



MULTNOMAH COUNTY AGENDA PLACEMENT REQUEST

(revised 08/02/10)

Board Clerk Use Only

Meeting Date: 10/11/12
Agenda Item #: R.6
Est. Start Time: 10:35 am
Date Submitted: 10-3-12

Agenda Title: **RESOLUTION Declaring the Women's Transition Center Properties, Located at 722, 732, and 736 N.E. Couch Street, Portland, Oregon, as Surplus Property and Authorizing the Department of County Human Services to Offer the Properties through the Affordable Housing Development Program**

Note: If Ordinance, Resolution, Order or Proclamation, provide exact title. For all other submissions, provide a clearly written title sufficient to describe the action requested.

Requested Meeting Date: October 11, 2012 **Amount of Time Needed:** 20 minutes
Department: Non Departmental-District 1 **Division:** Commissioner Kafoury
Contact(s): Beckie Lee
Phone: 503-988-6796 **Ext.** 86796 **I/O Address:** MS 503/6
Presenter Name(s) & Title(s): Beckie Lee, District 1; Michael Bowers, FPM Director; Rose-Ellen Bak, DCHS; Mike Sublett, FPM

General Information

1. What action are you requesting from the Board?

Declare the Women's Transition Center Properties, located at 722, 732, and 736 N.E. Couch Street, Portland, Oregon, as Surplus Property and authorize the Department of County Human Services to offer the properties through the Affordable Housing Development Program for disposition.

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.

By Resolution 04-185, dated December 9, 2004, the Multnomah County Board of Commissioners ("Board") adopted a policy for declaring real property owned by the County as surplus ("Surplus Property Process"). This process is used to prepare surplus properties for disposition.

The Women's Transition Center Properties ("Properties"), located at 722, 732, and 736 N.E. Couch Street, Portland, Oregon, are three residential houses built c. 1900 totaling 6,460 square feet on three contiguous parcels totaling 6,750 square feet of land. The sole County use, a Department of Community Justice (DCJ) Women's Transition Center Residential Program (WTC), relocated the last resident as of September 2012, leaving the buildings vacant.

The Director of Facilities and Property Management Division ("Director") has determined that the Properties are no longer required for County use. and the County will soon have no practical,

efficient, or appropriate use for the Properties. The Director recommends that the Properties be declared surplus.

At the direction of the Board through a Fiscal Year 2013 Budget Note, Board staff, DCJ, Department of County Human Services (DCHS), County Attorney and Facilities participated in a Workgroup to review County disposition processes with respect to the Properties. The Workgroup briefed the Board on August 21, 2012, to present its findings and recommendations.

Multnomah County operates the Affordable Housing Development Program (AHDP) through DCHS. The AHDP transfers County-owned properties to non-profit housing providers for the express purpose of affordable rental housing or affordable home ownership opportunities. By Resolution 2012-093, dated May 17, 2012, the Board adopted revised application procedures for the AHDP process to conform to current best practices. The revised application is attached as APR Exhibit 1.

It is the recommendation of the Workgroup that the Properties continue to serve the community as affordable housing and be made available through the competitive AHDP process for disposition, with a preference for proposals that keep the Properties as affordable rental housing.

The Director recommends that the Board exempt the Properties from additional surplus process as allowed in Resolution 04-185, based upon the disposition recommendation of this Resolution and the updated AHDP process.

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

The AHDP conveys property at no cost. The 2011 assessed real market value of the three Properties is \$810,280. The FY 13 Budget for Facility operations is \$72,734, though it will be considerably due to the vacant building status.

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

n/a.

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

The AHDP process involves broad distribution to a wide range of non-profits encompassing the diversity of the community. This process is recommended in lieu of the Surplus Property Process due to its efforts at soliciting from a diverse pool of applicants. In addition, there will be a public hearing with the opportunity for testimony prior to any decision on disposition.

Required Signature

Elected Official or
Department/
Agency Director:



Date: 10/3/12