

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

In the Matter of Board Adoption of the)	
Housing Affordability Demonstration)	RESOLUTION
Program Report and Reauthorization of)	93-63
the Program with Revised Guidelines)	

WHEREAS, there exists in Multnomah County, a shortage of safe and sanitary dwellings for low income persons and facilities; and

WHEREAS, State law and local ordinance provide that the abatement of slum and blight and the development of affordable housing is a public use and an essential government function; and

WHEREAS, the County Commission finds a donation of County owned property acquired through tax foreclosure would serve a public purpose if renovated or developed into decent, safe and sanitary low income housing; and

WHEREAS, the County Commission has approved the transfer of 17 tax foreclosed properties to non-profit agencies under the auspices of the Housing Affordability Demonstration Program; and

WHEREAS, the Technical Review Committee of the Housing Affordability Demonstration Program presented a report evaluating the performance of the Demonstration Program and suggesting procedural changes to the County Commission on October 20, 1992;


NOW, THEREFORE BE IT RESOLVED, that the Board of County Commissioners adopt the recommendations of the Program report and reauthorize the Program with suggested procedural revisions.

ADOPTED THIS 4th DAY OF March, 1993

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

By 
Gladys McCoy, Chair

REVIEWED:


John DuBay, Chief Assistant County Counsel

hc\reso2.hc

REPORT ON HOUSING AFFORDABILITY DEMONSTRATION PROGRAM

OCTOBER 1992

This report is prepared by the Multnomah County Technical Review Committee of the Housing Affordability Demonstration Program (see Attachment A for Committee membership). The report is released after the first year of the Program, and is to be presented to the Board of County Commissioners as part of their deliberations regarding the continuation of the program.

I. PURPOSE: The purpose of the report is to describe the operation of the Housing Affordability Demonstration Program. This includes review of program history, description of implementation process, and results. The report includes recommendations for structural changes to the Program and County Ordinance #672.

II. HISTORY:

The Housing Affordability Demonstration Program included approximately 209 properties subject to consideration by the non profit housing agencies. The properties were made available in three phases over the course of the year. In a typical year, the County will administer a single cycle of the program.

The properties in the Nehemiah target area were not part of the Demonstration Program. The Northeast Community Development Corporation was given pre-emptory rights to review the Demonstration Program list of available properties and reserve properties for use in the Nehemiah program. Properties not reserved by NECDC were returned to the Demonstration Program and made available to the non-profit housing agencies.

III. SUMMARY OF THE PROCESS:

Application process: The application process was established by Ordinance #672 and the Demonstration Program Procedures, adopted by the Board in June 1991. Non profit housing agencies were notified of the availability of tax foreclosed properties. A workshop was held for interested parties for each cycle of the Program process. The workshops were well attended. Technical assistance was made available to various applicants throughout the 60 day application period. Enclosed is the application packet from the most recent workshop (Attachment B).

The Technical Review Committee considered each proposal in regards to the established criteria and an additional bonus criteria which was suggested by the Committee. In some instances additional information was requested from the project sponsoring agency. The Technical Review Committee recommendation to the Board included various detailed conditions of transfer such as

additional contact with the Neighborhood Association and the encouragement of first source hiring practices.

Hearing process: At the conclusion of the hearing the Board wereresponsible to take action on the proposed transfers based on the following issues:

1. It is the most appropriate use for the property; and,
2. It will aid and cooperate in the planning, undertaking, construction or operation of a housing project; and,
3. The recipient agencies meet the threshold criteria established by the Board in the Demonstration Program procedures.

IV. FIRST YEAR RESULTS:

1. Number of complete applications received: 32.

2. Number of properties recommended for transfer: 20/17. The Board approved transfer of 20 properties. Due to title problems, three properties will not be transferred, but have been returned for re-foreclosure. The following statistics refer only to the 17 properties actually transferred through the Program.

- * Number of vacant lots: 12.
- * Number of improved lots: 5.
- * Tax and expenses owed on donated properties: \$83,553.
- * Value of the redevelopment investment proposals by the recipient agencies: Approx \$2.3 million.

3. Attachment C is a project log for each transfer, along with a map of property location. The program resulted in the proposed development of 63 units as follows:

- * 7 single family homeownership projects for a proposed development cost of \$325,000.
- * 2 duplex rental projects for a proposed development cost of \$182,000.
- * 1 four plex renovated as low income rental units for a proposed development cost of \$85,000.
- * 4 five person senior group homes for a proposed development cost of \$760,000.
- * 1 three person shelter for teens and respite care for a proposed development cost of \$20,000.
- * One larger property was committed to Providence

ElderPlace for the purpose of developing a
congregate care facility serving an estimated 25
low income elderly persons. Development cost is
estimated at \$950,000.

It is noted that the estimated development funds to carry out the
proposed projects are preliminary. Final financing amounts will
be collected as the projects move forward.

4. The program awarded properties to 10 agencies.

5. Funding Partners: The non profit agencies which received the
donated properties identified a number of local public and
private financing partners necessary to complete the work. These
include the City of Portland (and Portland Development
Commission) homestead programs, investor owner programs and non
profit loan programs. These also include new federal HOME Block
Grant funds, Community Development Block Grant monies, private
financing, local donations, and volunteerism. Federal Home loan
bank, State Housing Trust fund, low-income housing tax credits,
foundation grants were also involved in the development proposals
for the properties.

Public funding for the identified projects is governed by the
Countywide Comprehensive Housing Affordability Strategy (CHAS).
All proposals were reviewed in light of the CHAS goals for
development.

V. UNANTICIPATED PROBLEMS:

1. The Committee found that there is no guarantee that the title
of the foreclosed inventory is unencumbered. Therefore actual
transfer of properties is jeopardized. As noted earlier, it is
believed that three (3) properties will not be transferred due an
overwhelming number of unresolved liens. Almost all properties
have required additional staff time to resolve the title
problems. It is believed that this issue effects both sheriff
sale and the Program transfers. County staff are currently
working on the program changes which will resolve this issue for
properties now beginning the foreclosure process.

2. Lack of sophistication on the part of the applicants. The
Committee found that a number of the applicants needed assistance
in grant writing, technical assistance in how the the program
works, and some technical assistance regarding development
theory. The Program provided a workshop on the program,
consistent written materials, availability of staff and "after
the fact" debriefing as requested.

Recommendation: We expect that the second year process will be
smoother due to applicant experience. It is also believed that
presenting a focused, identified property inventory as
recommended later will help applicants target specific properties

and craft stronger proposals for County consideration.

VI. RECOMMENDATIONS:

The recommendation section is presented in two parts. The first part is the overall program recommendation regarding the second year operation. The second part is a set of recommendations for the change to the program procedures, and amendment of County Ordinance #672 to better accommodate County administrative processes.

Overall Recommendation: It is the recommendation of the Technical Review Committee that the HADP be continued with procedural changes for FY 1992/93. It is recommended that the Board of County Commissioners authorize the Program to transfer up to 30 properties in the program in conjunction with the recommended criteria and policies.

This recommendation is consistent with the 1991 CHAS (see goal G.7).

Recommended Procedural Changes to the Program for Year #2: By and large the program procedures and criteria were seen to be generally useful and effective. The following are various recommended changes to facilitate program process. These are presented in no particular order:

1. **Technical Review Committee membership:** The Committee is recommended to remain intact for the second program year. Appointing organizations are requested to appoint members who can make time available to attend the meetings.

During the second year, County Board Commissioners are invited to decide the level of participation in the Committee. Currently all Board members and the Chair's office are represented on the Committee. Any change to this approach should be discussed to make sure the issues and concerns of the community are represented.

Appointing organizations may identify persons outside their agencies to participate in the Committee. The Committee may from time to time request advice from other persons regarding particular issues or concerns.

2. **Criteria:**

The criteria and point system of the Demonstration Program are as follows:

- a. Capacity (Demo 15 pts)
- b. Timeliness (Demo 10 pts)
- c. Financial plan (Demo 10 pts)
- d. Capacity for on-going operation (Demo 5 pts)
- e. Community Support (Demo 5 pts)

- f. Neighborhood Stability (Demo 5 pts)
- g. Understanding of zoning, planning, building ...(Demo 5 pts)
- h. Low income (Demo 5 pts)
- i. Bonus points for very low income or special needs persons (Demo 5 pts)

TRC. Longer term affordability commitment (Demo 10 pts)

Total available during Demo Program 75 points.

The recommended criteria for the second year program reflects the Committee striving for fewer, more comprehensive criteria categories. Attachment D is a revised application with the proposed criteria.

- a. Organizational Capacity (15 points)
- b. Project Plan (15 points)
- c. Financial Plan (10 points)
- d. Operations capacity (5 points)
- e. Community Support (5 points)
- f. Bonus points for very low income benefit (5 points)
- g. Bonus points for longer term affordability commitment (5 points)

Total available during second year 60 points.

3. Ordinance #672 affects all foreclosed properties suitable for development prior to sheriff sale. This means that the Program publishes the availability of everything: sliver lots, industrial lots, property in the gorge, residential lots. This has resulted in larger, less workable lists distributed to interested agencies.

Recommendation: The second year program identify a specific sub-inventory of properties to market for the purpose of fostering the development of affordable housing. For FY 92/93 this is proposed to be a list of specific properties set aside for the program. The identified properties would remain technically in the Tax Title responsibility for maintenance and management. This focused approach for year would enable more intensive marketing of the property, and easier review by the interested non profit agencies. This will require an amendment to Ordinance #672.

