

ANNOTATED AGENDA

Tuesday, May 22, 1990 - 9:00 AM
Multnomah County Courthouse, Room 602

EXECUTIVE SESSION

Chair Gladys McCoy convened the meeting at 9:05 a.m., with Vice-Chair Gretchen Kafoury, Commissioners Pauline Anderson and Sharron Kelley present, and Commissioner Rick Bauman excused.

1. Executive Session to Discuss Pending Litigation Pursuant to ORS 192.660(1)(h) (Continued from May 17, 1990)

EXECUTIVE SESSION DISCUSSION BETWEEN BOARD AND COUNTY COUNSEL LAURENCE KRESSEL. IN OPEN, FORMAL SESSION AND UPON MOTION OF COMMISSIONER KAFOURY, SECONDED BY COMMISSIONER ANDERSON, RESOLUTION 90-79 IN THE MATTER OF A REQUEST THAT THE GOVERNING BODY PROVIDE COMMISSIONER BAUMAN WITH LEGAL DEFENSE IN PENDING CIVIL LITIGATION WAS APPROVED WITH COMMISSIONERS ANDERSON, KAFOURY AND McCOY VOTING AYE, COMMISSIONER BAUMAN ABSTAINING, AND COMMISSIONER KELLEY VOTING NO.

The meeting was adjourned at 9:20 a.m.

Tuesday, May 22, 1990 - 9:30 AM
Multnomah County Courthouse, Room 602

FORMAL MEETING

Chair Gladys McCoy convened the meeting at 9:30 a.m., with Vice-Chair Gretchen Kafoury, Commissioners Pauline Anderson, Rick Bauman and Sharron Kelley present.

2. Second Reading and Possible Adoption of an Ordinance Amending Multnomah County Code Chapter 2.20 Replacing the Department of Justice Services with the Department of Community Corrections and

ORDINANCE READ BY TITLE ONLY. COPIES AVAILABLE. COMMISSIONER ANDERSON MOVED AND COMMISSIONER BAUMAN SECONDED, APPROVAL OF AN AMENDMENT TO SECTION III(H). FOLLOWING DISCUSSION WITH MR. KRESSEL AND UPON MOTION OF COMMISSIONER ANDERSON, SECONDED BY COMMISSIONER BAUMAN, NONSUBSTANTIVE AMENDMENTS TO SECTIONS III (H), (I),(J) AND (L) WERE UNANIMOUSLY APPROVED. FOLLOWING DISCUSSION AND UPON MOTION OF COMMISSIONER ANDERSON, SECONDED BY COMMISSIONER BAUMAN, A NONSUBSTANTIVE AMENDMENT ADDING (H) TO SECTION I WAS UNANIMOUSLY APPROVED. COMMISSIONER KAFOURY MOVED, SECONDED BY COMMISSIONER BAUMAN, APPROVAL OF THE SECOND READING AND ADOPTION OF THE PROPOSED ORDINANCE, AS AMENDED. PATRICK DONALDSON TESTIMONY IN SUPPORT. COMMISSIONER ANDERSON EXPLANATION IN RESPONSE TO MR. DONALDSON'S SUGGESTED AMENDMENTS TO PAGES 5 AND 7. BILL VANDEVER TESTIMONY CONCERNING DEPARTMENT NAME AND LANGUAGE IN SECTION I. COMMISSIONER KAFOURY EXPLANATION IN RESPONSE. UPON MOTION OF COMMISSIONER KAFOURY, SECONDED BY COMMISSIONER KELLEY, A NONSUBSTANTIVE AMENDMENT TO SECTION III(I) WAS UNANIMOUSLY APPROVED. COMMISSIONER KELLEY'S MOTION TO ADD A SECTION REQUIRING ONE YEAR REVIEW FOR POSSIBLE CHANGE OF DEPARTMENT NAME DIED FOR LACK OF A SECOND. COMMISSIONER KAFOURY COMMENTS IN SUPPORT. ORDINANCE 650 UNANIMOUSLY APPROVED, AS AMENDED.

3. PD 1-90 Review the decision of the Planning Commission of February 26, 1990, denying requested change in zoning designation from LR-10, low density residential district (minimum lot size of

10,000 square feet) to LR-7, low density residential district (minimum lot size of 7,000 square feet) for the northerly portion of the subject site; thereby disallowing a planned development for the entirety of the site, which would have allowed its development with a 124-unit mobile home park, all property located at 13300 SE Holgate Blvd. (Continued from May 8, 1990)

BOB HALL EXPLANATION OF NEGOTIATED CONDITIONS CONTAINED IN MAY 21, 1990 MEMO, AND RESPONSE TO BOARD QUESTIONS. LEO BAUSCH DISCUSSED LETTER FROM FEMA REGARDING POLICY 14 AND TESTIFIED IN OPPOSITION TO REZONING PD 1-90. GORDON HOWARD AND DICK HOWARD EXPLANATION IN RESPONSE TO BOARD QUESTIONS AND DISCUSSION. UPON MOTION OF COMMISSIONER KAFOURY, SECONDED BY COMMISSIONER BAUMAN, IT WAS UNANIMOUSLY APPROVED THAT PLANNING STAFF BE DIRECTED TO PREPARE FINAL CONDITIONS, FINDINGS AND ORDER FOR BOARD CONSIDERATION ON TUESDAY, MAY 29, 1990.

There being no further business, the meeting was adjourned at 10:45 a.m. and the briefing was convened at 11:00 a.m.

Tuesday, May 22, 1990 - 11:00 AM
Multnomah County Courthouse, Room 602

INFORMAL BRIEFING

4. Briefing on the Housing Authority of Portland Homeless Plan - Planning Framework for Resolving Homelessness. Presented by Helen Barney and Marjorie Elliot

HELEN BARNEY AND MARJORIE ELLIOTT PRESENTATION AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION.

There being no further business, the briefing was adjourned at 11:50 a.m.

Tuesday, May 22, 1990 - 1:30 PM
Multnomah County Courthouse, Room 602

INFORMAL BRIEFINGS

Chair Gladys McCoy convened the meeting at 1:37 p.m., with Vice-Chair Gretchen Kafoury, Commissioners Pauline Anderson, Rick Bauman and Sharron Kelley present.

5. Briefing on Recommendation of Goals and Process for Edgefield Sale. Presented by Hank Miggins, Paul Yarborough and Wayne George.

PAUL YARBOROUGH PRESENTATION AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION. DES STAFF TO PREPARE REVISED GOALS FOR SUBMISSION THURSDAY, MAY 24, 1990. BOARD TO SUBMIT TASKFORCE MEMBER RECOMMENDATIONS BEFORE THURSDAY.

The briefing was recessed at 2:40 p.m. and reconvened at 2:45 p.m.

6. Briefing on Proposed Process and Timeline for Seeking Public Comment on a Justice Facilities Proposal. Presented by Duane Zussy.

DUANE ZUSSY PRESENTATION AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION.

7. Informal Review of Formal Agenda of May 24, 1990

DISCUSSED AMENDMENTS TO R-1 AND POSSIBLE CONTINUANCE OF R-2

There being no further business, the meeting was adjourned at 4:05 p.m.

Tuesday, May 22, 1990 5:30 PM - 7:00 PM
DONALD E. LONG JUVENILE JUSTICE FACILITY
1401 NE 68th Avenue
Portland, Oregon

MEETING

Chair Gladys McCoy convened the meeting at 5:55 p.m., with Vice-Chair Gretchen Kafoury and Commissioner Pauline Anderson present, Commissioner Rick Bauman arriving at 6:10 p.m., and Commissioner Sharron Kelley excused.

Briefing for community leaders and elected officials on Multnomah County Juvenile Justice Facilities proposal. Scheduled by Chair Gladys McCoy.

DUANE ZUSSY, JUDGE LINDA BERGMAN, PAUL YARBOROUGH, LINDA ALEXANDER AND BOB NIELSON PRESENTATIONS AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION. JUDGE BERGMAN, CHAIR McCOY, MR. ZUSSY, HAL OGBURN AND DAVE BOYER RESPONSE TO QUESTIONS OF PATRICK DONALDSON AND LIZ MOORE.

There being no further business, the meeting was adjourned at 6:45 p.m.

Thursday, May 24, 1990 - 9:00 AM
Multnomah County Courthouse, Room 602

EXECUTIVE SESSION

Vice-Chair Gretchen Kafoury convened the meeting at 9:04 a.m., with Commissioners Pauline Anderson, Rick Bauman and Sharron Kelley present, and Chair Gladys McCoy excused.

The Multnomah County Board of Commissioners will meet in Executive Session to discuss certain real property transactions pursuant to ORS 192.660(1)(e)

BOARD DISCUSSION WITH WAYNE GEORGE, HERB WILSON, DAVE BOYER, JIM EMERSON, PAUL YARBOROUGH, WAYNE SALVO AND DAVE WARREN. FOLLOWING EXECUTIVE SESSION, IN OPEN FORMAL SESSION AND UPON MOTION OF COMMISSIONER BAUMAN, SECONDED BY COMMISSIONER ANDERSON, IT WAS APPROVED THAT STAFF PROCEED WITH NEGOTIATIONS INTO ACQUISITION OF POSTAL CREDIT UNION

BUILDING; AND THAT STAFF BE AUTHORIZED TO PROCEED WITH CONTRACT FOR COUNTY PURCHASE OF COMMERCIAL SECURITIES BUILDING AT 4TH AND MARKET FOR \$11,950,000, WITH COMMISSIONERS ANDERSON, KAFOURY AND BAUMAN VOTING AYE, AND COMMISSIONER KELLEY VOTING NO. STAFF TO SUBMIT A RESOLUTION AUTHORIZING ISSUANCE OF CERTIFICATES OF PARTICIPATION FOR BOARD CONSIDERATION ON THURSDAY, MAY 31, 1990

The meeting was adjourned at 9:33 a.m.

Thursday, May 24, 1990, 9:30 AM
Multnomah County Courthouse, Room 602

FORMAL MEETING

Vice-Chair Gretchen Kafoury convened the meeting at 9:35 a.m. with Commissioners Pauline Anderson, Rick Bauman and Sharron Kelley present, and Chair Gladys McCoy excused.

ORDINANCES - DEPARTMENT OF HUMAN SERVICES

R-1 First Reading and Possible Adoption of an Ordinance Adopting a New Emergency Medical Services Code and Repealing MCC Chapter 6.31 and Declaring an Emergency

ORDINANCE READ BY TITLE ONLY. COPIES AVAILABLE. COMMISSIONER KELLEY MOVED AND COMMISSIONER BAUMAN SECONDED, APPROVAL OF FIRST READING AND ADOPTION. JILL GELINEAU TESTIMONY ON BEHALF OF CARE AMBULANCE, ADVISING THEY HAVE NO OBJECTION TO THE PROPOSED ORDINANCE EXCEPT FOR THE SECTION RELATING TO USER FEES AND REQUESTING THAT IT BE DELETED FROM ORDINANCE. WRITTEN COMMENTS WERE SUBMITTED BY CHRISTOPHER THOMAS AND JEFFREY KILMER ON BEHALF OF AA AMBULANCE. CHRISTOPHER THOMAS TESTIMONY IN SUPPORT OF SEPARATING THE

PROPOSED ORDINANCE INTO TWO ORDINANCES, ONE RELATING TO FEES WHICH EMS STAFF AND AMBULANCE SERVICE PROVIDERS WOULD DEVELOP, AND ONE RELATING TO MEDICALLY RELATED RULES WHICH EMS STAFF AND COUNTY COUNSEL WOULD DEVELOP. JEFFREY KILMER TESTIMONY IN OPPOSITION TO A USER FEE SUPPORTED AMBULANCE SERVICE PROGRAM AND RESPONSE TO BOARD QUESTIONS. COUNTY COUNSEL SANDRA DUFFY EXPLANATION AND DISCUSSION OF PROPOSED CHANGES TO ORDINANCE. JOE ACKER EXPLANATION AND RESPONSE TO BOARD QUESTIONS. MR. ACKER AND MS. DUFFY DISCUSSION OF COMPLIANCE WITH STATE LAW REGARDING REGULATION OF EMERGENCY MEDICAL CARE, USER FEES AND RESPONSE TO BOARD QUESTIONS AND DISCUSSION. FOLLOWING DISCUSSION WITH COUNTY COUNSEL LAURENCE KRESSEL AND UPON MOTION OF COMMISSIONER BAUMAN, SECONDED BY COMMISSIONER KELLEY, AMENDMENTS DELETING REFERENCES TO USER FEES FROM PAGES 6(X) AND 20(J) WERE UNANIMOUSLY APPROVED. UPON MOTION OF COMMISSIONER KELLEY, SECONDED BY COMMISSIONER BAUMAN, AMENDMENTS TO PAGE 4 SECTIONS (I) AND (J) TO COMPLY WITH NEW OAR, AND CLARIFYING LANGUAGE ON PAGE 10, SECTIONS 6.32.039(B) AND 6.32.040(D) WERE UNANIMOUSLY APPROVED. FOLLOWING DISCUSSION WITH MR. KRESSEL, FIRST READING OF ORDINANCE UNANIMOUSLY APPROVED, AS AMENDED, WITH SECOND READING SCHEDULED FOR THURSDAY, MAY 31, 1990.

R-2

First Reading of an Ordinance Amending MCC 7.20, Nuisances, to Delete Certain Provisions and to Include New Definitions and to Regulate Solid Wastes and Hazardous Materials on Private Property and Vacant and Unsecured Buildings

***UPON MOTION OF COMMISSIONER KELLEY,
SECONDED BY COMMISSIONER ANDERSON,
FIRST READING UNANIMOUSLY CONTINUED TO
THURSDAY, JUNE 7, 1990.***

DEPARTMENT OF HUMAN SERVICES

- R-3 In the Matter of Ratification of an Intergovernmental Agreement with the Oregon State Health Division for Multnomah County to Survey Public Water Systems Located at Farm Labor Camps

***UPON MOTION OF COMMISSISONER BAUMAN,
SECONDED BY COMMISSIONER KELLEY, R-3
WAS UNANIMOUSLY APPROVED.***

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-4 Order in the Matter of Declaring (Pittock Grove) Tax Foreclosed Property in a State of Waste and Ordering the Tax Collector to Issue a Deed (Continued from May 10, 1990)

***COMMISSIONER ANDERSON MOVED AND
COMMISSIONER BAUMAN SECONDED,
APPROVAL OF R-4. PAUL MACKEY
EXPLANATION AND RESPONSE TO BOARD
QUESTIONS. ORDER 90-80 UNANIMOUSLY
APPROVED.***

- R-5 Consideration of Bids for Purchase of 5 Tax Foreclosed Properties by Private Sale as Provided by ORS 275.200

***UPON MOTION OF COMMISSIONER ANDERSON,
SECONDED BY COMMISSIONER KELLEY, R-5
WAS UNANIMOUSLY APPROVED.***

- R-6 Recommendation on Goals and Process for Marketing of Edgefield Property

***COMMISSIONER ANDERSON MOVED AND
COMMISSIONER KELLEY SECONDED,
APPROVAL OF RESOLUTION. PAUL
YARBOROUGH AND JOHN DuBAY
EXPLANATION. KRISTI DeSILVIA TESTIMONY
AND SUBMISSION OF PETITIONS SIGNED BY***

**TROUTDALE RESIDENTS IN OPPOSITION TO
REZONING EDGEFIELD PROPERTY FROM
RESIDENTIAL TO COMMERCIAL.**

The Board recessed the regular meeting at 10:30 a.m. and convened a work session to discuss the Edgefield issue with Paul Yarborough. The work session was adjourned and the regular meeting was reconvened at 10:45 a.m.

**RESOLUTION 90-81 FOR THE PURPOSE OF
ESTABLISHING CRITERIA FOR EVALUATING
OFFERS TO BUY THE EDGEFIELD PROPERTY
APPROVED, WITH COMMISSIONERS ANDERSON,
KAFOURY AND KELLEY VOTING AYE, AND
COMMISSIONER BAUMAN VOTING NO.**

- R-7 Appointment of Task Force to Develop Solicitation for Offers to Purchase Edgefield Property

**COMMISSIONER BAUMAN MOVED, SECONDED
BY COMMISSIONER ANDERSON, TO APPOINT
WAYNE ATTEBERRY, CANDACE BREWER,
ETHAN SELTZER, BRAD FLETCHER AND RON
KAWAMOTO TO THE EDGEFIELD MARKETING
TASK FORCE. FOLLOWING DISCUSSION WITH
PAUL YARBOROUGH AND UPON MOTION OF
COMMISSIONER BAUMAN, SECONDED BY
COMMISSIONER ANDERSON, APPROVAL OF
THE APPOINTMENTS WERE UNANIMOUSLY
CONTINUED TO THURSDAY, MAY 31, 1990.
COMMISSIONER KELLEY ADVISED SHE WILL BE
SUBMITTING THE NAME OF AN ADDITIONAL
APPOINTEE.**

- R-8 Budget Modification DES #20 Authorizing Transfer of \$9,000 from Materials and Services to Equipment Within the Emergency Management Division

**UPON MOTION OF COMMISSIONER ANDERSON,
SECONDED BY COMMISSIONER BAUMAN, R-8
WAS UNANIMOUSLY APPROVED.**

- R-9 In the Matter of Ratification of an Intergovernmental Supplemental Agreement with the State of Oregon Highway Division for Advancing

Additional Federal Aid Secondary Funds for Improvement of NW
Cornelius Pass Road and NW Skyline Boulevard Intersections

**UPON MOTION OF COMMISSIONER ANDERSON,
SECONDED BY COMMISSIONER KELLEY, R-9
WAS UNANIMOUSLY APPROVED.**

R-10 Accepting Final Public Testimony in the Matter of the 1990
Community Development Block Grant Proposed List of Activities

**COMMISSIONER ANDERSON MOVED AND
COMMISSIONER KELLEY SECONDED,
APPROVAL OF R-10. CECILE PITTS
EXPLANATION. MS. PITTS SUBMITTED LETTER
FROM JEANETTE FINLEY ON BEHALF OF THE
AMERICAN RED CROSS IN SUPPORT OF THE
VOUCHER PROGRAM AND EMERGENCY
SHELTER PROGRAM. BONNIE MORRIS ON
BEHALF OF HUMAN SOLUTIONS TESTIMONY IN
SUPPORT OF CONTINUED BLOCK GRANT
FUNDING FOR SERVICES TO LOW AND
MODERATE INCOME PEOPLE. LOU SAVAGE
TESTIMONY IN SUPPORT OF CONTINUED
BLOCK GRANT FUNDING. LYNNETTE TRUDELL
TESTIMONY IN SUPPORT OF FUNDING FOR
DENTAL SERVICES TO LOW AND MODERATE
INCOME PEOPLE. MARGE JOZSA ON BEHALF
OF NEIGHBORHOOD HEALTH CLINICS
TESTIMONY IN SUPPORT OF FUNDING FOR
DENTAL SERVICES TO LOW AND MODERATE
INCOME PEOPLE. MS. PITTS RESPONSE TO
BOARD QUESTIONS. 1990 COMMUNITY
DEVELOPMENT BLOCK GRANT LIST OF
ACTIVITIES UNANIMOUSLY APPROVED.**

ORDINANCES - DEPARTMENT OF JUSTICE SERVICES

R-11 First Reading and Possible Adoption of an Ordinance Amending MCC
5.10.435 Raising Fees for Conciliation Services and Mediation
Services Provided by the Family Services Division for the Multnomah
County Circuit Court, and Declaring an Emergency

**ORDINANCE READ BY TITLE ONLY. COPIES
AVAILABLE. COMMISSIONER KELLEY MOVED**

AND COMMISSIONER ANDERSON SECONDED, APPROVAL OF FIRST READING AND ADOPTION. NO ONE WISHED TO TESTIFY. ORDINANCE 651 UNANIMOUSLY APPROVED.

NON-DEPARTMENTAL

R-12 Budget Modification MCSO #3 Authorizing Transfer of \$20,000 from Professional Services to Equipment Within the Sheriff's Operations Division to Purchase Vehicles for the Special Investigations Unit

UPON MOTION OF COMMISSIONER KELLEY, SECONDED BY COMMISSIONER ANDERSON, R-12 WAS UNANIMOUSLY APPROVED.

R-13 Budget Modification NON #11 Authorizing Transfer of Salary Savings in the Office of County Counsel to Establish a Law Clerk Position for Minority Law Student Clerk Program of Oregon State Bar and to Move Personnel Services Funds to Purchase Computer Equipment

MR. KRESSEL INTRODUCED JAMES BRITT OF THE UNIVERSITY OF OREGON LAW SCHOOL. UPON MOTION OF COMMISSIONER KELLEY, SECONDED BY COMMISSIONER BAUMAN, R-13 WAS UNANIMOUSLY APPROVED.

There being no further business, the meeting was adjourned at 11:30 a.m.

