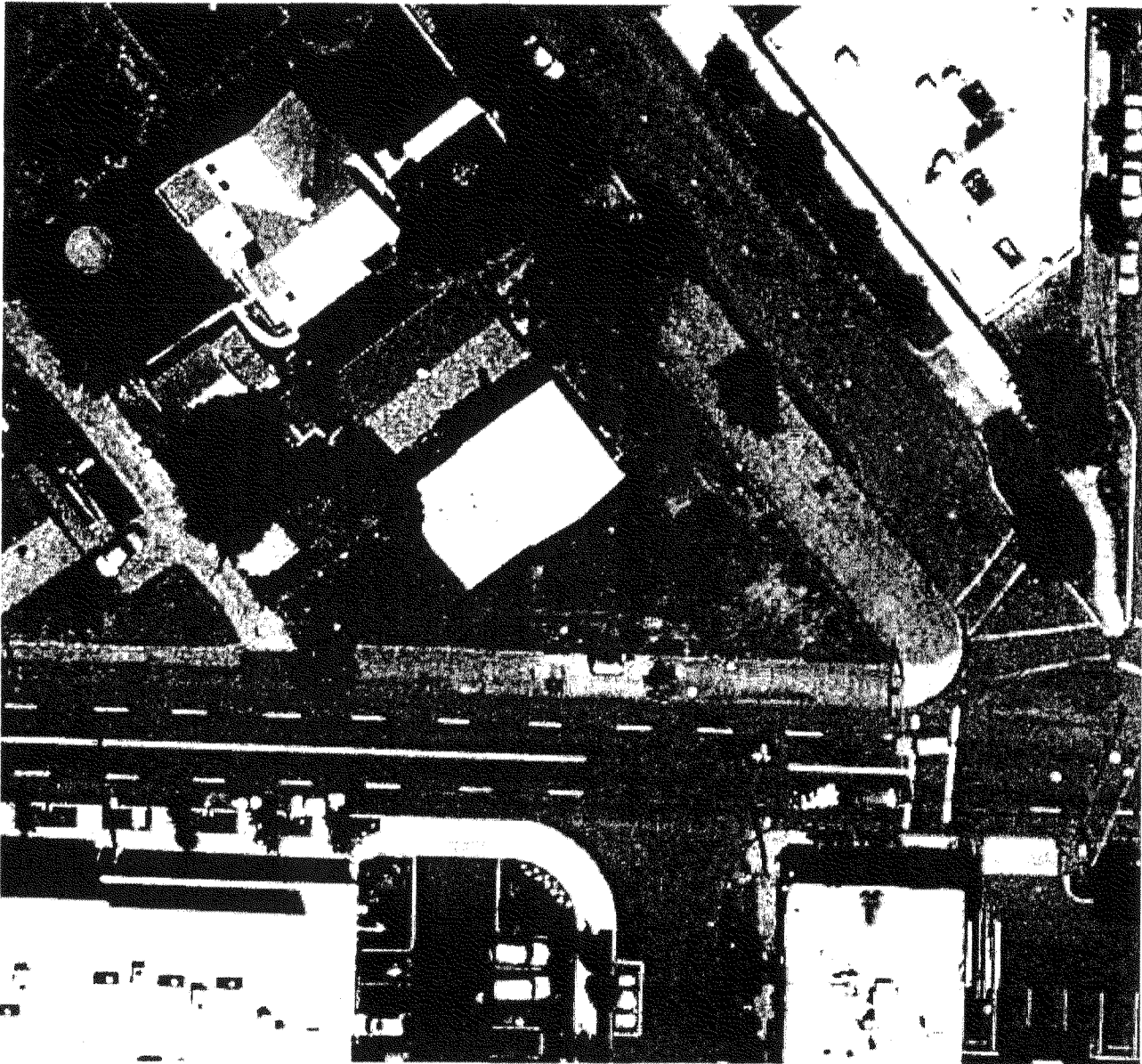
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Aerial Photo

2005 / '04 / '03 / '02 / '01 / '00

6" / 2' / 4' / 10' / 20'

Streets: [On](#) / [Off](#)Lots: [On](#) / [Off](#)Dot: [On](#) / [Off](#)

0 |-----| 50 FT

City of Portland, Corporate GIS

10/16/2006

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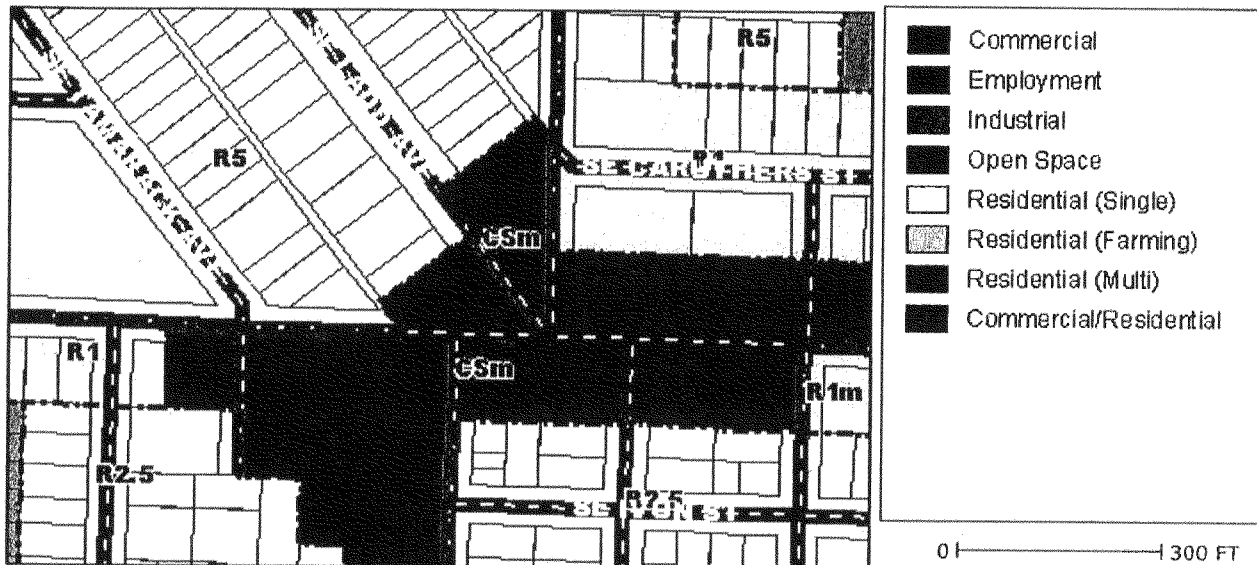
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Zoning

