



Lents Urban Renewal Advisory Committee
January 12, 2010, 7:00pm to 9:00 pm
Lent School, 5105 SE 97th Ave

1.1 Welcome, Introductions & Attendance

- | | | |
|--|--|--|
| <input type="checkbox"/> Bryan Agee
<i>Mt. Scott-Arleta NA</i> | <input type="checkbox"/> Charles Braymen
<i>Business At-Large #3</i> | <input checked="" type="checkbox"/> Elizabeth Buckwalter
<i>Foster Area Bus. Assoc.</i> |
| <input checked="" type="checkbox"/> Doug Capps
<i>Portland Public Schools</i> | <input checked="" type="checkbox"/> Michael Cummings
<i>Vice Chair-Resident at-large #4</i> | <input checked="" type="checkbox"/> Rachel Lent Cunningham
<i>Multnomah County</i> |
| <input checked="" type="checkbox"/> Ray Hites
<i>Lents Neighborhood Assoc.</i> | <input checked="" type="checkbox"/> David Hyde
<i>Lents Neighborhood Assoc.</i> | <input type="checkbox"/> Roberta Krogman
<i>Powellhurst-Gilbert N.A.</i> |
| <input type="checkbox"/> John McDonald
<i>Powellhurst-Gilbert N.A.</i> | <input checked="" type="checkbox"/> Steve Messinetti
<i>Community Org. #2</i> | <input checked="" type="checkbox"/> John Mulvey
<i>Foster-Powell N.A.</i> |
| <input checked="" type="checkbox"/> Cora Potter-Chair
<i>Resident At-Large #2</i> | <input checked="" type="checkbox"/> Roger Rees
<i>Community Org. #1</i> | <input checked="" type="checkbox"/> Gary Sargent
<i>82nd Ave Business Assoc.</i> |
| <input type="checkbox"/> Vacant
<i>Business At-Large #1</i> | <input type="checkbox"/> Vacant
<i>Business At-Large #2</i> | <input type="checkbox"/> Vacant
<i>Resident at-Large #1</i> |
| <input type="checkbox"/> Vacant
<i>Resident At-Large #3</i> | E = excused | |

PDC Staff: Kevin Cronin, Sue Lewis, Amy Miller Dowell, Juan Carlos Ocaña-Chíu, David Sheern

Agency: Kate Allen, Portland Housing Bureau

Guest: None

1.2 Public Comment on items not on the agenda: None

1.3 Meeting Summary – November 10, 2009 and December 14, 2009

No corrections were identified.

Motions/proposals made and disposition: Capps motioned, Mulvey seconded, to approve the November 10, 2009 meeting summary as submitted.

Results of vote:

- Ayes:** Capps, Hites, Hyde, Mulvey, Potter and Rees
- Nays:** None
- Abstain:** Cummings and Lent Cunningham

Motions/proposals made and disposition: Cummings motioned, Rees seconded, to approve the December 14, 2009 meeting summary as submitted.

Results of vote:

- Ayes:** Hites, Hyde, Messinetti, Mulvey, Potter, Rees and Sargent
- Nays:** None
- Abstain:** Capps and Lent Cunningham

1.4 Public Art, Plazas and Gateways – Sue Lewis, PDC

Brief Summary:

- Lents URA Arts/Gateway Subcommittee formed June 2008 to advise and provide recommendation to the URAC on issues relating to beautification of the Lents Town

Center, public infrastructure and open spaces to assist in revitalization efforts and enhance community livability

- Subcommittee is working on two projects:

Site under I-205 bridge, between Foster Rd. and Woodstock Blvd.

- A Community Design Event was held April 2008. A common conceptual design theme was an interest in using art to highlight natural elements. Conceptual designs will provide the foundation for the final design of the site.
- The Subcommittee decided to apply for a Nature in Neighborhoods grant from Metro, which is long process.
- Staff will submit a letter of interest soon. If Metro finds it meets the criteria, they will invite PDC to submit a full application.
- The grant has a 2:1 match requirement.

