

**PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon**

RESOLUTION NO. 6682

APPROVING AMENDMENTS TO EXISTING PDC LOAN #38394-04 TO CENTRAL CITY CONCERN FOR THE ROSE QUARTER HOUSING PROJECT INCLUDING A REVISED COLLATERAL STRUCTURE, AND AN ADDITIONAL LOAN CONVERTING TO A GRANT AT MATURITY OF UP TO \$1,600,000.

WHEREAS, City Council adopted a No Net Loss policy for affordable housing in the Central City either through preservation or replacement that will retain at least the current number of housing units affordable to households at or below 60% of Area Median Family Income (MFI);

WHEREAS, the Commission previously approved Resolution No. 6168 on 8/11/04, authorizing a \$5,000,000 loan converting to a grant to Central City Concern for the acquisition of the former Ramada Inn located at 10 N. Weidler in the Oregon Convention Center URA;

WHEREAS, Central City Concern has assembled a complex financial structure to fund the rehabilitation of the former Ramada Inn into Rose Quarter Housing, a 176 unit affordable workforce housing project;

WHEREAS, the rehabilitation of Rose Quarter Housing is expected to provide significant public benefit at a moderate per unit subsidy by improving conditions for area residents, providing workforce housing with excellent access to Central City jobs, and contributing to area revitalization;

WHEREAS, approval of this action will support the Oregon Convention Center Urban Renewal Plan and the City's 10 year plan to end homelessness;

WHEREAS, the proposed financial structure for Rose Quarter Housing will incorporate New Market Tax Credits; and

WHEREAS, New Market Tax Credit regulations will require modifications to the terms of the existing PDC loan # 38394-04, including modifying PDC's security interest in the project for the duration of the New Market Tax Credit compliance period.

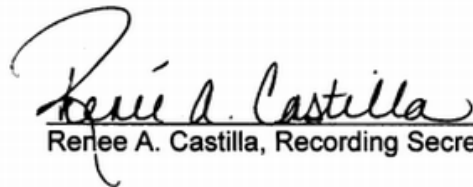
NOW, THEREFORE, BE IT RESOLVED that the Executive Director is hereby authorized to consent to the adjustment of loan terms and security for PDC loan #38394-04 as needed to enable the use of the proposed New Market Tax Credit structure for the project, including dividing the existing loan in to two loans, adjusting the collateral structure, and changing the borrower to Central City Concern or a related entity;

BE IT FURTHER RESOLVED that the Executive Director is hereby authorized to execute any documents necessary to approve a rehabilitation loan, converting to a grant at maturity, to Central City Concern or a related entity for the project in an amount not to exceed \$1,600,000;

BE IT FURTHER RESOLVED that the Executive Director is authorized to take such additional actions and execute and deliver such additional documents as may be necessary or desirable to complete the transactions otherwise authorized by this resolution; and

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

Adopted by the Portland Development Commission on March 11, 2009.



Renee A. Castilla, Recording Secretary

PDC

PORTLAND DEVELOPMENT COMMISSION

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Title:

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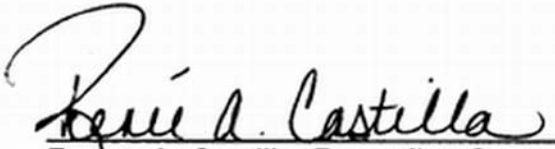
Adopted by the Portland Development Commission on March 11, 2009.

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Charles Wilhoite, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Scott Andrews	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Bertha Ferrán	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	John Mohlis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consent Agenda		<input checked="" type="checkbox"/> Regular Agenda		

Certification

The undersigned hereby certifies that:

The attached resolution is a true and correct copy of the resolution as finally adopted at a Board Meeting of the Portland Development Commission and duly recorded in the official minutes of the meeting.


Renee A. Castilla, Recording Secretary

Date: April 3, 2009