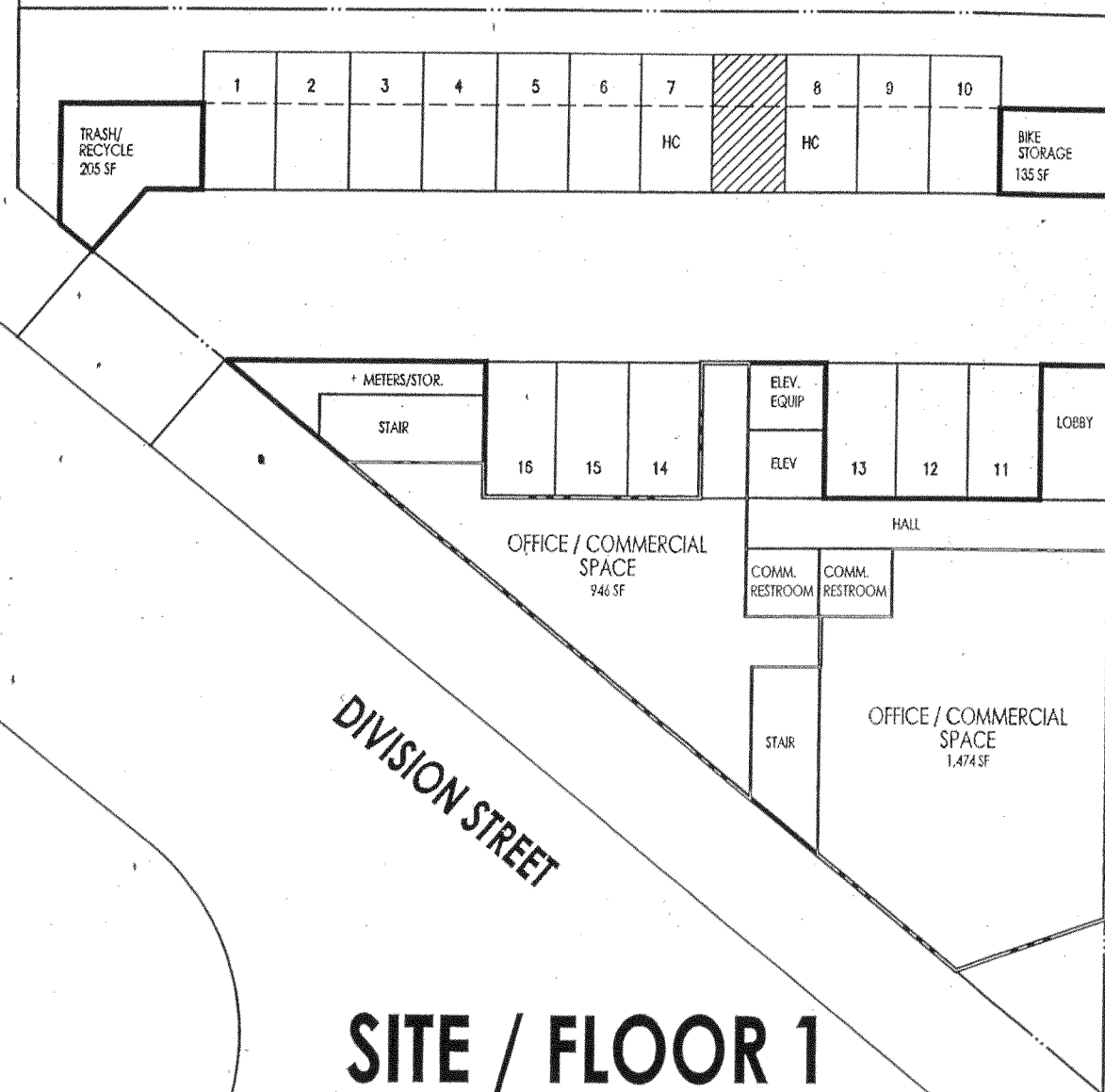


Zone	CS	Plan District	
Description	Storefront Commercial	NRMP District	
Overlay	m	Historical Resource Type	
Comp Plan	UC	Historic District	Ladd's Addition Historic
Comp Plan Overlay		Conservation District	
Zoning Map	3232	Urban Renewal Area	n/a

Historical Resource Information

District Classification	Noncontributing	Year Built	
Historic Name		Architect	
Common Name		Style	

ALLEY



SITE / FLOOR 1

BUILDING FOOT PRINT 7,810 SF
INCLUDING COVERED PORTION OF PARKING
BUILDING AREA = 4,851SF

DATA

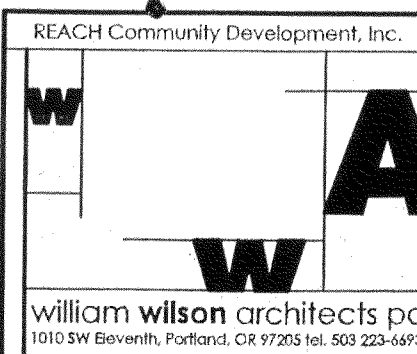
SITE AREA	9,549 SF
FIRST FLOOR	3,861 SF
SECOND FLOOR	8,008 SF
THIRD FLOOR	8,008 SF
FOURTH FLOOR	4,904 SF
TOTAL	24,781 SF

