

URAC Information Updates

Lents Town Center Urban Renewal Advisory Committee

1. Loeb Fellows Study

Summary: The Lents Town Center URA co-hosted, with Metro Councilor Robert Liberty, the Lents Community Design Event, on Saturday April 30, at Lent Elementary. The event brought Loeb Fellows, Charles McKinney, Chief of Design of Capital Project for New York City, and Craig Barton, Associate Professor and Chair of the Department of Architecture & Landscape Architecture at the University of Virginia, to guide and assist the day's activities.

Approximately 25 community members, including URAC members Jess Laventall and Cora Potter, along with 12 volunteer facilitators, artists, architects and students participated in an all-day event conceptualizing design ideas for potential uses under the I-205 Bridge, between SE Foster and SE Woodstock. Ideas for the site ranged from incorporating wind and solar energy for lighting and water features, to rain and storm water filtration systems – all in an attempt to maximize and beautify a blank terrain and provides a gateway for the neighborhood. The enthusiasm and collaboration was great and all in attendance enjoyed the camaraderie and challenge of envisioning a use for the site.

The LTC URAC Arts/Gateway Subcommittee has been formalized and the group will hold their initial meeting on Thursday, June 5, to review the designs and determine next steps. To date, five of the seven positions have been filled and additional members are being sought.

Members include:

Jess Laventall	Position 1: LTC URAC
Vacant	Position 2: Lents URAC
Kate Mytron	Position 3: Lents NA
Nick Sauvie	Position 4: Local Business
Doug Smith	Position 5: City-Wide Arts Involvement
Steven Short	Position 6: Lents Art Community
Vacant	Position 7: Lents Art Community

Attachments: None

For additional information contact: Sue Lewis, PDC at 823-3331.

2. Lents Urban Renewal Area Amendment

Summary: The PDC Board will consider a resolution to adopt the plan amendment on May 14, 2008. PDC staff is not proposing any changes to the recommendations made by the URAC on January 8, 2008 with one exception described in the previous update. Staff considered the testimony submitted on March 26, 2008. As a result, staff made a presentation to the Powellhurst-Gilbert NA on April 14 and visited the owner of Curtis Trailers to discuss their future plans in relation to the expansion along Powell Boulevard. The Plan & Report will be presented along with a proposal for the River District URA. Cora, Jess, Nancy Chapin (FABA), and Erica Bjerning, Chair of the Foster-Powell NA, have been invited to provide testimony. Prior to the PDC Board meeting, staff will present a briefing to the Multnomah County Board of Commissioner on May 8. Any requests made by the County will be forwarded to the PDC Board on May 14. If the PDC Board adopts the resolution the proposal will be forwarded to the Planning Commission for a hearing on June 3. If the Planning Commission approves the plan amendment, then it will be forwarded to the City Council on June 18, 2008 for a hearing and first reading with a second reading and final adoption scheduled for June 25.

Attachments: None

For additional information contact: Kevin Cronin, PDC at 823-3305.

3. SE 92nd and Harold Redevelopment

Summary: PDC staff continues an interdisciplinary study of the 3.5 acre site at SE 92nd and Harold to examine its redevelopment potential. Working with a ten-member Citizens Advisory Committee, the project team is exploring a potential zoning classification change that could maximize the site's redevelopment potential compliment its adjacency to the future Lents Town Center MAX station. The

study is fully underway with the project team, Citizen Advisory Committee (CAC) Technical Advisory Committee (TAC), public meetings and site analysis.

On November 29, 2007 the project team, held a public open house at Wattles Boys and Girls Club to review the project development to date and gather public comment and in-put. Over 50 people attended the Open House and completed survey cards to indicate their preferences for how the site should be programmed and what mix of uses and types of development should be further examined for the site.

Recent meetings include: the CAC on Thursday, January 24 and the TAC on Thursday, February 7th. Additional meetings are tentatively scheduled and another public Open House is being planned. PDC staff addressed the Lents Neighborhood Association (LNA) on February 26th to provide the association with a project update and results of the preliminary site analysis. The URAC will be notified with future meeting dates once they are secured.

Attachments: None

For additional information contact: Justin Douglas, PDC at 823-4579.

4. **Assurety NW Development – Leasing Update**

Summary: Assurety NW (ANW) completed and occupied their new headquarters building on November 26, 2007. ANW occupies the entire second floor and the first floor remains for lease in shell condition. As of April 2007, ANW reports that their leasing activity includes:

Tenant	Status	Square Footage
Delicatessen	Signed	1,500
Advance Design Services	Signed	500
Hair and Nail Salon	Signed	1,000
Camera Shop	Pending	1,800
Wine Shop	Pending	1,000
Total		5,800

Approximately, 4000 sq. ft. remains for lease. Business recruitment supported by PDC continues for tenants for the ground floor. Assurety NW is currently in negotiations with several additional prospective tenants. Prospective tenant referrals should be directed to John Jansons, at PDC.