OFFICE OF THE BOARD CLERK
FOR MULTNOMAH COUNTY, OREGON

Deborah L. Bogstad

Deborah L. Bogstad



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
SHARRON KELLEY • DISTRICT 4 • 248-5213
JANE McGARVIN • Clerk • 248-3277

AGENDA

MEETINGS OF THE MULTNOMAH COUNTY BOARD OF COMMISSIONERS

FOR THE WEEK OF

May 21 - 25, 1990

Tuesday, May 22, 1990 - 9:00 AM - Executive Session . . . Page 2
Tuesday, May 22, 1990 - 9:30 AM - Formal/Planning . . . Page 2
Tuesday, May 22, 1990 - 11:00 AM - Informal Briefing . . Page 2
Tuesday, May 22, 1990 - 1:30 PM - Informal Briefings. . . Page 3
Thursday, May 24, 1990 - 9:30 AM - Formal Meeting . . . Page 3

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 PM, Channel 27 for Paragon Cable (Multnomah East) subscribers
Saturday 12:00 PM, Channel 21 for East Portland and East County subscribers

Tuesday, May 22, 1990 - 9:00 AM

Multnomah County Courthouse, Room 602

EXECUTIVE SESSION

1. Executive Session to Discuss Pending Litigation Pursuant to ORS 192.660(1)(h) (Continued from May 17, 1990)
-

Tuesday, May 22, 1990 - 9:30 AM

Multnomah County Courthouse, Room 602

FORMAL ITEM

2. Second Reading and Possible Adoption of an Ordinance Amending Multnomah County Code Chapter 2.20 Replacing the Department of Justice Services with the Department of Community Corrections and Repealing Ordinance No. 621 (Office of Justice Planning) (Continued from May 17, 1990)

PLANNING ITEM

3. PD 1-90

Review the decision of the Planning Commission of February 26, 1990, denying requested change in zoning designation from LR-10, low density residential district (minimum lot size of 10,000 square feet) to LR-7, low density residential district (minimum lot size of 7,000 square feet) for the northerly portion of the subject site; thereby disallowing a planned development for the entirety of the site, which would have allowed its development with a 124-unit mobile home park, all property located at 13300 SE Holgate Blvd. (Continued from May 8, 1990)

Tuesday, May 22, 1990 - 11:00 AM

Multnomah County Courthouse, Room 602

INFORMAL BRIEFING

4. Briefing on the Housing Authority of Portland Homeless Plan - Planning Framework for Resolving Homelessness. Presented by Don Clark and Helen Barney

Tuesday, May 22, 1990 - 1:30 PM

Multnomah County Courthouse, Room 602

INFORMAL BRIEFINGS

5. Briefing on Recommendation of Goals and Process for Edgefield Sale. Presented by Hank Miggins and Paul Yarborough
 6. Briefing on Proposed Process and Timeline for Seeking Public Comment on a Justice Facilities Proposal. Presented by Duane Zussy, Paul Yarborough and Linda Alexander
 7. Informal Review of Formal Agenda of May 24, 1990
-

Thursday, May 24, 1990, 9:30 AM

Multnomah County Courthouse, Room 602

FORMAL MEETING

ORDINANCES - DEPARTMENT OF HUMAN SERVICES

- R-1 First Reading and Possible Adoption of an Ordinance Adopting a New Emergency Medical Services Code and Repealing MCC Chapter 6.31 and Declaring an Emergency
- R-2 First Reading of an Ordinance Amending MCC 7.20, Nuisances, to Delete Certain Provisions and to Include New Definitions and to Regulate Solid Wastes and Hazardous Materials on Private Property and Vacant and Unsecured Buildings

DEPARTMENT OF HUMAN SERVICES

- R-3 In the Matter of Ratification of an Intergovernmental Agreement with the Oregon State Health Division for Multnomah County to Survey Public Water Systems Located at Farm Labor Camps

DEPARTMENT OF ENVIRONMENTAL SERVICES

- R-4 Order in the Matter of Declaring (Pittock Grove) Tax Foreclosed Property in a State of Waste and Ordering the Tax Collector to Issue a Deed (Continued from May 10, 1990)
- R-5 Consideration of Bids for Purchase of 5 Tax Foreclosed Properties by Private Sale as Provided by ORS 275.200

DEPARTMENT OF ENVIRONMENTAL SERVICES, CONT

- R-6 Recommendation on Goals and Process for Marketing of Edgefield Property
- R-7 Appointment of Taskforce to Develop Solicitation for Offers to Purchase Edgefield Property
- R-8 Budget Modification DES #20 Authorizing Transfer of \$9,000 from Materials and Services to Equipment Within the Emergency Management Division
- R-9 In the Matter of Ratification of an Intergovernmental Supplemental Agreement with the State of Oregon Highway Division for Advancing Additional Federal Aid Secondary Funds for Improvement of NW Cornelius Pass Road and NW Skyline Boulevard Intersections
- R-10 Accepting Final Public Testimony in the Matter of the 1990 Community Development Block Grant Proposed List of Activities

ORDINANCES - DEPARTMENT OF JUSTICE SERVICES

- R-11 First Reading and Possible Adoption of an Ordinance Amending MCC 5.10.435 Raising Fees for Conciliation Services and Mediation Services Provided by the Family Services Division for the Multnomah County Circuit Court, and Declaring an Emergency

NON-DEPARTMENTAL

- R-12 Budget Modification MCSO #3 Authorizing Transfer of \$20,000 from Professional Services to Equipment Within the Sheriff's Operations Division to Purchase Vehicles for the Special Investigations Unit
- R-13 Budget Modification NON #11 Authorizing Transfer of Salary Savings in the Office of County Counsel to Establish a Law Clerk Position for Minority Law Student Clerk Program of Oregon State Bar and to Move Personnel Services Funds to Purchase Computer Equipment

0701C/44-47/dr
5/17/90



MULTNOMAH COUNTY OREGON

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

GLADYS McCOY • CHAIR • 248-3308
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SHARRON KELLEY • DISTRICT 4 • 248-5213
JANE McGARVIN • Clerk • 248-3277

SUPPLEMENTAL AGENDA

NOTICE OF MEETING

Tuesday, May 22, 1990 5:30 PM - 7:00 PM

DONALD E. LONG JUVENILE JUSTICE FACILITY
1401 NE 68th Avenue
Portland, Oregon

Briefing for community leaders and elected officials on Multnomah County Juvenile Justice Facilities proposal. Scheduled by Chair Gladys McCoy.

SUPPLEMENTAL AGENDA

EXECUTIVE SESSION

Thursday, May 24, 1990 - 9:00 AM

Multnomah County Courthouse, Room 602

The Multnomah County Board of Commissioners will meet in Executive Session to discuss certain real property transactions pursuant to ORS 192.660(1)(e).

0701C/48/dr
5/22/90

DATE SUBMITTED May 16, 1990

(For Clerk's Use)

Meeting Date MAY 22 1990

Agenda No. Inf #4

REQUEST FOR PLACEMENT ON THE AGENDA

Subject: HAP Homeless Plan

Informal Only* May 22, 1990
(Date)

Formal Only _____
(Date)

DEPARTMENT Non-Dept.

DIVISION BCC

CONTACT Bill Thomas

TELEPHONE 248-5464

*NAME(s) OF PERSON MAKING PRESENTATION TO BOARD Don Clark, Helen Barney

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

Housing Authority of Portland Homeless Plan - Planning Framework for Resolving Homelessness

(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:

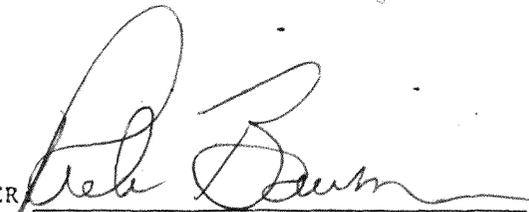
PERSONNEL

FISCAL/BUDGETARY

-General Fund

Other _____

SIGNATURES:

DEPARTMENT HEAD, ELECTED OFFICIAL, or COUNTY COMMISSIONER 

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.

Date 4/22/90
NAME Mrs. Louise Weidlich
ADDRESS 7725 SW Capital Hill Rd
Street Portland City 97219 Zip

I wish to speak on Agenda Item # R6/R7 1:30 PM
Subject Geddesfield Manor
and Thursday
FOR AGAINST for housing
sale homeless
PLEASE WRITE LEGIBLY!

CREATING A CONTINUUM OF HOUSING AND SERVICES
TO PREVENT AND RESOLVE HOMELESSNESS
IN PORTLAND AND MULTNOMAH COUNTY

A Discussion Paper



Housing Authority of Portland
March 1990

**CREATING A CONTINUUM OF HOUSING AND SERVICES
TO PREVENT AND RESOLVE HOMELESSNESS
IN PORTLAND AND MULTNOMAH COUNTY**

A DISCUSSION PAPER



Housing Authority of Portland

Donald E. Clark, Executive Director

Report Prepared By:

Department of Planning, Development and Intergovernmental Relations
135 S. W. Ash Street, Portland, Oregon, 97204 (503) 225-1065

Helen Barney, Director
Marjorie M. Ille, PhD, Planner
March 1990

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INTRODUCTION

In November 1989, the Housing Authority of Portland (HAP) took a major step toward realizing its vision of a community without homelessness with the release of a study entitled "Resolving Homelessness in Portland and Multnomah County -- A Report and Planning Framework."

The result of almost a year of data gathering and analysis by HAP's Department of Planning, Development and Intergovernmental Relations, the study defined and quantified the local homeless population; identified the problems associated with homelessness; outlined a model for ending homelessness that includes both housing and services; and, finally, committed HAP to:

1. Produce additional data on the cost of needed housing and services; and
2. Propose a process for addressing the problem in a coordinated and comprehensive manner.

This report is a first step toward meeting that follow-up commitment. It is not designed to generate the substantial political support and public and private resources ultimately required to end homelessness. Rather, it is a resource for individuals and organizations already actively interested or involved in the local effort to understand and resolve the problem. Its assumptions need testing; its estimates need refining; and its various components need sponsors who are willing to oversee the drafting of more specific policies and work plans.

HAP estimates in this discussion paper that the total cost of a comprehensive solution to homelessness in Portland and Multnomah County is at least \$0.5-billion for development of additional emergency, transitional, and permanent housing coupled with new annual operating expenses of \$57-million for housing-related programs and for case management.

That is a substantial price tag and results in large part from almost a decade of federal neglect of housing programs. But the solution can be broken down into component parts that are manageable and affordable. The only course of action our community can not afford is to turn its back on the more than 30,000 households plagued or threatened by homelessness in Portland and Multnomah County.

"Contemporary American homelessness is an outrage, a national scandal. Its character requires a careful, sophisticated and dispassionate analysis . . . but its tragedy demands something more direct and human, less qualified and detached."

(Supplemental Statement in response to the Institute of Medicine's report, "Homelessness, Health, and Human Needs," 1988.)

EXECUTIVE SUMMARY

Purpose

This discussion paper 1) provides additional data on the cost of housing and services required to implement the comprehensive solution to homelessness proposed in the Housing Authority of Portland's November 1989 report and 2) proposes a process for addressing the problem in a coordinated and comprehensive manner.

It is designed to generate additional work by individuals and organizations involved in the local effort to resolve homelessness rather than as a catalyst for the political and financial support ultimately required to address the problem.

Methodology

This paper is based on data gathering and analysis by HAP's planner Marjorie M. Ille, PhD. It draws from a large quantity of published information and also reflects the input of local housing professionals. It is designed to provide a clear framework for discussion and debate, not deliver definitive solutions or costs.

Findings

1. HAP estimates that the cost of implementing the comprehensive solution to homelessness proposed in its November 1989 report approaches at least \$0.5-billion. This one-time expenditure carries with it annual operating costs of approximately \$57-million.

In reviewing these numbers, however, it is important to remember that the actual public subsidy required to implement the system will be considerably less than the over-all total.

2. The total system cost breaks down as follows by one-time expenditures, and annual costs.

<u>Component</u>	<u>One-Time</u>	<u>Annual Operating Costs (Housing/Case Management)*</u>
Emergency	3,780,000	1,297,400
Transitional	15,457,000	3,318,480
Prevention and Stabilization	---	33,221,000
Permanent		
Existing Stock	114,250,000	---
New units	309,525,000	---
Special Needs	?	8,452,625
Homeownership	---	<u>10,650,000</u>
TOTAL	\$443,012,000	\$56,939,565

* HAP has estimated only the cost of additional case management, not the additional services such as substance abuse treatment, daycare, job training, etc.

Recommendations

HAP recommends the following process for putting in place the housing and related services identified above.

1. The Funders Advisory Committee (FAC)¹ prepare and circulate an addendum to the Master Agreement to End Homelessness that formally commits its more than 50 signatories to adopt the goals and planning framework presented in this paper.
2. The Funders Advisory Committee coordinate the preparation of a community legislative policy targeted toward the increased funding and systemic changes necessary at both the state and federal levels to resolve homelessness.

¹ The Funders' Advisory Committee is charged by County ordinance with enhancing the funding, delivery, and evaluation of emergency basic needs services within Multnomah County. It is composed of elected officials from the City and County; the Chair of the Board of the Housing Authority of Portland; representatives from the Metropolitan Chamber of Commerce, the local foundation sector, the religious community, and the United Way of the Columbia-Willamette; and the Chair of the Community Action Agency.

3. Oversight for the implementation of each the four components of the proposed continuum of housing and services be assigned to a sponsor, based on existing responsibilities and work already in progress.

<u>Component</u>	<u>Sponsor</u>		
. Emergency	Funders'	Advisory	Committee
. Transitional	"	"	"
. Prevention and Stabilization	"	"	"
. Affordable Housing			
a. Special Needs	"	"	"
b. Remainder	Housing Advisory Group ²		

4. By May 1, 1990, the two sponsors convene broad-based work groups to review, refine and supplement HAP's needs assessments and develop a work plan for implementing each component of the continuum.
5. Top priority at the local level should be given to program design and resource generation for emergency, transitional and special needs housing and continued work on creation of a local housing partnership to spawn and support community development corporations.

² The Housing Advisory Group is composed of top-level administrators of city and county agencies involved with housing and community development -- the Portland Development Commission, the Housing Authority of Portland, the city Bureau of Buildings, the city and county Bureaus of Community Development, and the city Bureau of Planning.

I. THE PLANNING FRAMEWORK

HAP's November 1989 Report proposes a model for breaking the cycle of homelessness that includes both housing and services targeted to populations who are now homeless or at risk of becoming homeless. The resulting planning framework (see below) envisions four tiers of service delivery -- emergency, transitional, stabilization, and prevention.

In essence, the model calls for a shift of resources from emergency assistance -- particularly mass shelters and short-term vouchers -- to a more comprehensive and lasting approach that provides the supports to prevent homelessness and enables the homeless to achieve a more stable living situation.

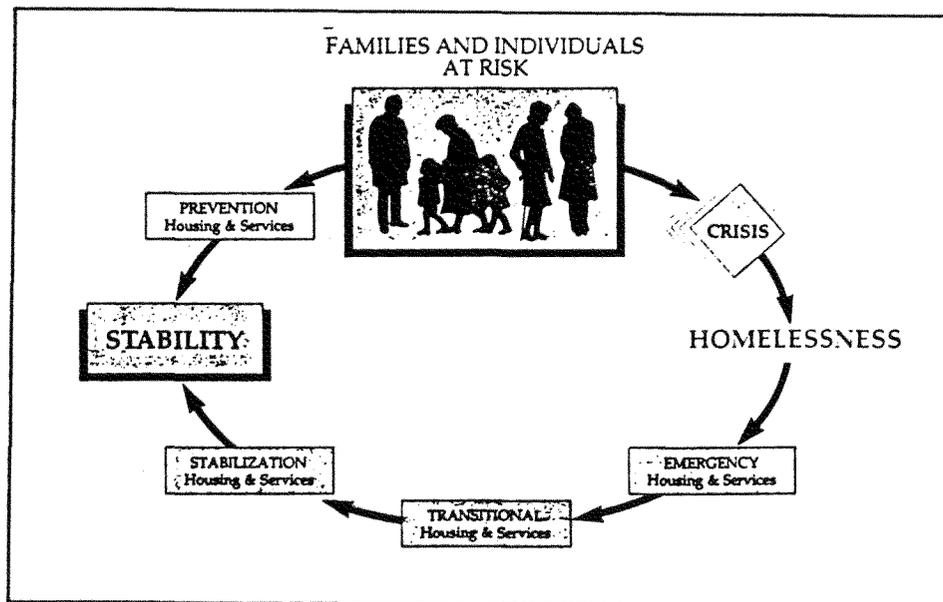


Figure A. THE PLANNING FRAMEWORK

II. POLICY GOALS AND GUIDELINES

HAP now proposes that this planning framework be translated into the following general policies to shape the community's commitment to resolve homelessness.

Community Goal: To provide the housing resources and supportive services necessary to resolve and prevent homelessness within Portland and Multnomah County.

1. Emergency Policy: To create a short-term shelter system that meets the basic needs of families and individuals and assesses their future housing and service requirements.
2. Transitional Policy: To provide the housing and services necessary to assist homeless families and individuals in achieving maximum independence and self-sufficiency.
3. Prevention and Stabilization Policy : To assure that families and individuals have access to affordable housing appropriate to their needs and to provide the ongoing supports to maintain their stability.
4. Affordable Housing: To advocate for and implement policies that will provide families and individuals with safe, decent and affordable housing in livable neighborhoods throughout Portland and Multnomah County

III. IMPLEMENTATION

A Continuum of Housing and Services

The implementation of these community goals requires a continuum of housing and services that stretches from emergency shelter for the newly homeless to homeownership opportunities for individuals and families who have gained personal and economic stability. The continuum is designed to serve the households identified in HAP's November 1989 report as either homeless (11,089 annually) or at risk of becoming homeless (19,400 very low income households paying more than 30% of their income for rent). The total target population of approximately 30,000 households is composed of just over 19,000 single adults and 11,000 families.

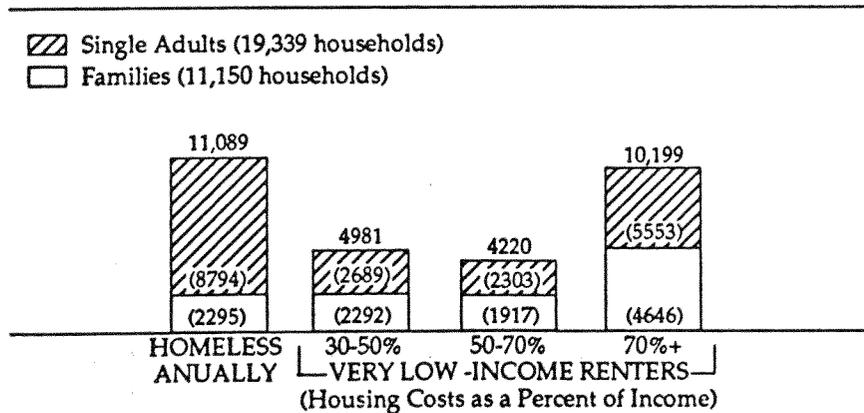


Figure B. PERMANENT AFFORDABLE HOUSING NEEDS IN PORTLAND/MULTNOMAH COUNTY.

Figure 1 (Appendix A-1) translates HAP's planning framework into a specific continuum of emergency, transitional and permanent housing and summarizes the costs of its implementation.

In total, HAP estimates a minimum of approximately \$0.5-billion is necessary on a one-time basis to implement the proposed continuum. (This number does not yet include capital costs for special needs housing nor reflect the impact of expiring federal subsidies.) A further breakdown between public and private investment obviously needs to occur as part of the implementation process suggested below.

On an annual basis, HAP estimates the continuum's operating costs at approximately \$57-million for housing and case management. Additional services that may be required such as substance abuse programs, day care, job training etc. are impossible to quantify with any degree of accuracy and have not been included .

The assumptions underlying HAP's estimates are catalogued in detail on pp. 11-20. Tables II and III (Appendix A-4-5) provide additional information on the emergency and transitional units that are proposed as well as the accompanying case management costs.

Process

It is critical to keep in mind that the resolution of homelessness is contingent on the availability of a complete continuum of housing and services. If permanent affordable housing and ongoing supports are not available for families completing a transitional program, they are likely to become homeless again. If permanent affordable housing is created in disproportion to emergency and transitional housing and services, families are unlikely to be stable enough to take on the responsibilities of independent living or homeownership.

While it is essential to plan within the context of the proposed continuum, it is obvious that the implementation of some of its components requires considerably more time and resources than others. In order to bring on line the additional affordable housing identified, for example, the state and federal governments must be convinced to substantially expand and/or restructure existing programs and the private sector must be provided with incentives to become a partner in the effort.

In order to provide both focus and accountability to the multi-pronged effort that must occur, HAP proposes the following:

<u>1.</u>	<u>Action</u>	<u>Responsibility</u>	<u>Timing</u>
	Obtain general community support of HAP's proposed policy and planning framework for resolving homelessness.	Funders Advisory Committee	By 6/1/90

HAP proposes that this endorsement take the form of an addendum to the Master Agreement to Break the Cycle of Homelessness drawn up by the Metropolitan Chamber of Commerce and signed last year by more than 50 public and private organizations.

The addendum would supplement the signatories' general commitment to "actively participate in long-term solutions to homelessness" with a specific commitment to plan and prioritize within the policy and planning framework set forth above.

<u>2.</u>	<u>Action</u>	<u>Responsibility</u>	<u>Timing</u>
	Create a comprehensive state and federal legislative agenda for resolving homelessness.	Funders Advisory Committee	Convene work groups by 5/1/90 Policy by 7/1/90

HAP recommends that the FAC convene a work group to develop and advocate for a legislative policy aimed at achieving at least the following:

- a. Expanded support for low income housing (similar to the program being proposed by the National Low Income Coalition)
- b. Reform of the welfare system
- c. Increased mental health service
- d. Increased alcohol and drug treatment services
- e. Improved job training and educational programs
- f. Improved integration into the community of persons previously involved in the criminal justice system.

A number of groups are already at work on these issues. The Association of Oregon Housing Authorities has published a paper to serve as the foundation for a 1991 Oregon housing agenda; the Human Services Coalition of Oregon is working on a white paper; Housing Now has an active local organization; the City of Portland has approved a federal legislative agenda which includes some housing-related goals; and an ad hoc group of Oregon housing lobbyists is at work on a package of bills to increase housing affordability.