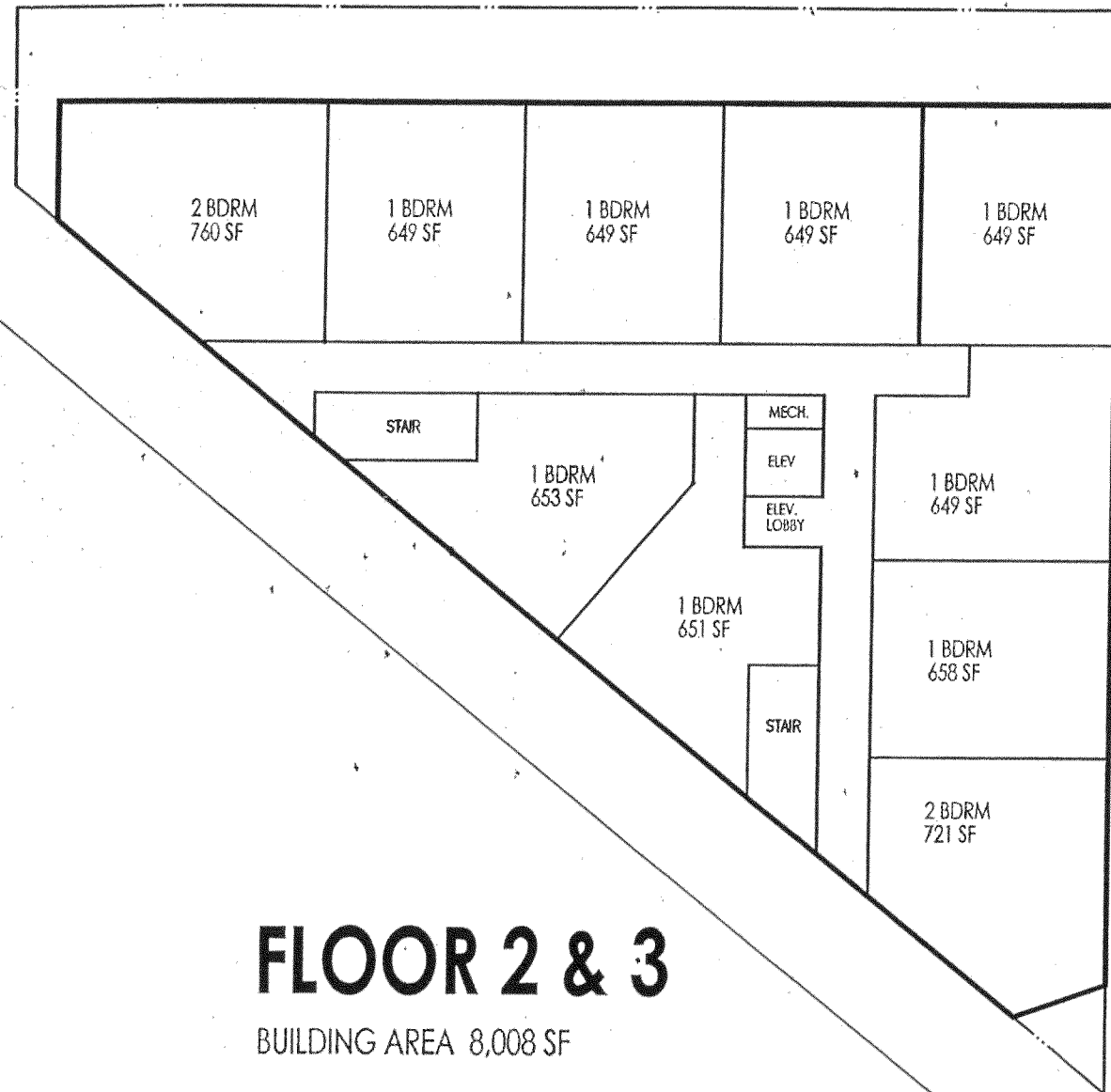
ALLOWABLE F.A.R.	3:1
	=28,647 SF
PROPOSED F.A.R.	2.6:1
	=24,781 SF

