

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION NO. 6564

**DESIGNATE BLOCK "U" IN OLD TOWN / CHINATOWN FOR
THE DEVELOPMENT OF THE RESOURCE ACCESS CENTER
AND HOUSING BY THE HOUSING AUTHORITY OF PORTLAND**

WHEREAS, the Portland Development Commission ("PDC") and the City of Portland ("City") adopted the Old Town Chinatown Visions Plan in December 1997, the Old Town Chinatown Development plan in December 1999, and a subsequent combined update of both plans in January 2003, all of which promote the consideration of redevelopment opportunities on currently under-utilized parcels that lend themselves to a mix of housing for different incomes, commercial, retail and other appropriate development;

WHEREAS, PDC and the City adopted Home Again: A Ten Year Plan to End Homelessness ("10-year Plan") in December 2005 which seeks permanent solutions to homelessness by focusing on the most chronically homeless populations, streamlining access to existing services to prevent and reduce homelessness and concentrating resources on programs that offer measurable results;

WHEREAS, PDC initiated the North Old Town/Chinatown Redevelopment Strategy to explore development options for Blocks 24, 25, and 26 with the participation of a Stakeholder Advisory Committee to define a vision and implementation strategy for development in north Old Town/Chinatown, including the identification of a site for the Resource Access Center ("RAC") as identified in the 10-year Plan and associated rental housing ("RAC Project");

WHEREAS, the RAC will include a day facility for homeless individuals, indoor queuing for clients, and services that assist homeless people to obtain stable, decent housing along with the replacement of the 90 bed men's shelter currently operated by Transition Projects, Inc at the Glisan Street facility;

WHEREAS, Transition Projects Inc. ("TPI") is currently operating a social service resource center in a substandard facility in Old Town/Chinatown providing resources for low income and homeless individuals, and in support of the 10-Year Plan the City has decided to enhance the City's services to the homeless by contracting with TPI to operate the RAC;

WHEREAS, the Housing Authority of Portland ("HAP") has successfully developed affordable housing and is the owner of other facilities similar to the RAC that are master leased to service providers, the City has requested that HAP serve as the developer and owner of the RAC Project;

WHEREAS, community interest has been and remains very high in the siting decision for the RAC Project and different opinions and concerns have been well articulated by community members at twelve meetings held from November 2007 – February 2008 hosted by Old Town/Chinatown Visions, the Old Town/Chinatown Neighborhood Association and the Old Town/

WHEREAS, the Bureau of Housing and Community Development (“BHCD”) is the City bureau charged with managing programs and investing resources targeted towards ending homelessness Chinatown Visions / Neighborhood Association Joint Land Use Committee;

WHEREAS, PDC owns all of the Block U bounded by NW Broadway, NW Hoyt, NW Sixth Avenue, and NW Irving and more fully described in Exhibit A herein;

WHEREAS, PDC, the City, and the Old Town/Chinatown community acknowledge that the replacement of the existing TPI facility and the development of the Resource Access Center on Block U is in the best interest of the current participants in the TPI programs and other homeless residents of Portland;

WHEREAS, TPI and HAP have agreed to work with the community, as provided by City policy, to develop a “Good Neighbor Agreement” that addresses the development and the operation of the RAC project:

WHEREAS, PDC, HAP, and the City have agreed there are particular program elements to be pursued on Block U to meet the needs and interests of HAP, the City and low income and homeless residents of Portland (attached hereto as Exhibit B);

WHEREAS, HAP has agreed to enter into a single block master planning exercise with PDC and the community that will further the development objectives of the RAC project while at the same time respecting the future development context of the Broadway Corridor;

WHEREAS, the City of Portland owns a portion of Block 25, more fully described in Exhibit C herein, and in consideration of the transfer of Block U to HAP, PDC and the City will endeavor to make the City owned portion of Block 25 available for future redevelopment;

WHEREAS, the successful long-term operation of the RAC is dependent upon funding to be provided by the City of Portland;

WHEREAS, the City Council and BHCD have agreed to provide adequate financial resources for the long term operation of the RAC to ensure the availability of quality services to the homeless and other low income individuals utilizing the RAC services;

NOW, THEREFORE, BE IT RESOLVED, that PDC will provide a level of financial resources for the development of the RAC, appropriate to the project need as determined by PDC and HAP, and subject to the appropriation of \$28 million dollars of Tax Increment Funds in the River District Budget, which will be made possible by the potential expansion of the River District Urban Renewal Area;

BE IT FURTHER RESOLVED, that PDC, HAP, and the City will enter into an Agreement that will provide the terms for the transfer of Block U and other terms and conditions related to the funding and development of the RAC Project within ninety days of this Resolution;

BE IT FURTHER RESOLVED that PDC acknowledges that this is a high priority project for all the parties involved and it is the intent of PDC to transfer the property to HAP within thirty days of the executed Agreement;

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon its adoption.

Exhibit A: Block U

Portland Property ID #: R141465
State ID #: 1N1E34BD 2400
Portland Map #: 2929 OLD

Lots 1 – 8 of the Couch's addition to the City of Portland

Approximately 40,000 square feet

Bounded by Northwest Irving Street, Northwest Broadway, Northwest Sixth Avenue and Northwest Hoyt in Portland, Oregon 97209

Currently leased through 2008 to Tri-County Metropolitan Transportation District of Oregon

Exhibit B: Block U Program Elements

Transition Projects Inc. Resource Access Center/Day Center

Transition Projects Inc. Shelter Housing

Internal queuing for the Transition Project facilities

Housing -the number of units and the mix of unit type to be determined but limited to rental housing available to households with incomes up to 80% of median family income.

Active ground floor uses (retail, commercial, micro-enterprise)

Parking (if financially feasible)

Exhibit C: Block 25

Property owned by Blanchet House of Hospitality

Portland Property ID #: R140393

State ID # 1N1E34CA 800

Site Address: 340 Northwest Glisan Street, Portland, OR 97209

The west half of Lot 7 on Block 25, Couch's addition to the City of Portland

Approximately 2,500 square feet

Located in Northwest corner of Block 25

Property owned by Portland Development Commission, City of Portland

Portland Property ID #: 140389

State ID # 1N1E34CA 300

Site Address: 314-316 Northwest Glisan Street, Portland, OR 97209

Lots 5 and 8, Block 25, Couch's addition to the City of Portland, except the East five feet thereof, taken for the widening of Northwest 3rd Avenue

Approximately 9,500 square feet

Located in Northeast corner of Block 25

Remainder of Block 25 is owned by the City of Portland
and leased to Northwest Natural Gas