

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

In the Matter of a Proposed Metro Urban)
Growth Boundary Locational Adjustment) **RESOLUTION**
(Trade) for Tax Lot '4', Section 22, T1N, R1W) 91-108

WHEREAS, the City of Portland and HGW have applied to Metro for a locational adjustment to the Urban Growth Boundary (UGB), proposing to trade 139.8 acres of Forest Park property within the UGB for 120 acres adjacent to, but outside of the UGB (*see Exhibits A & B*); and

WHEREAS, pursuant to Metro Code section 3.01, counties are requested to comment on proposed locational adjustments to the Urban Growth Boundary within their jurisdiction; and

WHEREAS, the proposed locational adjustment to the Urban Growth Boundary is entirely within Multnomah County and the Board is asked to respond to the proposal; and

WHEREAS, the City of Portland has designated Forest Park as Open Space for the purpose of providing outdoor recreation, scenic views and vistas and protecting sensitive and fragile environmental areas; and

WHEREAS, it is in keeping with State Land Use Goals and Guidelines and METRO's urban growth boundary policies, land within the UGB should be usable for urban purposes; and

WHEREAS, the property proposed for inclusion into the UGB is in an area of diverse existing and planned land uses, with both resource (farm and forest) and non-resource (urban and rural residential) uses; and

WHEREAS, RPD 1-90 considered a rural residential development of the property proposed for inclusion into the UGB; and

WHEREAS, RPD 1-90 was, in part, denied by the Board of County Commissioners because the site was deemed suitable for forestry purposes; and

WHEREAS, the Board of County Commissioners found in RPD 1-90 that the property proposed for inclusion into the UGB is in the path of urban development approaching from the east, south and west; and

WHEREAS, RPD 1-90 was, in part, denied by the Board of County Commissioners because the rural parcelization as then proposed would have precluded efficient potential future conversion to urban uses; and

WHEREAS, the State of Oregon Land Use Board of Appeals upheld the Board's decision on RPD 1-90;

THEREFORE BE IT RESOLVED, the Multnomah County Board supports the preservation of Forest Park as public open space intended to provide Portland area residents with outdoor recreation opportunities and preserve the area for wildlife and scenic values; and

BE IT FURTHER RESOLVED, the Multnomah County Board supports the use of resource lands for resource purposes unless determined appropriate for other uses; and

BE IT FURTHER RESOLVED, the Board of County Commissioner's requests the Metropolitan Service District, when considering the proposed boundary adjustment, to evaluate the effect of urbanization patterns on adjoining resource lands.

ADOPTED this 18th day of July, 1991.



