

RESOLUTION No. 5086
(FAILED)

Authorization to enter into agreements with the City of Portland and the Native American Youth and Family Center (NAYA) for developing a Regional Early Learning Academy and Longhouse Community Center at the Foster School Site.

RECITALS

- A. There is a shortage of appropriate facilities to house and mentor foster children and adoptive families in the greater Portland area. Native American children in particular are overrepresented in the foster care program and are less likely to succeed if they remain in a foster setting.
- B. Intergenerational housing is a way to increase a child's success, utilizing seniors as mentors for children. This model has been extremely successful in providing a stable platform for children's growth with a community that has developed and sustained an intergenerational neighborhood for adoptive families of foster children.
- C. The Native American Youth and Family Center (NAYA) is seeking to develop this intergenerational housing model and partner with Portland Public Schools (PPS) to develop a Regional Early Learning Academy and Longhouse Community Center at the Foster School Site.
- D. On May 30, 2012, the Portland City Council authorized a memorandum of understanding (MOU) with PPS that provided for a long-term lease on a portion of the Foster School site for development of an intergenerational community by NAYA, referred to as the "Housing Tract."
- E. On October 1, 2012, the City and PPS executed an intergovernmental agreement regarding the City's commitment to provide \$500,000 in funding in exchange for leasing the Housing Tract so that the City could in turn sublease the Housing Tract to NAYA.
- F. The MOU contemplates that PPS would also enter into separate agreements with NAYA to jointly operate the existing school building and school grounds (or a replacement school and grounds) as an early childhood education center.
- G. On March 11, 2013, the Board approved resolution 4737 authorizing PPS to enter into Agreements for the Lease of the Foster Housing Tract to the City of Portland and to sublease to NAYA for intergenerational housing. In July 2013, that lease was amended to obligate NAYA to develop a Good Neighbor Agreement with the Lents Neighborhood Association.
- H. PPS and NAYA have developed a final site plan that contemplates intergenerational housing on the west half of the site and a regional early learning academy and "longhouse" community center, with new and improved public streets, based in part on input from the Lents community.
- I. NAYA has amassed the funding required to begin construction of the intergenerational housing in fall, 2015.

RESOLUTION

The Board hereby authorizes the following:

- 1. The Superintendent's Designee shall execute the second amendment to the ground lease to place the Housing Tract on the western side of the site and add the obligation of PPS to dedicate land for public street improvements and for the costs of land dedication and street construction to be shared by PPS and NAYA as set forth in the pre-development agreement.
- 2. The Superintendent's Designee shall dedicate land and sign a petition for a local improvement district for public street improvements in the location shown in Exhibit A as "PPS Dedication."

3. The Superintendent's Designee shall execute a pre-development agreement with NAYA for the purpose of defining roles, responsibilities, anticipated budget and schedule for developing the regional early learning academy and longhouse community center on the terms described in Exhibit B Summary of Pre-development Terms.
4. The Superintendent's Designee shall execute any other documents required in conjunction with these transactions for the purposes of fulfilling the obligations of the ground lease, land dedication, local improvement district and the pre-development agreement terms.
5. The Superintendent's Designee shall execute any other amendments to the ground lease necessary for the approval of the housing site development as long as they do not affect rent, the 99-year term, or overall intent of the ground lease.
1. The District shall continue to actively pursue fundraising and partnerships to support development of the Regional Early Learning Academy in order to defray the costs to the District and NAYA.

