

MULTNOMAH COUNTY OREGON

BOARD OF COUNTY COMMISSIONERS
ROOM 605, COUNTY COURTHOUSE
1021 S.W. FOURTH AVENUE
PORTLAND, OREGON 97204

GLADYS McCOY • Chair • 248-3308
PAULINE ANDERSON • District 1 • 248-5220
GRETCHEN KAFOURY • District 2 • 248-5219
RICK BAUMAN • District 3 • 248-5217
• District 4 • 248-5213
JANE MCGARVIN • Clerk • 248-3277

AGENDA OF
MEETINGS OF THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS
FOR THE WEEK OF
June 19 - June 23, 1989

Tuesday, June 20, 1989 - 9:30 AM - Planning & Informal . Page 2
Briefing

Wednesday, June 21, 1989 - 9:00 AM - Policy Development .Page 3
Meeting - Lake House, Blue Lake Park

Tuesday, June 20, 1989 - 1:30 PM - Informal Meeting . . .Page 4

Thursday, June 22, 1989 - 9:30 AM - Formal.Page 5

Tuesday, June 20, 1989 - 9:30 AM

Multnomah County Courthouse, Room 602

Approved

Final Order of the Board of Commissioners to reverse the decision of the Planning Commission of February 27, 1989, Case CS 1-89, approving, subject to conditions, change in zone designation from EFU to EFU-C-S, community service, for approximately 55 acres, to allow its inclusion in a redesigned 18-hole golf course with the specific accessory uses previously approved under CS 11-83 on an adjacent site covering approximately 145 acres (200 acres total size) all for property located at 15105 NW Sauvie Island Road.
(Continued from June 6)

In the matter of a Request for Refund of Transcript Fee for CS 1-89 (Sauvie Island Golf Course) (Continued from June 6)

THE FOLLOWING WILL BE HEARD AFTER THE PLANNING MATTERS:

INFORMAL BRIEFINGS

1. Legislative Briefing (if needed) - Fred Neal, Howard Klink
2. Briefing on Nehemiah Housing Authority - Ramsey Weit & Larry Baxter

WORK SESSION

Proposed Contract with the Library Association of Portland and Library Commission

PUBLIC TESTIMONY WILL NOT BE TAKEN AT INFORMAL MEETINGS

Tuesday, June 20, 1989 - 1:30 PM

Multnomah County Courthouse, Room 602

INFORMAL

1. Report and Recommendations regarding replacement of Edgefield Laundry - Wayne George and Lt. Steve Tillinghast
2. Review and Recommendations regarding 1988/89 Citizen Involvement Committee Program - Merlin Reynolds and John Miller
3. Informal Review of Formal Agenda of June 22, 1989

PUBLIC TESTIMONY WILL NOT BE TAKEN AT INFORMAL MEETINGS

-4-

Wednesday, June 21, 1989

POLICY DEVELOPMENT COMMITTEE MEETING

9:00 AM

LAKE HOUSE - BLUE LAKE PARK

AGENDA

1. Strategic Planning Process Review
2. Board of Commissioners Future Agendas

Thursday, June 22, 1989, 9:30 AM

Multnomah County Courthouse, Room 602

Formal Agenda

REGULAR AGENDA

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-1 Order in the matter of establishment of SE 242nd Avenue, County Road No. 4974 and authorizing negotiation for acquisition of right-of-way
- R-2 Review of Intergovernmental Agreement with Housing Authority of Portland to develop a special needs home for Fairview residents
- R-3 Order in the matter of Restricting Vehicular and Pedestrian Traffic from the Stark Street Bridge over Sandy River for Maintenance Painting and Deck Overlay
- R-4 Budget Modification DES #14 making an appropriations transfer in the amount of \$245,401 within Facilities Management from Maintenance Support to Capital Improvements, Professional Services for asbestos abatement program (\$8,740); and from Other Improvements to Professional Services to fund JDH study architect (\$127,468), Edgefield Manor Property appraisal (\$87,443), and Relamping project consultant (\$6,750)
- R-5 Budget Modification DES #15 making an appropriations transfer in the amount of \$1,530,000 within Environmental Services from Road Fund Contingency to Special Appropriations - Portland payment to City of Portland for its share of new State gas tax revenue

DEPARTMENT OF GENERAL SERVICES

- R-6 Resolution in the matter of the approving of the issuance and negotiated sale of \$7,000,000 Series 1989A Certificates of Participation; approving and authorizing the Certificate Purchase Agreement, the Lease-Purchase and Escrow Agreement, and the Preliminary Official Statement and Official Statement; and designating an Authorized Officer
- R-7 Order in the matter of the Cancellation of Certain Warrants Heretofore Issued by Multnomah County more than Seven (7) Years Prior to July 1, 1989, and not Heretofore presented for payment

- R-8 Order in the matter of Cancelling Uncollectable Personal Property Taxes, 1980 through 1985

DEPARTMENT OF HUMAN SERVICES

- R-9 Order in the matter of Authorizing Designees for the Mental Health Program Director to Direct a Peace Officer to Take an Allegedly Mentally Ill Person into Custody
- R-10 Budget Modification DHS #67 reflecting a revenue increase from Private Industry Council in the amount of \$13,129 to Juvenile Services, Professional Services for Summer Employment Program increasing Program Coordinator, OA II, and Trainer/Job Development positions and adding 4 temporary crew leaders
- R-11 Budget Modification DHS #68 making an appropriations transfer in the amount of \$1075 within Juvenile Services, Resource & Development from Street Law Program, various Materials and Services to Professional Services (\$500), Indirect Service Reimbursement (\$300) and Equipment (\$275)
- R-12 Budget Modification DHS #69 reflecting revenue increase from State Mental Health Grant Amendment #36 in the amount of \$66,189 to Social Services, DD Operations (\$968), DD Contracts (\$54,189), MED Operations (\$28,968); and MED Emergency Holds (\$40,000)

DEPARTMENT OF JUSTICE SERVICES

- R-13 In the matter of the ratification of an intergovernmental agreement with State Children's Services Division for funding Termination of Parental Rights grant - July 1, 1989-June 30, 1990
- R-14 Budget Modification DJS #30 making an appropriations transfer in the amount of \$49,453 from General Fund Contingency to Federal/State funds in District Attorney (\$43,220) and Sheriff's (\$6,233) Offices to make adjustments to cover unanticipated indirect costs
- R-15 Budget Modification DJS #31 making an appropriations transfer in the amount of \$75,464 from General Fund Contingency to Sheriff's Office, Professional Services creating a budget for Housing Authority of Portland patrol and services at Columbia Villa and Tamarack housing project Term- April 6 - June 30, 1989

