

RESOLUTION NO.

Designate Block "U" which is bounded by Northwest Irving Street, Northwest Broadway, Northwest Sixth Avenue and Northwest Hoyt Street and owned by the Portland Development Commission, for the development of the Resources Access Center and affordable housing.

WHEREAS, the City Council adopted Resolution No. 36367 on December 21, 2005 and thereby adopted Home Again: A Ten Year Plan to End Homelessness ("10-year Plan"), 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; and

WHEREAS, the 10-Year Plan contemplates a Resource Access Center ("RAC") to provide homeless people with direct access to programs that move them into permanent housing with appropriate services as necessary; and

WHEREAS, the Housing Authority of Portland ("HAP") is a public corporate body created by the City, and having the powers to plan, undertake, construct, acquire, finance, own and operate housing projects and community service facilities; and

WHEREAS, the Portland Development Commission ("PDC") is the urban renewal agency for the City, charged with delivering projects and programs that achieve the City's housing, economic development, and redevelopment priorities as well as linking citizens to jobs; and

WHEREAS, the Bureau of Housing and Community Development ("BHCD") is the City bureau charged with managing programs and investing resources targeted towards ending homelessness and maintaining adequate supply of housing options for low income people; and

WHEREAS, the program for the RAC development ("the Development") will include a day facility for homeless individuals, replacement of the 90 bed men's shelter currently operated by Transition Projects, Inc, ("TPI") at the Glisan Street facility, indoor queuing for clients, services that assist homeless people to obtain stable, decent housing, retail and rental housing that includes a minimum of 40 units designated as permanent supportive housing that target chronically homeless consumers of the RAC services; and

WHEREAS, TPI has been identified by the City as the designated operator of the day center and shelter portions of the RAC within the Development based on its experience with providing services to homeless individuals and running shelter facilities within the Central City; and

WHEREAS, in a September 19, 2007 memorandum, City Commissioner Erik Sten communicated the importance of the RAC to the City and requested that PDC, HAP and BHCD work cooperatively and in respective roles to bring about this Development; and

WHEREAS, this Development is a unique project serving multiple public goals and requires a high level of collaboration among the three key public agencies (City, PDC, HAP) to ensure the most efficient use of public resources for the development and ongoing operations of the facility; and

WHEREAS, the Old Town Chinatown Vision Committee, the Old Town Chinatown Neighborhood Association, and their joint OTCT Vision / Neighborhood Association Land Use Committee, along with PDC, HAP, TPI and BHCD, have been involved in the process of identifying a site for the Development; and

WHEREAS, through this process, Block "U", which is owned by PDC, has been recommended by City, PDC and HAP as the preferred site for the Development; and

WHEREAS, PDC adopted Resolution # 6564 on February 27, 2008, designating Block "U" in Old Town/Chinatown for the Development; and

WHEREAS, 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; and

WHEREAS, the Urban Renewal Advisory Workgroup, which includes representatives of the City Council, PDC, and Multnomah County, will finalize their recommendations regarding the potential expansion of the River District Urban Renewal Area (RD URA) to include portions of the Old Town/Chinatown neighborhood, in early March 2008; and

WHEREAS, the 2008 City Council/PDC Budget Workgroup is working collaboratively to craft a budget that reflects mutual priorities and to produce a PDC budget that is supported by City Council and the PDC; and

WHEREAS, the 2008 City Council/PDC Budget Workgroup identified the Development as a priority and included \$28M in the RD URA five year budget to support the Development.

NOW, THEREFORE BE IT RESOLVED that the Development, which includes the Resources Access Center, Men's Shelter, and affordable housing, will be located on Block "U", bounded by Northwest Irving Street, Northwest Broadway, Northwest Sixth Avenue and Northwest Hoyt Street; and

BE IT FURTHER RESOLVED that BHDC and PDC will work with HAP over the next 90 days to develop Intergovernmental Agreements ("IGA's") among the three

public agencies that further define the roles and responsibilities of the agencies necessary to successfully develop and operate the Development; and

BE IT FURTHER RESOLVED these IGA's 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;

BE IT FURTHER RESOLVED that these IGA's will be presented to the respective governing boards for adoption by May 30, 2008;

BE IT FURTHER RESOLVED that PDC will transfer site control of Block "U" to the Housing Authority of Portland by June 30, 2008 according to terms outlined in agreements; and

BE IT FURTHER RESOLVED that PDC and HAP will complete standard due diligence review of Block "U", including a thorough environmental assessment, over the next 90 days, to affirm that "U" is feasible and a cost effective location for the Development; and

BE IT FURTHER RESOLVED that if it is determined that Block "U" is not a feasible site for whatever reason, the City will transfer its ownership interest on Block "25" bounded by NW Flanders and NW Glisan between NW Third Avenue and NW Fourth Avenue to HAP for the Development by June 30, 2008; and

BE IT FURTHER RESOLVED that PDC will provide a level of financial resources for the Development, appropriate to the project need as determined by PDC, HAP, and BHCD and subject to the appropriation of \$28M of TIF in the River District URA budget, which will be made possible by the expansion of the River District URA; and

BE IT FURTHER RESOLVED that BHCD, in coordination with City Council and fundraising efforts of TPI, will provide adequate funding for the operations of the RAC; and

BE IT FURTHER RESOLVED that BHCD will assist PDC and HAP in finalizing the housing program as to income levels, sub-populations to be served, services needed and partner agencies brokered in order to meet the supportive housing goals of the 10 Year Plan, replace low income units lost in the OTCT area, and maximize use of public resources; and

BE IT FURTHER RESOLVED that BHCD and Office of Neighborhood Involvement will assist HAP, TPI, and neighbors in the development of a Good Neighbor Agreement using the Mass Shelter Certification process as required by City policy.

Adopted by the Council,

Commissioner Erik Sten

Gary Blackmer

Margaret Bax
February 26, 2008

Auditor of the City of Portland
by