

PDC

PORTLAND DEVELOPMENT COMMISSION

DATE: July 9, 2008

TO: Board of Commissioners

FROM: Bruce A. Warner, Executive Director

SUBJECT: Report Number 08-101
Adoption of the Fifth Minor Amendment to the Interstate Corridor Urban Renewal Plan to Acquire Nine Single Family Residences from the Housing Authority of Portland

EXECUTIVE SUMMARY

BOARD ACTION REQUESTED

Adopt Resolution No. 6621

ACTION SUMMARY

This resolution would adopt a minor amendment to the Interstate Corridor Urban Renewal Plan to purchase 9 single family residences currently owned by the Housing Authority of Portland (HAP). The acquisition of HAP properties located within the Interstate Corridor Urban Renewal Area (ICURA) and Lents Town Center Urban Renewal Area (Lents URA) was approved by the Board on May 28, 2008, per resolution No. 6592.

This minor amendment to the URA plan is legally required to acquire the HAP properties, which currently are rental units and turn them into owner-occupied. The homes will be sold to first-time homebuyers with the goal of renovating the properties utilizing a balance of sustainable practices and healthy homes. PDC staff is developing a recommended disposition plan and will return to the Board for consideration and approval.

PUBLIC BENEFIT

In addition to supporting PDC's homeownership goals, acquisition of these properties will further facilitate implementation of the following PDC initiatives: Operation HOME including first-time homebuyer and minority home ownership goals, the development of green building criteria in a renovation environment; partnerships with community organizations to bridge the minority homeownership gap; and Minority/Women/Emerging/Small Business (MWESB) contracting.

The properties are currently rental properties that are in fair to average condition. Once these properties are renovated, we hope the homes will become catalyst for home improvements and renovations in the neighborhood.

This action will support the following PDC goals:

- Develop healthy neighborhoods
- Provide access to quality housing
- Help businesses to create and sustain quality jobs
- Support a vibrant Central City (urban core)

Contribute to a strong regional economy

PUBLIC PARTICIPATION AND FEEDBACK

Extensive outreach was done in connection with the HAP acquisition. See Board Report 08-69. This project has been presented to the Interstate Urban Renewal Advisory Committee and it was well received.

COMPLIANCE WITH ADOPTED PLANS AND POLICIES

The Interstate Corridor Housing Guiding Principles include; the development and implementation of programs that address potential displacement of current residents (renters and homeowners), including non-citizens, so that they may remain in their homes and neighborhoods. Increase equity-building ownership opportunities (including a variety of housing options, e.g. condominiums and lofts), especially for existing renters, through programs such as shared appreciation mortgages, community land trust, down payment assistance, as well as more conventional financing methods. Educate existing residents about these programs with a through outreach program. Preserve and rehabilitate the existing housing stock and maintain its affordability through the used of different financing tools and technical assistance.

FINANCIAL IMPACT

There is no financial impact for this minor amendment. The impact of the acquisition was discussed in Board Report 08-69.

Staff will return to the Board to approve the disposition strategy.

RISK ASSESSMENT

There is no risk associated with this minor amendment. The risk associated with the acquisition was discussed in detail in Board Report 08-69

WORK LOAD IMPACT

There is no work load impact associated with this minor amendment. The work load impact associated with the acquisition was discussed in detail in Board Report 08-69.

ALTERNATIVE ACTIONS

There is no alternative action. The minor amendment is legally required to acquire the properties. If the Board did not approve the amendment, the acquisition could not proceed.

CONCURRENCE

Not Applicable.

BACKGROUND

The Interstate Corridor Urban Renewal Plan (ICURP) authorizes land acquisition by the Commission to achieve the objectives of the Plan and to implement the activities described in the Plan. The Commission is authorized to acquire property from owners that wish to convey title by voluntary sale, donation, or other means.

Prior to acquiring such property, the Commission is required to adopt a minor amendment to the ICURP identifying the property and finding that the acquisition thereof is consistent with the objectives of the Plan.

On May 28, 2008 the Board approved the PDC acquisition of HAP Properties. Nine of the properties to be acquired are located within the ICURA based on the following acquisition schedule:

<u>PROPERTY ADDRESSES</u>	<u>ANTICIPATED CLOSING DATE</u>
9020 N Chautauqua Blvd	July 31, 2008
8606 N Curtis	July 31, 2008
8920 N Drummond	July 31, 2008
3325 N Halleck	July 31, 2008
3220 N Hunt	July 31, 2008
3702 N Arlington Pl	October 31, 2008
3101 N Arlington Pl	October 31, 2008
3309 N Halleck	October 31, 2008
3107 N Houghton	October 31, 2008

HAP ACQUISITION

The details of this project were discussed in detail in Board Report 08-69 which included project goals, property portfolio analysis, public participation process, and next steps.

Staff will be finalizing the disposition plan which will be brought to the Board for approval.

ATTACHMENTS:

None.

CC: K. Kalevor, Acting Housing Director
J. Mena, Product Development Specialist
D. Elliot, General Counsel