3. <u>Action</u>	<u>Responsibility</u>	<u>Timing</u>
Obtain sponsors to oversee implementation of each component of the proposed continuum at the local level.	Housing Authority of Portland	By 3/30/90

HAP proposes that each component of the continuum have a sponsor responsible for convening all affected organizations to begin work on an implementation strategy and to ensure that community-wide efforts proceed in a coordinated manner.

Based on existing oversight responsibilities and the work that is already in progress, the following sponsors are suggested:

<u>Continuum Component</u>	<u>Sponsor</u>
1. Emergency Housing and Services	Funders Advisory Comm.
2. Transitional Housing and Services	" " "
3. Prevention and Stabilization Services	
4. Preservation and Expansion of Affordable Housing	
a. Maintain/preserve existing stock	a. Housing Advisory Group
b. Expand affordable rental stock	b. " " "
c. Add special needs housing	c. Funders Advisory Comm.
d. Expand homeownership opportunities	d. Housing Advisory Group

4. <u>Action</u>	<u>Responsibility</u>	<u>Timing</u>
Sponsors convene work groups to develop work-plans for each component of continuum and prioritize activities.	FAC & HAG	Initial meetings By 5/1/90

HAP proposes that each of the sponsors convene work groups to:

- a. Draw up specific goals and objectives for each component or subcomponent.
- b. Review, refine, and supplement HAP's cost estimates
- c. Identify work already underway to meet established goals.
- d. Develop work plans that identify responsibilities, timelines, and funding strategies and integrate work-in-progress.

Although ultimate responsibility for prioritizing activities rests with the sponsoring entities and the teams they assemble, HAP proposes that local resources be focused initially in the areas listed below. In all cases, substantial progress is within reach and in some instances activity is already underway.

- a. Restructure and expand emergency and transitional housing and services. HAP's needs assessment is most complete in this area (see Tables II and III and Appendix A-1); some resources have already been identified; and it is a top community priority. Program design for emergency housing could be complete by June 1, 1990.
- b. Develop special needs housing and services particularly for the chronically mentally ill. The unmet need in this area -- 75% for chronically mentally ill alone -- is critical and the state and county have already made substantial progress in identifying the multiplicity of housing and services this population requires.
- c. Continue efforts to create a local housing partnership with community development corporations. Such a partnership will substantially increase local capacity for maintaining and developing affordable housing stock. Both the Ford and Enterprise Foundations have already been approached for assistance and the response appears encouraging.

- d. Continue efforts to consolidate or coordinate responsibility for housing and community development activities within Portland and Multnomah County. The clearer the accountability and organizational configuration, the greater the local opportunity to focus on product rather than process.

Conclusion

The Housing Authority of Portland continues to believe that homelessness can be resolved and prevented in this community. It is our hope that the information and ideas in this paper will generate the dialogue, reinforce the commitment, and activate the resources necessary to put an end to one of the most troubling phenomena of our time.

III. ANALYSIS OF COMPONENTS OF HOUSING CONTINUUM

The following pages are designed to assist in the development of specific implementation strategies for each component or subcomponent of the proposed continuum of housing and services.

Each one includes:

- A. An explanation of the underlying assumptions of need and cost.
- B. A list of additional factors affecting program design or cost that need to be debated or addressed.
- C. A proposed development team for both housing and services.

It is proposed that the Funders Advisory Committee and the Housing Advisory Group also assume responsibility for broad-based community involvement in the design and review of their implementation plans.

ANALYSIS OF COMPONENTS

1. EMERGENCY HOUSING

A. ADD EMERGENCY HOUSING
FOR 120 FAMILIES
(with case management)

Cost

One-time: \$1,980,000
Annual: \$ 687,000

A. NEED AND COST

Assumptions:

1. Additional needed to serve:
 - . 110 families with children
 - . 10 families without children
2. 1/2 (60) to be non-profit owned/operated;
1/2 (60) to be leased by social service agency.
3. Acquisition costs:
 - . 50 for families w/children @ \$36,000 unit = \$1,800,000
 - . 10 for families, w/o ch. @ \$18,000 unit = \$ 180,000
4. Operational Costs (annual):
 - a. Non-profit owned:
 - . 50 Families w/children @ \$250/month = \$ 150,000
 - . 10 Families w/o child. @ \$225/month = \$ 27,000
 - b. Leased: 60 @ \$500/month = \$ 360,000
5. Case management: 6 (20/caseload) \$25,000 = \$ 150,000

B. ADDITIONAL FACTORS

1. What kind of housing: shared or individual units?
2. Considerations: costs, privacy, "normalcy", ease of service delivery/supervision, location(s)
3. Need for many services, e.g. child care, a/d treatment
4. ADC benefits need to be increased to reflect housing costs (57% of homeless families are headed by women)

C. DEVELOPMENT TEAM

1. Convenor: FAC
2. Program Design: MCA, providers
3. Resource Development:
 - a. Housing: HAP, City (HCD), County (DES)
 - b. Services: County/State DHR, United Way, Foundations

1. EMERGENCY HOUSING

B(1). RESTRUCTURE SYSTEM FOR
SINGLE ADULTS: 190 units of
emergency housing
(with case management)

Cost

One-Time: \$800,000

Annual: \$610,400

A. NEED AND COST

Assumption: Need to restructure current shelters, i.e.,
Burnside Projects and Baloney Joe's.

1. Need for emergency housing/services for newly homeless, with 24-hour access and some privacy.
 - . Phase I: (a) 150 men and women, (b) 40 women only
 - . Phase II: Perhaps space for 50 more
2. Need shelter on long-term basis for the other homeless, i.e., those who are not currently willing/able to accept case management, treatment and other services. Perhaps 100-200.
3. Current facilities are not appropriate to meet above needs. Existing SRO, such as Estate Hotel, could serve as emergency housing facility.
4. Development needs:
 - (1) For 40 newly homeless women = \$800,000
 - (2) For 100-200 chronically/episodically homeless
5. Annual housing: 190 @ \$180/month = \$410,400
6. Case management: 8 (20-25 caseload) at \$25,000 = \$200,000

B. ADDITIONAL FACTORS

1. If Estate is used as emergency facility, 150 units of permanent/transitional housing need to be replaced.
2. How and where to develop 40 additional units for women.
3. Monitor for additional spaces that may be needed (Phase II).
4. Need to plan to meet need of other homeless.

C. DEVELOPMENT TEAM

1. Convenor: FAC
2. Program Design: MCA, providers of shelter for singles
3. Resource Development:
 - a. Housing: City (PDC & HCD), HAP, Chamber of Com.
 - b. Services: County/State DHR, United Way, Foundations

1. EMERGENCY HOUSING

B(2). LONG-TERM BASIC
HOUSING FOR OTHER
HOMELESS SINGLE ADULTS
(For 100-200)

Cost

One-Time: \$1,000,000

Annual: No new costs

A. NEED AND COST

Assumptions:

1. Need to restructure current system of shelters, i.e., Burnside Projects and Baloney Joe's.
2. Need to shelter those who are not willing/able to accept services available through emergency and transitional programs. Estimate: 100-200.
3. Current facilities are not appropriate: new facility and/or new facilities needed.

COST: Acquisition/rehab: \$1,000,000

Operational: (revenue from existing shelters)

B. ADDITIONAL FACTORS

ISSUES (Design, size, siting):

1. Can a facility that shelters a large number of persons be operated (a) as decent housing for occupants, and (b) be a good neighbor?
2. Housing designed to meet needs of this subgroup
 - . privacy, 24-hour access
 - . high level of supervision
 - . easy to clean/maintain
3. Housing designed to meet needs of range of persons. For example, is a "camp" appropriate for some?

C. DEVELOPMENT TEAM

1. Convenor: FAC

2. Program Design: MCA, providers of shelter for singles, HAP, Chamber of Commerce

3. Resource Development:

a. Housing: HAP, City (PDC & HCD)

b. Services: County/State DHR, United Way, Foundations

2. TRANSITIONAL HOUSING

A. ADD TRANSITIONAL
HOUSING FOR 268 FAMILIES
(with case management)

Cost

One-Time: \$4,808,000

Annual: \$1,463,000

A. NEED AND COST

Assumptions:

1. Additional needed to serve:
 - . 248 families with children
 - . 20 families without children
2. 1/2 (138) to be non-profit owned/operated;
1/2 (130) to be leased by social service agency.
3. Acquisition costs:
 - . 118 for families w/children @ \$36,000 unit = \$4,248,000
 - . 20 for families, w/o ch. @ \$28,000 unit = \$ 560,000
4. Operational Costs (annual):
 - a. Non-profit owned:
 - . 118 Families w/children @ \$250/month = \$ 354,000
 - . 20 Families w/o child. @ \$225/month = \$ 54,000
 - b. Leased: 130 @ \$500/month = \$ 780,000
5. Case management: 11 (24/caseload) @ \$25,000 = \$ 275,000

B. ADDITIONAL FACTORS.

1. See 1A: Emergency Housing and Services for Families.
2. State funding of services to support full implementation of Family Support Act is necessary.

C. DEVELOPMENT TEAM

1. Convenor: FAC
2. Program Design: MCA, providers
3. Resource Development:
 - a. Housing: HAP, City (HCD), County (DES)
 - b. Services: County/State DHR, United Way, Foundations

2. TRANSITIONAL HOUSING

B. ADD TRANSITIONAL HOUSING
FOR 463 SINGLE ADULTS (with
case management)

Cost

One-Time: \$10,649,000
Annual: \$ 1,855,480

A. NEED AND COST

Assumptions:

1. 463 additional needed to serve:
 - 135 persons in alcohol/drug-free housing
 - 80 persons with multiple problems (corrections)
 - 100 persons who are "job-ready"
 - 88 women with special needs
 - 60 persons with mental illness
 2. Development costs:
 - 463 @ \$23,000/unit = \$10,649,000
 3. Annual operating costs
 - . 60 CMI @ \$11,000/bed/year = \$ 660,000
 - . 403 others
 - . Housing: @180/month = \$ 870,480
 - . Case management = \$ 325,000
 - 13 (ave. caseload, 31) @ \$25,000

- Total annual costs \$ 1,855,480

B. ADDITIONAL FACTORS

1. Need for many services, e.g. a/d treatment.
2. Need State involvement in housing/services for those who are mentally ill.
3. Benefits from Supplementary Security Income (SSI) and General Assistance (GA) need to reflect costs of living.
4. Eligibility for benefits needs to reflect that many incapable of full-time, permanent employment.

C. DEVELOPMENT TEAM

1. Convenor: FAC
2. Program Design: MCA, providers, HAP, Chamber of Com.
3. Resource Development:
 - a. Housing: HAP, City (HCD/PDC)
 - b. Services: County/State DHR, United Way, Foundations

3. EXPAND PREVENTION AND STABILIZATION PROGRAMS

(Housing I/R, Renter's & Home Owner's Emergency Assistance, rent subsidies for 10,000 households, case management)

Cost

Annual: \$33,221,000

A. NEED AND COST

Local Programs

- A. Renters Revolving Loan Fund (provide loans and grants for tenant security deposits, rent arrearages, forward rent and year round utility assistance)
- Assist 2,500; Average cost \$400; Annual: \$1,000,000
- B. Centralized Housing Clearinghouse
(computerized database, I/R, counseling)
. One time: hardware, software (funding requested)
. Annual costs \$ 175,000
- C. Case Management (prevention and follow-up)
14 case managers @ \$25,000 \$ 350,000
- D. Other supportive programs ?

State Programs

- A. Homeowner's Emergency Assistance Program \$ 1,696,000
. 200 @ \$8,480 annually
- B. Rent Subsidy Program
. 10,000 households @ \$250/month \$30,000,000

B. ADDITIONAL FACTORS

1. Screening with strict criteria; monitoring.
2. Programs require high degree of coordination.
3. Programs should be a high priority.

C. DEVELOPMENT TEAM

1. Convenor: FAC
2. Program Design: County, MCA, HAP, OHA
3. Resource Development:
 - a. Housing: County, HAP, City (PDC & HCD)
 - b. Services: County/State DHR, United Way, Foundations

4. PERMANENT AFFORDABLE HOUSING

B. EXPAND THE SUPPLY OF AFFORDABLE RENTAL HOUSING FOR VERY LOW-INCOME HOUSEHOLDS

(Rehab 510 vacant units, build 6000 multi-family units, build/rehab 550 SROs)

Cost

One-Time: \$309,525,000

A. NEED AND COST

NEED

1. 11,000 households were homeless in 1988-89.
2. 19,400 households are paying more than 30% of their income for housing.
3. Only 30% of eligible very low-income family (with children) households are receiving federal housing assistance: 10,500 are not.
4. The private market cannot provide affordable and adequate housing to all households who are very-low income (below 50% of area median income).
5. Assumption: Many low-income single adults and low-income couples without children cannot afford the cost of studios and one bedroom units.

COST

- | | | | |
|---|---------------|---|---------------|
| 1. Reclaim 510 vacant/abandoned single fam. units | @ \$50,000 | = | \$ 25,500,000 |
| 2. Build 6000 2-3 Bedroom units | @ \$45,000 | = | \$270,000,000 |
| (fully capitalized; rents at \$250/month) | | | |
| 3. Expand SRO units by 550 | @ \$23-28,000 | = | \$ 14,025,000 |
| 4. Build _____ studios | @ | = | \$? |
| 5. Build _____ 1 bedroom units | @ | = | \$? |

B. ADDITIONAL FACTORS

1. Many formerly homeless families/individuals are in need of on-going supports if they are to achieve stability.
2. Data to accurately assess housing needs will not be available until after the 1990 census. The numbers projected, however, can serve as a guide until then.

C. DEVELOPMENT TEAM

1. Convenor: HAG
2. Program Design: HAG, non-profit housing providers
3. Resource Development:
 - a. Housing: City (HCD/PDC), County, HAP, State
 - b. Services: County/State DHR, Federal government, Foundations

4. PERMANENT AFFORDABLE HOUSING

C. DEVELOP HOUSING/SERVICES
FOR THOSE WITH "SPECIAL NEEDS"

(2,100, plus others not
identified or quantified)

Cost

One-Time: ?
Annual: \$8,452,624

A. NEED AND COST

1. A range of housing options needs to be developed/supported for 2100 persons with a chronic mental illness.
(This is approximately four times what is currently available at a cost of \$2,113,156.)
Estimated annual cost: \$8,452,624
2. Housing for persons with developmental disabilities
deinstitutionalized from Fairview
COST: ?
3. Other ?

B. ADDITIONAL FACTORS

1. State needs to fund adequate community based services/housing for persons with mental illness and those who are currently being "deinstitutionalized."
2. Improved income benefits, i.e. from General Assistance (GA and Supplemental Security Income (SSI) will help persons meet their housing costs.

C. DEVELOPMENT TEAM

1. Convenor: FAC
2. Program Design: County, providers of services to these persons; consumers and advocates.
3. Resource Development:
 - a. Housing: County, HAP, City (PDC & HCD)
 - b. Services: State DHR, County DHR, United Way, Foundations

4. PERMANENT AFFORDABLE HOUSING

**D. EXPAND HOMEOWNERSHIP
OPPORTUNITIES FOR LOW-INCOME
HOUSEHOLDS**
(350 per year)

Cost

One-Time:

Annual: \$10,650,000

A. NEED AND COST

1. Median priced housing is beyond the means of low-income families.
2. Homeownership opportunities should be available to low-income families who meet established program criteria.
3. Homeownership by low-income families can help stabilize both neighborhoods and families.

COST: 350 households annually

1. Urban Homestead	120 @ \$40,000	=	\$4,800,000
2. Nehemiah/other CDCs	100 @ \$47,500	=	\$4,750,000
3. Sweat equity	30 @ \$10,000	=	\$ 300,000
4. Mortgage Purchase Program:	100	=	\$ 800,000
. 50 with 1% interest rate reduction (over 30 years) @ \$ 4,000		=	\$ 200,000
. 50 with 3% interest rate reduction (over 30 years @ \$12,000		=	\$ 600,000

B. ADDITIONAL FACTORS

1. Strategies need to be designed taking into account income and special needs/barriers into account - and scarce resources.
2. The State must be involved in homeownership programs.

C. DEVELOPMENT TEAM

1. Convenor: HAG
2. Program Design: HAG, non-profit housing providers
3. Resource Development:
 - a. Housing: City (HCD/PDC), County, HAP, State
 - b. Services: County/State DHR, Federal government, Foundations

APPENDIX

FIGURE 1

A COMPREHENSIVE APPROACH TO RESOLVING HOMELESSNESS

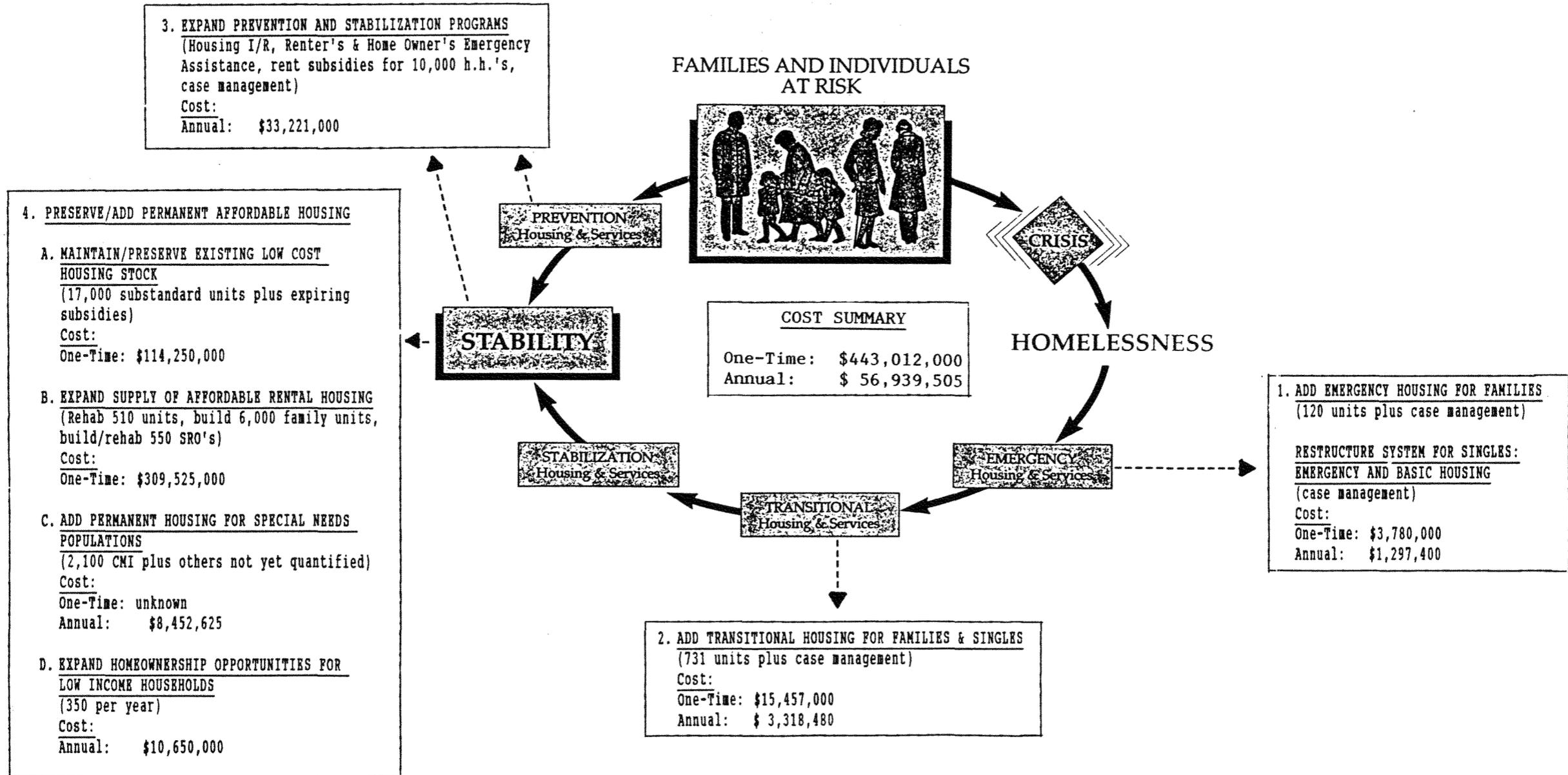


TABLE I
COMPONENTS OF COMPREHENSIVE APPROACH TO RESOLVING HOMELESSNESS: A SUMMARY

HOUSING COMPONENT	NUMBER	ONE TIME COSTS	HOUSING COSTS/YEAR	CASE MANAG'T COSTS/YEAR	ANNUAL TOTAL COSTS	CONVENOR	PROGRAM DESIGN	RESOURCE DEVELOPMENT HOUSING	DEVELOPMENT SERVICES
1. EMERGENCY									
1A. Families	120	\$1,980,000	\$537,000	\$150,000	\$687,000	FAC	MCA; providers	HAP,HCD,DES	County/State DHR U.Way,Foundations
1B. Single Adults	190	\$800,000	\$410,400	\$200,000	\$610,400	FAC	MCA; providers;	HAP,HCD,PDC	County/State DHR U.Way,Foundations
1. EMERGENCY TOTALS	310	\$2,780,000	\$947,400	\$350,000	\$1,297,400				
1C. LONG-TERM BASIC HOUSING FOR SINGLES									
	200	\$1,000,000				FAC	MCA; providers;	HAP,HCD,PDC	County/State DHR U.Way,Foundations
2. TRANSITIONAL									
2A. Families	268	\$4,808,000	\$1,188,000	\$275,000	\$1,463,000	FAC	MCA; providers	HAP,HCD,DES	County/State DHR U.Way,Foundations
2B. Single Adults	463	\$10,649,000	\$1,000,080	\$855,400	\$1,855,480	FAC	MCA; providers;	HAP,HCD,PDC	U.Way,Foundations
CMI	(60)		(\$129,600)	(\$530,400)	(\$660,000)		HAP;C.C.		
Various subgroups	(403)		(\$870,480)	(\$325,000)	(\$1,195,480)				County/State DHR
2. TRANSITIONAL TOTALS	731	\$15,457,000	\$2,188,080	\$1,130,400	\$3,318,480				
TOTALS:									
HOUSING FOR HOMELESS	1,241	\$19,237,000	\$3,135,480	\$1,480,400	\$4,615,880				
3. PREVENTION AND STABILIZATION									
Renters' Loan Fund	2,500		\$1,000,000		\$1,000,000	FAC	County, MCA,	County/State DHR,	
Housing Clearinghouse	?		\$175,000		\$175,000		providers,	United Way,	
Case Management	?			\$350,000	\$350,000		HAP, OHA		
Other Programs	?	?	?	?	?				
Homeowner's Emerg As.	200		\$1,696,000		\$1,696,000				
Rent Subsidy	10,000		\$30,000,000		\$30,000,000				
3. PREVENTION/ STABILIZATION TOTALS	12,700	?	\$32,871,000	\$350,000	\$33,221,000				

