

<p><b>PORTLAND CITY COUNCIL AGENDA</b>  <b>City Hall - 1221 SW Fourth Avenue</b>  <b><u>WEDNESDAY, 9:30 AM, SEPTEMBER 19, 2018</u></b></p>		<p><b>Disposition:</b></p>
<p><b>TIMES CERTAIN</b></p>		
<p><b>980</b></p>	<p><b>TIME CERTAIN: 9:45 AM</b> – Appoint Daisy Quinonez to the Planning and Sustainability Commission Youth Position for a term to expire September 30, 2020 (Report introduced by Mayor Wheeler) 10 minutes requested</p>	<p>No fiscal impact.</p>
<p><b>981</b></p>	<p><b>TIME CERTAIN: 10:00 AM</b> – Office of Equity and Human Rights 2018 Report (Previous Agenda 956; Report introduced by Mayor Wheeler and Commissioner Fritz) 45 minutes requested</p>	<p>No fiscal impact.</p>
<p><b>982</b></p>	<p><b>TIME CERTAIN: 10:45 AM</b> – Consider the proposal of Andrew Tull, 3J Consulting, Inc., and the recommendation from the Hearings Officer for approval of a Comprehensive Plan Map Amendment, Zoning Map Amendment, Conditional Use Master Plan, and Adjustment Review for Parkview Christian Retirement Community at 1825 NE 108<sup>th</sup> Ave and properties at NE 106<sup>th</sup> Ave (Previous Agenda 973; Adopt Hearings Officer’s Recommendation; introduced by Mayor Wheeler; LU 17-113086 CP ZC CU MS AD) 5 minutes requested for items 982 and 983</p>	<p>This is not a legislative action. There are no costs to the City associated with this quasi-judicial land use review. The City resources necessary to review the application are covered by the land use review fees already paid by the applicant.</p>
<p><b>983</b></p>	<p>Amend the Comprehensive Plan Map and Zoning Map and approve a Conditional Use Master Plan and Adjustment for Parkview Christian Retirement Community at 1825 NE 108<sup>th</sup> Ave and properties at NE 106<sup>th</sup> Ave, at the request of Andrew Tull, 3J Consulting Inc. (Previous Agenda 974; Ordinance introduced by Mayor Wheeler; LU 17-113086 CP ZC CU MS AD)</p>	<p>This is not a legislative action. There are no costs to the City associated with this quasi-judicial land use review. The City resources necessary to review the application are covered by the land use review fees already paid by the applicant.</p>
<p><b>CONSENT AGENDA – NO DISCUSSION</b></p>		
<p><b>Mayor Ted Wheeler</b>  Office of Management and Finance</p>		

<p><b>*984</b></p>	<p>Authorize a two-year lease agreement for office space in the downtown core to accommodate program management and support services for Portland Water Bureau Bull Run Filtration project not to exceed budgeted lease cost of \$269,000 (Ordinance)</p>	<p>Funding for the Bull Run Filtration projection has been requested as part of the FY 2018-19 budget and will be requested in the FY 2019-20 and FY 2020-21 budgets. The total estimated project cost is estimated to be up to \$500 million. Approximately \$5.6 million has been requested for FY 2018-19, \$6.5 million for FY 2019-20, and \$21.1 million for FY 2020-21. Current project confidence is low. This action will not result in a change to the forecast water rates.</p>
<p><b>Commissioner Chloe Eudaly</b> <b>Bureau of Transportation</b></p>		
<p><b>985</b></p>	<p>Amend grant agreement with Portland Business Alliance for \$30,000 to continue the Downtown Retail Strategy implementation (Second Reading Agenda 970; amend Contract No. 32000521)</p>	<p>Total grant agreement cost is \$30,000. PBOT has budgeted this grant expenditure in the bureau's FY 2018-19 budget. The grant will be funded by PBOT's Parking Facilities Fund.</p>
<p><b>REGULAR AGENDA</b></p>		
<p><b>*986</b></p>	<p>Authorize a grant agreement with Catholic Charities in an amount not to exceed \$500,000 to support the Universal Representation Project through the Equity Corps of Oregon (Ordinance introduced by Mayor Wheeler and Commissioner Eudaly) 10 minutes requested</p>	<p>No additional fiscal impact. Funding for the \$500,000 grant agreement with the Catholic Charities for the Universal Representation Project is included in the FY 2018-19 Adopted Budget in Special Appropriations.</p>
<p><b>Portland Housing Bureau</b></p>		
<p><b>987</b></p>	<p>Accept report Scaling Smart Resources, Doing What Works: A System-Level Path to Producing 2,000 Units of Supportive Housing in Portland and Multnomah County (Report introduced by Mayor Wheeler and Commissioners Eudaly and Fish) 15 minutes requested</p>	<p>See below.</p>
<p><b>Mayor Ted Wheeler</b></p>		