- R-16 Budget Modification DJS #32 reflecting increased revenue in the amount of \$53,590 from Oregon Traffic Safety Commission to Sheriff's Office, DUII Project - Law Enforcement to combat drunk driving in County - adds overtime funding for 3 Deputies and Court. Grant term - April 1 - September 30, 1989
- R-17 Budget Modification DJS #33 making an appropriations transfer in the amount of \$50,400 from Sheriff's Office, Facility Division, Professional Services to Support Division, Professional Services to cover laundry services for April, May, and June, 1989
- R-18 Budget Modification DJS #34 making an appropriations transfer in the amount of \$60,000 within Sheriff's Office from Corrections Program Division, Professional Services to Corrections Executive Office, Professional Services for SOTARS Program and Integrated Criminal Justice Project

BOARD OF COUNTY COMMISSIONERS

- R-19 In the matter of the ratification of an amendment to an intergovernmental agreement with Housing Authority of Portland to change provision regarding vehicle use and ownership
- R-20 Order in the Matter of the Reassessment of Benefits in Multnomah County Drainage District No. 1

ORDINANCES, BOARD OF COUNTY COMMISSIONERS

- R-21 Second Reading - An ordinance amending Multnomah County Code Chapter 11.60 and authorizing the Multnomah County Chair to accept deeds and easements for road purposes
- R-22 In the matter of the Appeal of Officer Thomas H. Wayne regarding promotion to Corrections Sergeant

THE FOLLOWING WILL BE HEARD AT TIME CERTAIN: 10:00 AM.

- R-23 Continued First Reading - An Ordinance amending Multnomah County Code 2.30.300, relating to the Department of Justice Services; and declaring an emergency
- R-24 Continued First Reading - An Ordinance amending Multnomah County Code Chapter 2.30, relating to Justice Services; and declaring an emergency

R-25 Continued First Reading - An Ordinance amending Multnomah County Code 2.30.010, relating to definitions; and declaring an emergency

Thursday Meetings of the Multnomah County Board of Commissioners are recorded and can be seen at the following times:
Thursday, 10:00 PM, Channel 11 for East and West side subscribers
Friday, 6:00 P.M., Channel 27 for Rogers Multnomah East subscribers
Saturday 12:00 PM, Channel 21 for East Portland and East County subscribers

0499C.71-78

DATE SUBMITTED June 15, 1989

(For Clerk's Use)

Meeting Date 6/20/89
Agenda No. #2 AM

REQUEST FOR PLACEMENT ON THE AGENDA

Subject: Nehemiah Opportunity Grant

Informal Only* June 20, 1989 A.M.
(Date)

Formal Only _____
(Date)

DEPARTMENT Chair's Office DIVISION _____

CONTACT Ramsay Weit TELEPHONE 5275

*NAME(S) OF PERSON MAKING PRESENTATION TO BOARD Larry Baxter

BRIEF SUMMARY Should include other alternatives explored, if applicable, and clear statement of rationale for the action requested.

Briefing on Nehemiah Housing Opportunity Grant

(IF ADDITIONAL SPACE IS NEEDED, PLEASE USE REVERSE SIDE)

ACTION REQUESTED:

INFORMATION ONLY PRELIMINARY APPROVAL POLICY DIRECTION APPROVAL

INDICATE THE ESTIMATED TIME NEEDED ON AGENDA 30 minutes

IMPACT:

PERSONNEL

FISCAL/BUDGETARY

-General Fund

Other _____

SIGNATURES:

DEPARTMENT HEAD, ELECTED OFFICIAL, or COUNTY COMMISSIONER: Gladys McBay

BUDGET / PERSONNEL _____

COUNTY COUNSEL (Ordinances, Resolutions, Agreements, Contracts) _____

OTHER _____

(Purchasing, Facilities Management, etc.)

NOTE: If requesting unanimous consent, state situation requiring emergency action on back.

1989 JUN 15 AM 11:40
COUNTY COMMISSIONER
CLERK OF COUNTY COMMISSIONER
MULTI-COUNTY
OREGON

MAJORITY MEMBERS

RON WYDEN, OREGON
CHAIRMAN

ELIOT L. ENGEL, NEW YORK
NORMAN SISISKY, VIRGINIA
JIM OLIN, VIRGINIA
MICHAEL R. McNULTY, NEW YORK

101st Congress

United States House of Representatives
Committee on Small Business

Subcommittee on Regulation,
Business Opportunities, and Energy

B-363 Rayburn House Office Building
Washington, DC 20515

MINORITY MEMBERS

WM. S. BROOMFIELD, MICHIGAN
LARRY COMBEST, TEXAS
MELTON D. HANCOCK, MISSOURI

STEVE JENNING
SUBCOMMITTEE STAFF DIRECTOR
202-225-7797

ANDREW POWELL
MINORITY SUBCOMMITTEE PROFESSIONAL
STAFF MEMBER
202-225-6135

June 14, 1989

Ms. Gretchen Kafoury
Multnomah County Commissioner
District 2
1021 SW 4th
Portland, Oregon 97204

Dear Gretchen:

The Subcommittee on Regulation, Business Opportunities and Energy will be holding a field hearing in Portland to discuss the challenges of neighborhood revitalization, renovation of abandoned properties, and creating more opportunities for homeownership among low-income families.

Because of your work as Multnomah County Commissioner in developing strategies to meet the goal of improving Portland neighborhoods, the Subcommittee is interested in hearing your testimony on the overall status of affordable housing and neighborhood quality in Portland.

As a part of your testimony, you may wish to discuss the role of Multnomah County in the Neighborhood Revitalization plan, as well as other major housing improvement projects currently underway in Portland. In addition, the Subcommittee is interested in hearing your thoughts on how the private sector and the federal government can be more effective partners in the effort to expand affordable housing.

The hearing will be held in Portland at 1:30 p.m. on June 23, 1989 at the King Neighborhood Facility, 4815 N.E. 7th Avenue.

In order that there be time left for questions, the oral testimony should be limited to five minutes. In addition, please supply the Subcommittee with 30 copies of the written statement by June 21, 1989. Please send the copies to the Subcommittee at the following address:

Lloyd 500 Building
500 NE Multnomah Blvd.
Suite 250
Portland, OR 97232

JUN 15 1989

Ms. Gretchen Kafoury
Page 2
June 14, 1989

In addition, I have enclosed a copy of legislation I have proposed, the Community Housing Investment Partnership Act. I would certainly appreciate any comments you would have regarding this proposal.

If you have any questions or need additional information, please contact Joan McCarter of my staff at (503) 231-2300.

We look forward to hearing your testimony on June 23rd. Thank you for your cooperation.

With warm regards,

Sincerely,

A handwritten signature in black ink that reads "Ron Wyden". The signature is written in a cursive, slightly slanted style.

RON WYDEN, M.C.
Chairman

RW/jlm

COMMUNITY HOUSING INVESTMENT PARTNERSHIP ACT [CHIP]

The CHIP bill, introduced in the 101st Congress by Representative Ron Wyden, is aimed at increasing housing and economic development opportunities for low and middle income households. It develops a program where everyone -- federal, state, and local governments, the business community, local non-profit organizations, and most importantly, people themselves -- CHIP in to address the problems facing our urban areas.