Attachments: None

For additional information contact: John Jansons, PDC at 823-0409

5. **Housing Authority of Portland (HAP) Single Family Home Purchases**

Summary: The Housing Authority of Portland (HAP) has evaluated its public housing portfolio and developed a long-term preservation strategy for this critical housing. Therefore, they have decided to liquidate much of its scattered site public housing portfolio and use the proceeds from the sale to address capital maintenance needs and build replacement housing. This portfolio includes 13 single-family homes located in the Lents Urban Renewal Area. PDC is in negotiations to purchase 11 of these 13 residences. PDC will renovate the properties using green features and to a 15 year free maintenance standard. Once renovated, they will be sold to qualifying first-time homebuyers.

Attachments: None

For additional information contact: Javier Mena, PDC at (503) 823-3239

6. **New Homebuyer Assistance Tool at PDC (Mortgage Credit Certificate)**

Summary: The city of Portland in partnership with PDC has secured an allocation of \$20,000,000 Private Activity Bond Volume Cap Allocation for the establishment of the Mortgage Credit Certificate Program (MCC). This program is aimed at assisting first-time homebuyers into homeownership in the city. PDC estimates this allocation will provide assistance to 100-125 first-time homebuyers. The MCC Program operates as an IRS tax credit. This tax credit reduces the federal income taxes of the homebuyer; it entitles the homebuyer to subtract the amount of the credit from their total federal income tax bill. This credit will be received each year as the homebuyer files his or her annual tax return, and will continue to be received for the life of the mortgage, provided the home is owner occupied and the homebuyer has a federal tax liability for that year.

Attachments: none

For additional information contact: Javier Mena, PDC at (503) 823-3239

7. **FY 2007/08 Homebuyer Assistance Update**

Summary: Since July 1, 2007, PDC has assisted 16 new homebuyers and existing homeowners in the URA. Here is the breakdown of funds loaned:

- **\$417,924 (11 buyers) in PDC 2nd Mortgage programs**
- \$1,972,531 (11 buyers) in non-TIF funded 1st Mortgage programs
- \$181,038 (9 owners) in home repair assistance
- \$33,670 (4 owners) in Lead Base Paint Grant

The REACH Home Repair program is also on track to meet or exceed the goals of repairing homes for 65 senior and disabled low income homeowners. They have repaired homes so far for 41 residents.

Attachments: none

For additional information contact: Javier Mena, PDC at (503) 823-3239

8. **New Homeownership Project Updates**

Summary: There are 45 new homes under development or in the pipeline in Lents by PDC's partners that have received funding commitments or a reservation of funds (not a commitment) from the Lents 2007/08 URA budget ("New Homeownership Development" Line item). These are in addition to the "Pardee" homeownership project on SE 122nd. These projects and status are:

Under construction and near completion:

HOST Raymond Park Place: 7 units at SE 118th and Schiller (TIF: \$273,282)

3 and 4 bedroom homes; for buyers below 80% Median Income (\$54,300). PDC assistance to the developer converts into one of our second mortgage programs that helps the buyer afford the homes. Selling now. Earth Advantage (sustainability) certified.

Near to start construction:

Habitat for Humanity: 7 homes at 81st and Martins, 5 homes at 80th and Ogden. (TIF: \$429,000). 2, 3, and 4 bedroom homes affordable to buyers earning below 60% Median Income (\$40,750). Construction will be in volunteer builds this spring and summer. Contact Portland Habitat for Humanity if you are interested in volunteering to help build!

ROSE and Portland Community Land Trust partnership: 4 homes (TIF: \$205,000)

4 bedroom home at 104th and Schiller (construction began this spring by Portland YouthBuilders)

3 bedroom home at 104th and Yukon (construction will begin summer 08)

3 and 2 bedroom at 4849 SE 86th Ave. (demolition of current house and construction will begin later in 08). All homes affordable below 60% MFI (\$40,750). The home on SE 86th will be a duplex, with one unit designed to be accessible for a homebuyer with disabilities.

Projects with funding reservations:

Portland Community Land Trust: Dahlia Commons, Pardee and 122nd (near the PDC-owned site on 122nd at Pardee). Expected to be 10 units in Phase 1 with 4-6 more in a future phase.

