

PORTLAND CITY COUNCIL AGENDA City Hall - 1221 SW Fourth Avenue <u>WEDNESDAY, 9:30 AM, APRIL 3, 2019</u>		Disposition:
TIMES CERTAIN		
279	TIME CERTAIN: 9:45 AM – Accept Travel Portland 2018 annual report (Report introduced by Mayor Wheeler) 30 minutes requested	No fiscal impact.
280	TIME CERTAIN: 10:15 AM – Report on recent work from the City Auditor: Data Loss Prevention; Restoration Projects and Green Streets; Cleanups of Homeless Camps; and annual follow up reporting (Report introduced by Auditor Hull Caballero) 40 minutes requested	No fiscal impact.
281	TIME CERTAIN: 10:55 AM – Transfer payroll and non-payroll payment processing functions from the Auditor’s Office to the Bureau of Human Resources and the Bureau of Revenue and Financial Services, respectively (Ordinance introduced by Auditor Hull Caballero; amend various Code Sections) 5 minutes requested	This action amends various sections of code to transfer payroll and processing functions from the Auditor’s Office to BHR. No substantial fiscal impact is anticipated, but a small transfer of resources is expected between Accounting and HR.
CONSENT AGENDA – NO DISCUSSION		
Mayor Ted Wheeler Office of Management and Finance		
*282	Pay property damage and bodily injury claims of Lori Peterson in the sum of \$21,752 resulting from a motor vehicle collision involving the Portland Bureau of Transportation (Ordinance)	\$21,752 from the Insurance & Claims Operating Fund.
Commissioner Nick Fish Parks & Recreation		
*283	Authorize the acceptance of a donation of 385 square feet of real property on NE 11 th Ave adjacent to Woodlawn Park to be used for park purposes (Ordinance)	No additional fiscal impact. Cost associated with acquiring this property will be paid with Parks System Development Charge funds. Ongoing O&M costs are already managed as part of Woodlawn Park.
Commissioner Chloe Eudaly Bureau of Transportation		

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*284	Accept a grant in the amount of \$1,682,468 from the Oregon Department of Transportation and authorize an Intergovernmental Agreement for the I-205 Undercrossing Project (Ordinance)	Total project cost is \$3.6 million. The bureau has budgeted this project in FY 2018-19 and FY 2019-20.
*285	Authorize a contract with the lowest responsible bidder for the North Rivergate Freight Project (Ordinance)	Total project cost is \$25.7 million. The bureau has budgeted this project in FY 2018-19 and FY 2019-20.
*286	Authorize Intergovernmental Agreement with City of Maywood Park for safety improvements along NE 102 nd Ave, including work to be completed in City of Maywood Park right-of-way (Ordinance)	Total project cost is \$681,034. The bureau has budgeted this project in FY 2018-19 and FY 2019-20.
Commissioner Amanda Fritz Water Bureau		
287	Amend contract with CH2M Hill Engineers, Inc. in the amount of \$80,720 for the Strategic Business Plan Development Project (Ordinance; amend contract No. 30006284)	The \$80,720 amendment will increase the total not-to-exceed contract amount to \$240,580. Funds are available in the FY 2018-19 budget, and additional funding will be requested in the FY 2019-20 budget.
REGULAR AGENDA Bureau of Transportation		
*288	Amend Ordinance to modify a condition of approval for the vacation of a portion of SE Claybourne St east of SE 122 nd Ave subject to certain conditions and reservations (Ordinance introduced by Commissioners Eudaly and Fish; amend Ordinance No. 188928; VAC-10120) 15 minutes requested	No fiscal impact.
Mayor Ted Wheeler Office of Management and Finance		
289	Accept bid of Granite Construction, Inc. for the SW Capitol HWY – SW 36 th Ave to SW Texas St Pavement Rehabilitation Project for \$1,787,787 (Procurement Report – Bid No. 00001159) 10 minutes requested	Total project cost is \$2.9 million. Funds are available in the FY 2018-19 and FY 2019-20 budget. This bid is 11% under initial engineering estimates of \$2.0 million.

<p>*290</p>	<p>Amend City Code to increase the Chief Procurement Officer's contracting authority and to streamline the procurement and contracting process (Ordinance; amend Code Chapters 5.33 and 5.68) 10 minutes requested</p>	<p>Currently, City Code requires Council authorization for contracts and price agreements totaling \$500,000. This ordinance would amend City Code to allow the City's Chief Procurement Officer to authorize contracts and agreements up to \$1 million, increasing the threshold for Council approval of contracts and price agreements over \$1 million. No direct fiscal impact is anticipated.</p>
<p>291</p>	<p>Adopt revised Comprehensive Financial Management Policies; Financial Planning, Operation and Maintenance, and Budget to address the City's financial planning and annual budget processes (Previous Agenda 229; Resolution; amend FIN 2.03, 2.03.02 and 2.04) 15 minutes requested</p>	<p>See below.</p>
<p>Portland Housing Bureau</p>		
<p>292</p>	<p>Appoint Annaliese Koehler to the Portland Housing Bureau Bond Oversight Committee for a term to expire March 1, 2022 (Report)</p>	<p>No fiscal impact.</p>
<p>*293</p>	<p>Approve application under the Multiple-Unit Limited Tax Exemption Program for NE Killingsworth Apartments located at 5470 NE 16th Ave (Ordinance)</p>	<p>This action would result in estimated foregone property tax revenues to the City totaling \$124,760 over ten years for 8 units affordable at or below 60% MFI. Total cost to all jurisdictions forgoing revenue is estimated at \$378,059. The estimated value of the tax exemption for the first year is \$41,050 (all jurisdictions), which equals approximately \$5,132 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 collected \$1,000 in an application fee and will collect an additional \$7,000 in an application activation fee should the application move forward.</p>