TABLE I (CONTINUED)
COMPONENTS OF COMPREHENSIVE APPROACH TO RESOLVING HOMELESSNESS: A SUMMARY

HOUSING COMPONENT	NUMBER	ONE TIME COSTS	HOUSING COSTS/YEAR	CASE MANAG'T COSTS/YEAR	ANNUAL TOTAL COSTS	CONVENOR	PROGRAM DESIGN	RESOURCE HOUSING	DEVELOPMENT SERVICES
4. PERMANENT AFFORDABLE HOUSING									
4A. Maintain existing						HAG			
Rehab substandard units	15,000	\$97,500,000	--	--	--		HAG; non-profit housing providers	City (HCD, PDC), County, HAP, State	County/State DHR, federal gov't, foundations
Rehab units downtown	2,000	\$16,750,000	--	--	--				
Expiring subsidies	2,045	?	?	?	?				
4A. Subtotals	19,045	\$114,250,000							
4B. Expand rental supply (very low-inc.)									
Rehab vacant single family	510	\$25,500,000	--	--	--	HAG	HAG; non-profit housing providers	City (HCD, PDC), County, HAP, State	County/State DHR, federal gov't, foundations
Build 2-3 bdrm multi-family	6,000	\$270,000,000	--	--	--				
Rehab/build SROs	550	\$14,025,000	--	--	--				
Build studios	?	?	?	?	?				
Build 1 bdrm	?	?	?	?	?				
4B. Subtotals	7,060	\$309,525,000							
4C. Develop options for those with "special needs"									
CMI	2,100	?	*	*	\$8,452,625	FAC	County, providers, consumers	County, HAP City (PDC/HCD)	County/State DHR, United Way, foundations
Dev. disabled	?	?							
Other	?	?							
4C. Subtotals	2,100	?	*	*	\$8,452,625				
4D. Expand homeownership opportunities (low-income families)									
Urban Homestead	120		\$4,800,000		\$4,800,000	HAG	HAG, non-profit housing providers	City (HCD/PDC), County, HAP, State	County/State DHR, federal gov't, foundations
Nehemiah	100		\$4,750,000		\$4,750,000				
Sweat Equity	30		\$300,000		\$300,000				
Mortgage Purchase	100		\$800,000		\$800,000				
4D. Subtotals	350		\$10,650,000	*	\$10,650,000				
4. PERMANENT AFFORDABLE HOUSING TOTALS									
	28,555	\$423,775,000	\$10,650,000*	*	\$19,102,625				
TOTALS									
	42,496	\$443,012,000	\$46,656,480*	\$1,830,400*	\$56,939,505				

*Totals do not include housing and case management costs for the chronically mentally ill (CMI).
The estimated annual cost of \$8,452,625 includes housing, case management and other services.

TABLE II
COSTS FOR NEW EMERGENCY AND TRANSITIONAL HOUSING
HOMELESS FAMILIES AND UNACCOMPANIED ADULTS

PROGRAM	SERVED ONE TIME	SERVED ANNUALLY	ONE-TIME COSTS	HOUSING COST/MONTH	HOUSING COST/YEAR	CASE MANAG'T COST/YEAR	ANNUAL TOTAL COSTS	ANNUAL UNIT COSTS
EMERGENCY								
Families w/children	110	589	\$1,800,000		\$510,000	\$137,500	\$647,500	\$5,886
Non-profit units	(50)		(\$1,800,000)	\$250	(\$150,000)	(\$62,500)	(\$212,500)	\$4,250
Leased units	(60)			\$500	(\$360,000)	(\$75,000)	(\$435,000)	\$7,250
Families w/o childre								
Non-profit units	10	173	\$180,000	\$225	\$27,000	\$12,500	\$39,500	\$3,950
Unaccompanied adults								
Phase I	190	4,940	\$800,000	\$180	\$410,400	\$200,000	\$610,400	\$3,213
Women only	(40)	(1040)	(\$800,000)	\$180	(\$86,000)	(\$50,000)	(\$136,400)	\$3,410
Men/women	(150)	(3900)		\$180	(\$324,000)	(\$150,000)	(\$474,000)	\$3,160
Phase II	?							
Emergency Subtotals	310	5,702	\$2,780,000	--	\$947,400	\$350,000	\$1,297,400	\$4,185
TRANSITIONAL								
Families w/children	248	638	\$4,248,000		\$1,134,000	\$250,000	\$1,384,000	\$5,581
Non-profit units	(118)		(\$4,248,000)	\$250	(\$354,000)	(\$118,950)	(\$472,950)	\$4,008
Leased units	(130)			\$500	(\$780,000)	(\$131,050)	(\$911,050)	\$7,008
Families w/o childre								
Non-profit units	20	120	\$560,000	\$225	\$54,000	\$25,000	\$79,000	\$3,950
Unaccompanied adults	463	1,554	\$10,649,000		\$1,000,080	\$855,400	\$1,855,480	\$4,008
In R/D Recovery	(135)	(540)		\$180	(\$291,600)	(\$75,000)	(\$366,600)	\$2,716
Multi-problem	(80)	(150)		\$180	(\$172,800)	(\$100,000)	(\$272,800)	\$3,410
Job-ready	(100)	(600)		\$180	(\$216,000)	(\$75,000)	(\$291,000)	\$2,910
Women only	(88)	(264)		\$180	(\$190,080)	(\$75,000)	(\$265,080)	\$3,012
CMI	(60)	?		\$180	(\$129,600)	(\$530,400)	(\$660,000)	\$11,000
Transitional Subtotal	731	2,312	\$15,457,000	--	\$2,188,080	\$1,130,400	\$3,318,480	\$4,540
BASIC HOUSING FOR HOMELESS SINGLES	100- 200**	4000- 6000**	\$1,000,000		*	*	*	*
TOTALS	1,041	8,014	\$19,237,000		\$3,135,480	\$1,480,400	\$4,615,880	\$4,434

* Operating costs from current shelters can be transferred to this housing.

**Numbers projected for those served in "basic housing" are not included in total numbers served.

TABLE III
CASE MANAGEMENT COSTS FOR COMPREHENSIVE APPROACH:
PREVENTION, EMERGENCY, TRANSITIONAL AND STABILIZATION SERVICES

PROGRAM	SERVED ONE TIME	SERVED ANNUALLY	CASELOAD	NUMBER OF CASE MANAG'S	ANNUAL COSTS
PREVENTION**	?	?	?	7	\$175,000
EMERGENCY					
All families	120	762	20	6	\$150,000
Unaccompanied adults	190	4,940	25	8	\$200,000
Emergency Subtotals	310	5,702	--	14	\$350,000
TRANSITIONAL					
All families	268	758	25	11	\$275,000
Unaccompanied adults	463	1,554	--	13	\$855,400
In A/D recovery	(135)	(540)	50	(3)	(\$75,000)
Multi-problem	(80)	(150)	20	(4)	(\$100,000)
Job-ready	(100)	(600)	30	(3)	(\$75,000)
Women	(88)	(264)	30	(3)	(\$75,000)
*CMI	(60)	?	--		(\$530,400)
Trans. Subtotals	731	2,312	--	24	\$1,130,400
STABILIZATION**	?	?	?	7	\$175,000
TOTALS	1,041	8,014	--	52	\$1,830,400

** Numbers to be served have not been estimated.

* Costs include other services for the chronically mentally ill.

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PERSONS CONSULTED FOR THIS REPORT*

Tom Astin, economist, U.S. Department of Housing and Urban Development, Portland area office.

Larry Baxter, Tax Title Manager, Department of Environmental Services, Multnomah County.

Sam Galbreath, Director of Housing, Portland Development Commission.

Michelle Haynes, Coordinator, Downtown Housing Preservation Program, Portland Development Commission.

Mary Holley, Development Coordinator, Housing Authority of Portland.

Margaret Mahoney, Director, Bureau of Buildings, Portland.

Cecile Pitts, Director, Bureau of Community Development, Department of Environmental Services, Multnomah County.

Jim Raisch, Director, REACH Community Development, Inc.

Steve Rudman, Resource Development Manager, Bureau of Housing and Community Development, Portland.

Mike Saba, Planner, Bureau of Planning, Portland

Jeanette Sander, Development Coordinator, Housing Authority of Portland.

Dan Steffey, Director, Bureau of Housing and Community Development, Portland.

David Sweet, Bureau of Buildings, Portland.

* Numerous others provided valuable information that serves as a foundation for this report. Most of these persons are cited in HAP's earlier report (November, 1989).

'Average' family can't buy house

□ In most U.S. cities, including Portland, the typical household falls short of the qualifying income

By JUDY ROOKS

2/1/90

of The Oregonian staff

The "average" family no longer can qualify for a conventional loan on an average-priced home in most U.S. cities, including Portland. They are cut out of the market because housing prices are rising more quickly than income, a Texas-based financial services company says.

Portland also has some of the nation's fastest-rising home prices, reports Lomas Mortgage USA of Dallas. "Portland is one of the hot markets now for housing," said Brian Bragg, editor of the Lomas housing research report.

Portland-area families do come closer than the national average to meeting the income levels needed to buy a home, however, according to Lomas calculations.

Lomas figures the average Portland-area household fell \$1,100 short of the annual income needed to purchase an average-priced home in 1989.

To buy an average Portland home, priced at \$113,100, Portlanders needed to make \$42,500 annually to qualify for a 30-year, fixed-rate mortgage with a 20 percent down payment, according to Lomas. The annual average household income was \$41,400.

In other cities, the gap is wider.

The average U.S. household falls \$4,300 short of the income needed to purchase an average home, Lomas says. To qualify for the average U.S. home, priced at \$142,400, an annual income of \$49,900 is needed.

Last year, according to Lomas calculations, the average U.S. home price rose 8.4 percent, while the average household income increased just 4.8 percent.

Of the 28 metropolitan areas whose prices Lomas tracks, five had average home prices out of reach of average households in 1988, vs. 12 in 1989.

Only one other metropolitan area, Dallas-Fort Worth, beat Portland's rate of increase in home prices. Portland's average home price jumped 15.5 percent from 1988 to 1989, Lomas reports. Dallas-Fort Worth prices increased 17 percent.

Portland just missed the dubious distinction of being among the top 10 "least affordable" cities for housing in the Lomas study. It came in at No. 11.

Each of the other West Coast metropolitan areas Lomas tracked, including Seattle-Tacoma, made that top 10 list.

San Diego was rated the least affordable in the nation. Los Angeles ranked the second least affordable, followed by New York at No. 3 and San Francisco at No. 4.

Bragg notes, however, that California gains have slowed. "Prices, I think, are hitting a ceiling there," he says.

The San Francisco Bay area had the nation's highest average home price in 1989, at \$217,400. The Los Angeles area came in second at \$204,500.

Pittsburgh, at \$85,200, and Tampa-St. Petersburg, Fla., at \$99,300, had the lowest average prices

The Oregonian - 3/25/90

Rent prices go up 25% in last 3 years

The Associated Press

A comprehensive U.S. Department of Housing and Urban Development rent survey of 34,000 apartments shows that average Oregon and Vancouver, Wash., rents grew by nearly 25 percent in the past three years.

The department's Portland office said the average rent rose from \$360 to \$448 a month. Also, the survey showed the average vacancy rate dropped to 2.87 percent, the lowest level in HUD records dating back to the late 1970s.

The HUD survey included more than 600 unsubsidized apartment

projects throughout Oregon and Vancouver, all 12 years old or younger.

Portland HUD manager Dick Brinck said the rent increases showed that new apartment projects, with higher rents, were being developed, reflecting the Pacific Northwest's strong economy.

Housing Needs Approach Crisis Stage

Experts at National Conference Call for More Low-Income Units

By Ann Mariano
Washington Post Staff Writer

Congress has not faced up to the reality or the severity of the nation's housing problems, a Harvard University expert told the National Housing Conference this week.

"I fear for the future of housing" because "there is still substantial denial about the problems the nation faces," said William C. Apgar Jr., acting director of the Joint Center for Housing Studies at Harvard. The National Housing Conference is made up of private developers and other industry members, local and state government officials and low-income housing advocates.

Legislators, as well as housing groups, are stalled in what Apgar called a "futile debate" over the most effective ways to spend the "inadequate" amount of money that Congress makes available for housing. As a result, "confidence in the basic institutions of government has been shaken."

This message probably will not be welcomed on Capitol Hill and the solution offered by a prominent economist is not likely to be good news either.

"Any effective assault on these problems requires large-scale federal spending," said Anthony Downs, a senior fellow at the Brookings Institution. "State and local governments and private parties can't raise the amount of money needed."

Raising the billions of dollars needed to close the housing affordability gap will "require the redistribution of income" and only the federal government can "tax the non-poor to aid the poor," Downs said. If states or cities levied such taxes, non-poor residents would move elsewhere to avoid paying, he said.

But state governments "can become key players" in providing housing for the poor, Downs said. States can create ways to override local laws that stand in the way of building low-income housing and purge building codes of regulations that raise builders' costs "needlessly," he said.

"Most Americans are well housed and they don't realize" the seriousness of low-income housing programs and they don't support spending on housing, Downs said. A "great deal of persistence" also will be needed to overcome the opposition of many communities whose residents "don't want low- and moderate-income housing anywhere near them."

Debate among housing advocates, legislators, builders and others is divisive because these groups speak of housing not as a national issue but as a problem of inner-city residents, the poor, blacks and other groups, Downs said.

The most serious problem is the loss of low-income housing through its conversion into higher-priced housing. There is more low-income housing available now than 15 years ago. But the number of people who need help and do not get it has risen dramatically, from about 3.5 million in 1974 to 5 million in 1985, Downs said. As an increasing number of renters compete for low-cost housing, many are paying from 50 to 70 percent of their incomes for rent.

While awareness of an impending crisis is growing, two houses or apartments still are being lost for every one added to the available stock, he said.

More than a million federally subsidized units could be lost from the housing stock by 1995 with the expiration of restrictions requiring private owners to reserve the units for low- and moderate-income renters, according to the National Housing Conference.

John A. Tucillo, chief economist for the National Association of Realtors, said that while "the new administration is groping toward a housing policy," the nation needs "a major push" to solve housing problems.

"Realtors have to place creativity above commissions" and lenders must "take seriously" their responsibility to make loans in low-income neighborhoods, Tucillo said. And homeowners must "get over their aversion" to living near the poor, he said.

Key officials guiding implementation of the savings and loan bailout law's affordable housing provisions told the conference that the first group of foreclosed homes has gone on sale in a trial run. In Texas, where more than half of the estimated 10,000 houses available under the program are located, prospective buy-

ers have made offers on 22 of the 32 houses for sale and 14 of the bids have been accepted, said Stephen S. Allen, director of the low-income housing sales effort at the Resolution Trust Corp. (RTC), the government agency overseeing the sale of foreclosed properties.

Although attention has been focused on single-family homes and apartment buildings, Allen said many parcels of land are available and would be "great opportunities" for developers of low- or moderate-income housing. Much of it is already prepared for subdivisions, with roads and other infrastructure in place, he said.

Organizations or individuals who hoped to buy some of the property and convert it to low-income use are disappointed that the RTC will not provide any below-market-rate financing or discounts, as the law permits, according to John McEvoy, executive director of the National Council of State Housing Agencies.

McEvoy also criticized appraisal methods, saying many properties were evaluated several months ago. The evaluations probably no longer reflect the true value of the housing, thus keeping some homes and multifamily buildings out of the low-income inventory.

The RTC's method for pricing apartment projects also is "wholly unreasonable" because the prices are based on the market rents rather than rents low-income housing providers would charge. Prices will be too high for state housing agencies, which could not cover their costs with rents from low-income tenants, he said.

The Bush administration seems to believe the bailout law's affordable housing program is "a burden to be borne" rather than an opportunity to house the poor, McEvoy said.

SATURDAY, MARCH 31, 1990

Study says the poor are spending too much of their income on housing

By GWEN IFILL

LA Times-Washington Post Service

WASHINGTON — Nearly two-thirds of the nation's poor renters spend more than half of their incomes for their living quarters, a trend that reflects soaring housing costs and the effect of federal cuts in housing subsidies, according to the authors of a new study.

The report, which relies on recently released U.S. Census Bureau figures and estimates supplied by the Low Income Housing Service and the Congressional Budget Office, paints a grim picture of the nation's poor as a population on the brink of homelessness.

"The factors that have contributed to this severe increase in the low-income housing squeeze since the late '70s are the sharp increase in the number of poor families, a decline in the average income of these families, the substantial reduction in the number of low-rent units in the housing stock and the increase in rents," said Robert Greenstein, director of the Center on Budget and Policy Priorities.

Standards established for federal programs state that families should pay no more than 30 percent of their income on housing costs. But as the affordable-housing market has shrunk, housing costs have continued to rise for the poor searching for shelter

"We need a housing policy, not an emergency shelter policy."

— John Carr,
Catholic Conference

on the private market. Five out of every six renters with incomes below the federal poverty line paid more than was considered affordable for housing in 1985, the most recent year for which figures are available.

The report, named "A Place to Call Home: The Crisis in Housing for the Poor," also found an "affordable housing gap" for families of any size earning less than \$10,000 a year, with 3.7 million fewer low-cost units available than are needed.

Greenstein was joined by representatives of the U.S. Conference of Mayors, the U.S. Catholic Conference, the Leadership Conference on Civil Rights, and the Low Income Housing Information Service in calling for a renewed federal commitment to supply low-income housing.

"Our voluntary efforts can't substitute for basic policies that deal with these realities," said John Carr of the Catholic Conference. "We need a housing policy, not an emergency shelter policy."

Barry Zigas, director of the Low

Income Housing Coalition, said the bulk of the poor do not live in public housing or receive federal housing assistance. Most federal spending for housing is in the form of mortgage interest deductions, which generally benefit middle- and high-income people, he said. The report found that the average annual federal subsidy for households with incomes below \$10,000 is \$600; for households earning \$50,000 a year, average annual tax subsidies are \$2,000.

"This disparity is one of the most startling findings in any analysis of federal housing assistance and the intervention of the federal government in meeting America's housing needs," he said.

Homelessness is a direct result of the crisis developing in affordable housing, the report's authors said. The mayor of Duluth, Minn., John Fedo, said it was up to the federal government to make a "major commitment" to stem the tide of homelessness, but like other participants in Monday's news conference, he declined to detail what the government's role should be.

Carr rejected the notion that the religious and voluntary community could replace federal involvement in these issues.

"The brutal realities laid out in this report are destroying lives, undermining families, hurting communities and tearing apart the social fabric of our nation," he said.

Many young families face '30s living standards

By ROBERT LEWIS

Newhouse News Service

Many young families are entering the 1990s with lifestyles out of the 1930s.

Squeezed by an economy that offers shrinking opportunity to those without college educations, families headed by people under 30 experienced a 29 percent plunge in real earnings between 1973 and 1987 — a loss of purchasing power comparable to what occurred at the onset of the Great Depression.

The poverty rate among these young families nearly doubled, to the point where more than one-third of children with parents under 30 are officially poor. Troubled also by falling rates of home ownership and health insurance coverage, people in their 20s are 40 percent less likely to marry than their counterparts 20 years ago.

For the Lincoln Shirley family of Eugene, Ore., these changes translate into a life of scrimping and bargain-hunting. Shirley, 27, his wife, Michelle, and their two young children had a \$19,000 income last year from his work as an auto mechanic and her retail merchandising job.

The Shirleys rarely go to the movies — "They're getting ridiculously expensive," says Lincoln — and they eat out "I would say maybe six times

"The 1973 oil crisis really started the ball rolling. Productivity fell and with it the standard of living."

— Gordon Berlin, former Ford Foundation analyst

a year." They don't own a stereo or videocassette recorder. The family car is a 1966 Chevy, which Shirley painstakingly maintains.

They receive food under the federal program that provides nutrition assistance to women, infants and children in low-income families.

Shirley lost his health insurance when he stopped working full-time to enter a job training program and knows that not having coverage is a gamble. "But we have always been a healthy family," he says. "Big accidents are my main worries."

Research by the Children's Defense Fund and the Center for Labor Market Studies at Northeast-

ern University found that the Shirleys have lots of company:

- Average earnings, in 1986 dollars, of families headed by a person under 30 fell from \$19,243 in 1973 to \$13,607 in 1987, a drop of 29 percent. For young families with children, the decline was 36 percent. For young families headed by high school dropouts it was nearly 52 percent. By comparison, the loss of purchasing power for Americans in the early years of the Depression was 27 percent.