UNIT MIX

ONE BEDROOMS	16
TWO BEDROOMS	9
FIRST FLOOR	0
SECOND FLOOR	10
THIRD FLOOR	10
FOURTH FLOOR	5
TOTAL UNITS	25

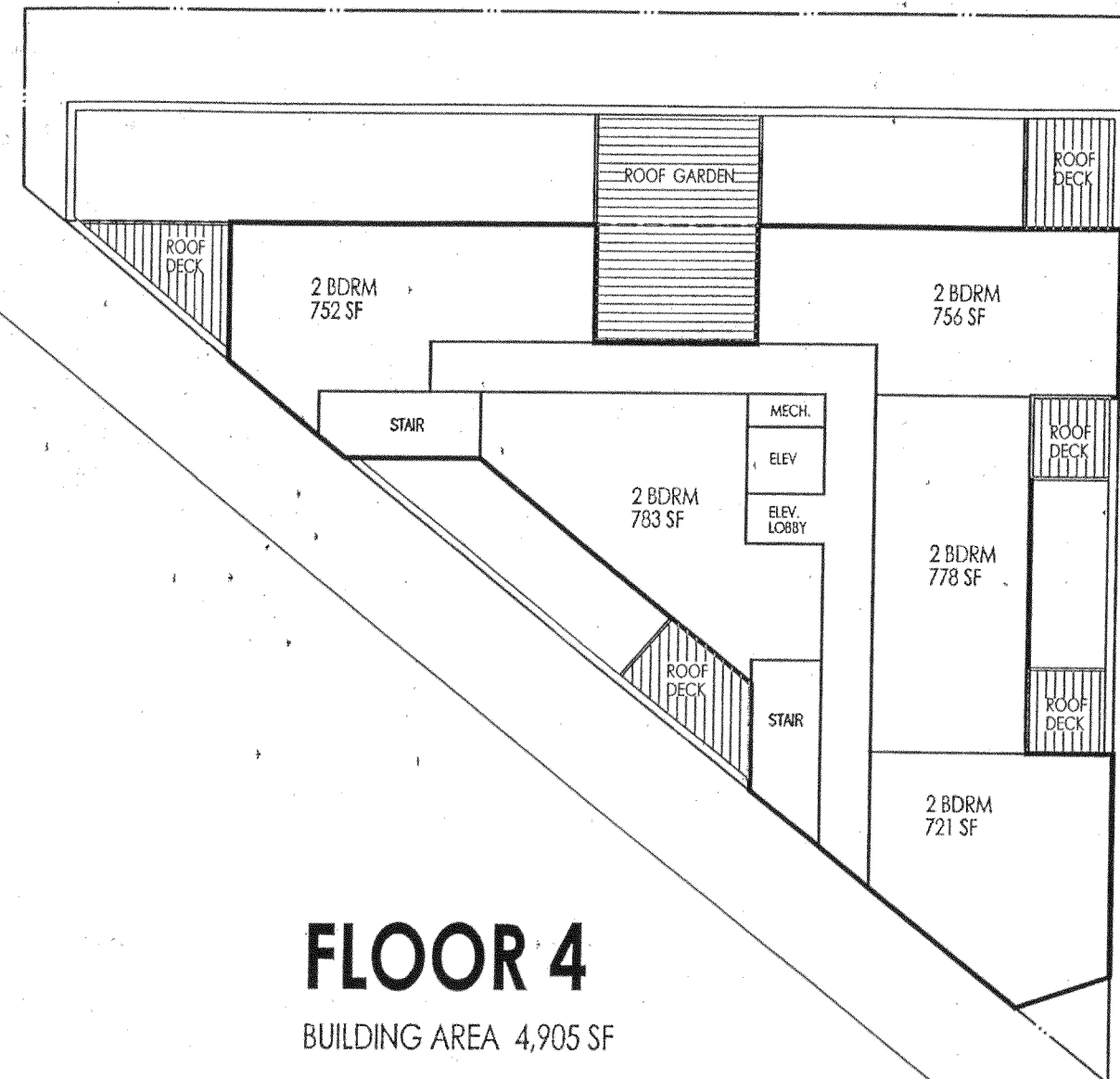
SE 20th & DIVISION STREET
REACH COMMUNITY DEVELOPMENT, INC.
6/14/2006





FLOOR 2 & 3

BUILDING AREA 8,008 SF



FLOOR 4

BUILDING AREA 4,905 SF

SE 20th & DIVISION STREET

REACH COMMUNITY DEVELOPMENT, INC.

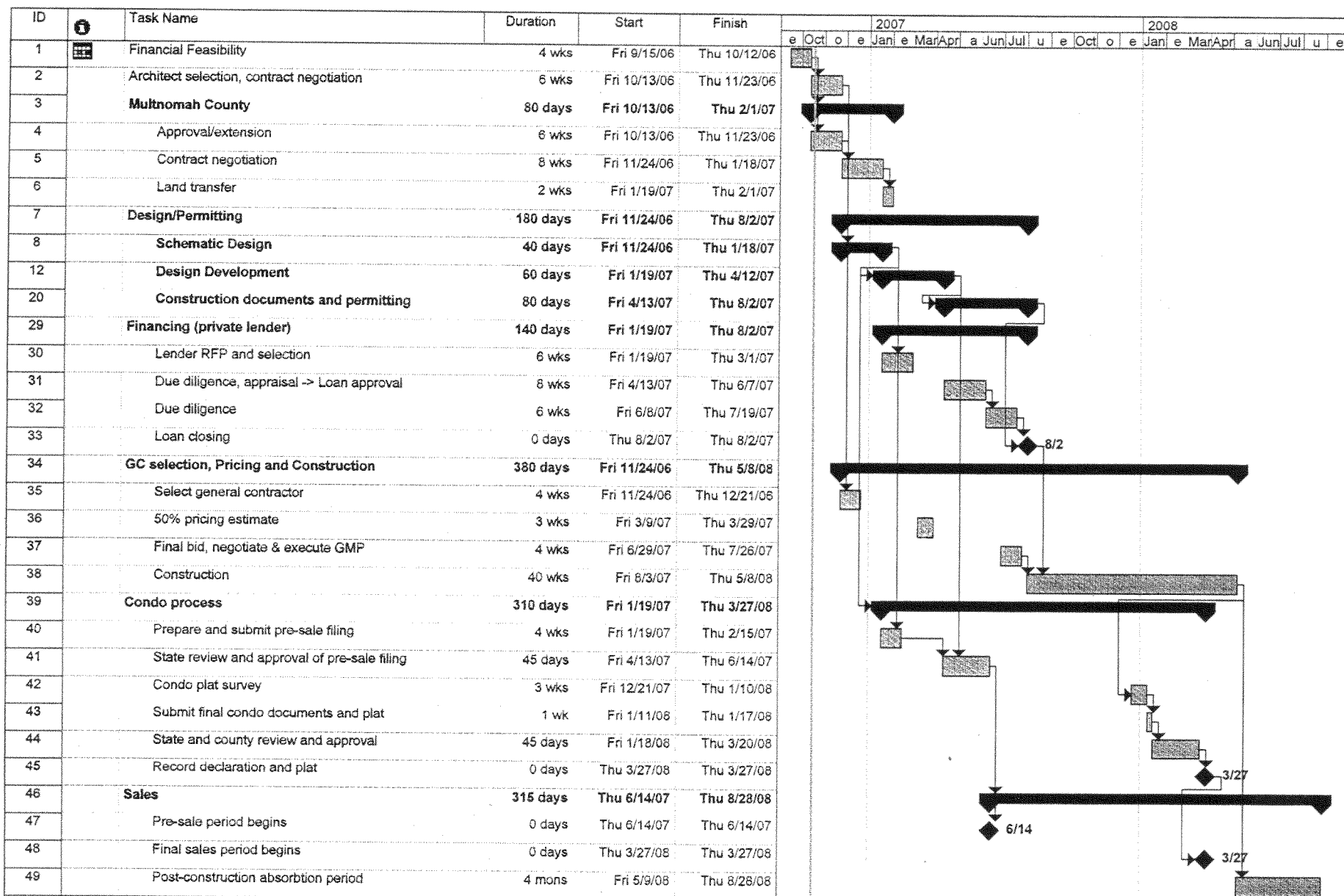
6/14/2006

REACH Community Development, Inc.

W A

W A

william wilson architects pc
1010 SW Eleventh, Portland, OR 97205 tel. 503 223-6693



Project: Division and 21st schedule 10
Date: Tue 10/17/06

Task

Split

Progress



Milestone

Summary

Project Summary



External Tasks

External Milestone

Deadline



Attachments

Attached is supplementary information to help explain how our proposal will work:

- Attachment A: Sample pro forma with 15 PCLT units (affordable at 80%MFI) and 10 market-rate units.
- Attachment B: Sample pro forma with 13 PCLT units (affordable to buyers at 80%MFI), 7 “recapture” units (affordable at 100%MFI) and 5 market-rate units.
- Attachment C: Schematic design and site plan.
- Attachment D: Preliminary development schedule
- Attachment E: PCLT and the Land Trust model.



EXHIBIT E

About the Portland Community Land Trust

Housing gives people an opportunity to build better lives. Owning a home gives families pride, stability, and the opportunity for upward economic mobility. For children, the stability of homeownership is tied to success in school and in life.

Since 1999, Portland Community Land Trust has been helping families attain the American dream of homeownership. Though housing costs in Portland are skyrocketing, PCLT moves working families into homes they can afford by taking the land costs out of the equation:

- PCLT holds the land in trust and the homeowner owns the house.

- A 99-year, renewable lease gives the family full rights to use of the land: they can do the kinds of things homeowners want to be able to do, all while building wealth based on homeownership.