<p><u>WEDNESDAY, 2:00 PM, APRIL 3, 2019</u></p> <p>Council will hear a presentation and invited testimony today for items 294 and 295.</p> <p>Items will be continued to Thursday, 2:00 PM, April 4, 2019 when public testimony will be heard.</p>	
<p>294</p>	<p>TIME CERTAIN: 2:00 PM – Add Evaluation of Applicants for Dwelling Units to include renter protections in the form of screening criteria regulations (Ordinance introduced by Commissioner Eudaly; add Code Section 30.01.086) 3 hours requested for items 294 and 295</p>
<p>295</p>	<p>Add Security Deposits; Pre-paid Rent to include renter protections in the form of security deposit regulations (Ordinance introduced by Commissioner Eudaly; add Code Section 30.01.087)</p>
<p><u>THURSDAY, 2:00 PM, APRIL 4, 2019</u></p> <p>Council will hear public testimony today for items 294 and 295.</p>	
<p>294</p>	<p>TIME CERTAIN: 2:00 PM – Add Evaluation of Applicants for Dwelling Units to include renter protections in the form of screening criteria regulations (Ordinance introduced by Commissioner Eudaly; add Code Section 30.01.086) 3 hours requested for items 294 and 295</p>
<p>295</p>	<p>Add Security Deposits; Pre-paid Rent to include renter protections in the form of security deposit regulations (Ordinance introduced by Commissioner Eudaly; add Code Section 30.01.087)</p>

291 Adopt revised Comprehensive Financial Management Policies; Financial Planning, Operation and Maintenance, and Budget to address the City's financial planning and annual budget processes (Previous Agenda 229; Resolution; amend FIN 2.03, 2.03.02 and 2.04) 15 minutes requested

CBO Analysis:

Adopting these changes will have various impacts on the City's financial management practices, and full compliance with financial policy may require the reallocation of resources either within or across bureaus. Highlights of the changes include further clarification and requirements to how bureaus develop financial plans, and specifically, that financial plans should reflect bureaus' asset management needs and the inclusion of replacement reserves. These policies further prescribe the use of asset management practices and the inclusion of lifecycle costing as part of the development of the capital planning process.

Adopting these policy changes will codify the current practice of restricting capital set-aside resources to projects relating to emergency preparedness, parks and recreation, and transportation. The policy changes also consolidates the capital set-aside process into a single annual occurrence as part of budget development, which will allow for the allocation of higher dollar amounts for large projects.

294 Add Evaluation of Applicants for Dwelling Units to include renter protections in the form of screening criteria regulations; and

295 Add Security Deposits; Pre-paid Rent to include renter protections in the form of security deposit

regulations

CBO Analysis:

The two ordinances direct the Portland Housing Bureau to do the following:

1. Screening criteria regulations: to promulgate administrative rules that will create forms, materials, and trainings, and to establish a delayed implementation plan.
2. Security deposit regulations: to establish and publish a fixture value depreciation schedule, rental history form, and delayed implementation plan.

Please note:

- The ordinances as written do not appear to include any kind of auditing or enforcement functions, both of which would significantly increase the cost of implementation and ongoing management.
- The level of funding required in FY 2019-20 depends on both the timing of the implementation plan and a potential Rental Registration Fee.

In the FY 2019-20 Requested Budget, PHB estimated that implementation of the screening criteria and security deposit regulations as proposed at that time would require 2.0 additional FTE¹ and \$979,500 in General Fund resources (\$427,980 ongoing, \$551,520 one-time). This budget request includes resources for materials, translation services, printing and distribution, legal services from the City Attorney's Office, and contracts with culturally specific organizations or industry associations to help host trainings and information sessions.

As an alternative funding strategy, CBO notes that PHB and the Revenue Division have been directed to propose Rental Registration fee scenarios that would cover the cost of some or all rental services activities in the Housing Bureau and expenses in the Revenue Division related to compliance. These fees have not yet been presented to Council. If these regulations were included as part of a fee, the estimated per-unit cost to cover ongoing expenses for the proposed screening criteria and security deposit regulations would translate to approximately \$3.40 per rental unit across the City.² This does not include the estimated one-time costs of \$551,520; furthermore, additional one-time funding may be required during initial rollout of a Rental Registration fee, as it would likely take several years to achieve full compliance.

¹ The bureau's request assumes that 2.0 FTE existing FTE supported by one-time resources are funded in FY 2019-20 that would help to provide technical assistance, respond to increased call volumes, and administer these regulations.

² Based on an estimated 126,000 units, with no exemptions. PHB has noted that affordable housing units (20,000) would likely be exempted from a Rental Registration fee, which would increase the cost for these regulations alone to \$4.04 per unit.