This approach would also facilitate sale of the remaining properties through the sheriff sale process.

4. Recommendation regarding the condition of title on donated properties: County staff are currently identifying means to correct the County foreclosure process. This will be a Board discussion at a later date. In the meantime the Program will strive to identify title problems early in the process and take steps to resolve them, or eliminate the property from the

program.

5. County Ordinance #672 requires the County Board of Commissioners to have a public meeting to determine whether the public good will be served by setting another public hearing for review of the applications. This process seems unnecessarily cumbersome and redundant. We feel that a single public hearing, with notifications both by mail and newspaper, safeguard the agencies and the public right to participate in the transfer deliberations. This recommendation would require an amendment to Ordinance # 672.

6. FEE SCHEDULE: County staff is currently reviewing the fee question for applicability to the second year.

7. Recommendation on process for use of property for child care and social service operations. The TRC has discussed the use of tax foreclosed inventory for the development of child care and social service uses. Attachment E is a memorandum which details the discussion and recommendation to date. The Committee is prepared to review the issue further at the direction of the Board.

There is no fiscal impact from the amendment to the Ordinance. Implementation of the Ordinance may result in distribution of property to local governments, NECDC, or non profit housing sponsors. The amount of cancelled taxes and maintenance costs, which form the basis of the County's donation subsidy, are presented to the Board at the time of each transfer request.

TECHNICAL REVIEW COMMITTEE MEMBERS

Winnie Francis
Multnomah County Citizen Involvement Committee

Karen Belsey
Commissioner Bauman's staff

Pam Arden
Commissioner Hansen's staff

Jean Bucciarelli
Commissioner Anderson's staff

Teri Duffy
Chair McCoy's staff

Carolyn Marks-Bax
Commissioner Kelley's staff

Ed McNamara
Neighborhood Partnership Fund

Pete Von Christierson
City of Gresham

Terry Anderson
City of Portland

Sue Krake
First Interstate Bank

Larry Baxter
Tax/Title Unit

Cecile Pitts
Housing & Community Services Division

H.C. Tupper
Committee Staff

June 20, 1991

1991 Housing Affordability

Demonstration Program

Property Transfer Procedure

I. Purpose: The purpose of the Housing Affordability Demonstration Program is to foster the development of affordable housing for lower income families using the inventory of County tax foreclosed property. For this program, lower income families shall have the meaning stated in section 3 (b) of the United States Housing Act of 1937 and the most recent adjustment schedule published by the US Department of Housing of Urban Development.

This procedure will be used to designate 30 properties as part of the 1991 demonstration project. No fewer than 5 of these properties shall be vacant lots.

II. Application Process

A. County Tax/Title will publish a list of available properties.

During the demonstration phase of this program the available properties shall be screened to exclude those not suitable for residential uses, and those currently occupied.

Notice of the available properties shall be sent to interested public agencies and non profit housing sponsors. Notice of the program will be published in the Oregonian.

B. Eligible Applicants: Public agencies and non profit housing sponsors.



MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES
COMMUNITY DEVELOPMENT DIVISION
2115 S.E. MORRISON
PORTLAND, OREGON 97214
(503) 248-5000

BOARD OF COUNTY COMMISSIONERS
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PAULINE ANDERSON • DISTRICT 1 COMMISSIONER
GARY HANSEN • DISTRICT 2 COMMISSIONER
RICK BAUMAN • DISTRICT 3 COMMISSIONER
SHARRON KELLEY • DISTRICT 4 COMMISSIONER

MEMORANDUM

DATE: April 13, 1992
TO: Non-Profit Housing Developers
FROM: Multnomah County Technical Review Committee
SUBJECT: Demonstration Project Application Packet

Welcome. Multnomah County is pleased to introduce its Housing Affordability Demonstration Project. The purpose of the project is to foster the development of affordable housing for lower income families and children. This cover memorandum describes the Project application materials and application procedures. Up to thirty properties will be distributed under the auspices of the Project.

CONTENTS: Attached you will find the following materials:

1. Housing Affordability Demonstration Project procedures
2. List of available properties for the Project
3. Application form - including bonus point attachment
4. Sample agreement detailing applicant obligations under the Project
5. Federal definition of low and very low income.

This workshop, the third for the Demonstration Project, is scheduled for April 13, 1992. Complete applications, accompanied by the NON-REFUNDABLE APPLICATION FEE of \$50.00, must be received by the County Tax Title Unit by June 15, 1992 at 4:30 PM to be considered for transfer under the Demonstration Project. The Tax Title office is located at 2505 S.E. 11th Street, Portland, Oregon. For more information or to receive application materials, please contact H.C. Tupper at the Multnomah County Housing and Community Services Division, Community Development Program: 248-3114.

NOTE # 1 - The current list of properties comprises the third and final inventory of tax acquired tracts to be distributed under the Demonstration Project. The 30 transfers made during the Demonstration Project will be selected from the three property inventories backlogged in Multnomah County ownership. The permanent implementation of the Program as an annual resource for low income housing development will be determined by an evaluation of the costs and contributions of the Program by the Board of County Commissioners.

NOTE # 2 - Successful applicants will be required to pay a NON-REFUNDABLE TRANSFER FEE of \$200 prior to receipt of ownership of the property. The fee pays for the contract oversight activities of the Project.

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C. Application Period.

Eligible applicants shall have 60 days to respond to published property list on a form provided by the County (see attached). Applicants can apply for up to five properties unless they have the demonstrated capacity to carry out more than five properties in the program year.

A non-refundable application fee of \$50 will be required to for each requested property.

The technical review committee may recommend restriction of an applicant's award of properties based on the demonstrated capacity of the sponsor. Only full and complete applications received during the 60-day application period will be considered.

D. Technical Review.

A technical review committee shall be formed to review applications and make recommendations to the Board of Commissioners. The review shall be a a non-binding staff recommendation about the merits of a project to the BOC according to adopted criteria. The technical review committee for the demonstration project shall include representatives from the Community Development Division, Tax/Title Program, City of Portland, the Commissioners' office, Citizen Involvement Committee, City of Gresham, and Oregon Community Foundation. The review committee shall examine each application and provide a narrative report to the BOC. The technical report shall also include location of property, taxes owed, and costs incurred by the County in managing the property. Applicants must be able to answer affirmatively to criteria "a" through "h". Points will be awarded on the basis of the strength of the answers. Program criteria and relative weighting are as follows:

- a. Sponsor must demonstrate capacity to carry out the project. (15 points)

- b. Sponsor must demonstrate project plan that will result in timely completion and use. (10 points)
- c. Sponsor must demonstrate financial plan sufficient to carry out the project. (10 points)
- d. Sponsor must demonstrate capacity to provide ongoing operation, maintenance and hazard insurance during development phase. (5 points)
- e. Sponsor must demonstrate community support (5 points)
- f. Sponsor must demonstrate the project contributes to neighborhood stability. (5 points)
- g. Sponsor must demonstrate understanding of planning, zoning, and building requirements (5 points)
- h. Sponsor must demonstrate that the project will result in affordable housing for lower income families. (5 points)
- i. Sponsor may demonstrate that the project will result in affordable housing for very low income families or special populations. (5 bonus points total)

III. Hearing Process

Following technical review, a hearing will be scheduled before the Board of County Commissioners to consider the requests for transfer of property under this program. The BOC will receive the technical review committee report as part of their agenda package. Board hearing will include the technical report and public testimony. The hearing shall require a representative of the technical review committee to describe its findings and be available to answer questions.

IV. Transfer Process

A \$200 non-refundable transfer fee will be charged for each property awarded through the program.

The successful applicant will receive title to the tax foreclosed property after an Agreement with the County and lien instrument are executed. Basically the County is donating the value of land and structure to the agency and expecting benefit to accrue to lower income people in increased affordability. If we accept the premise that encouraging low income housing requires monitoring the progress and successes of the non-profit developers, security in the form of encumbering documents is the starting point.

When title is transferred to the successful applicant, the transfer will be conditioned to the development of affordable housing for lower income families. The resulting Agreement will specify a 12 month period by which financing will be obtained, and a total of 24 months for the renovations described in the application to be completed. After transfer, the property will revert to County ownership only if: the non-profit developer is unable to demonstrate adequate financing for the project has been obtained, the developer does not complete renovations during the 24-month construction term, or the terms of the Agreement with the County are breached. Annually, during this development or construction phase the applicant will be required to file financial status reports that provide both project specific fiscal information and corporate financial statements. The technical review committee will track the applicant financial reports and report to the Board if serious problems or inadequacies are presented. The technical review committee will make periodic site inspections of project construction progress and Agreement compliance. Project completion is initiated by the County upon

receipt of completion notice from local building codes jurisdiction. Completion of the project rehabilitation requires final inspection and Certificate of Completion to be issued by the County. Upon completion of the project, the County shall remove the short term development conditions from the title.

We anticipate three different housing models, with differing contractual and lien documents, to result from this demonstration program. Different procedures and enforcement documents must follow the different uses and types of housing promulgated by the applicants. The structure of enforcement during the development phase of the projects will remain the same whatever the type of housing proposed. The structure of longer term enforcement processes for the three housing models is as follows:

Model #1 Homeless Shelter or Special Needs Housing.

The non-profit developer wishes to own and renovate tax-foreclosed property for homeless shelter. County and developer sign an Agreement, secured by a promissory note and trust deed in the amount of the tax arrears and penalties. The Agreement and lien documents would stipulate the face amount of the note be reduced by 20% per year to be completely extinguished after five years of performance by the non-profit developer in providing homeless shelter. Any County interest or restriction in the property would disappear after five years. If the property is sold or changes use prior to completion of the five-year performance term, the balance of the note shall be payable to the County.