- Poverty rates of families headed by people under 30 rose from 12 percent in 1973 to 22 percent in 1987, a 77 percent increase. Among young families with children the poverty rate was 29.5 percent. Among black families and those headed by high school dropouts, the poverty rate was 47 percent. The government defines poverty-level income as \$12,675 for a family of four.

- Only 16 percent of households headed by people under 25 owned a home, down from 23 percent in 1973.

- Marriage rates declined. In 1970, 64 percent of women and 45 percent of men age 20-24 were mar-

ried. This dropped to 38 percent and 22 percent in 1988.

Researchers attribute the declining fortunes of young families to a combination of factors.

"Basically a bunch of events came together at one point in time," says Gordon Berlin, a former Ford Foundation human resources analyst. "The 1973 oil crisis really started the ball rolling."

Until then real earnings for American families had increased steadily, driven upward by the economic boom that followed World War II. The increase in oil prices began a steady downturn.

"Productivity fell and with it the standard of living," Berlin says. "We didn't notice it right away because families adjusted by deferring marriage, having fewer children and sending wives into the work force."

Also contributing to the declining fortunes of young families were:

- The shift from manufacturing jobs to lower-paying service jobs.

- The growth of female-headed, single-parent households.

- The freeze since 1981 in the \$3.35 an hour federal minimum wage.

- The growth of part-time and temporary jobs with few fringe benefits, along with wage freezes, cutbacks and other labor concessions.

- Cutbacks in government programs benefiting low-income families.

- Continued high dropout rates among students.

To be sure, young families were not alone in feeling an adverse impact from these changes. But the impact fell disproportionately on their shoulders.

Meanwhile, the average income of families headed by persons 30-64 years old stayed about the same. For families with a head over 65, incomes increased 25 percent, reflecting sweetened Social Security benefits and the growth of private pensions.

Education was the key determinant of how well young families withstood what one analyst called an "economic free fall." The decline in real earnings between 1973-87 for young families headed by a college graduate was 2.2 percent, but 31.5 percent for high school graduates and 51.6 percent for high school dropouts.

Number of working poor grew despite economic expansion

By ROBERT LEWIS
Newhouse News Service

4-15-90

WASHINGTON — Despite the longest peacetime economic expansion in U.S. history, the 1980s saw an increase in the number of Americans who live in poverty even while holding a job.

Of the 21 million persons over 14 who lived below the poverty line in 1988, 8.4 million worked at least part time and 2 million worked full time, year-round.

This represented a 27 percent increase in the number of working poor since 1978, and a 46 percent increase in the number of full-time working poor. The total population in poverty increased 24 percent.

The proportion of workers with poverty-level incomes rose from 5.9 percent of the labor force in 1978 to 6.4 percent in 1988.

At the same time, the annual unemployment rate dropped from a post-World War II high of 9.7 percent in 1982 to 5.3 percent last year — the lowest rate in 16 years. The economy is in its 89th consecutive month of expansion.

Lower-skilled easily replaced

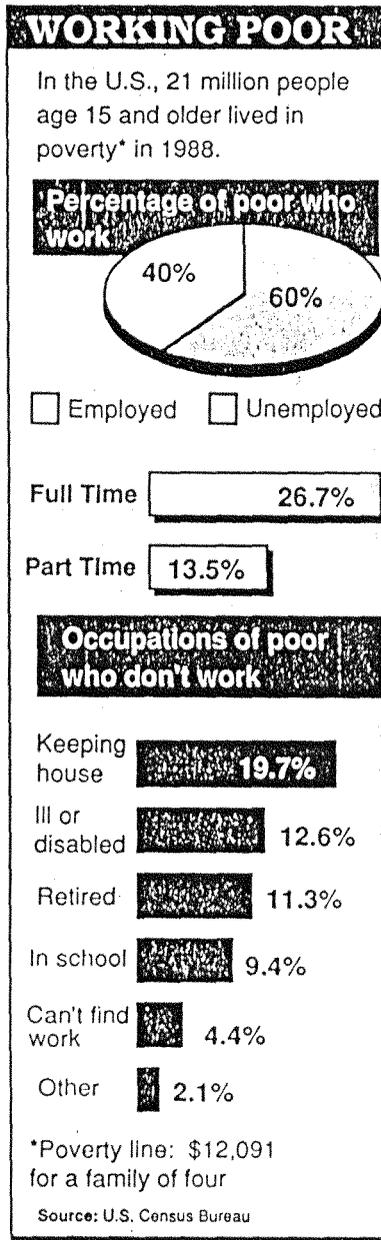
While economic theory holds that employers will bid up wages in a tight labor market, this isn't occurring for low-skill workers who toil at jobs at or below the poverty line, defined by the government as \$12,675 a year for a family of four.

"If you're lower-skilled you're more easily replaced and more likely to be placed on a contingent, as-needed work basis," said Bruce W. Klein, an economist with the U.S. Bureau of Labor Statistics.

Isaac Shapiro, co-author of "Working but Poor" and an analyst with the Washington-based Center on Budget and Policy Priorities, said wages of private-sector, non-supervisory workers — which covers more than 70 percent of the labor force — were lower in 1988 than in any year since 1965 after adjusting for inflation.

The 1980s were a period of economic growth, Shapiro said, "but the way that growth was distributed didn't necessarily help low-wage workers.

"Growth tended to be concentrat-



cent, the second poorest fifth 11 percent and the poorest fifth 4.6 percent. This was the smallest slice for the poor since 1954.

The federal minimum wage was frozen for eight years at \$3.35 an hour. The minimum was raised to \$3.80 April 1, but a person working full time for that sum would earn only \$7,600 a year, only two thirds of what the government says is necessary to provide a family of four with the bare necessities.

Inequality in earnings has been increasing for several decades, according to Isabel V. Sawhill, an economist with the Urban Institute in Washington. Writing in the Journal of Economic Literature, she cited several reasons including:

- Pressures to keep wages low because of foreign competition.
- The availability of a substantial pool of immigrants, including illegal aliens, willing to work for low wages.

- The increase in single-parent families headed by women.

Congress tries to close gap

Anti-poverty advocates contend that in a country as wealthy as the United States, all persons who work full time should be paid wages above the poverty level.

Although this notion has been alluded to by some congressmen in recent years, it has never worked its way into the platforms of the major parties or presidential candidates.

Klein said the concept goes against free market laws.

"In economic theory, people get paid according to their contributions to the total product," he said. "Wages are determined by the market, and whether a wage is too low is not the responsibility of the economy."

Through the minimum wage and earned income tax credit for poor families, Congress has sought to close some of the gap between what low-income workers are paid and what they and their families need to buy life's necessities.

Shapiro said the gap would be substantially closed if the earned income tax credit were raised, the minimum wage were indexed to inflation and its purchasing power restored to 1960 levels.

ed among high-wage folks. Incomes of the wealthiest fifth have gone up dramatically, whereas incomes of the middle fifth stagnated and those for the lower fifth declined."

The wealthiest fifth received 44 percent of total national income in 1988, the largest share since the Census Bureau began analyzing income distribution in 1947, Shapiro said.

The next wealthiest fifth received 24 percent, the middle fifth 17 per-

1978-88

*

DOL funding of P.I.C.---

poverty level

The Oregonian

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FRIDAY, MARCH 30, 1990

Low-cost housing costly

The crisis in affordable housing has been given a price tag: In just the area served by the Housing Authority of Portland, the catch-up figure is \$443 million.

The housing authority has done the state and even the nation a favor by identifying the shortage of the full range of affordable housing and estimating the money it would take to bring supply into line with demand.

Other communities ought to do the same thing. Lane County has a plan in place. Clackamas County is working on one. But the housing problem is not limited just to the metropolitan counties or largest cities. It is statewide. Every county in Oregon should go through a similar exercise before the next Legislature convenes.

Only by identifying the extent of the problem and the costs to correct it can strategies be devised to resolve it.

It will be expensive. The Portland study emphasizes the cost of building housing. Indeed, when the need grows as it did through the 1980s as federal housing support plummeted 80 percent, it costs a great deal of money.

Renovating and maintaining existing stock rate high priority, but are not sufficient by themselves. Of the Portland study's \$443 million, roughly one-fourth would go to preserving

existing residences.

Nearly two-thirds of the money would go into new construction just to overcome the existing shortage.

Affordable housing covers everything from emergency shelter for the homeless, through dwellings for persons of special needs because of physical or mental handicap, young people starting careers, the working poor and even the lower middle class.

One problem is that the shortage pushes up rents and values, thereby further reducing options for these groups. If values skyrocket, as they have in Seattle, the San Francisco Bay area and Southern California, the problem will escalate accordingly. Portland may be next. But it may still have time to deal with its inadequate housing supply.

Money obviously is not lying around to pay for the massive undertaking that is required. Hard spending choices must be made. The federal government will have to reverse policies of the past decade. The state should map its own housing policy. Private investment must be encouraged. Private-public partnerships will be needed.

But before the task can be tackled, the extent of the problem must be known. The Housing Authority of Portland has done its duty in defining the needs of one city. Others ought to follow.

Meeting Date: MAY 22 1990

Agenda No.: Inf #5

(Above space for Clerk's Office Use)

.....

AGENDA PLACEMENT FORM
(For Non-Budgetary Items)

SUBJECT: Briefing on Recommendation of goals and Process for
Edgefield Sale

BCC Informal 5/22/90 BCC Formal _____
(date) (date)

DEPARTMENT Nondepartmental DIVISION County Chair's Office

CONTACT Hank Miggins/P. Yarborough TELEPHONE 248-3308

PERSON(S) MAKING PRESENTATION _____

ACTION REQUESTED:

INFORMATIONAL ONLY POLICY DIRECTION APPROVAL

ESTIMATED TIME NEEDED ON BOARD AGENDA: 30 minutes

CHECK IF YOU REQUIRE OFFICIAL WRITTEN NOTICE OF ACTION TAKEN: _____

BRIEF SUMMARY (include statement of rationale for action requested,
as well as personnel and fiscal/budgetary impacts, if applicable):

(If space is inadequate, please use other side)

SIGNATURES:

ELECTED OFFICIAL *Madip McCarty*
Or

DEPARTMENT MANAGER _____

(All accompanying documents must have required signatures)



MULTNOMAH COUNTY OREGON

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

BOARD OF COUNTY COMMISSIONERS
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SHARRON KELLEY • DISTRICT 4 COMMISSIONER

MEMORANDUM

TO: Board of County Commissioners

FROM: Paul Yarborough, Director
Department of Environmental Services 

DATE: May 21, 1990

RE: Follow-Up to Board Resolution 90-55 on Setting Goals and Marketing of Edgefield Property.

On May 16, 1990, as a follow-up of Resolution 90-55 and in recognition that the City of Troutdale would not participate, I convened a committee of Board Staff Assistants to develop proposed goals or criteria that the Board could consider as desirable for the Edgefield Property.

After developing proposed broad criteria, (attached to this memo), the Committee felt these objectives may not be contradictory to land use criteria to be adopted by the City of Troutdale in changes to the City Comprehensive Plan and Zoning Ordinances. Consequently, we offer the following recommendations:

1. The Board of County Commissioners approve broad criteria for preferred uses of the Edgefield property and convey those to the City of Troutdale for consideration at the City Council hearing on June 12, 1990.
- 2) Appoint, but delay convening a Task Force on Marketing until after the City Comprehensive Plan and Zone changes are adopted on or after June 12, 1990.

DRAFT BROAD CRITERIA FOR EVALUATING OFFERS
TO PURCHASE EDGEFIELD PROPERTY

The following was drafted by a committee composed of the following persons: Paul Yarborough, Wayne George, Diane Luther, Ramsey Weit, Hank Miggins, Robert Trachtenberg, Herb Wilson, Fred Christ, and Gary Clifford.

Overarching goal identified by resolution:

"Maximize the monetary value of the property consistent with public purposes;"

Criteria drafted by Committee:

1. Compatibility with adjoining land use including less intensive development *as a buffer area.*
2. Retention of minimum of ¹³ ~~ten~~ percent of property for open space or outdoor recreation, not necessarily located in Parcel G.
3. Preservation of existing ^{or mitigation streams &} wetlands.
4. Maximization of opportunity for use of public transit.
5. Minimization of impact of traffic on surrounding neighborhoods.
6. ^{Provide for} Appropriateness of housing quantity and type to the commercial/industrial proposal.
7. Accessibility of housing to all income levels, except that "linkage" proposals resulting in increased low income housing in the County may be substituted for construction of low income housing on Edgefield property.
8. Mixing of housing densities, including affordable rental housing.
9. Restriction of any one retail center on the entire property to 500,000 square feet (Robert Trachtenberg wished to be recorded as abstaining from this item).
10. Maintenance of accessibility to Parcel F (MCCF) that protects future marketability.

Additional Recommendation of the Committee:

That the Task Force evaluate desirability and feasibility of 99 year lease of land or similar device.

List of Background Attachments

1. Multnomah County Resolution 90-55. Adopted April 12, 1990. Declares County Board intent to sell the Edgefield Property, and maximize monetary value consistent with public purposes; and establishes a process for setting goals and for marketing.
2. Letter from Troutdale Mayor Sam Cox to Commissioner Sharron Kelly, dated April 12, 1990. Declares City's sole prerogative to establish permitted land uses for the property.
3. Letter from Paul Yarborough to Sam Cox, dated May 4, 1990. Transmits County Resolution 90-55 and requests specific confirmation of City intent regarding joint goal setting discussions with the County.
4. Letter from Mayor Sam Cox to Paul Yarborough, dated May 11, 1990. Reaffirms City intent to not participate in joint discussions, notes that City Planning Commission will consider changes to the Comprehensive Plan and Zoning Ordinance on May 16, 1990 and a hearing by the City Council on June 12, 1990./ Invites the County to testify at these hearings.
5. News Story - The Oregonian, dated May 18, 1990. Reports on May 16, 1990 City Planning Commission approval of Regional Mixed-Use Zoning for Edgefield. This goes to the City Council for final decision on June 12, 1990.
6. Memorandum from Paul Yarborough to County Board, dated May 8, 1990. Asks each Commissioner to designate one representative to a Goals Committee and to nominate names for the Edgefield Marketing Task Force (Per Resolution 90-55).
7. Edgefield Farm Property-Summary of salient facts and conclusions, prepared by DES Facilities Management.

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

In the matter of)	
Establishing a Procedure to Agree)	
with the City of Troutdale on Goals)	
and Criteria to Evaluate Offers to)	
Buy the Edgefield Property, Authorize)	RESOLUTION
an Advisory Task Force, Set a Date for)	
a Report from the Task Force and De-)	90-55
clare the Board's Intention to Solicit)	
Offers to Purchase the Property To Be)	
Evaluated for Conformity with Criteria)	
Adopted by the Board.)	

WHEREAS, the Board seeks to sell the large tract of land known as the Edgefield property located in the City of Troutdale; and

WHEREAS, the Board wishes the property to be used in the best public interest, possibly including retail, housing, recreational, open space, industrial, job generation and other uses; and

WHEREAS, the Board recognizes that the City of Troutdale retains land use planning responsibility for the property according to the city's adopted planning documents to satisfy needs of the City and the Region; and

WHEREAS, the Board wishes to maximize the monetary value of the property consistent with public purposes; and

WHEREAS, the Board wishes to draw upon the expertise of citizens regarding the best way to meet public interest goals while maximizing monetary value; and

WHEREAS, the Board would like to encourage creativity from the private sector in developing the property to maximize its value consistent with public purposes; and

WHEREAS, Multnomah County Code Section 11.80.020 requires any disposal of county property "be in the best interest of the citizens of Multnomah County."

NOW, THEREFORE, THE BOARD OF COUNTY COMMISSIONERS
RESOLVES:

The County will use the following procedure before selling the Edgefield property:

- Step 1 Representatives of the County and the City of Troutdale will meet and discuss goals for use of the property to be adopted by the Board as criteria for evaluating offers to purchase the property.

- Step 2 The Board will adopt broad criteria for evaluating all offers, consistent with the agreement, if any, with the City of Troutdale. At the same time, the Board will name a task force to advise the County how to develop a solicitation for offers to foster creative development proposals meeting adopted criteria and maximizing value. The task force will be composed of no more than five members having a knowledge of the market, land use and planning issues. The Board will adopt the criteria and name the task force on May 24, 1990. The task force will report back to the Board on June 19, 1990.

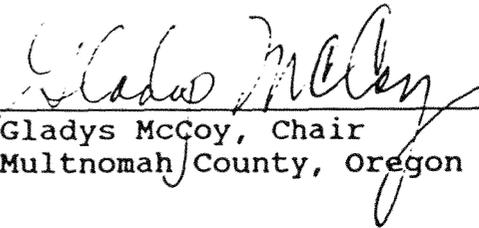
- Step 3 The County will issue a solicitation for offers to purchase the property reflecting the task force's recommendations. The solicitation will include, in addition to minimum purchase requirements, a weighted list of desirable and undesirable uses for the property to be used as criteria in evaluating offers. The solicitation will be issued as soon as practicable after the Board receives the recommendation of the task force. The solicitation will allow enough time for receiving offers to implement a national marketing strategy.

- Step 4 Notice of the public meeting at which offers will

be reviewed by the Board and the sale made will be in compliance with ORS 275.230.

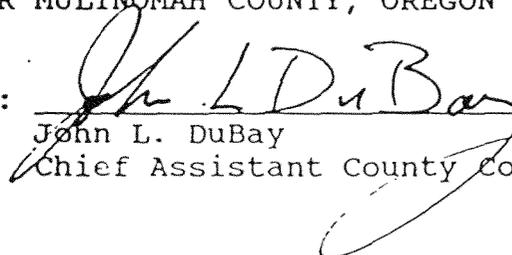
ADOPTED this 12th day of APRIL,
1990.

(SEAL)

By 
Gladys McCoy, Chair
Multnomah County, Oregon

REVIEWED:

LAURENCE KRESSEL, COUNTY COUNSEL
FOR MULTNOMAH COUNTY, OREGON

By: 
John L. DuBay
Chief Assistant County Counsel

(04/10/90)

2ATTY.87/



CITY OF TROUTDALE

APRIL 12, 1990

COMMISSIONER SHARRON KELLEY
MULTNOMAH COUNTY COURTHOUSE
1021 SW FOURTH AVENUE
BLDG. 101
PORTLAND, OR 97204

COMMISSIONER KELLEY:

As promised, I polled the City Council at the April 10, 1990, City Council meeting. The majority opinion (5 out of 7) is that the City of Troutdale adamantly defended its right to exclusive land use jurisdiction within its boundaries. For that reason, any further pursuance of discussions regarding the restriction or control of the use of the County Farm property would be an admission to the contrary.

Given the statements of the majority of the County Commissioners at the April 12th Hearing, I do not believe our purpose would be served to hear from those who would attempt to dictate what, or how, the Edgefield property should be utilized. That prerogative and authority rests solely within the City of Troutdale's already established land use processes.

Should you wish to appear before the Council to present your reasons for supporting the adopted resolution, I would suggest using the section of the agenda set aside for "communications to the Council on non-agenda items". This section occurs at the beginning of the meeting.

I'm truly disappointed that you have chosen to ignore the City's position in this issue until after the Commission voted on the resolution. We have, in Paul's words, "...served the County well". Now, the best interest of Troutdale must be our highest priority.

Sincerely yours,

CITY OF TROUTDALE

Sam K. Cox
Mayor

EX46[77]

cc: Gladys McCoy, County Chair



MULTNOMAH COUNTY OREGON

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2115 S.E. MORRISON
PORTLAND, OREGON 97214
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SHARRON KELLEY • DISTRICT 4 COMMISSIONER

May 4, 1990

The Honorable Sam Cox
Mayor
City of Troutdale
104 SE Kibling Street
Troutdale, Oregon 97060

Dear Mayor Cox:

On April 12, 1990, the Board of County Commissioners adopted the attached Resolution 90-55 concerning the sale and future use of the Edgefield property.

The Resolution sets forth a procedure whereby representatives of the County and the City would meet to discuss goals for use of the property. These goals would be adopted by the County Board as a basis for evaluating offers for purchase of the property.

It is my understanding, based on your letter of April 12 to Commissioner Kelley, that the City is aware of the County Resolution but does not plan to participate in this process. If this is still the City position I would appreciate specific confirmation, or, if the City is willing to participate, I would like to have the names of your representatives to the committee.

Sincerely,

Paul Yarborough
Director, Department of Environmental Services

lcox.py m2

Attachment

CC: Gladys McCoy
Hank Miggins
Wayne George

CITY OF TROUTDALE



MAY 11, 1990

PAUL YARBOROUGH, DIRECTOR
DEPARTMENT OF ENVIRONMENTAL SERVICES
MULTNOMAH COUNTY
2115 SE MORRISON
PORTLAND, OR 97214

DEAR MR. YARBOROUGH:

Thank you for forwarding the final Resolution of the Commission concerning the sale and future use of the Edgefield Property. This was the copy we have received since the Commission hearing.

The City Council remains firm in its decision to not participate in any proceedings that would limit or restrict land uses on the County Farm property. This decision is based in part on the City Attorney's opinion, that such action by the Council collectively or individually would weaken any future action the City may take regarding land use jurisdiction.

The Troutdale Planning Commission will consider proposed changes to the Comprehensive Plan and Zoning Ordinance at its May 16, 1990 meeting. The City Council will hear these same proposed changes at the June 12, 1990 meeting. We believe these changes adequately address any proposed use for the Farm Property. Multnomah County is welcome to testify at any or all of these hearings.

Should you need further clarification or assistance, please call the City Administrator, Pam Christian.

Sincerely yours,

CITY OF TROUTDALE

A handwritten signature in cursive script that reads 'Sam K. Cox'.