The CHIP bill has 3 components:

1. Development of programs which encourage the rehabilitation of abandoned housing and the use of sweat equity by lower income households (especially the homeless);
2. Establishment of local programs to make short term loans to working homeless, which will enable them to be self-sufficient members of the community;
3. Eased requirements to establish enterprise zones in distressed urban areas.

I. HOUSING REHABILITATION AND SWEAT EQUITY

A. Section 312 Rehabilitation grants

The Wyden CHIP bill seeks to preserve the Section 312 loan program. Under this program, funds are lent to communities for rehabilitation of housing for low- and moderate-income families, and for mixed-use and non-residential properties.

Since 1981, Section 312 has received no federal appropriation. It has operated entirely on repayments made from previous loans, making about \$150 million in new loans each year.

Despite the program's success at spurring neighborhood revitalization efforts, last year Congress transferred \$200 million from Section 312 to other programs, virtually gutting the program.

WYDEN/2

The Wyden CHIP bill seeks to preserve the program through the following actions:

1. Refunding the \$200 million which was transferred from Sect. 312 last fiscal year, with the provision that the money not be transferred from another program.
2. Passing a Congressional resolution reaffirming its support for Section 312, and stating that no future funds should be transferred from the fund.

B. Sweat Equity Program

The Wyden CHIP bill directs the Department of Housing and Urban Development (HUD) to establish demonstration programs with State and local housing authorities, and public and private non-profit organizations, which use sweat equity to help pay for the rehabilitation and transfer of abandoned housing to homeless and other low-income households. The bill authorizes \$5 million for FY 1990 for innovative programs which use sweat equity to increase the stock of low-cost owner- and renter-occupied housing.

State and local agencies are obligated to match 25 percent of the federal grant. In-kind services may be applied to this match.

The targetted beneficiaries of this program will be homeless and/or low-income households. By low-income, we are referring to households with incomes below 80% of the area median, or as otherwise defined by HUD.

Housing eligible for rehabilitation grants are:

a) properties which have been acquired by a State or local government, or by a public or private non-profit organization.

b) FHA acquired housing which has been vacant and/or on the market for 6 months or more, and are not affected by any existing provisions or obligations regarding the disposal of the property. The housing units shall be made available to public or private non-profit organizations, or to State or local governments which intend to use the property to carry out the program. The property shall be made available according to the following terms:

1) purchase shall be for no more than 90 percent of the outstanding mortgage balance, or for no more than the highest price of the market value or whichever is less.

2) HUD shall offer financing through a "purchase money mortgage".

WYDEN/4

Under the provision of this legislation, HUD shall make grants and enter into contracts w/public non-profit organizations to establish innovative housing acquisition programs which shall:

1. Provide homeownership opportunities to eligible families which will:

- a) utilize the skilled or unskilled labor of future occupants in exchange for acquisition of the property;
- b) provide basic training in home maintenance skills;
- c) provide homeownership skills and budget management counseling;

2. Provide home rental opportunities to eligible families which will:

- a) Help expand the stock of affordable housing which is appropriate to the target group;
- b) Encourage use of sweat equity in lieu of rent payments by prospective tenants;

In order to carry out the above sections, the participating agencies may use grant funds to establish supply and service banks for loans of equipment and building materials; for technical, construction, and rehabilitation assistance (such as electricians, plumbers, etc.), or whatever is appropriate for fulfilling the goals of the project and to encourage the self-sufficiency of the target group.

Technical Assistance Grants

HUD shall be authorized to enter into contracts with local public or private non-profit organizations for the purposes of training of organizations to begin rehabilitation projects, or for coordination among organizations within a metropolitan area which are running rehabilitation projects.

Expenditures on technical assistance grants may not exceed 25 percent of the total appropriation provided in this bill.

C. Nehemiah Grants

Nehemiah grants are housing rehabilitation grants which are intended to rehabilitate an entire neighborhood, rather than a particular block. In an effort to avoid piecemeal rehabilitation, eligibility is limited to contiguous lots. In Portland, and perhaps many other cities, this creates a problem, because Portland has neighborhoods which are riddled with abandoned housing which is not necessarily contiguous. Because the houses are not located on contiguous lots, the neighborhoods are not eligible for Nehemiah rehabilitation grants.

The Wyden CHIP bill will make the Nehemiah program more flexible while preserving its intent to support neighborhood rehabilitation. It will allow grants for rehabilitation in areas where a substantial part of the neighborhood housing is in disrepair, but there are still a number of existing viable dwellings which do not require rehabilitation.

The Wyden CHIP bill will amend the Nehemiah program statute by defining standards for rehabilitation of existing housing and/or new construction, where rehabilitation proves infeasible:

"Houses will qualify for Nehemiah grant funding if 30 percent or more of the houses or parcels on a set of contiguous blocks are vacant or unimproved, or are found to require substantial rehabilitation or new construction, and the other houses on those blocks are not in disrepair.

Under this proposal, rates of abandoned housing may vary from block to block, but the overall rate must be at least 30 percent to qualify for funding.

II. AFFORDABILITY OF RENTAL HOUSING

A. SECURITY DEPOSIT LOAN FUND FOR LOW INCOME RENTERS

Households moving into rental housing often have to acquire first and last months' rent, and an additional security deposit, before they are allowed to move into the apartment. In addition, many households need to put down substantial deposits before they can obtain telephone and utility services.

The difficulty of acquiring these funds restricts many low-income households -- who have lost their previous dwelling due to demolition, rehabilitation, fire, or a financial emergency which caused them to be evicted -- to crowd in with friends or relatives, or to enter the ranks of the homeless. Others would like to improve their housing situation, but are forced to live in substandard housing until they find a way to accumulate the necessary funds.

Many of these households could acquire housing if they could come up with the security deposits. The Wyden CHIP bill will allow communities across the country to set up three-year demonstration projects to establish programs for loans to low-income households (those at or below 80 percent of median income, adjusted for family size) to help them pay these deposits.

The program will be run at a local level. Localities will be responsible for designing a revolving loan program which will assist households who have an established income, and who have found an apartment which is determined to be affordable given the level of household income. Borrowers should show the ability to pay some part of the deposit up-front (e.g., by paying first months' rent, or paying 20 percent of the required deposit).

Funds for this project shall be allocated to established agencies which are currently involved in programs dealing with transitional housing or low-income housing, or which currently receive Community Service Block Grant (CSBG) funds. \$60 million will be allocated to the CSBG program for this program in FY 1990 (of which \$50 million are for start up costs, and establishment of the revolving loan fund). It is estimated that this could serve up to 100,000 households, with average deposits of up to \$500 each. Assuming 50 percent timely repayment rates, costs for replenishment of loan funds and continued project administration would be \$35 million annually for FYs 1991 and 1992 (unadjusted for inflation).