<b>Office of Management and Finance</b>	
<p><b>988</b>      Accept bid of James W. Fowler Co. for Structural Rehabilitation of Taggart Outfall for \$10,941,172 (Procurement Report - Bid No. 00000966)</p>	<p>The engineer's estimate for this project was \$8 million with a high confidence level. However, based on the bids received, BES anticipates the construction contract cost to be \$10.9 million - or \$2.9 million (27%) over the engineer's estimate. \$9 million is budgeted in the bureau's FY 2018-19 Five Year CIP. The bureau will need to utilize underspending in another CIP project to fund the additional costs of the project.</p>
<b>Portland Housing Bureau</b>	
<p><b>989</b>      Revise homeownership financial assistance guidelines for the Portland Housing Bureau (Resolution) 15 minutes requested</p>	<p>Fiscal impact is likely minimal. This action changes the Down Payment Assistance Loan (DPAL) forgiveness terms starting in year 15, phased in with full forgiveness of the remaining loan balance at year 30. Historical data indicates that most DPAL loans pay off within the first 15 years, and repayment of the loan or any remaining loan balance is due a) upon sale or transfer of the property or b) when the borrower no longer maintains the property as owner-occupied within the 30-year loan term. The City may forgo some payoff income for loans that have not been fully repaid by year 30.</p>

<p><b>*990</b>      Approve application under the Multiple-Unit Limited Tax Exemption Program under the Inclusionary Housing Program for Division Two located at 3249 SE Division St (Ordinance)</p>	<p>This action would result in estimated foregone property tax revenues to the City totaling \$8,586 over ten years for 2 units affordable at or below 60% MFI. Total cost to all jurisdictions forgoing revenue is estimated at \$26,017. The estimated value of the tax exemption for the first year is \$2,825 (all jurisdictions), which equals approximately \$1,412 per affordable unit per year of affordability. The City will still benefit from property taxes collected on the improved value of the land during the exemption period. The City will pay Multnomah County a \$1,700 application activation fee if the application moves forward.</p>
<p><b>*991</b>      Approve application under the Multiple-Unit Limited Tax Exemption Program under the Inclusionary Housing Program for Ellis Apartments located at 5603 SE Milwaukie Ave (Ordinance)</p>	<p>This action would result in estimated foregone property tax revenues to the City totaling \$118,808 over ten years for 30 units affordable at or below 60% MFI. Total cost to all jurisdictions forgoing revenue is estimated at \$360,024. The estimated value of the tax exemption for the first year (all jurisdictions) is \$39,091, which equals approximately \$1,303 per affordable unit per year of affordability. The City will still benefit from property taxes collected on the improved value of the land during the exemption period. The City will pay Multnomah County a \$9,000 application activation fee if the application moves forward.</p>

<p><b>*992</b>      Approve application under the Multiple-Unit Limited Tax Exemption Program under the Inclusionary Housing Program for Multnomah Station Apartments located at 7654 SW 32nd Ave (Ordinance)</p>	<p>This action would result in estimated foregone property tax revenues to the City totaling \$4,136 over ten years for 1 unit affordable at or below 60% MFI. Total cost to all jurisdictions forgoing revenue is estimated at \$12,536. The estimated value of the tax exemption for the first year (all jurisdictions) is \$1,361 per affordable unit. The City will still benefit from property taxes collected on the improved value of the land during the exemption period. The City will pay Multnomah County the \$850 application activation fee if the application moves forward.</p>
<p><b>Commissioner Chloe Eudaly</b></p>	
<p><b>Bureau of Transportation</b></p>	
<p><b>993</b>      Authorize the Bureau of Transportation to acquire certain permanent and temporary property rights necessary for construction of the NE 148th Avenue: NE Glisan Street to NE Halsey Street project, through the exercise of the City's Eminent Domain Authority (Ordinance) 15 minutes requested</p>	<p>Total project cost is \$1,710,345 and is budgeted in PBOT's FY 2018-19 Transportation Operating Fund. This project is fully funded by Fixing our Street revenues.</p>
<p><b>Commissioner Nick Fish</b></p>	
<p><b>Bureau of Environmental Services</b></p>	
<p><b>*994</b>      Temporarily exclude overwater structures from stormwater management charges and provide for refunds (Ordinance) 15 minutes requested</p>	<p>The estimated revenue reduction is estimated to be \$260,000 annually for as long as the exclusion remains in effect. Refunding eligible customers for previously billed charges is estimated to result in a combined total refund of approximately \$580,000. The bureau will offset this reduction in revenue by utilizing other resources (i.e. fund balance and/or future system rates).</p>
<p><b>Parks &amp; Recreation</b></p>	