Sam K. Cox
Mayor
EX47[33]

METROEAST

Troutdale panel approves new zoning for site

Decision on former poor farm property comes despite citizen protests at hearing Wednesday

By **BARBARA PESCHIERA**
Correspondent, *The Oregonian*

TROUTDALE — The Troutdale Planning Commission has approved new zoning for most of Multnomah County's former poor farm property over objections from citizens who said it would give developers a blank check to do what they please.

About 60 people attended the Wednesday Planning Commission hearings and submitted petitions with 350 signatures opposing Troutdale's effort to designate 278 acres of the 330-acre parcel for regional mixed use.

Troutdale officials recommended in April that the county-owned property surrounding Edgefield Manor be rezoned as part of the city's periodic review of its citywide development plan. The property has been for sale for eight years but recently attracted interest from three developers, one of whom bought the manor and about 12 acres.

The regional mixed-use designation, a zoning method the Planning Commission agreed Wednesday should be included in Troutdale's comprehensive plan, allows residential, commercial and industrial development. The mixture of zones would allow developments such as business parks, tourist facilities or a regional shopping mall.

Price Development Co., a Utah developer that has made an offer on a portion of Edgefield, is known for developing shopping centers. Although the company has publicly said it wants to develop the property in a mixture of uses, officials who have spoken privately with Price said the company envisions building a commercial "power center."

Troutdale citizens who testified Wednesday said they did not think a regional shopping mall would be in keeping with Troutdale's small-town character. They said the city had

"pushed through" the regional mixed-use idea and may not be experienced enough to regulate a large-scale development.

"We need to take a close look at what (regional mixed use) is going to do to the community," said Timothy Kary, a resident. "I think it allows too much. There's not enough planning in that."

The citizens asked the Planning Commission to schedule additional hearings and to explain the new system to citizens. One resident supported the regional mixed-use designation, saying it was a bold move for Troutdale that could have a positive impact on the city if managed properly.

The commission did add a condition that areas designated for open space should not be decreased in size from what exists under current zoning. Several Troutdale residents asked the commission to protect open space because they would like to see a community park developed while the large parcel is still vacant.

Walt Postelwait, chairman of the Planning Commission, said the mixed-use idea was being "fast-tracked," not "pushed through."

The Troutdale City Council will consider the Planning Commission recommendations during a June 12 hearing.

Regional mixed use, appropriate for properties no smaller than 80 acres that have access to regional transportation, gives developers more flexibility, but also gives citizens some control over specific development proposals, said Scott Cline, manager of Community Development.

"This is not specifically a regional shopping mall. We have not received a proposal for a mall or center," Cline said.

He said it was an umbrella designation over a large parcel that was further broken down into specific zoning designations for different areas of the site. Under the new system, the Edgefield property would have a smaller area zoned for industrial and high-density residential development than exists now, he said.

A developer would have to receive city approval of a master plan outlining development of the entire site before it could build, Cline said. Public hearings would be part of the approval process.



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SHARRON KELLEY • DISTRICT 4 COMMISSIONER

MEMORANDUM

TO: Commissioner Anderson
Commissioner Bauman
Commissioner Kafoury
Commissioner Kelley

FROM: Paul Yarborough, Director
Department of Environmental Services

DATE: May 8, 1990

RE: Board Resolution 90-55 on Selling Edgefield

I sent a copy of the resolution to Mayor Sam Cox of Troutdale asking for written confirmation that they will not be participating, or for names of their representatives if they are willing to meet with us. I expect their reply this week.

Step 1 - Goals Committee

I've set a meeting for 1:30PM, Wednesday, May 16, 1990, Morrison Street Building 2nd Floor Conference Room to accomplish Step 1 of the Resolution's procedure: developing goals for use of the land as criteria for evaluating offer to purchase. I do not expect Troutdale's participation, so this will be a county-only meeting. Please designate one representative to sit on the "Step 1 Committee". Wayne George and Herb Wilson will be present to provide information about the property.

Step 2 - Marketing Task Force

Please provide one or more names of individuals willing to serve and having knowledge of real estate marketing, land use, and planning issues. I will forward these names to the Chair for her selection. If you can provide these names by May 16, the Chair can present her recommended panel for BCC confirmation on May 24th.

Maria Rojo de Steffey of my office will call your offices later this week for the name of your representative on the Step 1 Committee, and your nominees for the Marketing Task Force.

cc: Commissioner Gladys McCoy
Hank Miggins
Wayne George



MULTNOMAH COUNTY OREGON

DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF FACILITIES AND
PROPERTY MANAGEMENT
2505 S.E. 11TH AVENUE
PORTLAND, OREGON 97202
(503) 248-3322

GLADYS McCOY
MULTNOMAH COUNTY CHAIR

EDGEFIELD FARM PROPERTY

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

LOCATION: Multnomah County Farm property is located within the City of Troutdale, generally known as the Edgefield Manor property. Geographically situated northeast of Halsey Street, east of NE 244th Avenue on the northern boundary and east of 238th Avenue on the southern boundary and both north and south sides of Cherry Park Road.

GENERAL DESCRIPTION: Following a land use study prepared by ECO Northwest, the subject property was described as follows:

Parcel A--22.9 acres
Parcel B--4.5 acres (Animal Control Shelter)
Parcel C--46.8 acres
Parcel D--4.0 acres
Parcel E--83.5 acres
Parcel F--28.6 acres (County Jail Facility)
Parcel G--30.2 acres
Parcel H--71.7 acres
Parcel J--12.25 acres
Parcel K--16.3 acres
Parcel L--9.25 acres

Parcel A. 22.9 acres. Zoned commercial/light industrial. This parcel has no structures on it. Has less than 10 acres of designated wetlands. It is adjacent to Animal Control with Sandy Blvd. and Union Pacific Railroad on the north. No railroad spurs access the property.

Parcel B. 4.5 acres. Zoned commercial/light industrial. Contains Animal Control Shelter used by Multnomah County and the City of Portland. The current plan is to take approx. 2 acres from Parcel A to expand the parking lot at Animal Control, and to eventually, over a five (5) year period, continue to renovate the Animal Control facility.

Parcel C. 46.8 acres. Zoned commercial/light industrial. When the County "Poor Farm" was in operation, this parcel was known as the "HOG FARM". Currently there are some structures there which are dilapidated and ready to fall down. A farmer lives on the property and he is there rent free. In exchange for his rent, he boards animals that Animal Control needs sheltered, and also he is supposed to clear brush and keep fence lines on the Edgefield Property free from weeds. The agreement we have with this farmer is on a month-to-month basis that can be cancelled at any time. Parcel C has the Union Pacific Railroad on the north and Halsey Street along the south. This parcel is served by a water system and has electrical service.

Parcel D. 4 acres. No longer belongs to the County. It was deeded approximately a year and a half ago to the City of Wood Village for park purposes.

Parcel E. 83.5 acres. Zoned commercial/light industrial. It contains the Edgefield Manor site, consisting of approx. 12.818 acres, the Manor was built in 1911 and served for several decades as the Multnomah County "Poor Farm". In July 1986, the Troutdale Historical Society filed a request with the City of Troutdale to apply the Historic Resource District designation to Edgefield Manor and six associated structures all located within the 12.818 acres. In July 1987, the City of Troutdale commissioned an Economic, Social, Environmental and Energy (ESEE) analysis of the manor site as required by Goal 5. The resulting document prepared by Cogan Sharpe Cogan became the basis for consideration of its historical designation. The Edgefield Manor, the 107,000 square foot building, located in the 12.818 acre portion of the 83.5 acre Parcel E will be purchased and remodeled by Mike McMinnamin. Within the 12.818 acres lies the Janis House (duplex), which the Janis Youth Program currently uses under a perpetual lease with the County. When the property is sold to Mr. McMinnamin the County will have an obligation to relocate the Janis Youth Program out of the duplex. Included in that sale (12.818 site) is the cannery, which used the location for freezer goods during the early 1900s when the Poor Farm was operating. Currently the Red Cross houses disaster relief equipment in the cannery and has been notified to vacate the building due to the pending sale. Also in Parcel E, but not within the pending sale site, is the Edgefield Children's Center (ECC). They have a lease with Multnomah County for 12 more years, which gives them full use of those buildings at no cost. According to lease terms, in the year 2017, the ECC must relocate. The director of the ECC has approached the County with regard to the possibility of the ECC purchasing the property they now use. No decision has yet been reached. Another structure, the Superintendent's House, named for the superintendent who used to oversee the Poor Farm operation is being used by the Edgefield Children's Center, located just due west of the Edgefield Manor complex. This building is currently used by the ECC and the ECC has been notified of the pending sale as is prepared to vacate the superintendent's house. Also within the historic resource district is

what is known as the "powerhouse", which burned about one year ago and used to be the location where laundry was done for the correctional facilities for Multnomah County.

Parcel F. 28.6 acres. Zoned commercial/light industrial. The Multnomah County Jail Facility is located on this site. It houses 190 inmates. The facility was built in 1955 and will be in drastic need of renovation within the next five (5) years.

Parcel G. 30.2 acres. Topographically speaking, a very slanted part of the property. It is zoned open space according to current Troutdale zoning. No construction will be allowed on Parcel G, it will remain open space.

Parcel H. 71.7 acres. Mixed zoning, residential and high density (apartments). Gradual slope of terrain towards the Columbia River. No structures. Currently used as pasture.

Parcel J. 12.5 acres. Zoned residential. No structures.

Parcel K. 16.3 acres. Zoned residential. Contains a one (1) acres site housing water storage tanks for the cities of Troutdale and Wood Village. Heavily wooded area surrounding the tanks.

Parcel L. 9.25 acres. Property belongs to the Columbia School District.

Parcels A, C and E (less the manor site) were appraised as of March 6, 1990 by Real Property Consultants and valued at \$4,750,000.

Parcels G, H, J and K were appraised as of March 26, 1990 by Jackson S. Roholt, MAI and valued at \$1,868,700.

REGIONAL DESCRIPTION

The state of Oregon and the Portland Metropolitan Statistical Area (PMSA) has experienced a recession that bottomed out between 1982 and 1984. Slow recovery occurred until early 1986, but has accelerated more recently.

Oregon's population growth totalled 30,000 between 1984 and 1987 (+10,000/year). Between 1987 and 1989, growth totalled 101,000 or 50,200 per year.

Multnomah County experienced stagnant growth between 1984 and 1987. 1987-1989 growth totalled 19,000 or 1.6% per year.

Regional employment has experienced a strong comeback, with the exception of the manufacturing sector. As of year-end 1989, manufacturing employment has reached 94% of its 1979 peak.

The fastest growing employment sectors include retail trade, financial, insurance and real estate, and services.

Examination of new PMSA construction 1983-1989 shows significant response to: (1) population growth; and (2) growth in non-manufacturing employment. Multi-family residential permits increased from 632 in 1983 and averaged 3,257 per year 1985-88. In 1989, 8,095 multi-family residential permits were issued.

The value of PMSA commercial permits issued in 1983 was \$88,400,000. Between 1985-88, the yearly average increased to \$149,400,000. In 1989, \$220,500,000 in commercial permits were issued.

Industrial permits (classified as "other" buildings) experienced relatively stagnant growth during the same period. The dollar value of the 1983 permits totalled \$91,400,000, and the 1985-88 average was \$113,600,000. In 1989, the total value of industrial and "other" permits issued was \$131,200,000.

The kind of growth recently experienced throughout metropolitan Portland has important implications regarding Highest and Best Use** of the subject property. Population growth has created demand for new housing, and rapid growth in non-manufacturing employment has created demand for commercial space. If use of the subject property is based upon regional information and identifiable need, Highest and Best Use must be for residential and commercial uses.

NEIGHBORHOOD DESCRIPTION

The subject's neighborhood is experiencing a very significant change in: (1) highway transportation systems; and (2) development and growth patterns.

The I-84 freeway is undergoing a major widening/realignment project that will terminate at Troutdale with its scheduled completion in 1996. The new traffic corridor effectively "shortens" the distance between Troutdale and close-in Portland locations.

The "Airport Way" project will open a new traffic corridor between 181st Avenue/I-84 area and the I-205/Portland Int'l Airport area. This corridor not only improves accessibility between subject's neighborhood and the Portland Int'l Airport, but it opens extensive new industrial lands that are closer to shipping and population centers than is Troutdale. The increase in the supply of industrial lands will be sufficient to satisfy industrial expansion for more than 20 years.

A third major traffic corridor to be developed between I-84 and HWY 26 is in its initial planning stages. One of the more probable routes now under consideration will cross westerly portions of the subject property. Troutdale's preliminary planning suggests the route will tie into the I-84 system near the now-exist-

ing 238th Avenue interchange. It will cross through the subject where access at NE Halsey Street is currently being considered. Conversations with Oregon Department of Transportation suggests the connector route, currently called the Mt. Hood Parkway, will not be completed for at least ten years.

Recent growth and development patterns within the subject's competitive neighborhood suggests that a major change in neighborhood land uses may be occurring. Recent major projects in the vicinity of the I-84/181st Avenue interchange include the Albertson's distribution center, the US Bancorp computer center, a major hotel and expansion of the Portland Boeing plant. The Airport Way project will be completed in late 1992, and new industrial development will most likely concentrate in that area between its terminus with 181st Avenue and the Portland Int'l Airport.

The Troutdale/I-84 interchange will be reconstructed and frontage/connection streets widened. The interchange had experienced little recent development until 1989 when three significant projects broke ground and the existing Burns Brothers station was enlarged and renovated.

The Troutdale Airport has also experienced a recent increase in demand for adjoining industrial lands. Recent small user sales have created a "cluster" of industrial uses that should continue to attract other small users to that area.

Troutdale is historically identified as a "blue collar, heavy industrial base community". This kind of image conflicts with the community's non-manufacturing growth potential and does not recognize Troutdale's physical and social attractions for other than industrial uses. The city has developed an excellent infrastructure of utility services; availability of land, topography and geological features make the community otherwise appealing.

The community's new highway systems will make the subject property an easily accessed "crossroads". The subject's distance from the I-84/I-205 interchange is about the same as is Clackamas Town Center. The new freeway system, when complete, will offer less congested access to Washington residents than does the I-205 corridor. The I-84 and Mt. Hood Parkway provide for a major shift in Troutdale land uses. New "high dollar" employment associated with the developing Airport Way/I-84/181st Avenue district will create increasing demand for up-scaled residential land uses, particularly those that offer recreational opportunity, view and water-oriented amenities.

The increase in supply of industrial land caused by the Airport Way project will serve to limit demand for more outlying industrial land (such as Troutdale). When the large supply of newly created industrial land is considered in conjunction with the slow rate of growth in the manufacturing sector, neighborhood analysis supports a conclusion that Highest and Best Use of the subject property is most likely other than industrial use.

The subject's commercial potential will not reach full maturity for at least six and probably more than ten years. However, actual development typically begins five to ten years in advance of market maturity. This is particularly true of regional commercial facilities which often "preserve" a certain marketplace by premature development. This practice is economically feasible when inexpensive land is available to offset non-economic holding costs until the marketplace matures. In all respects, the subject property represents a credible opportunity for such development, assuming major highway systems are completed as envisioned, and within the timetables noted.

****HIGHEST AND BEST USE** is defined as being the reasonable and probable use that supports the highest present value of vacant land or improved property, as defined, as of the date of appraisal. The definition assumes that the use is reasonably probable, legal, physically possible and financially feasible.

The process of selecting the property's Highest and Best Use is one which considers all probable uses, all legal permissible uses, and all physically possible and financially feasible uses for which the subject site might be suited. Highest and Best Use is that which returns the greatest net income or value to land and the satisfaction of the remaining free agents of production. Determination of Highest and Best Use requires consideration of the following factors:

1. EXISTING LAND USE REGULATIONS.
2. PROBABILITY OF LAND USE MODIFICATION.
3. CURRENT ECONOMIC DEMAND.
4. THE PHYSICAL ADAPTABILITY OF THE PROPERTY TO THE DETERMINED HIGHEST AND BEST USE.
5. NEIGHBORHOOD TRENDS.
6. EXTERNAL IMPROVEMENTS THAT AFFECT HIGHEST AND BEST USE.
7. FEASIBILITY OF CONCLUDED HIGHEST AND BEST USE.
8. THE OPTIMUM USE OF THE PROPERTY.

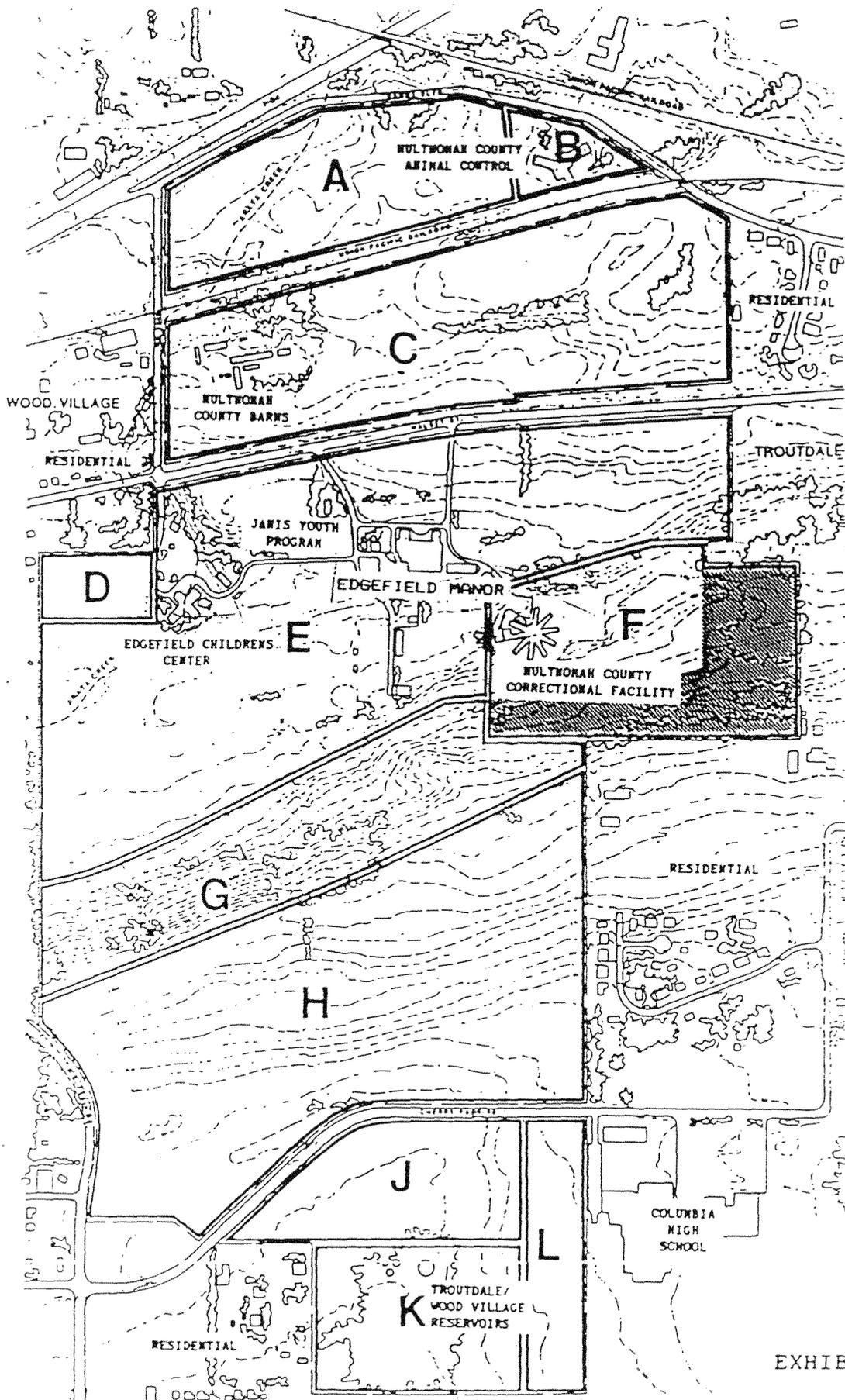


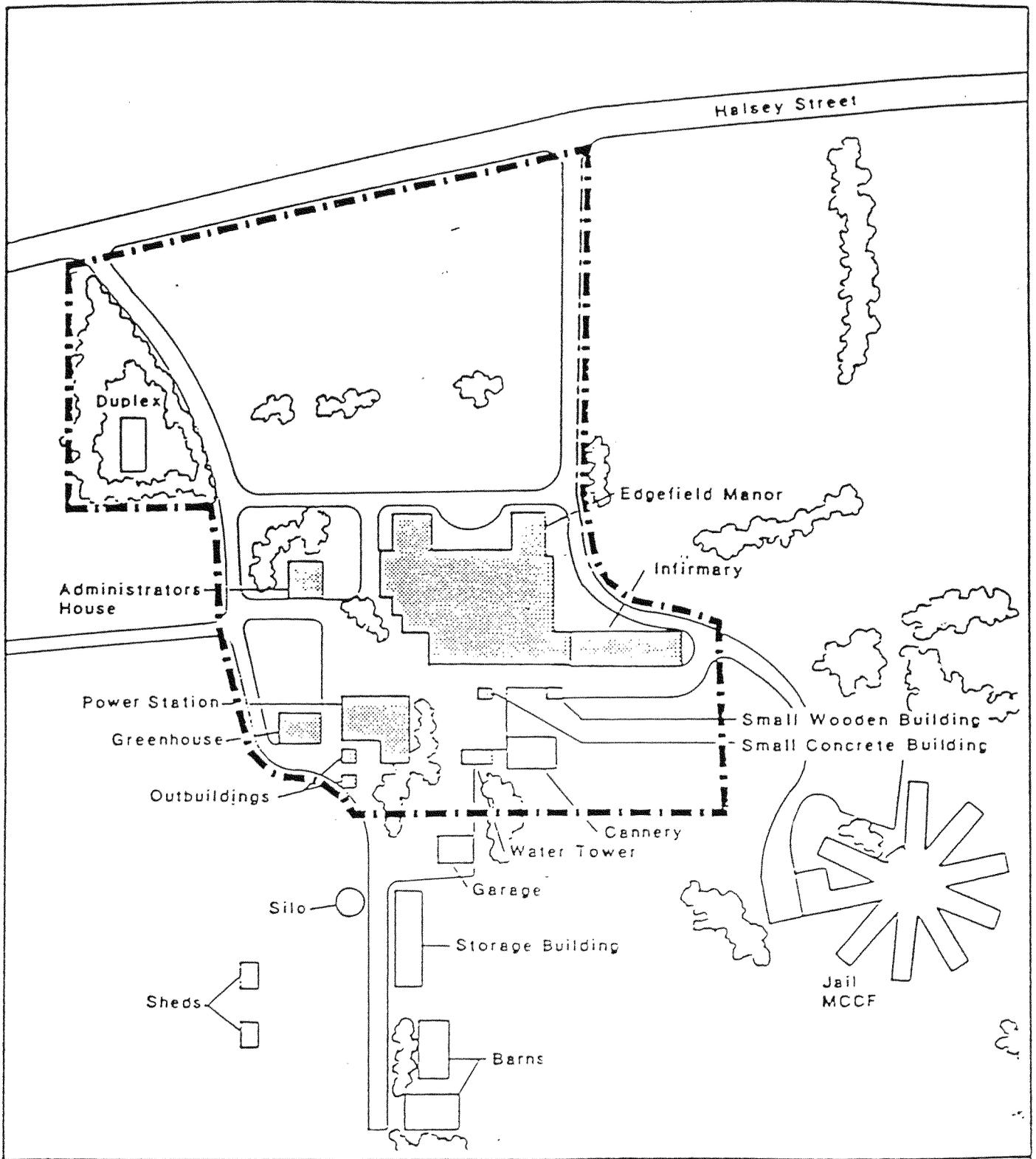
EXHIBIT C

PARCELS			
A	22.9	80%	80%
B	4.3	80%	80%
C	48.8	80%	80%
D	4.0	80%	80%
E	82.3	80%	80%
F	28.8	80%	80%
G	30.2	80%	80%
H	71.7	80%	80%
J	12.25	80%	80%
K	18.2	80%	80%
L	8.25	80%	80%

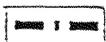
KEY	
[Cross-hatch pattern]	UNDISTURBED BUFFER
[Dashed line]	PROPERTY LINE

Land Use Analysis
COUNTY FARM PROPERTY
 Multnomah County, Oregon

Source: 1985 Report by ECO Northwest and SRG Partnership, P.C.