The administering agency will be responsible for determining household eligibility, for collection of the funds, and for providing financial counseling to borrowers. Agencies should aim for repayment rates of no lower than 50 percent, and should try to keep administrative costs to 25 percent of program costs.

The Department of Health and Human Services shall be responsible for administering this program at the federal level. HHS should promote innovation of project designs at a community level. At a minimum, HHS will be responsible for:

- (i) serving as a clearinghouse for the various project designs implemented across the country;
- (ii) providing technical assistance for communities trying to establish a program;
- (iii) issuing annual reports. These reports should discuss the different experiences of communities implementing the program, a comparison of administrative costs, default rates, numbers of households served, a financial analysis of whether the administrative costs of a loan program make it more expensive than a grant program, and analysis of the factors associated with project success.

Grants shall be made to no fewer than 75 localities throughout the country. Localities should be chosen so that there is a proportional variation of city size, geographic distribution, and urban and rural mix. Preference should be given to those localities which have organized programs to assist homeless households. HHS should make announcements of grant applications at least 90 days in advance of the deadline, and should award grants within 120 days of the application deadline.

IV. ENTERPRISE ZONES

The federal government has set up an enterprise zone program to give tax incentives for the development of economically depressed areas. Unfortunately, the legislation has been written in such a way as to force a strict definition of eligible areas. Many economically depressed areas, especially those in Western cities, do not meet these arbitrary criteria. Wyden legislation will redefine the method for determining zone eligibility.

Currently, to meet the enterprise zone criteria, an area must meet the following criteria:

- (i) An unemployment rate at least 1.5 times the national average;
- (ii) At least a 20 percent poverty rates;
- (iii) Either 70 percent of the households have incomes below 80 percent of the area median, or the area experienced a 20 percent decrease in population between 1970 and 1980.

As the city of Portland has found, it is difficult to design a zone which meets all these criteria and has land available for the type of economic development which will bring about economic growth.

Legislation will change the requirements by which an area can be defined as an enterprise zone. Instead of meeting all of the criteria described in the current statute, the Wyden bill will propose that an applicant be considered for enterprise zone designation if it is able to demonstrate the ability to meet (at least) one of the following criteria:

- a. It has a current State designation as a enterprise zone or complies with a list of State and local incentives addressing economic and housing (re-)development in the nominated area; or
- b. It complies with (at least) one of the distress criteria described above.

In addition, the income and population loss criteria will be changed so that they apply to the average level in the proposed zone, rather than to the amount in each census zone.

June 16, 1989

Don Neureuther, Executive Director
NORTHEAST COMMUNITY DEVELOPMENT CORPORATION (NECDC)
1726 NE Alberta
Portland, Oregon 97211

Dear Don:

Multnomah County has had an opportunity to consider the Nehemiah Housing Opportunity Grant Program after the meeting on June 9, 1989.

As a part of our commitment to the revitalization of Northeast Portland, here is how Multnomah County will participate in this program:

1. To expedite foreclosure on properties within the law but without delay which are abandoned and suitable for Nehemiah program purposes.
2. To provide foreclosure property disposition without cost to the Portland Nehemiah program through the Northeast Community Development Corporation (NECDC).

You can count on our support.

When you begin to identify the details of the program and the specific elements of our participation, please contact me directly (or a named designee).

Sincerely,

Gladys McCoy, Chair
Multnomah County Board of Commissioners

NEHEMIAH HOUSING OPPORTUNITY GRANT PROGRAM

PURPOSE

The purpose of the Nehemiah Housing Opportunity Grant Program (NHOP) is to provide an opportunity for families to purchase a home who otherwise would not be financially able to realize homeownership, to increase the employment opportunities of the residents in neighborhoods where the housing is proposed and to create sound and attractive neighborhoods.

HUD will make grants to Nonprofit Organizations through a competitive process that will, in turn, loan money to the applicable families. The maximum loan is \$15,000 per family. Only owner occupied, first time homebuyers or families who have not owned a home for the past three years are eligible. The family's income shall not be more than the median income of a family of 4 persons in the metropolitan statistical area where the project will be located. Fifteen percent of the families may have incomes as high as 115 percent of the median income of the area if the unit of local government determines that the increase is necessary to achieve or maintain neighborhood stability.

The family will be required to make a downpayment of 10 percent of the sale price of the home, unless the nonprofit organization determines that a higher downpayment would be appropriate or the first mortgage on the home will be held by a state or unit of the local government whose home loan program provides for a lower downpayment.

The NHOP loan to the families will be secured by a second mortgage held by HUD on the property involved. The loan will bear no interest and is repayable to HUD upon the sale, lease or other transfer of the property.

THRESHOLD REQUIREMENTS

To be determined eligible for rating and possible selection, an application must meet a number of preliminary threshold requirements. The following summary briefly describes these threshold requirements.

1. The non-profit organization (applicant) has consulted with and received the support of the residents in the neighborhood where the project is to be located.
2. The applicant has consulted with and received the support and approval of the unit of general local government in the neighborhood where project is to be located.

3. Applicant shall submit a program schedule for the completion of the project, which shall have been agreed to by each unit of general local government in which the project is to be located.
4. Applicant must demonstrate the financial feasibility of its proposed project, including the availability of non-Federal public and private funds.
5. The number of homes to be constructed or rehabilitated will not be less than (1) 50 homes if there are less than 20,000 existing dwelling units in the relevant unit of local government (2) .25 percent of the number of existing dwelling units in the relevant unit of general local government if the number of dwelling units in the unit of general local government is between 20,000 - 100,000; or (3) 250 homes if there are more than 100,000 dwelling units in the relevant unit of general local government.

HUD may waive the program size requirement if the chief elected official of the unit of general local government that provides the greatest amount of financial or other contributions to the program or the Governor of the State in which the program is located request a waiver and certifies, with supporting documentation, that the program size requirement will prevent the state of the unit of general local government from using the program effectively.

6. All homes constructed or substantially rehabilitated will comply with the applicable local building code standards. If there is not an applicable local building code, the sponsoring group and HUD must use the CABO code, which is acceptable to HUD.
7. All homes constructed or substantially rehabilitated under this program will be located in census tracts or identifiable neighborhoods within census tracts in which the median family income is not more than 80 percent of the median income of a family of four in the area in which the project will be located.
8. All homes constructed or substantially rehabilitated under this program will be concentrated in a single neighborhood and located on contiguous parcels of land, except that homes may be constructed or substantially rehabilitated in up to 4 identifiable neighborhoods that each consist of contiguous parcels of land if;

- a. the unit of general local government in which the project is located certifies that land cannot be made available in a single neighborhood for a program of this size required by paragraph (1);
 - b. the nonprofit organization submits evidence satisfactory to the Secretary that construction or substantial rehabilitation in more than 1 identifiable neighborhood will result in cost reductions through economies of scale comparable to the cost reductions achieved by other programs eligible for assistance under this title; and
 - c. the nonprofit organization submits evidence satisfactory to HUD that the program, along or together with improvement efforts that are or will be undertaken in the identifiable neighborhood by the general local government or private entities, will result in a substantial improvement in the overall quality and long term viability of the neighborhood.
9. Sales contracts entered into under this program will contain provisions requiring repayment of any loan made under this program upon the sale or the transfer of the home involved, unless HUD approves a transfer of such home without repayment (in which case the second mortgage held by HUD shall remain in force until the loan is fully repaid).