- Homes re-sell at prices working families can continue to afford.

affordable

homes

today &

tomorrow

PCLT bridges the gap by removing land costs from the housing equation. We hold the land in trust and make it available and accessible for permanently affordable homeownership. Land trust homeowners are able to purchase and own homes at prices they can afford. In 2006, PCLT had new homes for sale between \$115,000 and \$135,000—by comparison, the median home price in Portland is upwards of \$250,000.

PCLT uses a shared-appreciation resale formula based on market appraisals. **The resale formula ensures permanent affordability:** When land trust homeowners decide to sell, the resale price is determined by a formula: sellers are entitled to 25% of any gain in value, determined by an appraisal, in addition to receiving the equity earned servicing their debt. Part of the original purchase agreement, the formula is designed to give homeowners a fair return on their investment while giving future homebuyers access to housing at an affordable price.

By design and by intent, PCLT is committed to preserving the affordability of homes – one owner after another, one generation after another, forever.

More About Portland Community Land Trust

Homebuyer Education & Assistance: PCLT staff work closely with homebuyers to ensure they understand land trust homeownership and the overall homebuying process. Funds are available to assist homebuyers in the purchase of land trust homes.

Homeowner Support Services: PCLT homeowners have the ongoing support and information they need to protect their investment. PCLT offers workshops on topics including home maintenance and estate planning, and produces & distributes the *PCLT Homeowners Resource Guide*.

Acquisition and Housing Development: In partnership with both nonprofit and market rate developers, PCLT builds and sells new homes at prices working families can afford.

Snapshot of PCLT

65 homes in trust, and 75+ more in various development stages.

118 units of rental housing on land held in trust.

80+ potential homebuyers on our waiting list.

\$2.9 million in assets via land in trust.

350 members – *and growing!*

Partners with nine different non-profit developers.

Who are PCLT homeowners?

73% are households with children.

44% are single-parent households.

60% are female-headed households.

49% are minorities.

10% are disabled.

Average annual household income: \$29,000

Preserving affordability: stewardship of community assets

PCLT has overseen the resale of six land trust homes and is currently managing the resale of three more. PCLT manages the resale of land trust homes in order to ensure that affordability is preserved, and that generations of homeowners are able to benefit from the community's single, substantial investment of land and capital.

While our results show PCLT homeowners leaving land trust homeownership with equity, the number of resales of PCLT homes is too small to be statistically significant. However, the Burlington Community Land Trust (Vermont) has managed 97 resales of homes in its portfolio over the past two decades. All of those homes were subject to durable controls over occupancy and resale, "controls designed to maintain their availability and affordability for low-income households far into the future." BCLT commissioned an independent study of its resales, to determine whether the CLT model performed as it promised, balancing wealth creation with subsidy retention. Excerpts from the study follow.

"The study's principal findings were as follows:

- **Preserving affordability.** Affordability not only continued between successive generations of low-income homebuyers, but improved – even when the favorable effect of falling mortgage interest rates was eliminated. The average BCLT home was affordable to a household earning 62% of Area Median Income (AMI) on initial sale. On resale, it was affordable to a household earning 57% of AMI.
- **Retaining community wealth.** Public subsidies (land and capital) invested in these houses and condominiums remained in the homes at resale, underwriting their affordability not only for the first buyers but for subsequent buyers as well.... On the initial sale, the total value of the public subsidies put into the BCLT's homes was \$1,525,148. On resale, the total value of these retained subsidies was \$2,099,590.
- **Enhancing residential stability.** Land and housing brought under the stewardship of the BCLT were rarely removed from its portfolio. Affordability and owner occupancy protections remained in place for ninety-five percent (95%) of the 259 units of owner

occupied housing developed by the BCLT between 1984 and 2002. Even in cases where homeowners defaulted on their mortgages, their resale restricted homes stayed under the BCLT's care – neither lost to the market nor lost to absentee ownership.

- **Expanding homeownership.** Access to homeownership for persons excluded from the market was expanded. All of the households served by the BCLT earned less than median income. A majority earned considerably less than 80% of AMI
- **Creating individual wealth.** When reselling their BCLT homes, most homeowners walked away with more wealth than they had possessed when first buying a BCLT home. Their equity gains were modest when compared to what they might have realized from the resale of an unrestricted, marketrate home, had they been able to afford such a home, but BCLT homeowners still earned a respectable return on their initial investment. Their annualized rate of return, across all 97 resales, averaged 17%. The average BCLT homeowner, reselling after five years, recouped her original down payment and then realized a net gain in equity of \$6,184.
- **Enabling residential mobility.** Mobility was assured, with households who left the BCLT doing so for similar reasons, with similar destinations, and with similar success as homeowners buying and selling on the open market. Probably the most surprising finding, in light of the relatively modest equity gains realized by these homeowners on resale, was that a majority of them bought market-rate homes after leaving the BCLT. Sixty (60) households made the leap into marketrate homeownership; four (4) bought another resale-restricted BCLT home; sixteen (16) became renters; and one died. (The subsequent housing situations of another sixteen (16) households could not be determined, primarily because they left the state.) Among the BCLT homeowners whose subsequent housing situations were known, 74% of them bought marketrate homes within six months of reselling their limited-equity houses or condominiums; another 5% traded their first resale-restricted home for another, choosing to remain within the BCLT.

"The Burlington Community Land Trust operates in a housing market with rising prices, a growing demand for moderately-priced housing, and a chronic shortage of houses and condominiums within the financial reach of persons earning below 80% of median income. Community land trusts operating in markets different from the BCLT's may achieve different results. Nevertheless, the performance of the BCLT's portfolio of resale-restricted, owner-occupied housing provides encouraging evidence of the model's effectiveness, while lending credibility to the limited-equity homeownership programs of many other organizations, CLT and non-CLT alike, that seek to promote the legitimate interests of first-time homebuyers, without sacrificing the legitimate interests of a larger community. For over nineteen years, the community land trust in Burlington, Vermont has been doing what it promised to do."

The report, "Permanently Affordable Homeownership, Does the Community Land Trust Model Deliver on Its Promises?" contains complete findings and is available upon request.