Model #2 Affordable Rental Housing.

The non-profit developer intends to develop affordable rental housing for lower income families. The property will be owned and operated by the applicant or a non profit property management agency which is approved by the County. Performance is secured by an Agreement secured by a note and trust deed as for the homeless shelter development. The restriction described in the encumbering documents will ensure low-income renters and

housing affordability. The term of the restrictions will be 10 years. This total encumbrance would be due and payable only if the developer breaches the terms of the Agreement.

Model #3 Home Ownership Models.

The non-profit developer of owner occupied housing seeking the subsidy of County tax foreclosed property will be required to sign an Agreement secured by a trust deed for the amount of the tax arrears. The Agreement would specify beneficiaries, project completion and marketing term to qualified lower income buyer, two years from transfer to sale. At sale the County's trust deed would transfer to the property buyer as a second mortgage. The mortgage would be performance based, enforcing a five year occupancy and no sale or rental requirement. If the property was sold previous to the sunset of the second mortgage, title search at escrow would show the encumbrance due and payable. In the case of contract sales without title assignment, our ensuring continued lower income ownership is problematical.

Final Notes.

Hopefully other housing products will be suggested by the non-profit developers. The proposed document stream for the three differing housing types is flexible enough to incorporate other innovative housing and ownership models. The Technical Review Committee may recommend additional Special Conditions to fit the applications received during the demonstration program.

The technical review committee will advise the Board regarding program delivery policy throughout the demonstration phase.

third nonprofit list

PROPERTY LIST
MARCH 19, 1992

ACCOUNT NUMBER 00960-1380 MARKET VALUE \$4,400.00
LEGAL DESCRIPTION ALBINA
E 1/2 OF N 75' OF LOT 18, BLOCK 4
PROPERTY ADDRESS 626 NE SACRAMENTO ST
MAP 2831 AREA NE JURISDICTION P NEIGHBORHOOD ELIOT
ZONING R1 SIZE 1,875 SF OCCUPIED VAC USE DS

ACCOUNT NUMBER 04280-0150 MARKET VALUE \$17,800.00
LEGAL DESCRIPTION ATKINSONS ADD
LOT 7, BLOCK 2; W 17' OF LOT 8, BLOCK 2
PROPERTY ADDRESS E OF 2558 NW VAUGHN ST
MAP 2826 AREA NW JURISDICTION P NEIGHBORHOOD N WEST
ZONING C2 SIZE 3,397 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 13820-0270 MARKET VALUE \$5,500.00
LEGAL DESCRIPTION CARNEY HEIGHTS
LOT 14
PROPERTY ADDRESS NE ROCKY BUTTE @ 675' S OF TUNNEL
MAP 2729 AREA NE JURISDICTION P NEIGHBORHOOD MADSN
ZONING R5 SIZE 7,514 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 13820-0290 MARKET VALUE \$5,500.00
LEGAL DESCRIPTION CARNEY HEIGHTS
LOT 15
PROPERTY ADDRESS NE ROCKY BUTTE @ 742' S OF TUNNEL
MAP 2729 AREA NE JURISDICTION P NEIGHBORHOOD MADSN
ZONING R5 SIZE 7,429 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 13820-0310 MARKET VALUE \$5,500.00
LEGAL DESCRIPTION CARNEY HEIGHTS
LOT 16
PROPERTY ADDRESS NE ROCKY BUTTE @ 810' S OF TUNNEL
MAP 2729 AREA NE JURISDICTION P NEIGHBORHOOD MADSN
ZONING R5 SIZE 7,013 SF OCCUPIED NO USE VAC

PROPERTY LIST
MARCH 19, 1992

ACCOUNT NUMBER 13820-0330 MARKET VALUE \$5,500.00
LEGAL DESCRIPTION CARNEY HEIGHTS
LOT 17
PROPERTY ADDRESS NE ROCKY BUTTE @ 871' S OF TUNNEL
MAP 2729 AREA NE JURISDICTION P NEIGHBORHOOD MADSN
ZONING R5 SIZE 7,103 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 13820-0350 MARKET VALUE \$5,500.00
LEGAL DESCRIPTION CARNEY HEIGHTS
LOT 18
PROPERTY ADDRESS NE ROCKY BUTTE @ 938' S OF TUNNEL
MAP 2729 AREA NE JURISDICTION P NEIGHBORHOOD MADSN
ZONING R5 SIZE 7,097 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 14040-4160 MARKET VALUE \$100.00
LEGAL DESCRIPTION CARTERS ADD TO PORTLAND
TL #55 OF LOT 5, BLOCK 65
PROPERTY ADDRESS
MAP 3127 AREA SW JURISDICTION P NEIGHBORHOOD SWHLS
ZONING R10 SIZE 24 SF OCCUPIED NO USE VAC

~~ACCOUNT NUMBER 16390-2210 MARKET VALUE \$100.00
LEGAL DESCRIPTION CLIFFORD ADDITION
PROPERTY ADDRESS 4825 & 4827 N BORTHWICK
MAP 3836 AREA NE JURISDICTION P NEIGHBORHOOD HMBLT
ZONING R25 SIZE 5,000 SF OCCUPIED NO USE VAC~~

ACCOUNT NUMBER 19790-0200 MARKET VALUE \$22,200.00
LEGAL DESCRIPTION DARLINGTON
LOTS 33 & 34, BLOCK 1
PROPERTY ADDRESS 5321 SE MALDEN ST
MAP 3836 AREA SE JURISDICTION P NEIGHBORHOOD BNTWD
ZONING LR7 SIZE 5,000 SF OCCUPIED NO USE DS

PROPERTY LIST
MARCH 19, 1992

ACCOUNT NUMBER 19790-1830 MARKET VALUE \$15,900.00
LEGAL DESCRIPTION DARLINGTON
LOT 1, BLOCK 8
PROPERTY ADDRESS E SIDE OF SE 52ND AVE, BETWEEN MALDEN & FLAVEL DRIVE
MAP 3836 AREA SE JURISDICTION P NEIGHBORHOOD BNTWD
ZONING NC SIZE 3,800 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 23900-0300 MARKET VALUE \$1,100.00
LEGAL DESCRIPTION EDISON
EXC W 136.62 & EXC E 100', LOT 6
PROPERTY ADDRESS LANDLOCKED, EAST OF 1144 & 1212 SE 118TH
MAP 2942 AREA SE JURISDICTION P NEIGHBORHOOD HZLWD
ZONING LR7 SIZE 5,040 SF7 OCCUPIED NO USE VAC

ACCOUNT NUMBER 24650-2560 MARKET VALUE \$4,100.00
LEGAL DESCRIPTION ELLAHURST
LOT Y
PROPERTY ADDRESS BONNEVILLE
MAP 352N6E AREA EAST JURISDICTION M NEIGHBORHOOD BNVLE
ZONING MUF20 SEC SIZE 3.79 AC OCCUPIED NO USE VAC

ACCOUNT NUMBER 24720-0555 MARKET VALUE \$100.00
LEGAL DESCRIPTION ELLERY HEIGHTS
TL #2 OF LOT 13, BLOCK 6
PROPERTY ADDRESS
MAP 2742 AREA NE JURISDICTION P NEIGHBORHOOD UNK
ZONING R7 SIZE 530 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 30660-0920 MARKET VALUE \$7,000.00
LEGAL DESCRIPTION GARRISON'S SUB
E 1/2 OF LOT 5, BLOCK 99
PROPERTY ADDRESS FORMER 1835 SE MORRISON ST
MAP 3132 AREA SE JURISDICTION P NEIGHBORHOOD BUKMN
ZONING R1 SIZE 2,500 SF OCCUPIED NO USE VAC

PROPERTY LIST
MARCH 19, 1992

ACCOUNT NUMBER 32860-0089 MARKET VALUE \$200.00
LEGAL DESCRIPTION GLOCCA MORRA
TL #1 OF LOT P
PROPERTY ADDRESS
MAP 3449 AREA GR JURISDICTION G NEIGHBORHOOD GRES
ZONING LDR SIZE 50 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 32860-0090 MARKET VALUE \$200.00
LEGAL DESCRIPTION GLOCCA MORRA
TL #2 OF LOT P
PROPERTY ADDRESS
MAP 3449 AREA GR JURISDICTION G NEIGHBORHOOD GRES
ZONING LDR SIZE 1,080 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 34660-2200 MARKET VALUE \$2,500.00
LEGAL DESCRIPTION GROVERS ADD
INC PT VAC ST-W 10' OF LOT F
PROPERTY ADDRESS WEST OF 1474 SW DAVENPORT
MAP 3227 AREA SW JURISDICTION P NEIGHBORHOOD SWHLS
ZONING R5 SIZE 1,200 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 37260-0020 MARKET VALUE \$1,300.00
LEGAL DESCRIPTION HECKER ADD
E 1/2 OF LOT 2, BLOCK 1
PROPERTY ADDRESS WEST OF 7429 SE BYBEE BLVD
MAP 3738 AREA SE JURISDICTION P NEIGHBORHOOD BNTWD
ZONING LR7 SIZE 1,980 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 37260-0030 MARKET VALUE \$2,600.00
LEGAL DESCRIPTION HECKER ADD
LOT 3, BLOCK 1
PROPERTY ADDRESS EAST OF 7409 SE BYBEE BLVD
MAP 3738 AREA SE JURISDICTION P NEIGHBORHOOD BNTWD
ZONING LR7 SIZE 3,960 SF OCCUPIED NO USE VAC