PROGRAM SELECTION CRITERIA

In selecting eligible projects to receive the NHOP assistance HUD shall make such selection on the basis and the extent to which:

1. Non-Federal public or private entities will contribute land necessary to make the project feasible;
2. Non-Federal public and private financial or other contributions (including tax abatements, waivers of fees related to development, or zoning requirements, and direct financial contributions) that will reduce the cost of home constructed or substantially rehabilitated;

3. Projects that will produce the greatest number of units for the least amount of assistance provided, taking into consideration of the cost differences among different market areas;
4. Each project shall be located in a neighborhood of severe physical and economic blight (and in determining the degree of physical blight, HUD shall consider the condition of the housing, other building, and infrastructure in the neighborhood of the proposed project);
5. Applicants will use construction methods that will reduce the cost per square foot below the average construction cost in the market area of the proposed project; and
6. Applications will provide for the involvement of local residents in the planning and construction or substantial rehabilitation of the homes.

To the extent that non-Federal public entities are prohibited by the law of any state from making any form of contribution described in paragraphs (1) or (2) of the above, HUD will not consider such form of contribution in evaluating the applications.

Neighborhood Revitalization Strategy

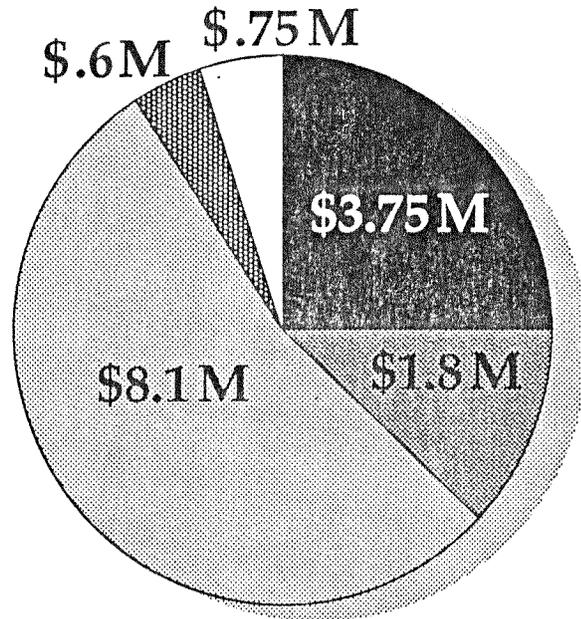
Principles

- Comprehensive and concerted approach
- Citizen-based / public sector managed
- Interjurisdictional effort
- Fosters self-sufficiency
- Offers focus for public/private partnerships

Neighborhood Revitalization Strategy

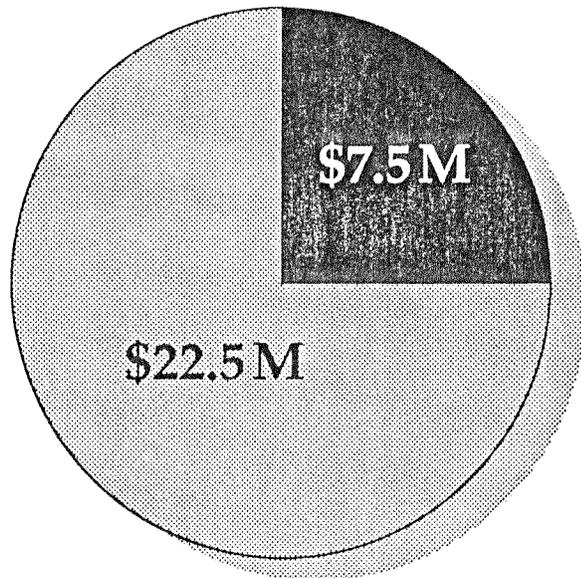
Elements

- Jobs
- Housing
- Public Safety
- Education and Youth Services
- Parks and Recreation
- Human Services
- Land Use Planning and Zoning
- Transportation
- Public Facilities and Environmental Services



\$15 Million Gap Funds

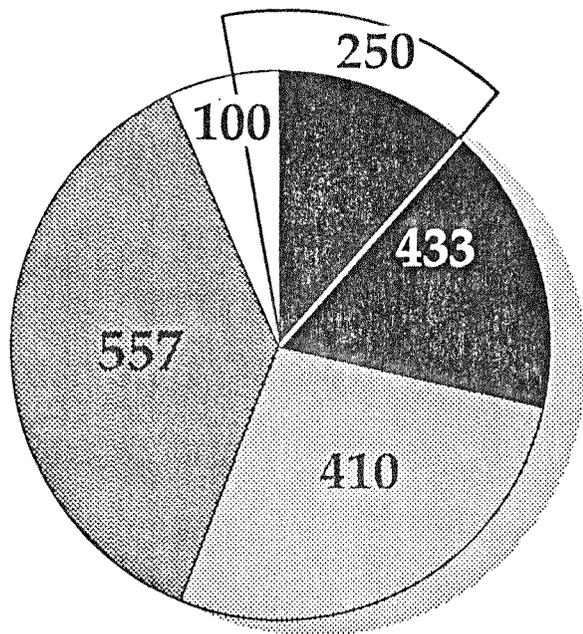
\$3,750,000	(25%)	Nehemiah Housing Opportunity Grant Program
\$1,800,000	(12%)	SB 1078
\$8,100,000	(54%)	Community Development Block Grant (CDBG)
\$600,000	(4%)	Housing Authority of Portland
\$750,000	(5%)	Unidentified
\$15,000,000		Total



\$30 Million Market Funds

\$7,500,000	(25%)	Nehemiah Market Funds
\$22,500,000	(75%)	Other Program Market Funds
\$30,000,000		Total

