



PROSPER
PORTLAND
Building an Equitable Economy

DATE: December 13, 2023
TO: Board of Commissioners
FROM: Kimberly Branam, Executive Director
SUBJECT: Report Number 23-41

Authorizing Execution of a Use Permit with the City of Portland for Operation of an Outdoor Alternative Shelter Site at 84 NE Weidler Street

BOARD ACTION REQUESTED AND BRIEF DESCRIPTION

Adopt Resolution No. 7513

This action by the Prosper Portland Board of Commissioners (Board) will authorize execution of a Use Permit with the City of Portland (City) Office of Management and Finance (OMF) for the use of a Prosper Portland-owned property located at 84 NE Weidler Street, commonly referred to as the B&K Lot, in the Oregon Convention Center Tax Increment Finance District (see an Aerial Map in Attachment A). The lot is currently being used as part of the City's Streets to Stability, Safe Rest Villages Program as an Outdoor Alternative Shelter designed to be welcoming for Black, Indigenous, and People of Color (BIPOC) individuals, and has been used as such since approximately July 1, 2021. OMF has requested to continue use of the B&K Lot until June 30, 2027. Because of the aggregate length of the term of such occupancy, Prosper Portland Board action is necessary for the Executive Director to enter into a Use Permit through June 30, 2027.

STRATEGIC ALIGNMENT AND OUTCOMES

Offering this lot to OMF as an Outdoor Alternative Shelter site helps to service the program's mission to provide alternative shelters that serve as improved points of entry for Portlanders on the continuum from living on the street to finding stability in permanent housing. The Oregon Department of Transportation (ODOT) has requested to use the property for staging, along with temporary and permanent easements as part of the I-5 Rose Quarter Project but this use is not anticipated until June 30, 2027.

BACKGROUND AND CONTEXT

Prosper Portland acquired the B&K Lot as an improved surface lot in 2002 to develop low-income rental housing in the Oregon Convention Center TIF District as well as the construction of homeownership units for moderate income households. After acquisition, the building was demolished, leaving most of the lot as a gravel unimproved lot. The lot was leased by the Crown Plaza Hotel for overflow parking from June 2004 to June 2005. Since July 2005, the lot has been vacant.

Prior to the outdoor shelter moving to the B&K Lot, it was located on Prosper Portland-owned property in the Central Eastside, known as the ODOT Blocks, for safe sheltering during COVID.

EQUITY IMPACT

This site is an alternative shelter, designed to be supportive to members of the BIPOC community.

COMMUNITY PARTICIPATION AND FEEDBACK

While staff has not conducted public participation specifically related to this action, the City has engaged the community to identify and secure sites.

BUDGET AND FINANCIAL INFORMATION

OMF has taken over all financial responsibility for the property and will continue to do so during the term of the agreement. Longer term, the property is anticipated to be disposed for redevelopment and to align with current ODOT, City, and community partners regarding the adjacent transportation and lid improvements.

RISK ASSESSMENT

There is no risk associated with this action, as it complies with the timeline of ODOT and has reduced the financial burden for Prosper Portland.

ATTACHMENTS

- A. Aerial Map
- B. Oregon Convention Center Financial Summary

AERIAL MAP



84 NE Weidler Street, Portland, Oregon

OREGON CONVENTION CENTER FINANCIAL SUMMARY

**Financial Summary
 Forecast**

<u>Convention Center TIF Fund</u>	<u>Revised FY 2022-23</u>	<u>Adopted FY 2023-24</u>	<u>Forecast FY 2024-25</u>	<u>Forecast FY 2025-26</u>	<u>Forecast FY 2026-27</u>	<u>Forecast FY 2027-28</u>
Resources						
Beginning Fund Balance	4,152,103	311,190	141,391	-896,272	-1,642,646	-2,276,823
Revenue						
Interest on Investments	20,761	4,346	0	0	0	0
Loan Collections	216,757	340,058	0	0	0	0
Rent and Property Income	2,887,028	3,419,344	3,425,344	3,462,515	3,465,515	3,498,650
Transfers In	0	800,000	0	0	0	0
Total Revenue	3,124,546	4,563,748	3,425,344	3,462,515	3,465,515	3,498,650
Total Resources	7,276,649	4,874,938	3,566,735	2,566,243	1,822,869	1,221,827
Requirements						
Administration						
A00027-Debt Management-CNV	23,430	12,121	12,121	12,121	0	0
Administration Total	23,430	12,121	12,121	12,121	0	0
Property Redevelopment						
Real Estate Management						
A00306-910 NE MLK Building-CNV	61,750	36,508	26,146	26,749	26,749	27,372
A00307-Frmr B&K Car Rental-CNV	0	0	25,103	25,671	26,239	29,239
A00309-Inn at Conv Ctr Mgmt-CNV	2,163,000	2,624,082	2,553,000	2,558,000	2,561,000	2,561,000
A00310-Convention Center Garage-CNV	1,319,082	1,371,493	1,181,124	1,215,059	1,215,059	1,250,009
Real Estate Predevelopment						
A00309-Inn at Conv Ctr Mgmt-CNV	2,700,000	94,000	0	0	0	0
A00584-100 Multnomah-CNV	13,000	0	0	0	0	0
Property Redevelopment Total	6,256,832	4,126,083	3,785,373	3,825,479	3,829,047	3,867,620
Total Program Expenditures	6,280,262	4,138,204	3,797,494	3,837,600	3,829,047	3,867,620
Personnel Services	83,247	125,606	115,513	121,289	60,645	63,677
Total Fund Expenditures	6,363,509	4,263,810	3,913,007	3,958,889	3,889,692	3,931,297
Interfund Transfers - Indirect Charges	601,950	469,737	550,000	250,000	210,000	70,000
Contingency	311,190	141,391	-896,272	-1,642,646	-2,276,823	-2,779,470
Total Fund Requirements	7,276,649	4,874,938	3,566,735	2,566,243	1,822,869	1,221,827