PROPERTY LIST
MARCH 19, 1992

~~ACCOUNT NUMBER 38430-2500 MARKET VALUE 1.00~~
~~LEGAL DESCRIPTION HIGHLAND~~
~~EXC PT IN ST - S 112' OF LOT 16, BLOCK 1~~
~~PROPERTY ADDRESS WEST OF 5109 NE KILLINGSWORTH~~
~~MAP 2435 AREA NE JURISDICTION P NEIGHBORHOOD CULLY~~
~~ZONING HR2 SIZE 14,884 SF OCCUPIED NO USE VAC~~

ACCOUNT NUMBER 41390-3990 MARKET VALUE \$3,100.00
LEGAL DESCRIPTION INA PARK
LOT 19, BLOCK 10
PROPERTY ADDRESS NORTH OF 5261 NE 25TH AVE
MAP 2533 AREA NE JURISDICTION P NEIGHBORHOOD CNCDA
ZONING R25L SIZE 4,000 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 41390-4650 MARKET VALUE \$2,200.00
LEGAL DESCRIPTION INA PARK
W 52' OF LOT 10, BLOCK 12
PROPERTY ADDRESS NE CORNER OF 25TH AVE & ALBERTA ST
MAP 2533 AREA NE JURISDICTION P NEIGHBORHOOD CNCDA
ZONING C2L SIZE 2,080 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 43210-0850 MARKET VALUE \$16,300.00
LEGAL DESCRIPTION JOHNSTON ACRES
E 105' OF LOT 8, BLOCK 3
PROPERTY ADDRESS SW CORNER 89TH & BROOKLYN
MAP 3339 AREA SE JURISDICTION P NEIGHBORHOOD PLHST
ZONING LR5 SIZE 9,975 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 43410-3000 MARKET VALUE \$25,300.00
LEGAL DESCRIPTION JORBADE
EXC PT IN ST - S 112' OF LOT 16, BLOCK 1
PROPERTY ADDRESS WEST OF 5109 NE KILLINGSWORTH
MAP 2435 AREA NE JURISDICTION P NEIGHBORHOOD CULLY
ZONING HR2 SIZE 14,884 SF OCCUPIED NO USE VAC

PROPERTY LIST
MARCH 19, 1992

ACCOUNT NUMBER 45250-0030 MARKET VALUE \$100.00
LEGAL DESCRIPTION KINGSGATE
TRACT C
PROPERTY ADDRESS NE CORNER OF SE 148TH & GLADSTONE
MAP 3445 AREA SW JURISDICTION P NEIGHBORHOOD PLHST
ZONING LR7 SIZE 1,500 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 45880-0970 MARKET VALUE \$2,700.00
LEGAL DESCRIPTION KNOTT ST ADD
E 20' OF LOT 7, BLOCK 4
PROPERTY ADDRESS LANDLOCKED, EAST OF 2532 NE 27TH AVE
MAP 2733 AREA NE JURISDICTION P NEIGHBORHOOD ALMDA
ZONING R5 SIZE 780 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 49280-0270 MARKET VALUE \$4,800.00
LEGAL DESCRIPTION LESTER PARK
LOT 1, BLOCK 2
PROPERTY ADDRESS SE CORNER OF NE 25TH AVE & ALBERTA ST
MAP 2533 AREA NE JURISDICTION P NEIGHBORHOOD CNCDA
ZONING C2L SIZE 4,500 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 49710-0690 MARKET VALUE \$7,200.00
LEGAL DESCRIPTION LINCOLN PARK
S 1/2 OF LOT 4, BLOCK 5
PROPERTY ADDRESS 3732 NE 8TH AVE
MAP 2631 AREA NE JURISDICTION P NEIGHBORHOOD KING
ZONING R5 SIZE 2,500 SF OCCUPIED NO USE YES

ACCOUNT NUMBER 49730-3606 MARKET VALUE \$100.00
LEGAL DESCRIPTION LINCOLN PARK ANNEX
W 1/6' OF E 33 1/2' OF W 69' OF LOT 1, BLOCK 26
PROPERTY ADDRESS
MAP 2631 AREA NE JURISDICTION P NEIGHBORHOOD KING
ZONING R5 SIZE 8 SF OCCUPIED NO USE VAC

PROPERTY LIST
MARCH 19, 1992

ACCOUNT NUMBER 50300-1730 MARKET VALUE \$37,300.00
LEGAL DESCRIPTION LOCHKNOWE
TL #1 OF LOT 2, BLOCK 6
PROPERTY ADDRESS 9128 NE WEBSTER ST
MAP 2539 AREA NE JURISDICTION P NEIGHBORHOOD CULLY
ZONING LR7 SIZE 6,110 SF OCCUPIED NO USE DS

ACCOUNT NUMBER 52050-3000 MARKET VALUE \$6,000.00
LEGAL DESCRIPTION M PATTONS ADD & 2ND
LOT 3, BLOCK 35
PROPERTY ADDRESS FORMER 5124 N INTERSTATE AVE
MAP 2529 AREA N JURISDICTION P NEIGHBORHOOD OVRLK
ZONING R1S SIZE 5,000 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 54276-0020 MARKET VALUE \$100.00
LEGAL DESCRIPTION MARY ALMOND VIEW ACRES
TRACT B
PROPERTY ADDRESS
MAP 3453 AREA GR JURISDICTION G NEIGHBORHOOD GRES
ZONING R10 SIZE 700 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 61330-2060 MARKET VALUE \$27,200.00
LEGAL DESCRIPTION NORTH ST JOHNS
LOT 7, BLOCK 13
PROPERTY ADDRESS 10001 N WILLAMETTE BLVD
MAP 2021 AREA N JURISDICTION P NEIGHBORHOOD STJHN
ZONING R5 SIZE 5,000 SF OCCUPIED NO USE DS

ACCOUNT NUMBER 62130-1310 MARKET VALUE \$5,900.00
LEGAL DESCRIPTION OAK PARK ADD 2
N 1/2 OF LOTS 10 & 11, BLOCK 7
PROPERTY ADDRESS FORMER 9714 N CHARLESTON AVE
MAP 2022 AREA N JURISDICTION P NEIGHBORHOOD STJHN
ZONING R5 SIZE 5,000 SF OCCUPIED NO USE VAC

PROPERTY LIST
MARCH 19, 1992

ACCOUNT NUMBER 64990-0630 MARKET VALUE \$27,600.00
LEGAL DESCRIPTION PASADENA
LOTS 25 & 26, BLOCK 2
PROPERTY ADDRESS S OF 10938 SW 62ND AVE
MAP 4123 AREA SW JURISDICTION P NEIGHBORHOOD ASHCR
ZONING R7 SIZE 10,200 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 65521-3520 MARKET VALUE \$9,300.00
LEGAL DESCRIPTION PENINSULAR ADD 2
LOTS 16 & 17, BLOCK 10
PROPERTY ADDRESS FORMER 8830 N DRUMMOND AVE
MAP 2127 AREA N JURISDICTION P NEIGHBORHOOD KENTON
ZONING R5 SIZE 5,000 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 65522-5630 MARKET VALUE \$12,800.00
LEGAL DESCRIPTION PENINSULAR ADD 2
TL #1 OF LOTS 14-17, BLOCK 28
PROPERTY ADDRESS END OF N ENDICOTT, NELY OF 9201 N ENDICOTT
MAP 2127 AREA N JURISDICTION P NEIGHBORHOOD KENTN
ZONING R5 SIZE 10,235 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 65522-7740 MARKET VALUE \$9,300.00
LEGAL DESCRIPTION PENINSULAR ADD #2
INC PT VAC ST, LOTS 11 & 12, BLOCK 34
PROPERTY ADDRESS FORMER 9305 N SEWARD AVE
MAP 2126 AREA N JURISDICTION P NEIGHBORHOOD KENTN
ZONING R5 SIZE 5,000 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 75020-0970 MARKET VALUE \$3,500.00
LEGAL DESCRIPTION SCOFFINS ADD
LOT 11, BLOCK 4
PROPERTY ADDRESS FORMER 7028 NE 10TH AVE
MAP 2331 AREA NE JURISDICTION P NEIGHBORHOOD WODLN
ZONING R5L SIZE 5,000 SF OCCUPIED NO USE VAC

PROPERTY LIST
MARCH 19, 1992

ACCOUNT NUMBER 77430-1340 MARKET VALUE \$200.00
LEGAL DESCRIPTION SLAVINS ADD & PLAT 2
TL #4 OF LOT 2, BLOCK 14
PROPERTY ADDRESS
MAP 3527 AREA SW JURISDICTION P NEIGHBORHOOD RGRD
ZONING R10 SIZE 192 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 80430-2280 MARKET VALUE \$7,000.00
LEGAL DESCRIPTION SUBURBAN HOMES CLUB TRACT
N 36' OF S 230.3' OF E 72' OF LOT 24, & N 36' OF S 230.3' OF LOT 25, BLOCK B
PROPERTY ADDRESS FORMER 3534 SE 119TH AVE
MAP 3442 AREA SE JURISDICTION P NEIGHBORHOOD LENTS
ZONING LR7 SIZE 6,102 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 84240-2920 MARKET VALUE \$11,900.00
LEGAL DESCRIPTION TREMONT PLACE
LOTS 1 & 2, BLOCK 11
PROPERTY ADDRESS EAST OF 6110 SE TOLMAN
MAP 3636 AREA SE JURISDICTION P NEIGHBORHOOD WDSTK
ZONING R5 SIZE 5,000 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 85920-5960 MARKET VALUE \$3,700.00
LEGAL DESCRIPTION VERDANTA
EXC S 90' - S 1/2 OF W 94' OF LOT 66
PROPERTY ADDRESS LANDLOCKED, N OF 17011 NE OREGON
MAP 2947 AREA GR JURISDICTION G NEIGHBORHOOD GRES
ZONING LR7 SIZE 2,256 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 86070-2660 MARKET VALUE \$3,100.00
LEGAL DESCRIPTION VERNON
E 1/2 OF LOTS 1 & 2, BLOCK 13
PROPERTY ADDRESS FORMER 2218 NE EMERSON
MAP 2532 AREA NE JURISDICTION P NEIGHBORHOOD CNCDA
ZONING R25L SIZE 5,000 SF OCCUPIED NO USE VAC