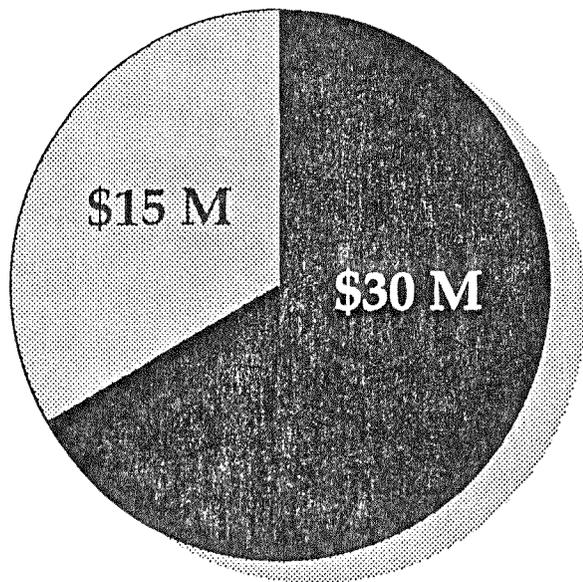
Private sector funds



Units Involved in Revitalization Effort

(Need)

433 Units	Reclamation of vacant and abandoned properties
410 Units	Resale of substandard properties rehabilitated through efforts
557 Units	Rehabilitation of remaining owner-occupied substandard properties
100 Units	Demolished
<hr/>	
1,500 Units	Total



Financing Needed

\$30,000,000	(67%)	Market Funds
\$15,000,000	(33%)	Gap (Affordability Gap)
<hr/>		
\$45,000,000		Total Needed

A Typical Property

Total Cost of Home	\$45,000 (acquisition and rehabilitation or new construction)
Total Cost to Homeowner (PITI)	\$ 304.54 per month
Financing	\$30,000 first mortgage (25 years @ 8%) \$ 231.54 per month (amortized monthly payment to homeowner)
Other Costs to Homeowner	\$ 120.00 Insurance (\$10/month) \$ 756.00 Taxes (\$63/month)

A Typical Applicant

Typical Homestead Applicant

Family Size 2.97 (Low=1; High=8)

Income \$14,451 (Low=\$6,318; High=\$28,702)

Income Needed to Cover PITI

Minimum Income:

\$1,250 per month (current Homestead guideline)

Maximum Income

Family Size

\$2,495.83/month

2

\$2,716.67/Month

3

\$3,016.67/month

4

\$3,207.17/month

5

\$3,391.67/month

6

Key Commitments Needed for the Nehemiah Program

- Public and private land contributions
- Other contributions, including assistance to lower purchase price and carrying costs
- Construction methods that reduce the cost per square foot — weighed against the average construction cost per square foot for the MSA
- Involvement of local neighborhood residents in the planning and work on homes, including employment of neighbors and involvement in activities that continue through program completion

Nehemiah Housing Opportunity Grant Program

Commitments to the Program

	Private Lenders	State of Oregon	Local HUD	Multnomah County	City of Portland	Portland Development Commission	Housing Authority of Portland
Below market funds	X						
Donated/written down REO	X	X					
Operating support	X				X	X	
Technical assistance		X			X	X	X
Preferential property disposition			X	X			
Expedited foreclosure				X	X		
Foreclosure without cost				X	X		
Marketing assistance							X
Fiscal agent						X	

June 16, 1989

Don Neureuther, Executive Director
NORTHEAST COMMUNITY DEVELOPMENT CORPORATION (NECDC)
1726 NE Alberta
Portland, Oregon 97211

Dear Don:

Multnomah County has had an opportunity to consider the Nehemiah Housing Opportunity Grant Program after the meeting on June 9, 1989.

As a part of our commitment to the revitalization of Northeast Portland, here is how Multnomah County will participate in this program:

1. To expedite foreclosure on properties within the law but without delay which are abandoned and suitable for Nehemiah program purposes.
2. To provide foreclosure property disposition without cost to the Portland Nehemiah program through the Northeast Community Development Corporation (NECDC).

You can count on our support.

When you begin to identify the details of the program and the specific elements of our participation, please contact me directly (or a named designee).

Sincerely,

Gladys McCoy, Chair
Multnomah County Board of Commissioners

HOUSES AND VACANT BUILDABLE LOTS IN BOISE, ELIOT, HUMBOLDT, KING, VERNON AND
WOODLAWN NEIGHBORHOODS IN TAX TITLE INVENTORY AS OF JUNE 20, 1989

*Larry Burke
Tax File*

<u>NEIGHBORHOOD</u>	<u>NUMBER</u>	<u>LEGAL DESCRIPTION</u>
BOISE	59190-3870	MULTNOMAH S 2' OF LOT 4, BLOCK 23 N 31' OF LOT 6, BLOCK 23
	59190-6450	MULTNOMAH S 25' OF LOT 2, BLOCK 35
	14680-5490	CENTRAL ALBINA W 1/2 OF LOT 18, BLOCK 31
	14680-0560	CENTRAL ALBINA LOT 2, BLOCK 5
	01050-1380	ALBINA HOMESTEAD N 1/2 OF LOT 3, BLOCK 4
	14680-5210	CENTRAL ALBINA LOT 11, BLOCK 30
	01050-4970	ALBINA HOMESTEAD S 15' OF LOT 2, BLOCK 24 N 49' OF LOT 3, BLOCK 24
	14680-1590	CENTRAL ALBINA LOT 11, BLOCK 11
	01050-2800	ALBINA HOMESTEAD W 1/2 OF LOT 1, BLOCK 12
	01050-5660	ALBINA HOMESTEAD N 19.6' OF LOT 15, BLOCK 27 S 10.6' OF LOT 16, BLOCK 27
	14700-2120	CENTRAL ALBINA LOT 5, BLOCK 16
	14700-2330	CENTRAL ALBINA LOT 6, BLOCK 18
	01050-2910	ALBINA HOMESTEAD LOT 11, BLOCK 12
	14680-3130	CENTRAL ALBINA W 55' OF LOTS 15 & 16, BLOCK 19
	59190-3880	MULTNOMAH S 19' OF LOT 6 BLOCK 23 N 14' OF LOT 8 BLOCK 23

*List 1
Includes
Vacant Lots*

HOUSES AND VACANT BUILDABLE LOTS IN BOISE, ELIOT, HUMBOLDT, KING, VERNON AND WOODLAWN NEIGHBORHOODS IN TAX TITLE INVENTORY AS OF JUNE 20, 1989, PAGE 2.

