



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(Revised: 09/23/13)

Board Clerk Use Only

Meeting Date: 7/16/15
Agenda Item #: R.5
Est. Start Time: Approx. 10:35 am
Date Submitted: 7/2/15

Agenda Title: RESOLUTION Approving an Amendment Agreement with PCRI Regarding Certain Real Property and Authorizing the Chair to Execute the Amendment Agreement

Note: Title should not be more than 2 lines but sufficient to describe the action requested. Title on APR must match title on Ordinance, Resolution, Order or Proclamation.

Requested

Meeting Date: July 16, 2015 **Time Needed:** 15 minutes

Department: DCHS **Division:** Community Services

Contact(s): Mary Li

Phone: 503-988-7494 **Ext.** **I/O Address:**

Presenter

Name(s) &

Title(s): Mary Li, Manager, Community Services Division

General Information

1. What action are you requesting from the Board?

Approve an Agreement between Multnomah County and PCRI providing for the amendment of certain development agreements affecting certain real property located at 5206 NE 14th Place, Portland, Oregon; which was previously donated to PCRI and authorize the Chair to execute said Agreement.

2. Please provide sufficient background information for the Board and the public to understand this issue. Please note which Program Offer this action affects and how it impacts the results.

In 2005 the County through its Affordable Housing Development Program ("AHDP") approved the donation of certain real property located at 5204 NE 14th Place in Portland (the "Property"), to Portland Community Reinvestment Initiatives (PCRI) for the development of low income housing rental housing. The County and PCRI entered into four agreements to ensure and provide for the development of the Property: they were as follows: 1) Sale and Development Agreement (SDA), 2) Regulatory Agreement (RA), 3) Promissory Note and 4) Trust Deed (collectively the "Development Agreements").

Under the Develop Agreements, the requirements for the Property was for the construction of two duplex type rental units (three bedrooms each) both of which would be available to tenants at 50% of Area Median Income (AMI). PCRI was not able to develop the Property within the original two year timeline required under the Development Agreements. Notwithstanding PCRI's failure to comply with the requirements of the Development Agreements for the Property,

the AHDP supports PCRI's new proposal which provides for two units (again three bedrooms each unit) to be leased to persons at the 50% AMI; and in addition PCRI will construct a third three bedroom unit to be leased to persons at 60% AMI. Further, PCRI represents to the AHDP; it has secured funding and is prepared to start developing the Property in Summer 2015. All three units in addition to having three bedrooms will each have two bathrooms. This proposal provides for family-sized units in a location that is underserved for affordable housing. PCRI is committed to affirmatively marketing these units to County priority populations

PCRI has requested an amendment to the original development obligations in the Development Agreements to address these changes outlined here. Accordingly, we have prepared the proposed "Agreement to Collectively Amend the Development Agreements" (the "Amendment Agreement") to provide for the revisions necessary to SDA and the RA to allow for the specific site development for the Property as is now being proposed. The other two Development Agreements, the Promissory Note and Trust Deed did not require revision.

The AHDP supports the County approving and executing the Amendment Agreement to allow for the changed development as discussed herein.

3. Explain the fiscal impact (current year and ongoing).

None

4. Explain any legal and/or policy issues involved.

See the discussion in Section 2 above.

5. Explain any citizen and/or other government participation that has or will take place.

The Property upon completion of development shall provide for three new residential units of affordable housing for citizens in the neighborhood.

Required Signature

**Elected
Official or
Department**

Director: Liesl Wendt /s/

Date: 07/02/2015

Note: Please submit electronically. Insert names of your approvers followed by /s/ - we no longer use actual signatures. Please insert date approved.