Legend



Site Boundary



Contributing Historic Structures



0 100 200

Edgefield Manor Site

Source:
1987 Goal 5 Analysis by The Benkendorf Associates and
Northwest Heritage Property Assoc.

EXHIBIT D

Meeting Date: MAY 22 1990

Agenda No.: Inf # 6

(Above space for Clerk's Office Use)

AGENDA PLACEMENT FORM
(For Non-Budgetary Items)

SUBJECT: Proposed Process and Timeline for Seeking Public
Comment on a Justice Facilities Proposal

BCC Informal 5/22/90 BCC Formal _____
(date) (date)

DEPARTMENT Dept. of Human Services DIVISION Administration

CONTACT Duane Zussy TELEPHONE 248-3782

PERSON(S) MAKING PRESENTATION Duane Zussy, Paul Yarborough, Linda Alexander

ACTION REQUESTED:

INFORMATIONAL ONLY POLICY DIRECTION APPROVAL

ESTIMATED TIME NEEDED ON BOARD AGENDA: _____

CHECK IF YOU REQUIRE OFFICIAL WRITTEN NOTICE OF ACTION TAKEN: _____

BRIEF SUMMARY (include statement of rationale for action requested,
as well as personnel and fiscal/budgetary impacts, if applicable):

Proposed Process and Timeline for Seeking Public

Comment on a Justice Facilities Proposal

(If space is inadequate, please use other side)

SIGNATURES:

ELECTED OFFICIAL *[Signature]*
Or

DEPARTMENT MANAGER _____

(All accompanying documents must have required signatures)



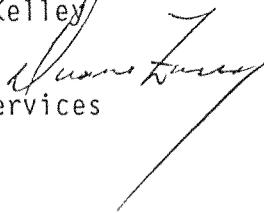
MULTNOMAH COUNTY OREGON

DEPARTMENT OF HUMAN SERVICES
7th FLOOR J. K. GILL BUILDING
426 S.W. STARK STREET
PORTLAND, OREGON 97204
(503) 248-3782

BOARD OF COUNTY COMMISSIONERS
GLADYS McCOY • CHAIR OF THE BOARD
PAULINE ANDERSON • DISTRICT 1 COMMISSIONER
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RICK BAUMAN • DISTRICT 3 COMMISSIONER
SHARRON KELLEY • DISTRICT 4 COMMISSIONER

MEMORANDUM

TO: County Chair Gladys McCoy
Commissioner Pauline Anderson
Commissioner Rick Bauman
Commissioner Gretchen Kafoury
Commissioner Sharron Kelley

FROM: Duane Zussy, Director 
Department of Human Services

DATE: May 14, 1990

SUBJECT: A proposed Process and Timeline for Seeking Public Comment on a Justice Facilities General Obligation Bond Ballot Measure Proposal

This memo is to update you on the staff's proposed timeline for a series of public hearings leading to a decision on placement of a General Obligation Bond proposal on the September ballot or to identification of some feasible alternative plan for financing construction of the three new courtrooms and related improvements in the downtown Courthouse, the renovation of the Portland Building for occupancies by the District Attorney, and the complete replacement of the Juvenile Court Complex.

A number of concerns have been raised about developing a process with reasonable time frames that would allow for adequate public and business community input. To address these concerns the following process and timeframe are outlined below for your consideration. A Board informal is scheduled for May 22, 1990, to discuss this proposal.

1. Tuesday, May 22, 9:30 a.m.: The Board of County Commissioners (BCC) will discuss a process and timeline for public hearings to seek public comment on the county's justice facilities construction needs and possible financing strategies, including a General Obligation Bond Ballot Measure proposal.

At that meeting, I will recommend that the BCC approve the following process and timeline.

2. Tuesday, May 22, 5:00 to 7:00 p.m.: A briefing will be scheduled for elected officials and community leaders at our Juvenile Court Complex on N.E. 68th Avenue to present information about county's justice facilities needs and possible financing options. Chair McCoy has indicated that she will specifically invite a broad spectrum of community leaders to that meeting.

Memo: Board of County Commissioners
May 14, 1990
Page 2

3. Beginning the week of May 28, each County Commissioner would schedule a public hearing in their district to present information to the public and take public testimony on the issue. County staff may would be present at each such meeting to make a factual presentation of the issue and to answer specific questions should they be called upon to do so. The optimal timeframe envisions one meeting per week between May 28 and June 22.
4. Thursday, June 28: The BCC would hold a final public hearing at which a decision would be made among the various financial options. Should you choose to place a General Obligation Bond proposal on the September 18, 1990, ballot, the timeline outlined above schedules all public hearings and decision dates well in advance of legally mandated deadlines.

It is important to note that the relevant statutory deadlines are July 12 (BCC calls for a public hearing), and August 15 (ballot filing deadline).

In any event, I look forward to a full discussion of this proposal on May 22.

cc: Blanch Schroeder, Chamber of Commerce
Linda Alexander
Paul Yarborough
Judge Linda Bergman
Dave Boyer
Jack Horner
Terri Duffy
Jim Emerson
Bob Nilson
Hal Ogburn



MULTNOMAH COUNTY OREGON

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

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PAULINE ANDERSON • DISTRICT 1 • 248-5220
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RICK BAUMAN • DISTRICT 3 • 248-5217
SHARRON KELLEY • DISTRICT 4 • 248-5213
JANE McGARVIN • Clerk • 248-3277

SUPPLEMENTAL AGENDA

NOTICE OF MEETING

Tuesday, May 22, 1990 5:30 PM - 7:00 PM

DONALD E. LONG JUVENILE JUSTICE FACILITY
1401 NE 68th Avenue
Portland, Oregon

Briefing for community leaders and elected officials on
Multnomah County Juvenile Justice Facilities proposal. Scheduled
by Chair Gladys McCoy.

0701C/48/dr
5/21/90



MULTNOMAH COUNTY OREGON

BOARD OF
COUNTY COMMISSIONERS

1990 MAY 21 AM 10:45

MULTNOMAH COUNTY
OREGON

NEWS

CONTACT: Teri Duffy, 248-3308

PHOTO, VIDEO, AUDIO OPPORTUNITY: YES IMMEDIATE RELEASE

MULTNOMAH COUNTY JUSTICE FACILITIES PUBLIC BRIEFING

Multnomah County Chair Gladys McCoy has scheduled a briefing for tri-county elected officials, community leaders and the media. The meeting will be held on Tuesday, May 22, 1990 at the Donald E. Long Juvenile Justice Facility, 1401 N. E. 68th. Ave. from 5:30 P.M. until 7:00 P.M. Information concerning the County's justice facilities needs and possible financing options will be discussed and a tour of the juvenile facility will be given.

In 1988, the Multnomah County Auditor issued a report that identified numerous serious facility based problems at the Donald E. Long Juvenile Detention Facility. After extensive architectural analysis, it has been recommended to the Board of County Commissioners that the existing 40-year old complex be replaced at its present site.

In addition, Oregon State statutes require Multnomah County to provide and maintain facilities adequate to the needs of the Courts. In June of 1989, the State legislature approved two additional judges for Multnomah County. One current judge has no assigned courtroom, and the Courts have requested the County provide three additional courtrooms no later than July 1991. Space for the three courtrooms in the Courthouse will require displacement of the District Attorney and the Board of County Commissioners.

#

Gladys McCoy,
County Chair

Multnomah County Courthouse
1021 S.W. Fourth Avenue
Portland, Oregon 97204



GLADYS McCOY, Multnomah County Chair

Room 134, County Courthouse
1021 S.W. Fourth Avenue
Portland, Oregon 97204
(503) 248-3308

May 15, 1990

Dear Colleague:

It has become apparent over the last four years, that Multnomah County has had increasingly difficult problems with physical space needed to perform essential County services and functions. Many actions attempting to rectify problems within the County's public safety and human services programs have taken place.

In 1988, the County Auditor issued a report that identified numerous serious facility based problems at the Donald E. Long Juvenile Detention Facility. After an extensive architectural analysis, it has been recommended to the Board of County Commissioners that the existing 40-year old complex be replaced at its present site.

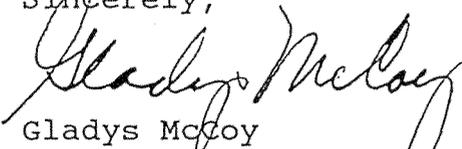
State statutes require Multnomah County to provide and maintain facilities adequate to the needs of the Courts. In June 1989, the State legislature approved two additional judges for Multnomah County. One current judge has no assigned courtroom, and the Courts have requested the County provide three additional courtrooms no later than July 1991. Alternative locations for the new courtrooms have been considered, but the Courts reiterated that the County Courthouse is the only satisfactory location. Space for the three courtrooms will require displacement of the District Attorney and the Board of County Commissioners.

A briefing for elected officials and community leaders is scheduled for Tuesday May 22, 1990 at the Donald E. Long Juvenile Justice Facility, 1401 N. E. 68th Ave. from 5:30 P.M. until 7:00 P.M. Information about the County's justice facilities needs and possible financing options will be discussed.

Your input and involvement as local officials, business and community leaders is essential. Strong support from all affected within the community is a key ingredient for obtaining financing for the construction of three new courtrooms and related improvements in the downtown Courthouse, renovation of the Portland Building for occupancy by the District Attorney, and complete replacement of the Juvenile Court facility.

I look forward to a full discussion with you on May 22nd. If you are unable to attend, please call Teri Duffy of my staff at 248-3308. We will send you an information packet about the meeting.

Sincerely,


Gladys McCoy
Multnomah County Chair



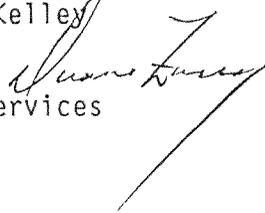
MULTNOMAH COUNTY OREGON

DEPARTMENT OF HUMAN SERVICES
7th FLOOR J. K. GILL BUILDING
426 S.W. STARK STREET
PORTLAND, OREGON 97204
(503) 248-3782

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SHARRON KELLEY • DISTRICT 4 COMMISSIONER

MEMORANDUM

TO: County Chair Gladys McCoy
Commissioner Pauline Anderson
Commissioner Rick Bauman
Commissioner Gretchen Kafoury
Commissioner Sharron Kelley

FROM: Duane Zussy, Director 
Department of Human Services

DATE: May 14, 1990

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Memo: Board of County Commissioners
May 14, 1990
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cc: Blanch Schroeder, Chamber of Commerce
Linda Alexander
Paul Yarborough
Judge Linda Bergman
Dave Boyer
Jack Horner
Terri Duffy
Jim Emerson
Bob Nilson
Hal Ogburn

SUBJECT: BRIEFING on Multco Juvenile
Justice Facilities Proposal @ Donald
E. Long Facility - 1401 NE 68th - 5/22/90 - 5:30 - 7:00pm

PRESS LIST

DATE: May 21, 1990

THE FOLLOWING WERE CALLED THIS DATE REGARDING:

- a) Meeting: ✓
b) Executive Meeting: _____
c) Other: _____

SIGNED: DEB ROGERS

✓ KOIN	Channel 6	464-0797 or 464-0614
		Assignment Desk
✓ KGW	Channel 8	226-5111 Assignment Desk
✓ KATU	Channel 2	231-4260 Assignment Desk
✓ KPTV	Channel 12	222-9921 News Desk
		224-0101 After Hours
✓ KPDX	Channel 49	239-4949 Lee Haglund
✓ KEX	1190 AM	222-1929 Newsroom/Message
✓ KSGO	1520 AM	223-1441 News Desk (After 9, Before 11:30)
✓ KXL	750 AM	231-1071/0750 Newsroom/Message
✓ KGW	62 AM	226-5095 News Desk
✓ K-103 FM		643-5103 Newsroom
✓ KXYQ	105 FM	226-6731
✓ Oregonian		294-4065 Liz Moore
✓ Gresham Outlook		665-2181 Robin Franzen
✓ Skanner		287-3562 Patrick Mazza
✓ Cable		667-7636 Rosemary Knox



MULTNOMAH COUNTY OREGON

Deb. Lyle

BOARD OF COUNTY COMMISSIONERS
GLADYS McCOY
PAULINE ANDERSON
GRETCHEN KAFOURY
RICK BAUMAN
SHARRON KE. LEY

DEPARTMENT OF GENERAL SERVICES
PORTLAND BUILDING
1120 SW FIFTH, 14TH FLOOR
PORTLAND, OR 97204-1934

OFFICE OF THE DIRECTOR (503) 248-3303
EMPLOYEE SERVICES (503) 248-5015
FINANCE (503) 248-3312
LABOR RELATIONS (503) 248-5135
PLANNING & BUDGET (503) 248-3883

AT OTHER LOCATIONS:

ADMINISTRATIVE SERVICES (503) 248-5111
ASSESSMENT & TAXATION (503) 248-3345
ELECTIONS (503) 248-3720
INFORMATION SERVICES (503) 248-3749

May 16, 1990

TO: Policy Development Committee
Judge Bergman
Dorothy Coy

FROM: Jack Horner *JH*
Dir. Planning & Budget Div.

SUBJECT: April 13, 1990, Follow Up
(Building Purchase to Accommodate Necessary Moves)

RECEIVED
MAY 21 11 14 AM '90
COUNTY CLERK
MULTNOMAH COUNTY
OREGON

First, let me apologize for getting this to you so late. The budget process and a business trip put it in the bottom of my in box.

The results of our Justice Services/Housing meeting on the 13th are summarized below:

Following a discussion of the merits of the purchase of the Commercial Securities Building as opposed to moving County staff to the Mead Building, we considered alternatives for the purchase.

The conclusion was a clear majority of those present in favor of entering negotiations to buy the Securities Pacific Building. The parameters were set for the negotiations, and a closing date of July 1, 1990 assumed.

Those present stated their positions on the purchase as follows:

Ramsey Weit (for Kafoury)	Yes
McCoy	Yes
Anderson	Yes
Bauman	Yes

Schrunk	Yes	
Kelley		No
Zussy	Yes	
Gary Walker (for Sheriff)	Yes	
Barbara Simon (for Alexander)	Yes	

The Chair expressed that she wants public comment prior to final acceptance of a contract for the sale.

Commissioner Kelley expressed her concerns about the whether or not the building was "a good buy" and reaffirmed that it was not in the "government center."

Dave Boyer expressed the opinion that at a purchase price of under \$12M, the building was a good buy under any of the scenarios suggested even without the assumption of any Edgefield proceeds. He also expressed that Planning and Budget had been consulted and that the payment required under the zero proceeds option was within the County's acceptable expenditure level.

cc: Boyer
George
Emerson
Wilson



MULTNOMAH COUNTY OREGON

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

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SHARRON KELLEY • DISTRICT 4 • 248-5213
JANE McGARVIN • Clerk • 248-3277

JUVENILE JUSTICE DIVISION 1989 STATISTICS

Total number of cases handled in 1989:	15,818
Delinquency:	5,307
Dependency:	2,902
Traffic:	174
Violation:	89
Ordinance:	168
Status:	3,232
Special:	621
Reviews:	<u>3,325</u>
	15,818

Total no. of youths placed on formal probation in 1989:	753
Total no. of court hearings in 1989:	5,948
Total no. of preliminary hearings in 1989:	3,157

JUVENILE JUSTICE DIVISION
TOTAL NUMBER OF FELONY ALLEGATIONS

<u>ALLEGATION DESCRIPTION</u>	<u>Class</u>	<u>Jan- Dec 1987</u>	<u>Jan- Dec 1988</u>	<u>Jan- Dec 1989</u>
CRIMINAL MISCHIEF:				
Criminal Mischief I	C	217	124	164
DRUG:				
Delivery Controlled Substance	A	22	42	80
Delivery Marij. for Consideration	B	0	4	1
Possession Controlled Substance	B	64	98	89
Conspiracy to Del Control Subst	B	3	7	2
Possession Control Substance II	C	0	0	57
FORGERY & FRAUDULENT ACTIVITIES:				
Forgery I	C	62	65	80
Fraudulent Use Credit Card	C	7	5	4
Criminal Poss Forgery Instr I	C	1	1	1
THEFT:				
Theft by Extortion	B	6	5	5
Aggravated Theft	B	0	1	0
Theft I	C	230	116	158
Theft of Services	C	1	1	0
Unauthorized Use Motor Vehicle	C	435	432	499
WEAPON:				
Carrying Dangerous Weapon	C	6	12	24
Unlawful Possession Weapon	U	6	12	11
STATE & PUBLIC JUSTICE:				
Escape I	B	2	10	2
Escape II	C	7	2	6
Riot	C	4	32	9
Hindering Prosectution	C	4	2	2
Supplying Contraband	C	0	1	1
Perjury	C	0	1	1
MISCELLANEOUS:				
Conspiracy	A	0	0	4
Bribery	B	0	1	0
Intimidation	C	0	3	25