<u>NEIGHBORHOOD</u>	<u>NUMBER</u>	<u>LEGAL DESCRIPTION</u>
ELIOT	00960-2760	ALBINA LOT 24, BLOCK 8
	00960-8040	ALBINA W 30' OF LOTS 12 & 13, BLOCK 23
	00960-6260	ALBINA E 25' OF LOT 21, BLOCK 18
	00960-790	ALBINA E 25' OF S 10' OF LOT 25, BLOCK 22 E 25' OF LOT 26, BLOCK 22
	91640-1230	WILLIAMS AVENUE ADD LOT 1, BLOCK 6
	91640-4460	WILLIAMS AVENUE ADD E 1/2 OF LOT 8, BLOCK 12
	00960-2260	ALBINA E 13' OF LOT 11, BLOCK 7 W 19' OF LOT 12, BLOCK 7
	00960-8110	ALBINA W 35' OF LOTS 14 & 15, BLOCK 23
	91640-3980	WILLIAMS AVENUE ADD TL #1 OF LOTS 11-13, BLOCK 11 (1987 ASSESSOR'S MAP)
	91640-1920	WILLIAMS AVE ADD E 1/2 OF LOTS 16 & 17, BLOCK 7
HUMBOLDT	16390-2690	CLIFFORD ADD W 50' OF N 15' OF LOT 3, BLOCK 15; W 50' OF LOT 4, BLOCK 15
KING	03670-0010	ARLETA PARK EXC PT IN E 9TH ST, LOTS 1 & 6
	61150-1560	NORTH IRVINGTON W 1/2 OF LOTS 9 & 10, BLOCK 7
	72500-0910	ROSELAWN LOT 5, BLOCK 7
	49710-3050	LINCOLN PARK LOT 13, BLOCK 19
	49730-3460	LINCOLN PARK ANNEX LOT 16, BLOCK 23

HOUSES AND VACANT BUILDABLE LOTS IN BOISE, ELIOT, HUMBOLDT, KING, VERNON AND
WOODLAWN NEIGHBORHOODS IN TAX TITLE INVENTORY AS OF JUNE 20, 1989, PAGE 3.

<u>NEIGHBORHOOD</u>	<u>NUMBER</u>	<u>LEGAL DESCRIPTION</u>
KING	52670-4750	MAEGLY HIGHLAND LOT 7, BLOCK 12
	19950-0280	DAVIS HIGHLAND LOTS 11 & 12, BLOCK 3
	38430-2470	HIGHLAND N 5' OF LOT 10, BLOCK 21 LOTS 11 & 12, BLOCK 21
	49730-0700	LINCOLN PARK ANNEX LOT 4, BLOCK 5
	49730-1050	LINCOLN PARK ANNEX LOT 4, BLOCK 8
	52670-0090	MAEGLY HIGHLAND LOT 5, BLOCK 1
	61150-3930	NORTH IRVINGTON LOT 12, BLOCK 25
	61150-4020	NORTH IRVINGTON LOT 5, BLOCK 25
	72500-0970	ROSELAWN LOT 11, BLOCK 7
	75420-0070	SERENE PARK LOTS 7 & 8, BLOCK 1
	38520-0430	HIGHLAND SCHOOLHOUSE LOT 14, BLOCK 3
	16640-1400	CLOVERDALE EXTENSION & PLAT 2 LOT 11, BLOCK 13
	16640-1420	CLOVERDALE EXTENSION & PLAT 2 LOTS 13 & 14, BLOCK 13
	49710-3500	LINCOLN PARK LOT 15, BLOCK 21
	49730-2850	LINCOLN PARK ANNEX LOT 4, BLOCK 18
	61150-1450	NORTH IRVINGTON LOT 14, BLOCK 6
	72500-1050	ROSELAWN LOT 19, BLOCK 7 W 15' OF LOT 20, BLOCK 7

HOUSES AND VACANT BUILDABLE LOTS IN BOISE, ELIOT, HUMBOLDT, KING, VERNON AND
WOODLAWN NEIGHBORHOODS IN TAX TITLE INVENTORY AS OF JUNE 20, 1989, PAGE 4.

<u>NEIGHBORHOOD</u>	<u>NUMBER</u>	<u>LEGAL DESCRIPTION</u>
KING	49730-3020	LINCOLN PARK ANNEX LOT 5, BLOCK 198
	16670-0830	CLOVERDALE TRACT LOT 16, BLOCK 2
	61150-1210	NORTH IRVINGTON N 37' OF E 53' OF LOT 10, BLOCK 5
VERNON	86070-0650	VERNON LOT 6, BLOCK 4
	86070-7690	VERNON LOT 12, BLOCK 42
	86070-8010	VERNON LOT 6, BLOCK 44
WOODLAWN	17310-3940	COLUMBIA HEIGHTS EXC PT IN ST, LOT 8, BLOCK 20
	75020-1070	SCOFFINS ADD INC PT VAC ST, LOT 7, BLOCK 5 LOT 8, BLOCK 5
	92580-0790	WOODLAWN TL #2 OF LOTS 3 & 4 (1982 ASSESSOR'S MAP)
	92580-4830	WOODLAWN LOT 18, BLOCK 37

PROPERTIES IN BOISE, ELIOT, HUMBOLDT, KING, VERNON AND WOODLAWN NEIGHBORHOODS
 IN REDEMPTION - KNOWN TO BE VACANT AS OF JUNE 20, 1989

<u>NEIGHBORHOOD</u>	<u>NUMBER</u>	<u>PROPERTY ADDRESS</u>
BOISE	14680-0800	4235 N BORTHWICK AVE, P
ELIOT	00960-2600	603 NE GRAHAM ST, P
	00960-3270	523 NE MORRIS ST, P
	01080-0130	64 NE FREMONT ST, P
	91640-4380	127 NE MONROE ST, P
	91640-4960	121 NE FARGO ST, P
HUMBOLDT	61030-2330	5916 N MISSOURI AVE, P
	65780-0480	5621 NE RODNEY AVE, P
KING	01050-0050	4316 NE GARFIELD, P
	16640-1410	5719-5721 NE 9TH AVE, P
	16640-1640	821 NE CHURCH ST, P
	49730-0550	4406 NE 7TH AVE, P
	49730-1180	4116 NE 9TH AVE, P
	49730-1390	821 NE MASON ST, P
	61150-1260	3957 NE 9TH AVE, P
	72450-1330	5045 NE 13TH AVE, P
	72450-1500	5044 NE 14TH AVE, P
	72500-0620	845 NE ROSELAWN, P
	72500-0960	524 NE ROSELAWN ST, P
	01020-0210	4936 NE 10TH AVE, P
	01050-0970	4218 NE GARFIELD ST, P
	01050-1220	3933-3939 NE UNION AVE, P
	03670-0750	525 NE SUMNER ST, P
	03670-1410	501 NE WEBSTER ST, P
	03670-1430	441 NE WEBSTER ST, P
	19950-0220	4839 NE GRAND AVE, P
	38430-0030	4704 NE UNION AVE, P
	38430-0100	4707 NE GRAND AVE, P
	49730-0260	523 NE SKIDMORE ST, P
	52670-1040	4844 NE RODNEY AVE, P
	72500-0440	822 NE EMERSON ST, P
	72530-0360	1017 NE ROSELAWN ST, P
VERNON	12690-0400	1212 NE KILLINGSWORTH ST, P
	86070-0410	5332 NE 15TH AVE, P
	86070-4940	1721-1731 NE ALBERTA ST, P
	86070-0530	5417 NE 16TH AVE, P
WOODLAWN	17310-2810	1751-1759 NE DEKUM ST, P
	17310-4270	6532-6536 NE 13TH AVE, P
	17310-4360	1433 NE PORTLAND BLVD, P
	24180-3720	432 NE RUSSET ST, P
	38460-1530	6037 NE 15TH AVE, P
	38460-1720	6223 NE 16TH AVE, P
	92580-1700	818 NE DEKUM ST, P
	23250-0310	844 NE STAFFORD, P