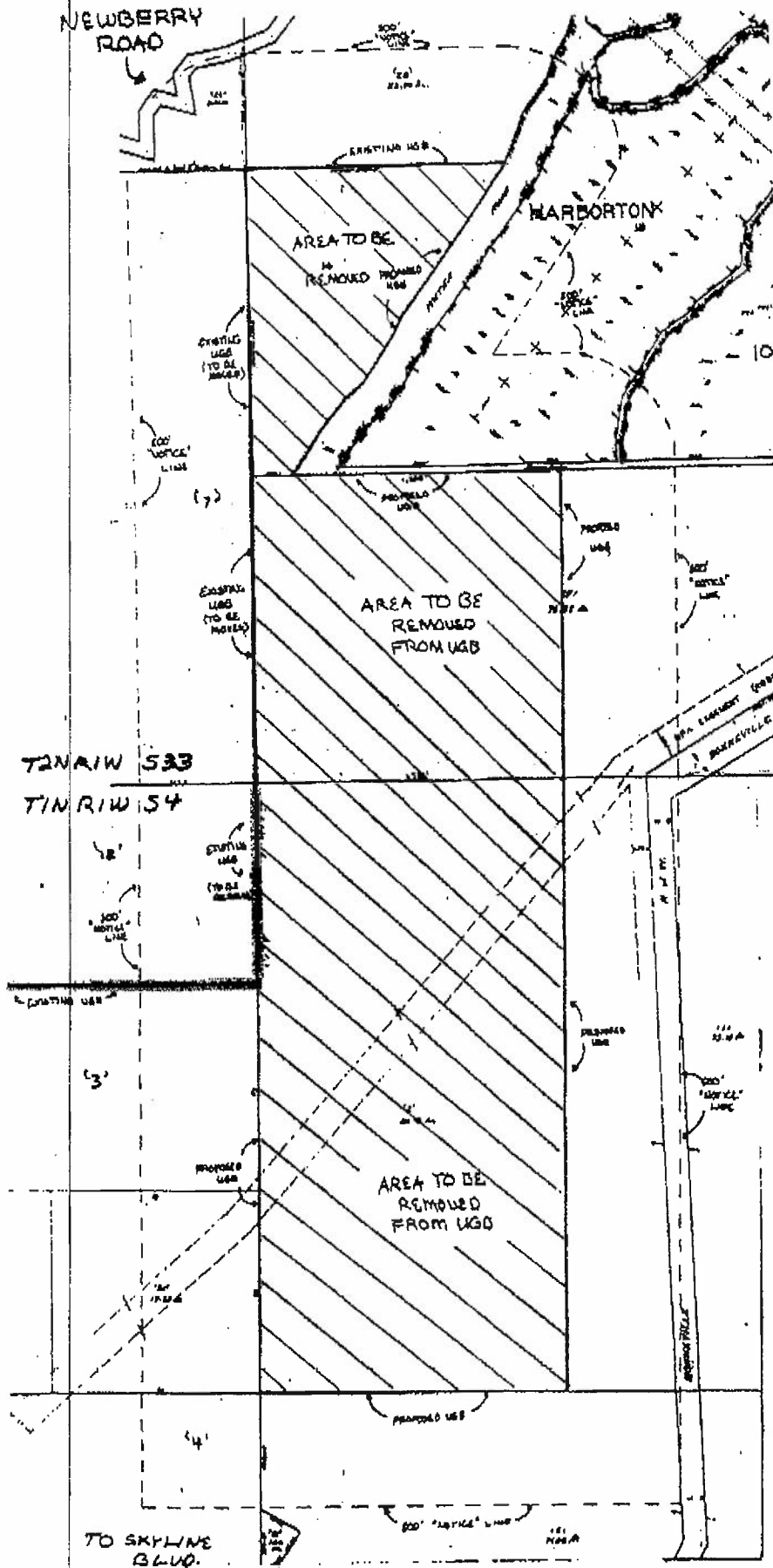
REVIEWED: John DuBay

John DuBay, Chief Assistant County Counsel
of Multnomah County, Oregon

By Gladys McCoy

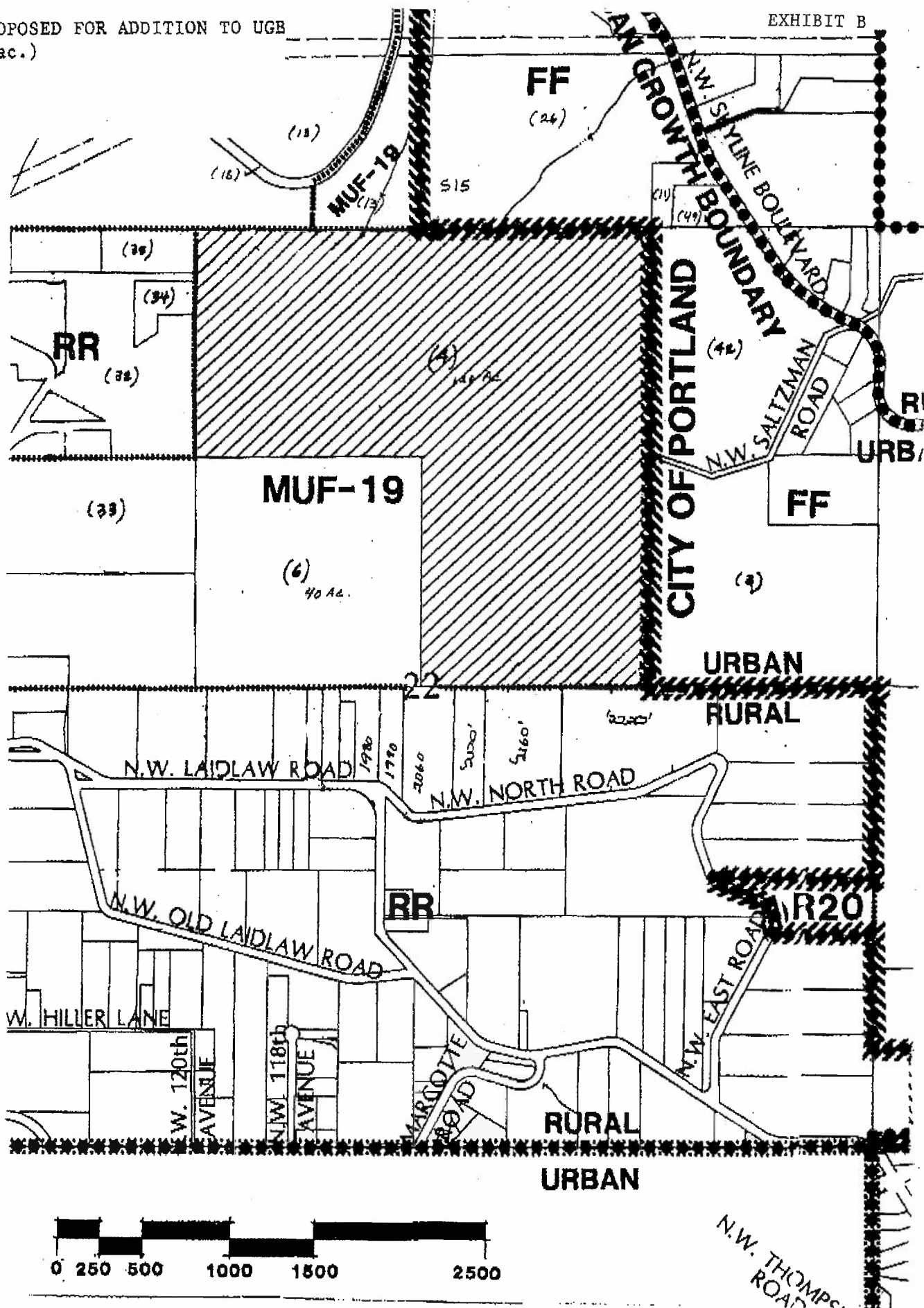
Gladys McCoy, County Chair
MULTNOMAH COUNTY, OREGON