JUVENILE JUSTICE DIVISION
TOTAL NUMBER OF FELONY ALLEGATIONS

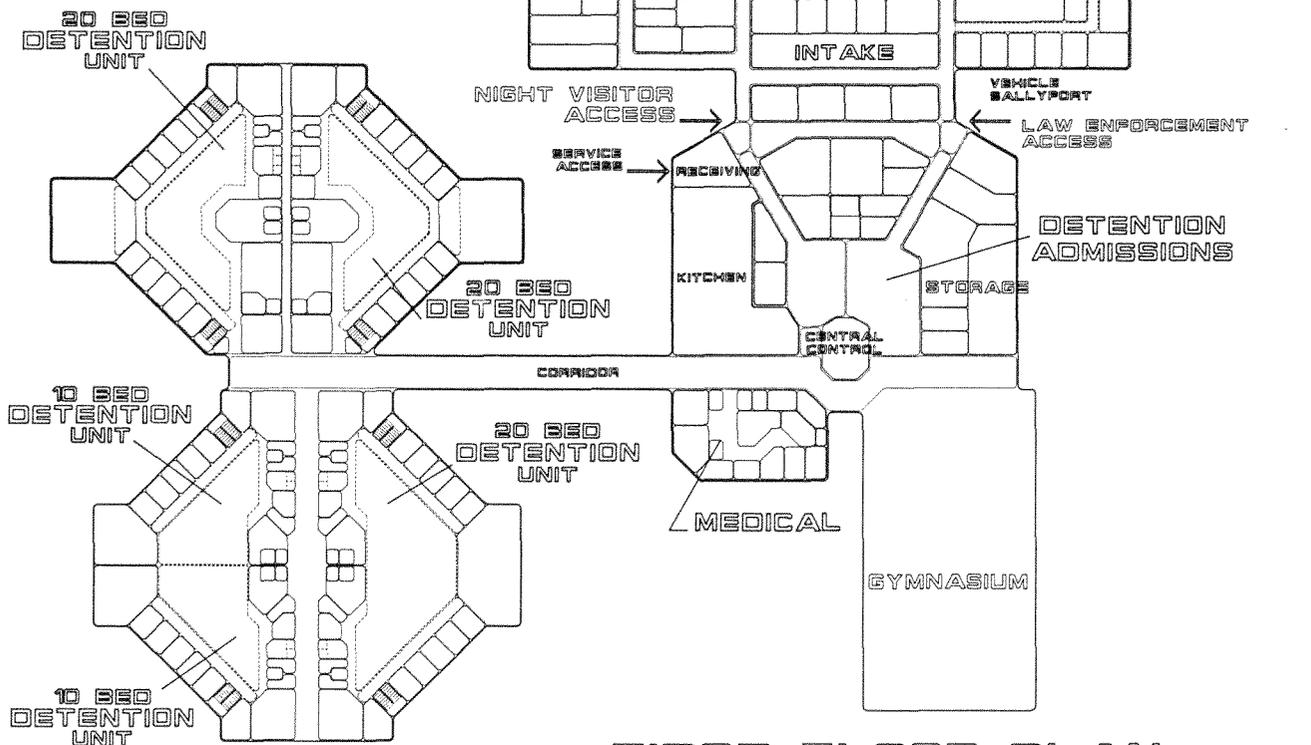
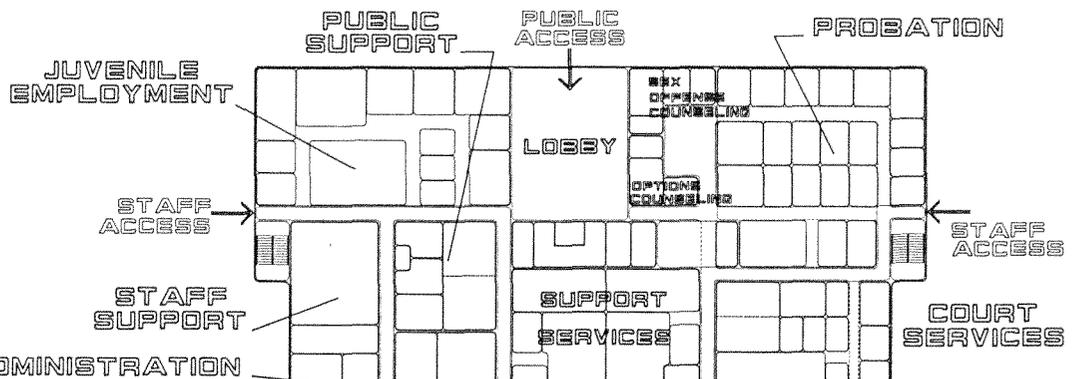
<u>ALLEGATION DESCRIPTION</u>	<u>Class</u>	<u>Jan- Dec 1987</u>	<u>Jan- Dec 1988</u>	<u>Jan- Dec 1989</u>
ASSAULT:				
Assault I	A	14	17	22
Assault II	B	29	29	63
Assault III	C	11	27	16
Criminal Mistreatment I	C	2	0	0
Coercion	C	5	2	0
MURDER:				
Attempted Murder	U	7	13	23
Aggrevated Murder	L	3	2	3
Murder/Homicide	L	5	3	1
Manslaughter I	A	2	0	2
Manslaughter II	B	0	0	2
Criminally Negligent Homicide	C			
SEXUAL ASSAULT;				
Rape I	A	43	36	48
Rape II	B	2	8	2
Rape III	C	2	0	1
Sodomy I	A	43	37	45
Sodomy II	B	0	1	0
Sodomy III	C	4	0	0
Sexual Penetr w/Foreign Obj I	A	3	6	1
Sexual Abuse I	C	94	82	125
ROBBERY:				
Robbery I	A	36	50	65
Robbery II	B	82	79	108
Robbery III	C	91	52	34
KIDNAPPING:				
Kidnapping I	A	8	5	8
Kidnapping II	B	1	3	8
ARSON:				
Arson I	A	15	15	21
Arson I, Attempted	B	3	0	1
Arson II	C	7	3	7
BURGLARY:				
Burglary I	A	281	237	199
Burglary I, Attempted	B	16	17	12
Burglary II	C	209	148	129
PROSTITUTION:				
Compelling Prostitution	B	1	0	0
Promoting Prostitution	C	1	1	1

DISTRICT ATTORNEY

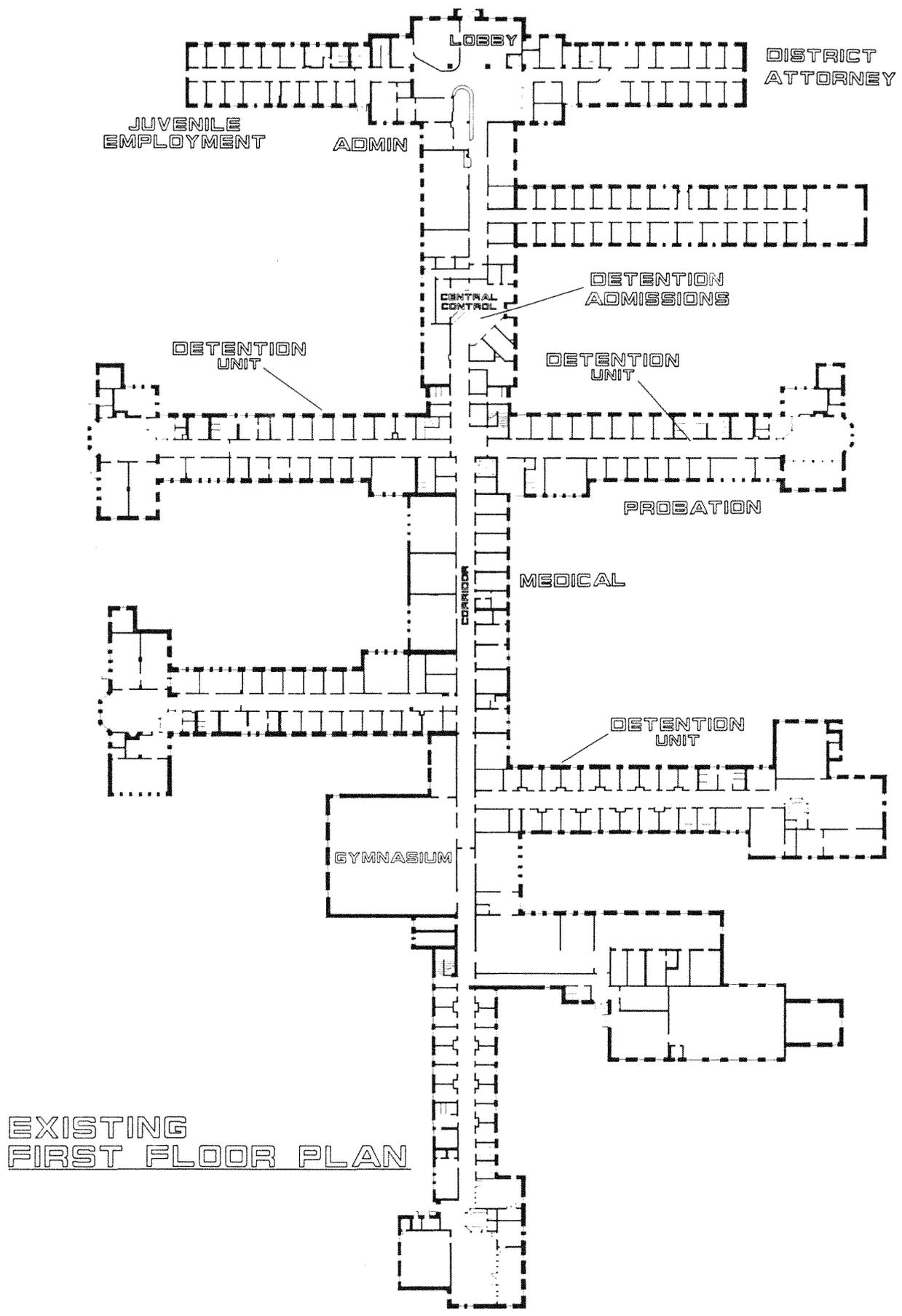
C.A.S.A.

COURTS /
CIRCUIT COURTS

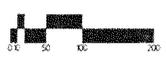
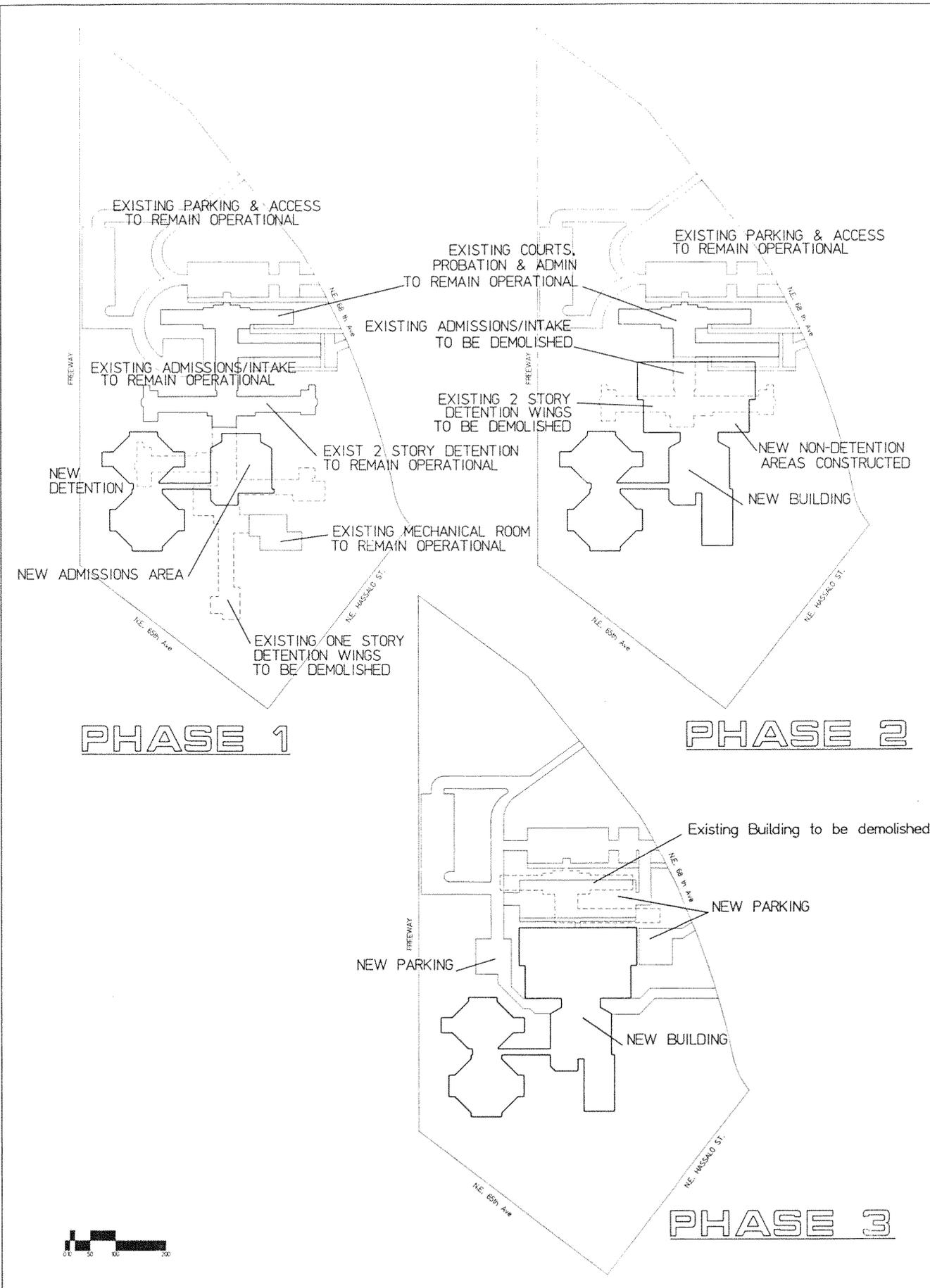
SECOND FLOOR PLAN



FIRST FLOOR PLAN



EXISTING
FIRST FLOOR PLAN



MULTNOMAH COUNTY POLICY DEVELOPMENT COMMITTEE

PROPOSED PLAN
FOR
ESSENTIAL JUSTICE SYSTEM FACILITIES

EXPLANATION OF CAPITAL IMPROVEMENTS COMMITTEE RECOMMENDATIONS

I. BACKGROUND

During the past four years it has become increasingly apparent that Multnomah County would run out of space to house essential County services and functions early in the 1990s. Accordingly, the Board of County Commissioners ordered a comprehensive study to address this facility crisis.

A five-year space needs study was completed in 1989. This study addressed problems related to public access, the efficiency of County operations, and the need for major expenditures related to the deterioration of certain facilities. In partial response to this report, the Board of County Commissioners has purchased the downtown J.K. Gill and Mead Buildings, funded the construction of two new community-based health clinics, and a 210-bed addition to the Inverness Jail.

The study also included a detailed architectural analysis of the Donald E. Long Juvenile Justice Complex, an analysis of the need for additional courtrooms, and an assessment of the current condition of the historic County Courthouse. This document will present proposals for solutions to these remaining unaddressed problems, related space needs of the District Attorney, and outline financing options to accommodate the costs of needed construction.

II. JUVENILE JUSTICE COMPLEX

The current Juvenile Justice Complex at NE 68th Avenue houses all assigned Juvenile Court Judges and Referees, Prosecuting Attorneys, the Juvenile Probation staff, and the tri-county regional Juvenile Detention Center. In 1989, 15,818 cases were heard and decided in this facility.

In 1988 the County Commission appropriated over \$250,000 from Capital Improvement funds to remodel the courtrooms and related spaces at the Juvenile Justice Complex. This project was put on hold following an audit released by then County Auditor Ann Kelley Feeney. That audit, which identified numerous serious deficiencies in the detention facility at the Juvenile Justice Complex, was performed to follow up on the findings of earlier Grand Jury Reports which were critical of conditions at this facility.

The Board of Commissioners and the presiding Juvenile Judge agreed that a thorough architectural analysis of the whole complex--especially the detention areas criticized in the Audit and Grand Jury Reports--had to take precedence over interim improvements for the courtrooms.

Using the same architectural firm that designed the highly successful Inverness Jail project, the County made an extensive study of the entire complex including the detention facility, courtrooms and related areas, prosecutor's offices, and juvenile probation space, to determine needs, construction options and associated costs.

While that study was in progress, the Board received a letter from the Juvenile Rights Project (a group of lawyers who successfully sued the State of Oregon on conditions of confinement for juveniles held at the

State Training Schools) which also identified numerous deficiencies with our Juvenile Justice facility and strongly requested the Board's cooperation in pursuing appropriate and timely action to rectify the situation.

The architectural study concluded that the most cost effective solution to the many problems that were discovered and documented by the study would be to demolish the present facility and build a new complex on the present site.

III. THREE NEW COURTROOMS AT THE COURTHOUSE

State statute requires Multnomah County to provide and maintain facilities adequate to the needs of the State Court. The Courts have, for several years, indicated a growing need for additional courtrooms (with associated judges' chambers, jury rooms, clerk's offices, restrooms, etc.). In June 1989, the legislature approved two additional judges for Multnomah County. Since one of the currently authorized judges has no assigned courtroom, the Chief Presiding Judge and State Court Administrator have now requested that the County provide the three additional rooms they require for occupancy no later than July 1, 1991.

In response to suggestions from the Board of County Commissioners, the Courts considered alternative locations for the new courtrooms. In November 1989, the Courts reiterated that the downtown County Courthouse is the only satisfactory location. Key considerations in this decision included administrative and operational efficiencies for the Courts, the Sheriff, and the District Attorney, access to the Court by Police agencies and by the Defense Bar. These three downtown courtrooms will cost approximately \$1,800,000. Other critical improvements in the Courthouse such as heating, ventilation, air conditioning, plumbing, and electrical system replacement, will cost an additional \$4,500,000 for a total expenditure of \$6,300,000.

The space for these three courtrooms will require vacating more than half of the sixth floor of the Courthouse. This will displace the District Attorney and, eventually, the Board of County Commissioners. The D.A. will displace both County offices on the 14th and 15th floors of the Portland Building in order to gain the needed space and still maintain the proximity to the Courts. This renovation of the Portland Building to accommodate the District Attorney will cost another \$1,500,000.

IV. FINANCING STRATEGY

The downtown Courthouse as well as the Juvenile Justice Complex are major public investments and enduring public symbols, which will be in County ownership for the foreseeable future. As such, it seems most appropriate to pay for the cost of these long-term improvements through a long-term financing strategy. Such an approach would allow future generations to participate proportionately in the cost of these major public facilities from which they will derive benefit. Various other alternative approaches to financing these essential improvements have been considered and are discussed in page four (4) of this document. The Board of County Commissioners has decided to seek input from other elected officials, business and community leaders, and citizens before making their final decisions in this regard.

SUMMARY OF TOPICS FOR DECISIONS BY FINANCING METHOD

On Tuesday, February 20, the Chair and the Board of County Commissioners completed their deliberations on the scope of the new Juvenile Justice Complex to replace the present Donald E. Long Home. On Wednesday, March 28, the Policy Development Committee decided in general terms upon the sequence and composition of other essential Justice Services improvement to be financed at the same time as those for the Juvenile complex. Guided by their policy direction, the staff and the architects have updated the estimated project cost as follows:

JUVENILE DETENTION FACILITY:

o CENTRAL INTAKE/PROCESSING/COMMON AREAS MEDICAL/GYM/FOOD SERVICE	\$ 9.3m
o DETENTION AREA	<u>5.2m</u>
	\$14.5m*

JUVENILE PROBATION OFFICERS SPACE \$ 2.8m

NEW COURTROOMS

o JUVENILE (5)	\$ 5.3m
o DOWNTOWN (3)	<u>6.3m</u>
	\$11.6m

DISTRICT ATTORNEY

o JUVENILE PROSECUTORS SPACE	\$ 1.2m
o PORTLAND BUILDING REMODEL for DISTRICT ATTORNEY SPACE	<u>1.5m</u>
	\$ 2.7m

TOTAL \$31.6m**

* Of the \$14.5 million required for detention facilities, Washington and Clackamas Counties will pay \$1.6 million - the proportion of these costs attributable to the space occupied by their detainees. In addition, these partners have agreed to pay their share of the overall operating costs, including staffing, food, utilities, etc. over and above their contribution to capital costs. This revenue effectively reduces the cost Multnomah County taxpayers will bear for constructing and operating this facility regardless of which financing strategy is ultimately selected.

** These costs include all of the necessary furnishings and equipment and allow for realistic contingencies. If construction proceeds in a timely fashion, the whole package of improvements should be completed at or below this total price.

EXPLANATION OF FINANCING FOR JUVENILE JUSTICE/
COURTROOM/DISTRICT ATTORNEY EXPANSION

The total financial costs for the replacement of the Juvenile Justice Complex, the three courtrooms in the downtown Courthouse, and the expansion of the District Attorney's office space on the 14th and 15th floors of the Portland Building is \$31,600,000. These improvements can be funded by General Fund allocation, by Serial Levies, by Certificates of Participation, and General Obligation Bond financing. For a number of reasons, General Obligation Bonds appears to be the preferred option at this time. Of the County's \$135 million annual General Fund budget, approximately \$100 million pays for services that are mandated by the state and federal government. If all County discretionary programs were eliminated, not enough would remain to fund this project. Second, while the County has recently used three-year Serial Levies to fund jail expansion and other construction projects, the cost of these projects was small enough to maintain property taxes at a reasonable level. Financing a \$31.6 million project (almost six times the cost of the Inverness Jail) through this process would cause astronomical increases in property tax rates. Third, Certificate of Participation would require Multnomah County to put up the real estate title to the historic Courthouse as collateral for financing the improvements at the Courthouse and pay a higher interest rate than those available through General Obligation Bonds. At an approximate cost of \$3,109,000 per year for the next twenty years, General Obligation Bond financing would involve the lowest overall cost to current and future County taxpayers.

The total financial impact to the citizens of Multnomah County will be reduced by \$157,000 per year due to the cost-sharing agreements for the Juvenile Justice facility with Clackamas and Washington counties. These agreements will result in a lower tax rate to Multnomah County citizens.

The following is a breakdown of the estimated financial impact to the County and to the citizens of the County based on a \$31,600,000 General Obligation Bond issue over 20 years.

<u>Description</u>	<u>Cost</u>	<u>Annual Payment</u>	<u>Tax Rate Per \$1,000</u>	<u>Tax on a \$60,000 Home</u>
GO Bond Issue	*\$31,600,000	\$3,109,000	\$0.170	\$10.21
Washington/Clackamas	<u>\$ 1,600,000</u>	<u>\$ 157,000</u>	<u>\$0.009</u>	<u>\$ 0.52</u>
NET BOND IMPACT	\$30,000,000	\$2,952,000	\$0.161	\$ 9.69

* The General Obligation Bond Issue must include the full cost of the project even though the actual amount of taxes levied will be received by Washington and Clackamas Counties' participation.

Attached for your reference is a one-page summary of the dates by which the Board would have to initiate action in order to meet the legal requirements for the election that will be held on either August 14, September 18, or November 6, 1990.

GENERAL OBLIGATION BOND ISSUE FOR DONALD E. LONG HOME REPLACEMENT

<u>STEPS</u>	<u>AUGUST ELECTION</u>	<u>SEPTEMBER ELECTION</u>	<u>NOVEMBER ELECTION</u>
1. BOARD CALLS FOR PUBLIC HEARING	MAY 31	JULY 12	AUGUST 2
2. FIRST PUBLISHED NOTICE	JUNE 7	JULY 19	AUGUST 9
3. SECOND PUBLISHED NOTICE	JUNE 14	JULY 26	AUGUST 16
4. PUBLIC HEARING	JUNE 21	AUGUST 2	AUGUST 23
5. BALLOT FILING	JULY 2	AUGUST 2	SEPTEMBER 6
6. ELECTION	AUGUST 4	SEPTEMBER 18	NOVEMBER 6