Design phase of the Foster-Woodstock Streetscape Enhancement Project

- Reviewing and making recommendation on streetscape design elements, as well as landscape design, and potential signage, of east and west couplet 'triangles' (traffic islands).
- Arts/Gateway Subcommittee combined with the Foster-Woodstock Streetscape Enhancement Project Citizen Advisory Committee (CAC). CAC will meet for the second time January 27.
- CAC will provide recommendations to the URAC.

1.5 Housing Update: TIF Set-Aside Report and FY 09/10 Activities – David Sheern, PDC

Brief Summary of presentation:

Completed New Development:

Pardee Commons: Includes 10 for-sale units for first time homeowners. The project received a \$700,000 subsidy for permanent affordability.

Jim & Salle's Place: Includes 17 rental units that received \$1.3 million subsidy. Units are slated for people who make 0-60% of the area's Median Family Income (MFI).

Habitat for Humanity - Two housing projects received a subsidy of \$390,000:

- ✓ Martin Street – 7 homes
- ✓ Ogden Street – 5 homes

ROSE CDC/Proud Ground – Received a subsidy of \$220,000 to complete four (4) for-sale homes. This project was a partnership with Portland Youth Builders.

First-Time Homebuyer Program:

- ✓ 2008-09 \$1.1 million used for 32 Down Payment Assistance Loans;
3 Mortgage Credit Certificates;
21 First Mortgage/Fannie Mae Loans.
- ✓ 2009-10 \$873k used for 22 Down Payment Assistance Loans;
7 Mortgage Credit Certificates;
16 First Mortgage/Fannie Mae Loans.

Home Repair & Lead Abatement Programs:

- ✓ 2008-09 8 Home Repairs (\$154,000)
4 Lead Grants (\$42,000)
- ✓ 2009-10 2 Home Repairs (\$51,000)
2 Lead Grants (\$24,000)

- ✓ *The REACH Community Builders Grant:* This grant, slated for home repairs, has an annual budget of \$125,000. Each year, 60 homes are repaired utilizing these funds.

Projects in the Pipeline:

The Glen – ROSE CDC: Acquisition/rehabilitation of 40 existing, dilapidated, two- and three-bedroom rental units. The project will receive approximately \$3 million in subsidy for affordability for people at 0-50% MFI.

Dahlia Commons – Proud Ground: Construction of 9 new, for-sale units for first-time homebuyers. This project will receive a \$745,000 total subsidy and will remain permanently affordable through the land trust model.

New Program – Small Rental Rehabilitation Program: The program makes available up to \$50,000 per project for rehabilitation of rental units. It is limited to properties of one (1) to four (4) units. Owners can own no more than eight (8) total units (unless the owner is a non-profit organization), and the owner must agree to affordability reporting. There are provisions to exclude absentee owners. It is a deferred loan with a 3% interest. There are \$200,000 budgeted for this program in the 2008-09 fiscal year.

Tax Increment Funds (TIF) 30% Set-aside for Affordable Housing:

- Staff are currently finishing the report for FY 08/09. The Lents Town Center URA is projected to meet the overall 30% set-aside, but not the specific MFI percentage breakdown. The URA expenditures include:

LTC URA	Min %	Min \$ Amount	Current Budget + Actuals Projection (2006/07-2010/11)	"Gap"
Total Expenditures			\$56,560,974	
Total Set Aside	30%	\$16,968,292	\$18,141,099	\$1,172,807
0-30% MFI Rental	35%	\$5,938,902	\$1,906,800	(\$4,032,102)
31-60% MFI Rental & Ownership	20%	\$3,393,658	\$7,509,265	\$4,115,607
61-80/100% MFI Ownership	20%	\$3,393,658	\$8,615,169	\$5,221,510
Community Facilities	0%	\$ -	\$65,752	\$65,752
Unallocated/Unknown Set Aside			\$44,113	

- TIF Set-Aside percentages were part of the City's Ten Year plan to End Homelessness. The breakdown by MFI percentage was determined by a stakeholder advisory group.
- TIF Set-Aside requirements will likely be considered in the development of the 92H site, as well as when doing market feasibility.
- The TIF Set-Aside reaches its five-year mark in 2010. A study to review and analyze the program's effectiveness and goals, and suggest potential revisions, will begin this spring.