PROPERTY LIST
MARCH 19, 1992

~~ACCOUNT NUMBER 86070-5060 MARKET VALUE \$16,500.00~~
~~LEGAL DESCRIPTION [REDACTED] 2, BLOCK 28~~
~~PROPERTY ADDRESS [REDACTED] 5122-5124 [REDACTED] AVE~~
~~MAP [REDACTED] AREA NE JURISDICTION [REDACTED] WOOD VERNON~~
~~ZONING R25 SIZE 3,000 SF OCCUPIED NO USE DM2~~

~~ACCOUNT NUMBER 86070-7960 MARKET VALUE \$2,000.00~~
~~LEGAL DESCRIPTION [REDACTED] VERNON~~
~~PROPERTY ADDRESS [REDACTED] ALBERTA ST~~
~~MAP 2532 [REDACTED] JURISDICTION [REDACTED] VERNON~~
~~SIZE 2,750 SF OCCUPIED NO USE VAC~~

ACCOUNT NUMBER 87200-1090 MARKET VALUE \$300.00
LEGAL DESCRIPTION WAITS CLOVERDALE ANNEX
N 60' OF LOT 6, BLOCK 6
PROPERTY ADDRESS FORMER 844 NE KILLINGSWORTH ST
MAP 2531 AREA NE JURISDICTION P NEIGHBORHOOD KING
ZONING R5 SIZE 2,400 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 89420-2190 MARKET VALUE \$100.00
LEGAL DESCRIPTION WEST PORTLAND
NWLY OF SW 45TH DR
PROPERTY ADDRESS FRAGMENT IN INTERSECTION OF SW 45TH DRIVE, 48TH AVE & MARIGOLD ST
MAP 3924 AREA SW JURISDICTION P NEIGHBORHOOD ASHCR
ZONING R5 SIZE 1,200 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 89461-4506 MARKET VALUE \$100.00
LEGAL DESCRIPTION WEST PORTLAND PARK
S 0.17' OF N 21.17' OF LOT 21, BLOCK 75
PROPERTY ADDRESS
MAP 4125 AREA SW JURISDICTION P NEIGHBORHOOD WLSPK
ZONING R7 SIZE 17 SF OCCUPIED NO USE VAC

PROPERTY LIST
MARCH 19, 1992

ACCOUNT NUMBER 89461-4516 MARKET VALUE \$100.00
LEGAL DESCRIPTION WEST PORTLAND PARK
N 0.15' OF S 3.83' OF LOT 21, BLOCK 75
PROPERTY ADDRESS
MAP 4125 AREA SW JURISDICTION P NEIGHBORHOOD WLSPK
ZONING R7 SIZE 17 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 90720-3480 MARKET VALUE \$2,500.00
LEGAL DESCRIPTION WHITWOOD COURT
TL #1 OF LOT 5, BLOCK 19
PROPERTY ADDRESS FORMER 9261 NW SPRINGVILLE RD
MAP 2119 AREA NW JURISDICTION P NEIGHBORHOOD W LINTN
ZONING R7 SIZE 24,020 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 91640-1840 MARKET VALUE \$4,000.00
LEGAL DESCRIPTION WILLIAMS AVENUE ADD
LOT 12, BLOCK 7
PROPERTY ADDRESS FORMER 51 NE COOK ST
MAP 2730 AREA NE JURISDICTION P NEIGHBORHOOD ELIOT
ZONING R25 SIZE 4,800 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 91640-3480 MARKET VALUE \$4,000.00
LEGAL DESCRIPTION WILLIAMS AVENUE ADD
LOT 15, BLOCK 10
PROPERTY ADDRESS NORTH OF 3021 NE RODNEY AVE
MAP 2730 AREA NE JURISDICTION P NEIGHBORHOOD ELIOT
ZONING R25 SIZE 5,000 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER 92610-1720 MARKET VALUE \$1,800.00
LEGAL DESCRIPTION WOODLAWN HEIGHTS
LOT 1, BLOCK 5
PROPERTY ADDRESS FORMER 6210 NE 8TH AVE
MAP 2431 AREA NE JURISDICTION P NEIGHBORHOOD WODLN
ZONING R25L SIZE 5,647 SF OCCUPIED NO USE VAC

ACCOUNT NUMBER	94111-0330	MARKET VALUE	\$100.00
LEGAL DESCRIPTION	SEC 11, 1N 1E		
	TL #33 1.89 AC		
PROPERTY ADDRESS	NE 21ST N OF ARGYLE (COLUMBIA SLOUGH)		
MAP 2232 AREA	NE JURISDICTION P NEIGHBORHOOD SUNLD		
ZONING IG2CH	SIZE 1.89 AC OCCUPIED NO USE VAC		

ACCOUNT NUMBER	94222-0130	MARKET VALUE	\$100.00
LEGAL DESCRIPTION	SEC 22, 1N 2E		
	TL #13 0.02 AC		
PROPERTY ADDRESS	FRACTION, NE 119TH & PRESCOTT		
MAP 2542	AREA	NE JURISDICTION	P NEIGHBORHOOD PRKCG
ZONING LR5	SIZE	0.02 AC	OCCUPIED NO USE VAC

ACCOUNT NUMBER	94332-1230	MARKET VALUE	\$100.00
LEGAL DESCRIPTION	SEC 32, 1N 3E		
	TL #123 0.02 AC		
PROPERTY ADDRESS	LANDLOCKED, EAST OF 416 NE 186TH AVE		
MAP 3049	AREA	GR JURISDICTION	G NEIGHBORHOOD GRES
ZONING LR7	SIZE	0.02 AC OCCUPIED	NO USE VAC

ACCOUNT NUMBER	99119-6340	MARKET VALUE	\$300.00
LEGAL DESCRIPTION	SEC 19, 1S 1E		
	TL #634 0.01 AC		
PROPERTY ADDRESS	LANDLOCKED		
MAP 3823	AREA	SW JURISDICTION	P NEIGHBORHOOD ASHCR
ZONING R10	SIZE	200 SF	OCCUPIED NO USE VAC

ACCOUNT NUMBER	99220-0240	MARKET VALUE	\$13,900.00
LEGAL DESCRIPTION	SEC 20, 1S 2E		
	TL #24 0.30 AC		
PROPERTY ADDRESS	S OF 7922 SE COOPER ST		
MAP 3738	AREA	SE JURISDICTION	P NEIGHBORHOOD BNTWD
ZONING LR7	SIZE	13,000 SF	OCCUPIED NO USE VAC

**MULTNOMAH COUNTY
HOUSING AFFORDABILITY DEMONSTRATION PROGRAM
APPLICATION**

I. APPLICANT INFORMATION

Name: _____

Address: _____

Applicant Status: Non-Profit Organization () Government Sponsored Agency ()

1. Does your organization have a 501(c)3 status? Yes () No ()

Enclose a copy of IRS letter 1045.

Enclose a list of the directors of the governing board of your organization.

Enclose copy of corporate bylaws and Articles of Incorporation.

Contact Person: _____

Federal TIN: _____

Please enclose non-refundable \$50.00 application fee for each property requested.

Certification: I certify that to the best of my knowledge, all information in this application is accurate, and that this proposal has been adopted and approved by the organization I represent. If funding is received, this applicant will comply with all applicable program requirements. I understand and acknowledge there will be a \$200 transfer fee for each property awarded under Housing affordability Demonstration Program.

NAME: _____ SIGNATURE: _____

TITLE: _____ DATE: _____

ORGANIZATION: _____

II. PROJECT DESCRIPTION

A. Project Name: _____

B. Property Location: _____

C. Property Tax account Number: _____

D. Proposed Use: _____

E. Number and type of dwelling units:

1. Non-residential uses: _____

F. Please provide concise description of project. Please include proposed use, project beneficiaries and project cost (maximum one page).

III. RESPONSE TO PROJECT AND APPLICANT CRITERIA

A. Sponsor must demonstrate capacity to carry out project. (Maximum one page.)

1. Describe experience of staff, board and volunteers.
2. Describe previous project experience.
3. Describe partnership if more than one organization will be involved.

B. Demonstrate project plan that will result in timely completion and use. (Maximum three pages.)

1. Describe project timeline.
2. Provide construction cost estimate.
3. Provide analysis of needed volunteer and professional services.

C. Demonstrate financial plan. (One page with attached documentation to support all contributions: cash and in-kind.)

1. Identify funding commitments and sources.
2. Describe application of funds, predevelopment through take-out financing.

D. Demonstrate capacity to provide on-going maintenance and operation of project. (Maximum one page.)

1. Describe the maintenance plan during the development period. Be sure to include property hazard insurance costs.
2. Describe continuing project oversight, funding and required reporting.