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

Board Clerk Use Only

Meeting Date: 11/07/06
Agenda Item #: B-3
Est. Start Time: 10:00 AM
Date Submitted: 09/25/06

Agenda Title: County Attorney's 2005-2006 Annual Litigation Report

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

Date Requested: November 7, 2006 Time Requested: 30 minutes
Department: Non-Departmental Division: County Attorney
Contact(s): Agnes Sowle, County Attorney
Phone: 503-988-3138 Ext. 83138 I/O Address: 501/500
Presenter(s): Agnes Sowle, John Thomas, Jacqueline Weber, Jenny Morf, Stephen Madkour

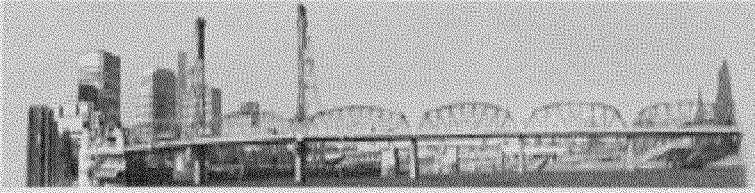
General Information

1. What action are you requesting from the Board?
Informational Only
2. Please provide sufficient background information for the Board and the public to understand this issue.
Presentation of the County Attorney's FY 05/06 Report
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.
N/A

Required Signatures

Department/
Agency Director:

Date: 09/5/2006



Office of Multnomah County Attorney

501 SE Hawthorne Blvd., Ste. 500,
Portland, OR 97214

2005-2006 Annual Litigation Report

*County Attorney's Litigation Report
to the Multnomah County
Board of Commissioners
November 7, 2006*



OFFICE OF MULTNOMAH COUNTY ATTORNEY

AGNES SOWLE
County Attorney

JOHN S. THOMAS
Deputy County Attorney

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PORTLAND, OREGON 97214

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KATIE A. LANE
STEPHEN L. MADKOUR
JENNY M. MORF
MATTHEW O. RYAN
KATHRYN A. SHORT
JED R. TOMKINS
JACQUELINE A. WEBER
Assistants

MEMORANDUM

TO: Board of County Commissioners
Diane Linn, Chair
Maria Rojo de Steffey, Commissioner
Serena Cruz, Commissioner
Lisa Naito, Commissioner
Lonnie Roberts, Commissioner

FROM: Agnes Sowle

DATE: November 7, 2006

RE: 2005-2006 Annual Litigation Report

INTRODUCTION

Our office has fourteen lawyers, six permanent support staff and five limited duration ITAX support staff. The office provides legal services for all county elected officials, officers and departments. Multnomah County Code Section 7.201(I) requires the County Attorney to submit a formal annual litigation report to the Board. This Annual Litigation Report summarizes the legal services we provided to county clients last fiscal year.

During the fiscal year 2004-2005, we provided 20,229 hours of direct legal services for litigation, legal consultation, legal document preparation and review, and client training. This is

slightly fewer hours than we provided the previous year due, in part, because of FMLA leaves and vacancies required to replace two attorneys.

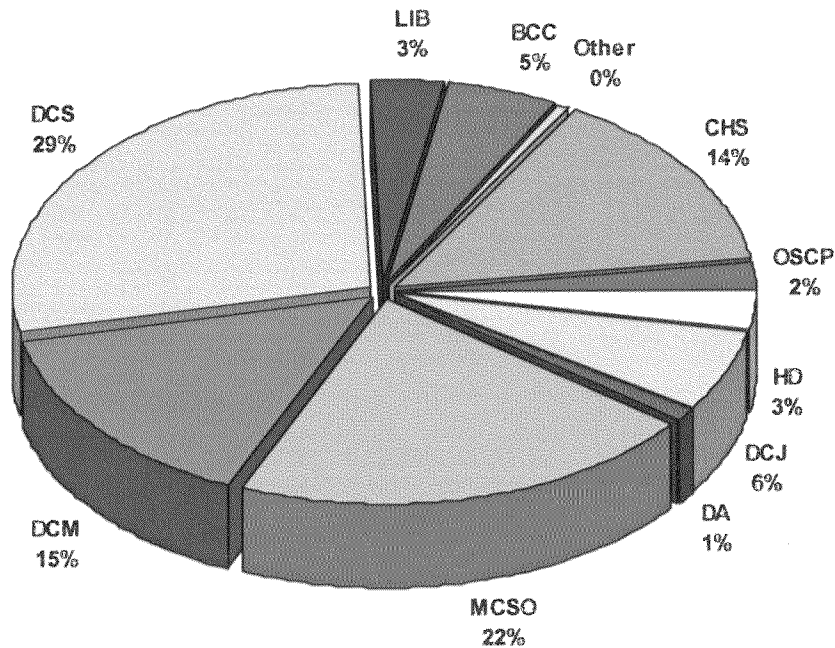
DIRECT SERVICE HOURS

Graph 1 breaks down our direct services hours by department. The greatest amount of direct service time was devoted to Community Services with 29%. This increase from previous years resulted from several major transportation issues and the implementation of and litigation required by Measure 37. The total hours for the Sheriff increased slightly to 22%. County Management had 15% with County Human Services at 14%, about the same as previous years. The hours spent on Health Department legal matters remained the same as last year at 3%. Community Justice decreased to 6%. Services for the Board increased slightly to 5% this year.

Graph 2 depicts direct service hours expended by the various work types. Litigation was down for the third year; it required 42% of our time down from 45% last year and 52% the year prior. Time spent in preparation and review of contracts and other legal documents was slightly down at 12%, legal consultation was 45%, up from 40% last year, and at 1% client training remained the same.