List 2
No Document
and

PROPERTIES IN BOISE, ELIOT, HUMBOLDT, KING, VERNON AND WOODLAWN NEIGHBORHOODS
 IN REDEMPTION - STATUS UNKNOWN AS OF JUNE 20, 1989

List 3

<u>NEIGHBORHOOD</u>	<u>NUMBER</u>	<u>PROPERTY ADDRESS</u>	
BOISE	01050-3190	3725 NE MALLORY AVE, P	
	01050-3940	3944 NE CLEVELAND AVE, P	
	14680-6250	3633 N VANCOUVER AVE, P	
	59190-6770	3610 N MISSISSIPPI AVE, P	
	14680-2950	4056 N ALBINA AVE, P	
	14680-5060	3836 N BORTHWICK, P	
	14680-5170	731 N BEECH ST, P	
	14680-6230	3626 N HAIGHT ST, P	
	59190-1440	1024 N SKIDMORE ST, P	
	59190-4020	3925 N ALBINA, P	
	59190-5750	3557 N MISSOURI AVE, P	
	ELIOT	00960-6340	113 NE SACRAMENTO, P
		91640-1530	26 NE IVY ST, P
		91640-3400	73 NE MORRIS ST, P
		91640-5340	59 NE COOK ST, P
		00960-0680	604 NE TILLAMOOK ST, P
		00960-2610	611 NE GRAHAM ST, P
00960-2620		619 NE GRAHAM ST, P	
00960-5070		236 NE MORRIS ST, P	
00960-5700		2722 NE RODNEY AVE, P	
00960-5770		2506 NE RODNEY AVE, P	
00961-0850		51 NE GRAHAM ST, P	
01050-3470		104 NE BEECH ST, P	
91640-3060		50 NE FARGO ST, P	
91640-3740		110 NE MONROE ST, P	
91640-5220		312 NE COOK ST, P	
91640-6290		246 NE FREMONT ST, P	
HUMBOLDT		16390-0090	4529-4535 N MISSISSIPPI AVE, P
	52070-5130	5134-5138 N ALBINA AVE, P	
	65780-1290	5522 N COMMERCIAL AVE, P	
	36010-0050	1438-1440 N PRESCOTT ST, P	
	38490-0560	4536-4540 NE GARFIELD	
	52670-2750	4612 NE RODNEY AVE, P	
	52680-0170	4528 N VANCOUVER AVE, P	
	87730-5870	5155 NE MALLORY AVE, P	
	89390-0690	5626 N ALBINA AVE, P	
	89390-0710	5632-5634 N ALBINA AVE, P	
	91650-0010	4931-4947 N WILLIAMS AVE, P	
	91650-0510	20 N ALBERTA ST, P	
	KING	01050-1290	3930 NE GARFIELD AVE, P
03670-0520		727 NE WEBSTER ST, P	
38430-1680		4515 NE 12TH AVE, P	
38490-0360		4433 NE MALLORY AVE, P	
49710-0700		3724 NE 8TH AVE, P	
61150-1080		3953 NE 8TH AVE, P	
65780-2790		5765 NE GARFIELD ST, P	
65780-2870		211 NE JESSUP ST, P	
91650-0430		134 N ALBERTA ST, P	
94123-0040		4826 NE 9TH AVE, P	

PROPERTIES IN BOISE, ELIOT, HUMBOLDT, KING, VERNON AND WOODLAWN NEIGHBORHOODS
IN REDEMPTION - STATUS UNKNOWN AS OF JUNE 20, 1989, PAGE 2.

<u>NEIGHBORHOOD</u>	<u>NUMBER</u>	<u>PROPERTY ADDRESS</u>
KING	01020-0310	1028-1034 NE ALBERTA ST, P
	01050-1230	3933 NE UNION AVE, P
	03670-0350	724 NE SUMNER ST, P
	12690-0610	5322 NE 13TH AVE, P
	38430-0040	4622 NE UNION AVE, P
	38430-0120	424 NE WYGANT ST, P
	38460-0020	6236 NE 9TH AVE, P
	49730-0680	804 NE PRESCOTT ST, P
	61150-0510	3903 NE GRAND AVE, P
	61150-1390	923 NE FAILING ST, P
	61150-4080	1034 NE PRESCOTT ST, P
VERNON	38460-4910	5514 NE 12TH AVE, P
	86071-1330	4726 NE 23RD AVE, P
	38460-3810	5911 NE 14TH AVE, P
	38460-4480	5723 NE 13TH AVE, P
	62230-2180	5812 NE 14TH AVE, P
	86070-3460	5245 NE 19TH AVE, P
	86070-4760	5006-5008 NE 16TH AVE, P
	86070-4770	1631-1639 NE ALBERTA ST, P
	86070-4780	1627 NE ALBERTA ST, P
	86070-6090	4834 NE 23RD AVE, P
WOODLAWN	92580-1640	617 NE LIBERTY ST, P
	17310-4590	1314 NE DEKUM ST, P
	92580-1860	966 NE DEKUM ST, P

DATE SUBMITTED 6-14-89

(For Clerk's Use)
Meeting Date 6/20/89
Agenda No. #3 AM

REQUEST FOR PLACEMENT ON THE AGENDA

Subject: County Library

Informal Only* June 20, 89 Formal Only _____
(Date) (Date)

DEPARTMENT Chair's DIVISION _____

CONTACT Michael Dolan TELEPHONE 248-3308

*NAME(S) OF PERSON MAKING PRESENTATION TO BOARD _____

BRIEF SUMMARY Should include other alternatives explored, if applicable, and clear statement of rationale for the action requested.

Work session on proposed new contract with the Library Association of Portland and Library Commission.

(IF ADDITIONAL SPACE IS NEEDED, PLEASE USE REVERSE SIDE)

ACTION REQUESTED:

INFORMATION ONLY PRELIMINARY APPROVAL POLICY DIRECTION APPROVAL

INDICATE THE ESTIMATED TIME NEEDED ON AGENDA one hour

IMPACT:

PERSONNEL

FISCAL/BUDGETARY

-General Fund

Other _____

SIGNATURES:

DEPARTMENT HEAD, ELECTED OFFICIAL, or COUNTY COMMISSIONER: Gladys McCoy

BUDGET / PERSONNEL _____

COUNTY COUNSEL (Ordinances, Resolutions, Agreements, Contracts) _____

OTHER _____
(Purchasing, Facilities Management, etc.)

NOTE: If requesting unanimous consent, state situation requiring emergency action on back.

CLERK OF COUNTY COMMISSIONERS
1989 JUN 15 AM 8:35
MULTI-COUNTY OREGON