E. Demonstrate community support. (Maximum one page.)

1. Projects demonstrating support from local neighborhood and community organizations will receive priority. Please provide documentation. (Projects that promote use of community organization or neighborhood residents in construction, maintenance and management of facility will be given preference.)

F. Community Stability. (Maximum one page.)

Projects receiving the highest score will demonstrate a commitment to serving and stabilizing the existing community. Affirmative marketing is critical. Housing project owners or tenants should be drawn from surrounding neighborhoods, as much as is practicable.

G. Demonstrate understanding of planning, zoning, and building requirements. (Maximum one page.)

H. Income Qualification. (Maximum one page.)

1. Define the low-to-moderate income beneficiaries of your project. (The principal purpose of the Housing Transfer Ordinance is to increase the available housing for very low income households - 50% or below median income - and low and moderate income households - 80% or below median in that priority order.)

ATTACHMENT TO APPLICATION FOR COUNTY HOUSING AFFORDABILITY DEMONSTRATION PROJECT.

Date: September 16, 1991

RE: Committee Bonus Points Attachment.

The Technical Review Committee of the County Housing Affordability Demonstration Project has established a recommended additional bonus criteria:

** Up to ten bonus points will be awarded for projects which provide affordable housing for a period longer than the time constraints adopted by the County. The current time constraints adopted by the County are as follows:

Home ownership projects = 5 years
Shelter/Special Needs = 5 years
Rental Housing = 10 years.

Applicants which wish to apply for these points must submit this memo and commitment of longer term affordability along with the application package. Late submittals will not be accepted.

COMMITMENT OF LONGER TERM AFFORDABILITY

The undersigned is the sponsor for the housing affordability project proposed for property located at _____

We are hereby applying for Committee bonus points based on our commitment to maintain the project as low income housing for a period _____ years.

Please describe the financial plan, including market feasibility assumptions that will keep the project affordable for the commitment period: Attach a maximum of one additional page.

Signature

Date

This commitment must be signed and dated by the person who signed the full application.

Housing Affordability Demonstration Program Agreement

This Agreement hereinafter referred to as "Agreement," is effective as of the _____ day of _____ 1991, between Multnomah County, a political subdivision of the State of Oregon, hereinafter referred to as "County" and _____, hereinafter referred to as "Agency."

Recitals

Whereas, there exists in Multnomah County a shortage of safe and sanitary dwellings for low income persons and families; and

Whereas, State law and local ordinance provide that the abatement of slum and blight and the development of affordable housing is a public use and an essential governmental function; and

Whereas, the County Commission finds a donation of County owned property acquired through tax foreclosure would serve a public purpose if renovated or developed into decent, safe and sanitary low income housing; and

Whereas, the County desires to return tax delinquent properties to a revenue generating resource;

Whereas, _____ is a non-profit corporation organized within the state of Oregon under ORS Chapter 61 and intends to develop affordable housing for occupancy by a low income family;

Whereas, the Agency has proposed to redevelop the donated tract(s) under the Terms of the County Housing Affordability Demonstration program.

NOW, THEREFORE, in consideration of the foregoing and the mutual agreements and covenants of the parties, and for such other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. Conveyance to Agency.

The County shall convey to the Agency by Bargain and Sale Deed the property or properties described in Exhibit A to this Agreement, ("property" herein).

2. Acquisition Costs.

The Agency shall be responsible for all costs incurred in transferring the Property to the Agency, including but not limited to, attorney's fees, court costs and title reports. The Agency shall not be entitled to reimbursement from the County for any costs or expense in connection with the acquisition of the property.

3. Project Plan: Time for Completion.

The Agency shall improve or rehabilitate the property in accordance with the development plans set forth in its application dated _____ and submitted to the County for the Housing Affordability Demonstration Project. The Agency shall not deviate from the approved plans without prior written consent of the County. The Agency shall complete the project construction, ready for occupancy, within twenty-four (24) months after the property has been conveyed to the Agency. The County may upon good cause shown by the Agency in writing, extend the deadline for completion of the project.

4. Certificate of Completion.

After completion of the project, and receipt of final approval of building permit by the local building codes enforcement jurisdiction, the Agency shall request from the County a Certificate of Completion. The Certificate of Completion shall constitute a determination of satisfaction by the County for the construction phase of the project. Upon request by the Agency, the County shall within thirty (30) days of receipt of the request, provide the Agency with either the Certificate of Completion or a written statement detailing how

the Agency has failed to complete the project, or is otherwise in default. The written statement from the County shall describe the corrections or acts necessary for the Agency to perform in order to obtain the Certificate.

5. Prohibition Against Transfer of Property.

Until a Certificate of Completion has been issued, the Agency shall not sell, convey or assign the property or any part thereof or interest therein without the prior written approval of the County. The Agency may mortgage the property or make a collateral assignment of a beneficial interest for the purpose of financing the project. The County will subordinate its security interest described in Section 19 herein to any such mortgage or other security interest necessary to finance project completion.

6. Income Certification

Before any conveyance, rental or lease of the property, the Agency shall provide verification to the County that initial transferees, renters or lessees qualify as "low income families" as defined in Section 3(b) of the United States Housing Act of 1937 and the most recent adjustment schedule published by the U.S. Department of Housing and Urban Development for the applicable area. In the case of rental housing developed by the Agency, a rental profile report, provided by the County, must be completed and returned to the County annually. The sufficiency of the documentation shall be solely determined by the County.

7. Restrictions On Use.

Before the property is conveyed to any qualified transferee as defined in Section 1 herein, the agency agrees for itself, its successors and assigns to the following conditions:

- A. The Agency shall maintain and secure buildings on transferred property(ies) in accordance with Section 18.03.050 to 18.03.095 Code of the City of Portland or any nuisance abatement standards of the applicable municipality. Agency shall not be in default of this

- restriction if any failure to maintain is corrected within 30 days after written notice from County to Agency specifying the actions necessary to cure any code violation.
- B. If the property is not occupied by the owner of record, the property shall be used solely for the purposes of low income rental housing for a period of not less than 10 years from the date of first occupancy; or
- C. The property shall be used solely for the purposes of low income special needs housing, including shelter for homeless persons, as described in the Agency application for the Affordable Housing Demonstration Project for a period of not less than five years from first occupancy; or
- D. The property shall be used solely for low income home ownership for a period of not less than five years from first occupancy, subject to the following transfer conditions:
1. The initial low income home buyer(s) shall live in the property as a principal place of residence for a period not less than five years.
 2. The initial low income home buyer(s) shall not lease, rent, sub-let, sell convey or assign an interest in the property for a period of not less than five years.
 3. The initial home buyer(s) may, with written notification of intent to the County, sell convey or assign an interest in the property during the five-year occupancy term to another County approved low income home buyer.

- E. - There shall be no discrimination upon the basis of race, color, religion, sex, sexual orientation, age, parental or marital status, disability, source of income or national origin in the development, sale, lease, rental or occupancy of the property.

8. Financing.

Not later than twelve (12) months after conveyance from the County, the Agency shall provide the County with documentation showing that funds sufficient to complete the project have been obtained or have been committed. The sufficiency of the documentation shall be solely determined by the County.

9. Financing Extension.

The County may grant to the Agency an extension of time necessary to seek adequate financing for the project, provided that: the Agency has evidence that applications are pending with mortgage or equity lenders, governmental or foundation lenders and the Agency projections and costs have been reviewed by the County and deemed feasible.

10. Status Reports.

Prior to the issuance of the Certificate of Completion by the County, the Agency shall, not less than once a year, at such dates the County may request, furnish the following information: financial statements at the close of the Agency's fiscal year; evidence of good standing with the State of Oregon Corporations Division; a current list of the Agency's officers and directors or managing body. Failure to provide such information or adverse change in the Agency's standing shall constitute a default under this agreement and the County may pursue the foreclosure of the County's security interest described in Section 19.

11. Change in Project Status.

If prior to the time the Agency obtains the Certificate of Completion for the project, the County determines an adverse change in the financial condition of the Agency materially affects the Agency's ability to acquire financing or complete the improvements or rehabilitation of the property, the County may give written notice to the agency setting forth the corrective action required and a reasonable timetable for implementing such corrective action. Failure to take such corrective action may constitute a default by the Agency and the County may pursue foreclosure of the trust deed.

12. Inspections of the Property.

The Agency and its successors in interest shall permit the reasonable, periodic inspections by employees of the County for the purpose of determining compliance with this agreement and requirements the County may impose to assure the purposes of the Housing Affordability Demonstration Program are fulfilled.

13. Condition of Property.

The County makes no covenant, representation or warranty as to the condition of the property. The Agency acknowledges the property is being conveyed "as is."

14. Compliance with Laws.

The Agency and the County shall comply with all applicable laws, statute codes, rules, ordinances, regulations or requirements now or hereinafter promulgated by the United States of America, state of Oregon, Multnomah County and any other local governmental entity now or hereinafter having jurisdiction over the property.

15. No Relationship with Delinquent Owner.

The Agency warrants and represents that neither it nor any of its employees or agents is acting on behalf of any owner, occupant or party responsible for the payment of delinquent taxes on the property prior to acquisition by the County. The Agency further warrants and represents that no benefit shall accrue to any party which had an interest in the property prior to the acquisition by the County.

16. Indemnification.

The Agency, its successors and assigns, shall indemnify and hold the County harmless against any and all claims arising out of the Agency's performance, or failure to perform its obligation under this Agreement.