Direct Service Time to Departments

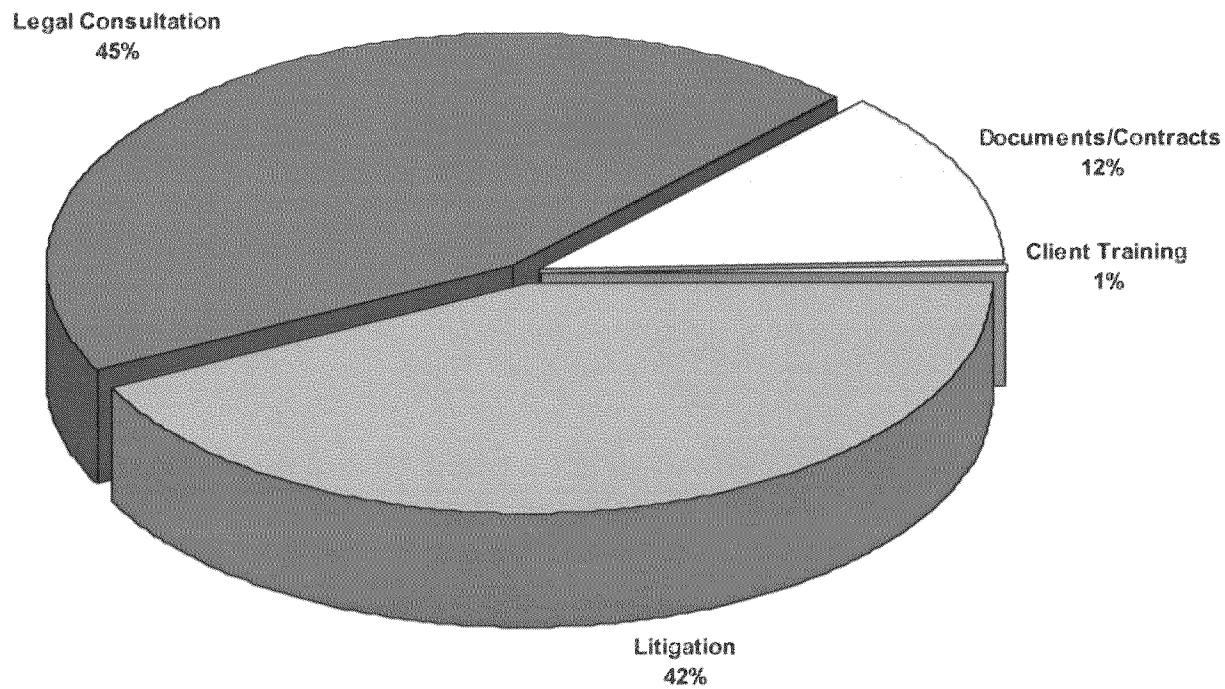
7/1/05 through 6/30/06



Department	Hours
Community Services	5,607.85
Sheriff	4,268.70
County Management	3,043.15
County Human Services	2,926.50
Community Justice	1,312.45
Board of Commissioners	1,049.55
Multnomah County Library	655.40
Health Department	583.10
School and Community Partnerships	467.75
District Attorney	216.15
Other County	98.50
	20,229.10

Direct Service Time

7/1/05 through 6/30/06



Work Type	Hours
Legal Consultation	9,133.30
Litigation	8,495.20
Documents/Contracts	2,497.80
Client Training	102.80
	20,229.10

LITIGATION

Graph 3 shows our litigation hours broken down by department. The Sheriff used 39% of the litigation hours. Although it was an increase from 28% last year, it was similar to past years as MCSO generally uses about one third of our litigation hours. Community Services required 18% of our litigation hours with County Human Services taking 15%. The County Management required 9% and Community Justice, 11%.

Graph 4 highlights the top twenty of last year's litigated cases based on hours expended. This past year the Sheriff had ten of the cases, three more than last year. These cases include inmate civil rights cases, corrections health cases and employment cases. The Health Department had no cases in the top 20; however, the corrections health division was involved in several MCSO cases. Community Services had four cases in the top twenty. Two of the cases are Measure 37 cases, one is a condemnation case, and one a death at a railroad crossing. Community Justice had three cases of the top 20. Two of the cases involved supervision of parolees; the last is an employment case. County Human Services had two cases, one of which was a contract case. In the past fiscal year, the total top 20 cases accounted for 47.1% of all litigation hours, down slightly from 51.34% last year.

During the year, we received approximately 130 new tort claims, the same as last year. We received 54 new lawsuits to defend, not including those involving tax matters. About one half of the lawsuits were brought against the Sheriff's Office. Community Services received a number of the lawsuits, including those alleging Measure 37 claims.

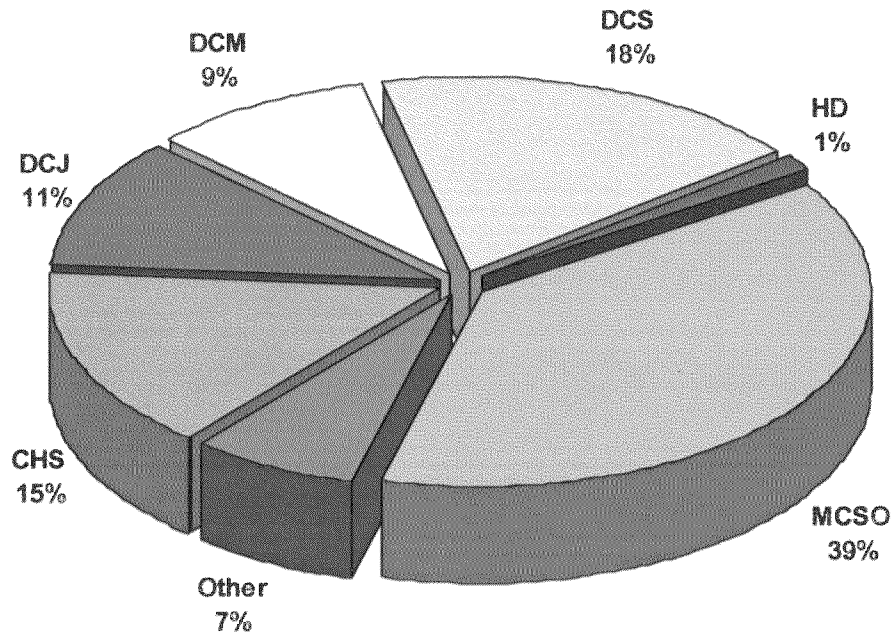
During the year we concluded 43 lawsuits. Of those lawsuits, 13 were settled with the County paying from a low of \$750 to a high of \$232,000. One lawsuit was lost at trial with a jury verdict of \$25,000. All of the rest were completed in the County's favor as the result of

motions to dismiss, motions for summary judgment and voluntary dismissals. One was won at trial.

From the risk management fund the County paid a total of \$929,236 in general liability and bodily injury for lawsuits and tort claims. Another \$239,517 was paid in property damage and costs to litigate cases for a total of \$1,168,753 paid in 2005-2006. This compares with \$838,128 in 2004-2005 and \$1,378,773 in 2003-2004.