**\*995**

Amend Management Agreement with Kemper Sports Management, Inc. to add \$2,500,000 for the reimbursement of operating expenses for the management of Heron Lakes Golf Course, for a not-to-exceed amount of \$2,823,400 (Ordinance; amend Contract No. 30006422) 10 minutes requested

This agreement as amended continues the provisions under the current agreement. All expenses associated with the agreement are funded by golf program fees and are accounted for within the Golf Fund. The bureau is currently preparing for a competitive Request for Proposals (RFP) process for the management agreements of the golf program courses in 2019.

<b><u>WEDNESDAY, 2:00 PM, SEPTEMBER 19, 2018</u></b>	
<p><b>996</b>      <b>TIME CERTAIN: 2:00 PM</b> – Appeal of Ben Salzberg against the noise variance granted to Son Latino LLC to conduct amplified outdoor events on the roof of Yoga Union located at 2305 SE 50<sup>th</sup> Ave (Hearing introduced by Auditor Hull Caballero) 1 hour requested</p>	<p>No fiscal impact.</p>
<b><u>THURSDAY, 2:00 PM, SEPTEMBER 20, 2018</u></b>	
<p><b>997</b>      <b>TIME CERTAIN: 2:00 PM</b> – Direct Procurement Services and the Bureau of Planning and Sustainability to develop a program framework and identify the necessary resources to require contractors working on City construction projects to use equipment that controls diesel exhaust to protect public health (Resolution introduced by Mayor Wheeler) 45 minutes requested</p>	<p>This resolution directs the development of a new program and cost framework for a clean air construction program. There are likely to be substantial costs associated with a clean air construction program, though at this point they are unknown. Contract costs on the City's \$200 million - \$300 million in construction projects are likely to increase as contractors pass through the cost of compliance with any new program. New costs will also include any assistance to DMWESB firms to help achieve compliance.</p>
<p><b>998</b>      <b>TIME CERTAIN: 2:45 PM</b> – Consider the proposal of Tim Sotoodeh, Southwest Hills LLC and the recommendation from the Hearings Officer for removal of conditions of approval imposed by prior Comprehensive Plan Map and Zoning Map amendment ordinances for property at 2855 SW Patton Rd (Previous Agenda Item 954; Report introduced by Commissioner Eudaly; amend Ordinance Nos. 155609 and 160473; LU 18-112666 CP ZC) 1 hour requested for items 998 and 999</p>	<p>No fiscal impact.</p>
<p><b>999</b>      Amend the Comprehensive Plan Map and Zoning Map amendment to remove conditions of approval imposed by prior ordinances for property at 2855 SW Patton Rd, at the request of Tim Sotoodeh, Southwest Hills LLC (Previous Agenda 955; Ordinance introduced by Commissioner Eudaly; amend Ordinance Nos. 155609 and 160473; LU 18-112666 CP ZC)</p>	<p>No fiscal impact.</p>

**987** Accept report Scaling Smart Resources, Doing What Works: A System-Level Path to Producing 2,000 Units of Supportive Housing in Portland and Multnomah County

There is no direct fiscal impact to accept the report. Implementation of the plan to produce 2,000 units is estimated at between \$592 and \$640 million over the next ten years, which assumes a combination of public and private dollars from a variety of funding sources. Ongoing operating and services funding needs after the first ten years are estimated at approximately \$43-\$47 million per year. Appendix G of the report provides cost modeling projections annualized over 10 years. The total estimated funding gap between estimated costs and committed resources is not available. As noted below, \$92 million in new capital resources has been identified since last fall.

The report identifies specific local, state, federal, and private resources that may be used toward developing units, subsidizing operating costs and rents, and providing services. With some exceptions, the report does not specify a) the level of current funding provided by these sources, b) the potential total funding from these sources that may be available for this purpose, or c) the assumed one-time or ongoing level of City General Fund resources required to meet the 2,000-additional unit goal.

Since the original City and County Resolutions were adopted last year, 517 new units of supportive housing have either come online or are in the development pipeline. The estimated capital value of these investments is \$92 million. However, service and rent subsidy resources for 280 of these units are still in the process of being identified; these are estimated to have ongoing costs between \$17,000 and \$23,000 per unit for individuals and up to \$29,600 per unit for families.