17. INSURANCE: Construction and Fire and Liability.

The Agency, its successors and assigns, shall carry construction term "all risk" hazard insurance on the property to the full insurable value thereof. The Agency, its successors and assigns, shall carry fire and liability insurance on the property during the life of this Agreement in an amount not less than the fair market value of the property. Said policy or policies shall be issued in the name of the Agency, or its successors in interest, and the County and copies of renewals delivered to the County during the term of this Agreement. All insurance policies shall contain a clause which will provide the County with thirty (30) days notice prior to the cancellation of any policy.

18. Organization and Authority.

The Agency represents and warrants that it is duly organized and legally existing under the laws of the State of Oregon, with full power and authority to acquire, own and redevelop property and that the person signing this Agreement has the corporate authority to do so.

19. Remedies or Default.

In addition to any other remedy provided by law upon failure by Agency to perform any term or condition of this Agreement, or upon violation of any Restrictions or Use set forth in Section 7, agency shall be obligated to pay to County the sum of \$_____ representing all cancelled real property taxes and costs incurred by the County to obtain title to the property. This obligation to pay shall be secured by a mortgage, trust deed, or other real property security interest, a copy of which is attached to this Agreement. The obligation to pay sums of money described in this section shall be cancelled and the real property security interest released upon submission of proof to County that the terms and conditions of occupancy set forth in Section 7 herein have been completed.

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement this _____ day of _____ 1991.

BOARD OF COUNTY COMMISSIONERS
MULTNOMAH COUNTY, OREGON

By: _____

Gladys McCoy, Chair

REVIEWED:

Laurence Kressel, County Counsel

STATE: OREGON
PREPARED: 2-1-91

		I N C O M E I I M I T S									
PROGRAM		1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON		
MSA : Eugene-Springfield, OR FY 1991 MEDIAN FAMILY INCOME: 32200	VERY LOW-INCOME	11350	12950	14600	16200	17500	18800	20100	21400		
	LOW-INCOME	18150	20750	23350	25900	28000	30050	32150	34200		
MSA : Medford, OR FY 1991 MEDIAN FAMILY INCOME: 31500	VERY LOW-INCOME	11250	12900	14500	16100	17400	18700	19950	21250		
	LOW-INCOME	18050	20600	23200	25750	27800	29900	31950	34000		
PMSA: Portland, OR FY 1991 MEDIAN FAMILY INCOME: 39000	VERY LOW-INCOME	13650	15600	17550	19500	21050	22600	24200	25750		
	LOW-INCOME	21850	24950	28100	31200	33700	36200	38700	41200		
MSA : Salem, OR FY 1991 MEDIAN FAMILY INCOME: 31500	VERY LOW-INCOME	11050	12600	14150	15750	17000	18250	19550	20800		
	LOW-INCOME	17650	20150	22700	25200	27200	29250	31250	33250		
COUNTY : OR BAKER FY 1991 MEDIAN FAMILY INCOME: 26900	VERY LOW-INCOME	10450	11950	13450	14950	16150	17350	18550	19750		
	LOW-INCOME	16750	19150	21550	23900	25850	27750	29650	31550		
COUNTY : OR BENTON FY 1991 MEDIAN FAMILY INCOME: 37000	VERY LOW-INCOME	12950	14800	16650	18500	20000	21450	22950	24400		
	LOW-INCOME	20700	23700	26650	29600	31950	34350	36700	39050		
COUNTY : OR CLATSOP FY 1991 MEDIAN FAMILY INCOME: 29500	VERY LOW-INCOME	10450	11950	13450	14950	16150	17350	18550	19750		
	LOW-INCOME	16750	19150	21550	23900	25850	27750	29650	31550		
COUNTY : OR COLUMBIA FY 1991 MEDIAN FAMILY INCOME: 33100	VERY LOW-INCOME	11600	13250	14900	16550	17850	19200	20500	21850		
	LOW-INCOME	18550	21200	23850	26500	28600	30700	32850	34950		
COUNTY : OR COOS FY 1991 MEDIAN FAMILY INCOME: 23300	VERY LOW-INCOME	10800	12300	13850	15400	16650	17850	19100	20350		
	LOW-INCOME	17250	19700	22200	24650	26600	28600	30550	32500		
COUNTY : OR CROOK FY 1991 MEDIAN FAMILY INCOME: 28400	VERY LOW-INCOME	10900	12500	14050	15600	16850	18100	19350	20600		
	LOW-INCOME	17450	19950	22450	24950	26950	28950	30950	32950		
COUNTY : OR CURRY FY 1991 MEDIAN FAMILY INCOME: 26500	VERY LOW-INCOME	10800	12300	13850	15400	16650	17850	19100	20350		
	LOW-INCOME	17250	19700	22200	24650	26600	28600	30550	32500		
COUNTY : OR DESCHUTES FY 1991 MEDIAN FAMILY INCOME: 30800	VERY LOW-INCOME	10900	12500	14050	15600	16850	18100	19350	20600		
	LOW-INCOME	17450	19950	22450	24950	26950	28950	30950	32950		
									031391	181740	

Attachment C - Project Log

Attachment C - Project Log

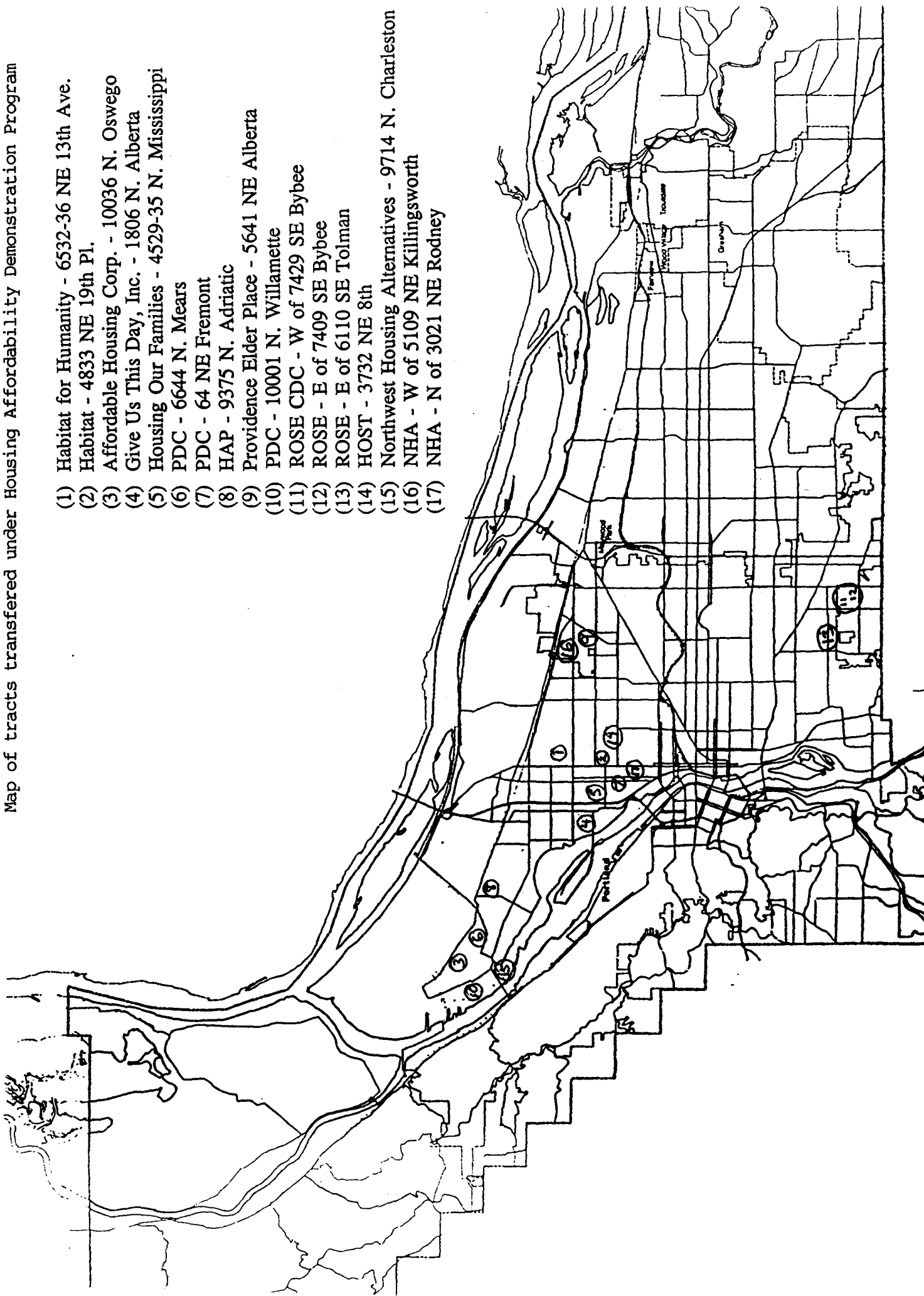
Transferee	Property Location	Housing Type	Development Investment Projection	Household Units Created	Transfer Approval
Habitat for Humanity *	6532-36 NE 13th Ave. ■	Build new, detached SFR for low-income home ownership	\$ 35,000	1	January 9, 1992
	4833 NE 14th Pl. ■	Build new, detached SFR for low-income home ownership	\$ 35,000	1	January 9, 1992
Affordable Housing Corporation *	10036 N. Oswego ■	Install manufactured home for low-income home ownership	\$ 50,000	1	January 9, 1992
Give Us This Day, Inc. *	1806 N. Alberta ▲	Renovate house as shelter housing for teens and respite care givers	\$ 20,000	3	January 9, 1992
Housing Our Families *	4529-35 N. Mississippi ▲	Renovate building as low-income rental housing	\$ 85,000	4	January 9, 1992
PDC *	6644 N. Mears ▲	Renovate house for Urban Homestead home ownership program	\$ 50,000	1	January 9, 1992
	64 NE Fremont ▲	Renovate house for Urban Homestead home ownership program	\$ 50,000	1	January 9, 1992
Housing Authority of Portland	9375 N. Adriatic ■	Build new Group 5 plan home for elderly	\$ 190,000	5	April 16, 1992
Providence Elder Place *	5641 NE Alberta ■	Build congregate care facility for elderly	\$ 950,000	25	April 16, 1992
PDC	10001 N. Willamette Blvd. ▲	Renovate house for Urban Homestead home ownership program	\$ 50,000	1	August 27, 1992
ROSE	W of 7429 SE Bybee E of 7409 SE Bybee ■	Build new, attached duplex w/4 bedroom units for rental	\$ 91,000	2	August 27, 1992
	E of 6110 SE Tolman ■	Build new, attached duplex w/4 bedroom units for low-income rental	\$ 91,000	2	August 27, 1992

