

RESOLUTION No.

Authorize lease of Terminal 1 from the Bureau of Environmental Services to the Portland Housing Bureau for use as a temporary mass shelter

WHEREAS, Portland is experiencing a housing crisis with a shortage of affordable housing for very-low-income households. The 2015 Point-In-Time report shows 3,800 individuals who are homeless in Multnomah County on any given night, with an estimated 12,000 more who are in unsafe situations and imminently at risk of becoming homeless.

WHEREAS, the lack of overall improvement in Multnomah County's cumulative levels of homelessness between 2013 and 2015 can best be understood within the economic context of the past two years; in the last year along average rents across the City increased between 8-9%, while at the same time low-wage workers have experienced a decrease in inflation-adjusted wages and a reduced ability to find adequate and affordable rental housing;

WHEREAS, among point-in-time count respondents who answered a question about the causes of their homelessness, the most frequent responses were "unemployment" and "couldn't afford rent";

WHEREAS, the number of people in need of emergency shelter continues to remain high in our community, with 1,800 people counted as unsheltered and 872 people counted as in emergency shelter in the 2015 Point-In-Time report;

WHEREAS, recognizing the significant need to provide adequate, safe and habitable places for people experiencing homelessness to rest and sleep, the Portland City Council ("Council") declared a housing emergency on October 7, 2015 (the "Housing Emergency"), focused on establishing new temporary housing and shelter space; WHEREAS, pursuant to the Housing Emergency, PHB is working with local non-profit and private sector partners in coordination with the Joint Office of Homeless Services on a proposal to provide a temporary mass shelter and services for approximately up to 400 people (the "Temporary Shelter") as well as analyzing a proposal known as the Oregon Trail of Hope project ("Trail of Hope");

WHEREAS, the Terminal 1 site located at 2400 NW Front Avenue ("Terminal 1") has been identified as an immediate location for the Temporary Shelter and as a potential location for the Trail of Hope project;

WHEREAS, Terminal 1 is controlled by the Bureau of Environmental Services ("BES"), Council desires to transfer control of Terminal 1 to the Portland Housing Bureau ("PHB") for purposes of implementing the Temporary Shelter pursuant to an Intraagency Lease. During the term of the Intraagency Lease, PHB will undertake further analysis and assessment of Terminal 1 to determine the feasibility of the Trail of Hope project.

NOW, THEREFORE BE IT RESOLVED, that Council directs BES and PHB to execute the Intraagency Lease Agreement substantially in the form attached hereto as Exhibit A to be effective on October 7, 2016.

BE IT FURTHER RESOLVED, that Council directs the Office of Management and Finance to

engage the services of an independent real estate brokerage professional to determine a fair market, monthly rent amount for Terminal 1.

BE IT FURTHER RESOLVED, that Council directs BES and PHB to adopt the rent figure obtained by the Office of Management and Finance as the Rent defined in the Intraagency Lease Agreement.

BE IT FURTHER RESOLVED, that Council directs the reimbursement of the Sewer Fund from the General Fund of all reasonable past, current, and future expenses, including staff time and brokerage fees, incurred by BES in the marketing of Terminal 1 for sale and in the oversight by BES, if any, of the use of Terminal 1 as the Temporary Shelter.

Adopted by the Council:

Prepared by: Lisa Gramp
Date: July 28, 2016

Mary Hull Caballero
Auditor of the City of Portland
By

DRAFT