Affordable to buyers at 70-80% MFI (\$54,300). (TIF: \$675,000). Mix of bedroom sizes, shared courtyard design. Working on predevelopment, conceptual designs and other funding sources. Funding and project plan is not confirmed.

Habitat for Humanity: land acquisition for 12 new units. Habitat is working to acquire property for a future build of 12 new homes.

Attachments: none

For additional information contact: Sara Culp, PDC (503) 823-3239

9. **Housing Subcommittee/Housing Strategy update**

Summary: The Lents URAC Housing Subcommittee met on March 21 to continue discussing a draft Housing Implementation Strategy for the Lents URA (including potential expansion areas and funds from the pending URA Amendment). There was a good discussion. The completion of the Housing Implementation Strategy—including presentation to the URAC and input—is postponed for a few months given the internal reorganization effort at PDC, as well as awaiting the results of the URA Amendment this summer.

Attachments: none.

For additional information contact: Sara Culp, PDC at (503) 823-3239

CITY OF PORTLAND BUREAU UPDATES

Bureau of Environmental Services (BES)

10. **Subject: East Lents Floodplain Restoration Project Pre-Design Report Public Comment:**
Summary: The Pre-design Report and a supporting technical memo are available to view at the <http://www.portlandonline.com/bes/index.cfm?c=46540>. The Pre-design Report describes:
- the purpose of the East Lents Floodplain Restoration Project
 - the project area
 - local creek and floodplain conditions
 - studies done to develop initial design ideas
 - a recommended design

Project Description: The East Lents Floodplain Restoration Project, led by BES, will reduce flood damage in Lents by improving floodplain functions and wildlife habitat on BES property. The project will be built south of Foster Road from about 106th Avenue to the Brookside Wetland, east of 110th Drive. The project's design approach will be decided this summer. Detailed design work will happen over the next year. Construction is planned for summer 2010.

Bureau of Environmental Services would like to hear your thoughts about the design work to date:

- Is there other information about the project area, surrounding area or Johnson Creek that should be considered in the design?
- How well do you think the design alternatives meet project goals for reducing the frequency of flooding, improving water quality or increasing fish and wildlife habitat?
- Which design alternative do you support and why? Are there specific parts of the designs that you have concerns about? Are there specific parts that you consider especially important?
- What issues should the design team consider as a more detailed design is developed?

To submit comments:

Write

Marie Johnson
Bureau of Environmental Services
1120 SW Fifth Avenue, Room 1000
Portland OR 97204-1912

Email

Marie.Johnson@bes.ci.portland.or.us

Comments will be accepted through Friday, June 6th. The project team will review public comments and conduct additional studies of the area. This information will be used to decide if and how the Pre-Design Report's recommended design will be changed before beginning construction design.

For more information about the East Lents Project or BES' Johnson Creek Restoration Program, please contact Marie Johnson at 503/823-6199 or Marie.Johnson@BES.ci.portland.or.us

Attachments: None

For additional information contact: Marie Johnson at (503) 823-6199

Portland Office of Transportation (PDOT)

11. **Subject: Foster-Woodstock Streetscape Project**
Summary: PDOT and PDC staff are completing preliminary project management planning to move forward with the Foster Woodstock Streetscape Project funded by the Metropolitan Transportation Improvement Programs grant awarded in 2007. This spring, preliminary design and engineering are to begin and public participation via a Citizen Advisory Committee will start. Interested stakeholders have already volunteered for the committee and appointments are forthcoming. The committee is still in need

of Lents businessperson to serve on the advisory committee. Please contact John Jansons at PDC at 503-823-0409 if interested. Staff anticipates additional public meetings to occur this spring.

Attachments: None.

For additional information contact: Rich Newlands, PDOT at (503) 823-7780

Portland Parks and Recreation (PP&R):

12. Subject: Lents Parks Lighting Improvements

Summary: Construction to install enhanced lighting and pathway improvements in Bloomington and Glenwood Parks is being completed in May. Portland Parks and Recreation contracted with Fraher Electric Company of Tigard to construct the improvements. Approximately \$200,000 has been budgeted from the LTCURA through 2006-2008 to fund these improvements.

Attachments: None

For additional information contact: Taj Hansen, PP&R at (503) 823-6191.

13. Subject: Ed Benedict Skate Plaza

Summary: PP&R has begun the design and engineering and contracting phases to construct a skate plaza at Ed Benedict Park near SE Powell and SE 102nd. The skate plaza will include challenging obstacles and features found in an urban environment that attract a different type of skateboarder, BMX bicyclist or roller-skater. PDC is providing modest support to the project utilizing anticipated cost savings from the soon to be completed lighting project.

Attachments: None

For additional information contact: Taj Hansen, PP&R at (503) 823-6191.

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