Transferee	Property Location	Housing Type	Development Investment Projection	Household Units Created	Transfer Approval
HOST	3732 NE 8th ▲	Build new, detached SFR for low-income home ownership	\$ 50,000	1	August 27, 1992
Northwest Housing Alternatives	9714 N. Charleston ■	Build new, 5-person group home for elderly	\$ 190,000	5	August 27, 1992
	W. of 5109 NE Killingsworth ■	Build new 5-person group home for elderly	\$ 190,000	5	August 27, 1992
	N. of 3021 NE Rodney ■	Build new 5-person group home for elderly	\$ 190,000	5	August 27, 1992
		TOTAL	\$2,317,000	63	

* Transfers completed
■ Vacant lots
▲ Existing building

Map of tracts transferred under Housing Affordability Demonstration Program

- (1) Habitat for Humanity - 6532-36 NE 13th Ave.
- (2) Habitat - 4833 NE 19th Pl.
- (3) Affordable Housing Corp. - 10036 N. Oswego
- (4) Give Us This Day, Inc. - 1806 N. Alberta
- (5) Housing Our Families - 4529-35 N. Mississippi
- (6) PDC - 6644 N. Mears
- (7) PDC - 64 NE Fremont
- (8) HAP - 9375 N. Adriatic
- (9) Providence Elder Place - 5641 NE Alberta
- (10) PDC - 10001 N. Willamette
- (11) ROSE CDC - W of 7429 SE Bybee
- (12) ROSE - E of 7409 SE Bybee
- (13) ROSE - E of 6110 SE Tolman
- (14) HOST - 3732 NE 8th
- (15) Northwest Housing Alternatives - 9714 N. Charleston
- (16) NHA - W of 5109 NE Killingsworth
- (17) NHA - N of 3021 NE Rodney



MULTNOMAH COUNTY
AFFORDABLE HOUSING DEVELOPMENT PROGRAM
APPLICATION

I. APPLICANT INFORMATION

Name:

Address:

Applicant Status: Non-Profit Organization () Government Sponsored Agency ()

1. Does your organization have a 501(c)3 status? Yes () No ()

Enclose a copy of IRS letter 1045.

Enclose a list of the directors of the governing board of your organization.

Enclose copy of corporate bylaws and Articles of Incorporation.

Contact Person:

Federal TIN:

Please enclose non-refundable \$50.00 application fee for each property requested.

Certification: I certify that to the best of my knowledge, all information in this application is accurate, and that this proposal has been adopted and approved by the organization I represent. If funding is received, this applicant will comply with all applicable program requirements. I understand and acknowledge there will be a \$200 transfer fee for each property awarded under Affordable Housing Development Program.

NAME: _____ SIGNATURE: _____

TITLE: _____ DATE: _____

ORGANIZATION: _____

II. PROJECT DESCRIPTION

A. Project Name:

B. Property Location:

C. Property Tax Account Number:

D. Please provide concise description of project. Please include proposed use, project beneficiaries and project cost. The basic program income guidelines require providing benefit to people with a household income of 80% or less than the area median. The proposed housing costs should be limited to no more than 35% of household income.

(Maximum one page).

III. RESPONSE TO PROJECT AND APPLICANT CRITERIA

A. Organizational Capacity (15 points)

Sponsor must demonstrate capacity to carry out project. Describe previous housing project experience. Describe experience and qualifications of staff, board and volunteers with project responsibilities identified. If more than one organization will be involved in project development or services, describe the partnership roles and commitments of each.

(Maximum two pages).

B. Project Plan (15 points)

Sponsor must demonstrate project plan that will result in timely completion and use. Please include a project timeline, construction cost estimate and an analysis of necessary professional and volunteer services. Demonstrate an understanding of site specific planning, zoning and building requirements. Justify your proposal as the highest and best use of the property, both in terms of the site and beneficiary need. Describe how the value of the donated property will be passed through as a tangible benefit to actual occupants of the completed housing.

(Maximum three pages)

C. Financial Plan (10 points)

Sponsor must demonstrate the feasibility of the proposed project. Include market need for the type of units proposed and comparable cost per unit of similar projects. Identify funding commitments and sources. Describe application of funds, pre-development through take-out financing. Please attach documentation to support contributions, both cash and in-kind.

(Maximum two pages)

D. Operations Capacity

Sponsor must demonstrate capacity to develop, operate, manage and maintain housing during the proposed term. Describe maintenance plan during the development period, include property record and builders all risk costs. Describe continuing project oversight and operational responsibility. If project remains in sponsor ownership, i.e. rental projects, please include operational pro forma including: project rates or revenue, vacancy factors, operating expenses, replacement reserves, debt service, et al.

(Maximum two pages)

E. Community Support (5 points)

Projects demonstrating support from local neighborhood and community organizations will receive points in this category. Proposals receiving the highest score will demonstrate a commitment to serving and stabilizing the existing community. Projects that promote the use of community organizations or neighborhood residents in construction, maintenance and management of the facility will be given preference. Please send a written notice to residents within a 200 foot radius of the proposed project. Please enclose with your application copy of this notice and survey of neighborhood residents showing support for your proposal. Please send a written notice, and include copy of this notice in your application, to the pertinent neighborhood association concerned with your proposal. The notice should briefly describe your project and should request a hearing to discuss your project at the next available association meeting.

F. Bonus Point Categories

1. Very-Low Income (5 points)

An important goal of the Housing Transfer Ordinance is to increase the available housing for very low income households at 50% of the median income or less. Demonstrate and describe how your project will be affordable to persons with a very low household income as described above.

Longer Term Affordability Commitment (5 points)

Up to five bonus points will be awarded for projects which provide affordable housing for a period longer than the performance requirement adopted by the County. The current requirements adopted by the County are as follows:

Home ownership projects = 5 years
Shelter/Special Needs = 5 years
Rental Housing = 10 years.

Applicants who wish to apply for these points must submit this memo and commitment of longer term affordability along with the application package. Late submittals will not be accepted.

COMMITMENT OF LONGER TERM AFFORDABILITY

The undersigned is the sponsor for the housing affordability project proposed for property located at _____.

We are hereby applying for Committee bonus points based on our commitment to maintain the project as low income housing for a period of _____ years.

Please describe the financial plan, including market feasibility assumptions that will keep the project affordable for the commitment period: Attach a maximum of one additional page.

Signature

Date

This commitment must be signed and dated by the person who signed the full application.



MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES
COMMUNITY DEVELOPMENT DIVISION
2115 S.E. MORRISON
PORTLAND, OREGON 97214
(503) 248-5000

BOARD OF COUNTY COMMISSIONERS
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SHARRON KELLEY • DISTRICT 4 COMMISSIONER

TO: Pam Arden, Karen Belsey, Jean Bucciarelli
FROM: Cecile Pitts, Housing and Community Services Division
RE: Use of Tax Foreclosed Properties for Social Service Purposes
DATE: 4/28/92

Hello. My notes on the Monday 4/27 meeting are as follows:

The purpose of the meeting was to discuss the use of County tax foreclosed property to support social service venture and child care services.

BACKGROUND: The Technical Review Committee of the Housing Affordability Demonstration program had been asked by the Board to prepare a discussion of the issues of this opportunity. This information will go to the Board as part of the end of the year report of the Demonstration program.

It was the initial conclusion of the meeting participants that the criteria for use of tax foreclosed property for Social Services and Child Care are similar to the criteria of the Demonstration program:

- ** The project sponsor must demonstrate capacity to develop the project as proposed.
- ** The project sponsor must demonstrate community support for the use at the site requested.
- ** The project must be financially feasible in development and operations.
- ** The sponsor must demonstrate the capacity to operate the social service or child care service for the term established for the Program.
- ** There must be a long term performance requirement, and monitoring/sanction procedure.

Responses to these criteria will vary widely depending on the type of social service to be encouraged with the donation of property. Assessment of responses will require knowledge of the

different program areas.

STATUS OF ISSUE: The meeting participants are initially exploring restricting the use of these properties for social services/child care to public agency sponsors. This is consistent with the current structure of County Ordinance #672. This approach will be considered in light of the staff commitments required to carry out such activities. These staff commitments are seen as more extensive than the Housing component due the diversity of programs which can be considered social services and the complexity of assessing the financial feasibility of the long term operation of the activities.

This approach will be presented to the Committee during the next meeting for discussion.