Litigation Time by Department

7/1/05 through 6/30/06



Department	Time
Sheriff	3,321.80
Community Services	1,552.00
County Human Services	1,321.75
Community Justice	928.50
County Management	801.30
Board of Commissioners	168.50
County Attorney	148.00
Health Department	128.00
Multnomah County Library	127.60
District Attorney	122.55
School and Community Partnerships	21.80

Litigation Time - Top 20 Cases

7/1/05 through 6/30/06

736 total open litigation files

Board of Commissioners				1 of 4 open litigation files	Total	% of Dept's Lit	
0514-05	MOR	Stoloff, Peter v. City of Portland			143.80		
					143.80	168.50	85.3%
Community Justice				3 of 44 open litigation files	Total	% of Dept's Lit	
0447-05	JMM	Lakeside-Scott, Lea 9th Circuit Appeal - 05-35896			273.70		
0441-05	MAB	Lee, Robert Edward v. Jeremiah Jones & Sue Elfving 05-789-MO			114.90		
0283-04	SMD	Perez and Imel v. Richardson, et al; Washington County #C043646			100.80		
					489.40	928.50	52.7%
Community Services				4 of 70 open litigation files	Total	% of Dept's Lit	
0477-05	JST	Multnomah County v. Larson et al 0509-09438			156.90		
0594-05	CDC	Hall, Fred Petition for Review			147.20		
0117-06	SND	Hall, Fred v. Multnomah County 0603-02342			99.20		
0379-05	MAB	Vann, Estate of Brian v. Union Pacific Railroad, et al			96.40		
					499.70		
County Human Services				2 of 35 open litigation files	Total	% of Dept's Lit	
0343-01	SMD	Alpha Energy Savers, Inc., and Robert Obrist v. Multnomah County			796.95		
0270-04	PWH	Menashe, Lynn R. Estate of v. Multnomah County			133.50		
					930.45	1,321.75	70.4%
Sheriff				10 of 182 open litigation files	Total	% of Dept's Lit	
0059-04	SMD	Estate of Gladys Loennig v. Multnomah County 0412-12464			560.50		
0166-03	MAB	Edwards, Rod v. MCSO (MCCC Case No. 0308-08282)			285.80		
0011-05	MAB	Walker, Steven v. Multnomah County 05-115-AA			190.00		
0023-05	SMD	Bundy, Henry E. v. Multnomah County 05-00002-HO			165.80		
0480-05	SMD	Estate of Dennis Saban v. Multnomah County 0509-09506			162.70		
0396-05	MAB	Phillips, Kenneth W. v. Multnomah County, et al 05-105-CO			129.50		
0575-05	SLM	Vaughn, Todd v. Deputy Schneider - 05-1750- MO			120.20		
0137-04	MAB	Anthony, Jacob v. Multnomah County, et al 04-229-MO			114.50		
0221-04	KAS	Obie, Sandra v. Multnomah County, USDC Case No. 04-1243-PK			104.90		
0565-05	MAB	Anderson, Deggeary v. State of OR 0505-05096			101.20		
					1,935.10	3,321.80	58.3%
Total Litigation Hours for these Cases					3,998.45		
Total Litigation Hours - All Departments					8,495.20		
% of Total Litigation Hours for these Cases						47.1%	

EFFECTIVE RATE

The effective rate paid for each hour of direct legal service was \$118.03, up from last year's \$108.36. The rate is calculated by dividing the actual expenditures of the office, including payroll for attorneys and staff, rent, supplies, professional dues and the like, by the hours of direct service provided by the attorneys. Despite the increase, our rate saved the county and taxpayers a significant amount of money from rates charged by private law firms. Legal fees charged by Portland firms to represent government clients now exceeds \$225 per hour and, in some cases, is as high as \$250 per hour. In recent litigation, private attorneys have requested the court approve fees at an hourly rate of \$300.

Of all hours reported by county attorneys 89% went to direct client legal services; the percentage of our hours devoted to administrative and professional development services is only 10.8%, a little less than last year, and significantly less than the several years before. Those hours include management of the office, staff meetings, litigation meetings, library maintenance. The greatest number of hours are the hours attorneys spend in professional development including the hours they attend Mandatory Continuing Legal Education to maintain their licenses.

The following chart summarizes the effective hourly rate computation:

Total Hours Reported		22,687.00
Direct Service	(89.17%)	20,229.10
Non-Direct Service	(10.83%)	2,457.90
14 Lawyer FTE Average Direct Service Hours*		1,444.94
Office Actual Budget Expenditures		\$2,387,720.00
Divided by Direct Service Hours		20,229.10
Effective Hourly Rate		\$118.03

CONCLUSION

We have now compiled seven years of legal service data permitting us to quantify the hours of legal services, the nature of the services and the clients that receive services. The data allows us to more efficiently manage, monitor and deploy county legal assets. We continue to work to improve the accuracy of our data.

Our challenge is to continue to provide efficient and effective legal services and increase appropriate non-litigation use of our resources. We also must meet the increasing demands of more complex and serious litigation. We continue to work closely with the Sheriff, the department that uses a large share of our resources. We continue to seek opportunities to effectively use county legal resources and look for ways to improve our services to best meet the county's legal needs. Our mission is to provide the highest quality, customer-focused service and good value for the tax dollar. We believe we perform that mission well.



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

Board Clerk Use Only

Meeting Date: 11/07/06
Agenda Item #: E-1
Est. Start Time: 10:35 AM
Date Submitted: 10/30/06

BUDGET MODIFICATION:

Agenda Title: Executive Session Pursuant to ORS 192.660(2)(d)

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

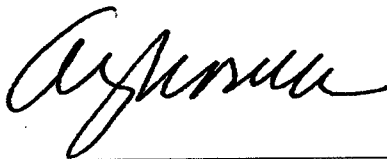
Date Requested:	November 7, 2006	Time Requested:	1 hour
Department:	Non-Departmental	Division:	County Attorney
Contact(s):	Agnes Sowle		
Phone:	503 988-3138	Ext.	83138
I/O Address:	503/500		
Presenter(s):	County Attorney Agnes Sowle, Travis Graves and Invited Others		

General Information

1. What action are you requesting from the Board?
No Final Decision will be made in the Executive Session.
2. Please provide sufficient background information for the Board and the public to understand this issue.
Only Representatives of the News Media and Designated Staff are allowed to Attend.
Representatives of the News Media and All Other Attendees are Specifically Directed Not to Disclose Information that is the Subject of the Executive Session.
3. Explain the fiscal impact (current year and ongoing).
4. Explain any legal and/or policy issues involved.
ORS 192.660(2)(d).
5. Explain any citizen and/or other government participation that has or will take place.

Required Signatures

**Department/
Agency Director:**



Date: 10/30/06

Budget Analyst:

Date:

Department HR:

Date:

Countywide HR:

Date: