

**PORTLAND CITY COUNCIL AGENDA
 City Hall - 1221 SW Fourth Avenue
 WEDNESDAY, 9:30 AM, JANUARY 20, 2021**

Disposition:

Please note, City Hall is closed to the public due to the COVID-19 Pandemic.

Under Portland City Code and state law, the City Council is holding this meeting electronically. All members of council are attending remotely by video and teleconference, and the City has made several avenues available for the public to listen to the audio broadcast of this meeting.

The meeting is available to the public on the City's YouTube Channel, eGov PDX, www.portlandoregon.gov/video and Channel 30. The public can also provide written testimony to Council by emailing the Council Clerk at cctestimony@portlandoregon.gov.

The Council is taking these steps as a result of the COVID-19 pandemic and the need to limit in-person contact and promote social distancing. The pandemic is an emergency that threatens the public health, safety and welfare which requires us to meet remotely by electronic communications.

Thank you all for your patience, flexibility and understanding as we manage through this difficult situation to do the City's business.

Provide Public Testimony: City Council will hear public testimony on resolutions and ordinances (first readings only). Testimony is not taken on communications, reports, second readings, proclamations or presentations in accordance with Code 3.02.040 F. and G. Public testimony will be heard by electronic communication (internet connection or telephone). Please identify the agenda item(s) you want to testify on, and then visit the Council Clerk's agenda webpage to register, www.portlandoregon.gov/auditor/councilagenda. Provide your name, agenda item number(s), zip code, phone number and email address. Individuals have three minutes to testify unless otherwise stated at the meeting.

The deadline to sign up for the January 20, 2021 Council meetings is Tuesday, January 19, 2021 at 4:00 p.m.

TIME CERTAIN

33 **TIME CERTAIN: 9:30 AM** - Proclaim January 22, 2021 to be Genealogical Forum of Oregon Day (Proclamation introduced by Mayor Wheeler) 10 minutes requested

No fiscal impact.

CONSENT AGENDA – NO DISCUSSION

34 Reappoint Thomas J. Juon to the Building Code Board of Appeal for term to expire January 19, 2024 (Report introduced by Mayor Wheeler and Commissioner Ryan)

No fiscal impact.

<p style="text-align: center;">Mayor Ted Wheeler Office of Management and Finance</p> <p>*35 Pay property damage claim of Paul Erickson in the sum of \$11,156 resulting from a motor vehicle collision involving the Portland Police Bureau (Ordinance)</p>	<p>Total cost to the City to settle the claim is \$11,156. The source of funding is the City's Insurance and Claims Fund. All costs of the settlement are in the current fiscal year.</p>
<p>*36 Approve a grant of \$150,000 to Travel Portland for a winter/spring advertising campaign (Ordinance)</p>	<p>This one-time expenditure is funded out of City's Spectator Venues and Visitor Activities Fund and included in the FY 20-21 Fall BMP Budget ordinance.</p>
<p style="text-align: center;">Commissioner Jo Ann Hardesty Bureau of Transportation</p> <p>*37 Authorize a competitive solicitation and price agreements for real property appraisal services and right of way acquisition and relocation services in support of the Portland Bureau of Transportation for an amount up to \$1,500,000 (Ordinance)</p>	<p>The purpose of the proposed legislation is to allow a solicitation process for on-call flexible service price agreements for appraisal services, right of way acquisition and relocation services. Funding for these services are included in the Bureau's FY 20-21 Adopted and FY21-22 Requested Budget.</p>
<p style="text-align: center;">REGULAR AGENDA Mayor Ted Wheeler Office of Management and Finance</p> <p>38 Authorize short term subordinate urban renewal and redevelopment bonds on behalf of Prosper Portland to finance projects in urban renewal areas (Ordinance) 20 minutes requested</p>	<p>See below.</p>

Commissioner Dan Ryan
Bureau of Development Services

- 39** Amend Building Demolition Code to require major residential alteration projects to comply with the same site control regulations as residential demolitions, consistent with related administrative rule (Ordinance; amend Code Chapter 24.55)
15 minutes requested

There are no additional costs to the City anticipated as a result of this ordinance. Because the ordinance expands the site control requirements that apply to major residential alterations, it may result in some additional revenue from citations issued for violations, but the extent of this revenue impact is not yet known.

<p align="center">Housing Bureau</p>	
<p>*40 Authorize conveyance of City-owned real property located at 5827 NE Prescott Street and financing in amount not to exceed \$8,025,000 to NE Prescott Limited Partnership or a Community Development Partners, Inc. / Native American Youth and Family Center affiliate for development of a new 50-unit affordable housing project (Ordinance) 30 minutes requested</p>	<p>See below.</p>
<p>*41 Approve application under the Multiple-Unit Limited Tax Exemption Program under the Inclusionary Housing Program for 146th East Building 100 located at 20 NE 146th Ave (Ordinance) 10 minutes requested</p>	<p>This action would result in estimated foregone property tax revenues to the City totaling \$89,317 over ten years for 30 units affordable at or below 60% MFI. Total cost to all jurisdictions forgoing revenue is estimated at \$270,657. The estimated value of the tax exemption for the first year is \$29,388 (all jurisdictions), which equals approximately \$902 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 the \$9,000 application activation fee if the application moves forward.</p>

***42** Approve application under the Multiple-Unit Limited Tax Exemption Program under the Inclusionary Housing Program for 146th East Building 300 located at 30 NE 146th Ave (Ordinance) 10 minutes requested

This action would result in estimated foregone property tax revenues to the City totaling \$71,015 over ten years for 24 units affordable at or below 60% MFI. Total cost to all jurisdictions forgoing revenue is estimated at \$215,198. The estimated value of the tax exemption for the first year is \$23,366 (all jurisdictions), which equals approximately \$897 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 the \$9,000 a application activation fee if the application moves forward.

43 Approve application under the Multiple-Unit Limited Tax Exemption Program under the Inclusionary Housing Program for Shift located at 5680 N Montana Ave (Ordinance) 10 minutes requested

This action would result in estimated foregone property tax revenues to the City totaling \$11,551 over ten years for 3 units affordable at or below 60% MFI. Total cost to all jurisdictions forgoing revenue is estimated at \$35,003. The estimated value of the tax exemption for the first year is \$3,801 (all jurisdictions), which equals approximately \$1,167 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 the \$2,550 application activation fee if the application moves forward.

38 Authorize short term subordinate urban renewal and redevelopment bonds on behalf of Prosper Portland to finance projects in urban renewal areas

CBO Analysis

The maximum amount of short-term debt (also referred to as “du jour” indebtedness) authorized annually from FY 2020-21 thru FY 2022-23 for each urban renewal area is as follows:

Central Eastside Urban Renewal Area	\$ 2,210,000
Gateway Urban Renewal Area	\$ 6,000,000
Interstate Corridor Urban Renewal Area	\$ 27,000,000
Lents Town Center Urban Renewal Area	\$ 15,000,000
North Macadam Urban Renewal Area	\$ 17,000,000
River District Urban Renewal Area	\$ 11,100,000
Total	\$ 78,310,000

Oregon law allows tax increment revenues to only be used to pay principal and interest on indebtedness. Accordingly, the City issues taxable, short-term subordinate (“du jour”) indebtedness to permit Prosper Portland to access tax increment revenues that are deposited into debt service funds and that exceed debt service requirements on long-term bonds and lines of credit. “Du jour”

indebtedness effectively provides “pay-as-you-go” funding for projects qualifying for tax increment financing. While this Ordinance permits repayment of the debt within 30 days of issuance, the City historically has repaid the debt on the business day following the issuance of the debt.

The amounts shown above represent the maximum amount of short-term debt that may be issued each fiscal year from FY 2020-21 through FY 2022-23. Actual amounts issued may be lower depending on actual tax increment revenue collections and debt service requirements for long-term debt and lines of credit each year.

If approved by Council, the City plans to sell short-term bonds to a commercial bank each year over the proposed three-year period. Bonds of each urban renewal area will be secured with the tax increment revenues of that respective area. No General Fund revenues are pledged for this purpose.

However, the City will repay principal plus interest on any short-term “du jour” bonds issued. The amount issued at any time will not exceed the tax increment revenues in the urban renewal area’s debt service fund, less any amounts required to pay principal and interest on outstanding long-term debt, lines of credit, and the short-term bonds when due.

***40** Authorize conveyance of City-owned real property located at 5827 NE Prescott Street and financing in amount not to exceed \$8,025,000 to NE Prescott Limited Partnership or a Community Development Partners, Inc. / Native American Youth and Family Center affiliate for development of a new 50-unit affordable housing project

CBO Analysis

This Ordinance conveys the City-owned site located at 5827 NE Prescott Street to NE Prescott Limited Partnership or a Community Development Partners, Inc. / Native American Youth and Family Center affiliate, and approves in an amount up to \$8,025,000 using Portland Housing Bonds from fiscal years 2020-23. The financing amount requested in this legislation is included in the PHB FY 2020-21 Adopted Budget and the bureau five-year forecast. The cost of PHB delivery of the units including community outreach, establishment and coordination of a Bond Oversight Committee, project due diligence, construction monitoring, negotiations, and documentation related to the development of the Project are anticipated and included in the PHB FY 2020-21 Adopted Budget and covered by the Program Delivery Fee. PHB will charge a fee over the life of the project to cover compliance monitoring costs. The Project is applying and qualifies for System Development Charge (SDC) waivers, which collectively total an estimated \$806,150 in foregone City revenue. Costs to PHB to maintain the site (landscaping, security, cleanup) will be eliminated in FY 2020-21 budget. PHB has an adjusted basis of \$ 380,059 for the Property based on the PHB purchase price in 2018. The value of the property will be removed from the City’s accounts upon conveyance.