Follow-up Action: Staff will post housing number updates on the Lents Town Center URA website.

1.6 FY 2010/11: Budget Update – Angela Cadena and Amy Miller Dowell, PDC

Brief Summary:

- Staff will present the draft requested budget to the PDC Board of Commissioners at a meeting on Wednesday, January 20, between 2:00 and 4:00 pm. The Portland Housing Bureau's (PHB) draft budget is due on February 1, and will require a preliminary analysis to be completed by this date. Members of the LTC URAC Budget Subcommittee will present the URAC's position at the hearing. Everyone is welcome to attend. (For more detailed information on the budget process, see www.pdc.us/budget/)

Review of LTC URAC budget memorandum to the PDC Board of Commissioners:

The URAC members had a long discussion regarding project funding outside the Lents Town Center and its budgetary implications. John Mulvey presented an amendment to the draft budget memorandum created by Cora Potter. The URAC members thoroughly discussed it. In the end, the committee reached a conclusion on the budget memorandum.

Motions/proposals made and disposition: Sargent motioned, Rees seconded, to accept the budget memo with the following changes:

Replace: *"While our committee members still recommend a strong focus on the revitalization of the Lents Town Center the recent plan amendment has generated additional conversation about creating stronger connections to the major corridors of SE Foster Rd and 122nd"*

With the following: *"While the focus of our efforts at urban renewal will continue to be revitalization of the Lents Town Center, the LTC URAC recognizes that there are public safety, livability and economic development needs throughout the LTC URA. The recent plan amendment has also generated additional conversation about creating stronger ties to the major corridors of SE Foster Rd and 122nd"*

Results of vote:

Ayes: Buckwalter, Capps, Cummings, Hites, Hyde, Lent Cunningham, Messinetti, Mulvey, Potter, Rees and Sargent
Nays: None
Abstain: None

Handouts: *Five-Year Forecast Project Requirements dated 1/8/10 (Attachment A)
Lent Town Center URA Draft Project Descriptions (Attachment B)
LTC URAC Budget Memo (Attachment C)*

Miscellaneous

Metro introduced a new grant program called Construction Excise Tax Planning Grant. The program provides cities and counties with planning recourses to prepare land for development and achieve shared goals outlined in the 2040 Growth Concept. The deadline for grant submission is January 29, 2010. PDC, in collaboration with City Bureaus, is submitting a grant application to fund planning efforts to address development constraints and opportunities in the Lents Town Center, station communities and several main streets and corridors. Staff is requesting a letter of support from the URAC to include in the grant application.

Motions/proposals made and disposition:

Results of vote: Mulvey motioned, Sargent seconded, to approve a letter of support from the LTC URAC for Metro's Construction Excise Tax grant.

Ayes: Buckwalter, Capps, Cummings, Hites, Hyde, Lent Cunningham, Messinetti, Mulvey, Potter, Rees and Sargent
Nays: None
Abstain: None

Follow-up Action: Staff will coordinate with LTC URAC chair to draft and sign letter of support.

1.7 New Business – URAC Chair
Working Agreement Scorecard/Check-in

Announcements:

John Mulvey announced Foster-Powell Neighborhood Association is hosting a candidate forum for city Council, Tuesday, January 19, 2010, at Coffee Lovers, from 5:00 to 7:00pm.

Kevin Cronin announced the Transportation Task Force is meeting Wednesday, January 13, 2010, from 6:00 to 8:00pm, at Mt. Scott Community Center.

1.8 Meeting adjourned at 8:35pm

Next meeting: March 9, 2010

Prepared by: Sue Lewis, Assistant Project Coordinator

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