AREA PROPOSED FOR REMOVAL FROM UGB
(139.8 ac.)



AREA PROPOSED FOR ADDITION TO UGE
(120.0 ac.)

EXHIBIT B



BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR MULTNOMAH COUNTY, OREGON

In the Matter of Amending Resolution
91-85 by Changing Certain Transfer
Document Requirements for the Nehemiah
Housing Opportunity Program

RESOLUTION
91-109

WHEREAS, on June 20, 1991, the Board of County Commissioners adopted Resolution 91-85 authorizing transfers of various taxed-foreclosed properties to Northeast Community Development Corporation ("NECDC") to aid the Nehemiah Housing Opportunity Program; and

WHEREAS, Section 3 of Resolution 91-85 requires certain conditions in the transfer deeds that will interfere with construction financing necessary for the Nehemiah Housing Opportunity Program; and

WHEREAS, the County can be assured properties conveyed to NECDC will be developed to foster affordable housing for low to middle income families by other methods to fulfill the purposes described in Resolution 91-85.

NOW THEREFORE BE IT RESOLVED:

1. Section 3 of Resolution 91-85 is deleted in its entirety and the following substituted in lieu thereof:

"Transfers of property to NECDC for the Nehemiah Housing Opportunity Program shall be subject to the following conditions:

"(a) Grantee shall execute and deliver to Multnomah County a security interest document, either a mortgage or real property trust deed, satisfactory to County, as security for performance by grantee, its successors and assigns, of the obligation to pay to Multnomah County the sum of all canceled real property taxes, the cost of foreclosure attributable to the tract conveyed, and maintenance costs incurred by the County prior to transfer, if:

"(i) The tract is conveyed to persons or entities not qualified for housing assistance under the Nehemiah Housing Opportunity Program (NHOP);

"(ii) Renovation, rehabilitation, or construction of housing eligible for federal assistance under NHOP is not completed within 36 months after the date of the

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conveyance; or

"(iii) NECDC becomes ineligible to receive federal funds for operations under NHOP."

2. The Chair is authorized to execute such agreements as are necessary to subordinate the security interest described in Paragraph 1 above to any lien necessary to secure construction financing for renovation, rehabilitation, or construction under the Nehemiah Housing Opportunity Program.

3. When NECDC transfers the property to a purchaser qualified under NHOP, the County will cancel the obligation to repay canceled taxes and costs, and execute such documents as are necessary to release the lien.

ADOPTED this 18th day of July, 1991.



Gladys McCoy

Gladys McCoy, Chair
Multnomah County, Oregon

By *John L. DuBay*

John L. DuBay, Deputy County Counsel
For Multnomah County, Oregon

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Gladys McCoy, Chair
Multnomah County, Oregon

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