Exhibits:

- A. Tract Plan
- B. Summary of Pre-development Terms

EXHIBIT A

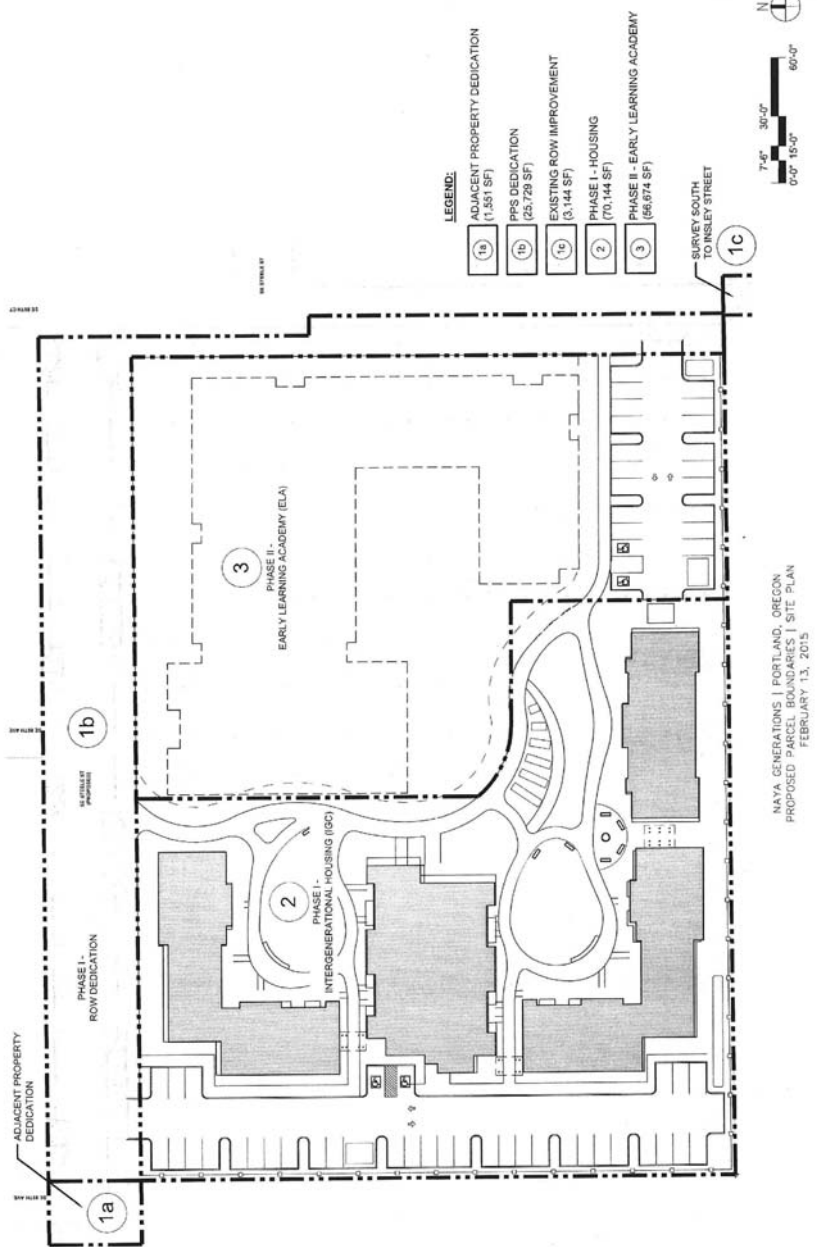


EXHIBIT B

Topic	Term
Program	33,000 sq. ft. Early Learning Academy – 8 classrooms + support space: <ul style="list-style-type: none"> • 3 classrooms Kindergarten • 3 classrooms of PPS Head Start • 2 classrooms of day care 12,00 sq. ft. Longhouse/community center and kitchen
RELA/LH Owner, manager	PPS to own building, SE parking lot for 20 spaces; NAYA to use 2 classrooms for day care via long term lease; PPS to use Longhouse community space and kitchen via shared space agreement; Both parties agree to share site parking and to develop operating agreement.
RELA/LH Developer	PPS to develop building; is responsible for building design and permitting, selection of architect and contractor, coordination of financing and completion of project per schedule.
RELA/LH Design Cost Sharing	Site master planning split 50%/50% between NAYA and PPS The LID will be split 55%/45% between NAYA and PPS, respectively; Building design cost split 50%/50% between NAYA and PPS.
Preliminary RELA/LH Construction Funding	Preliminary building cost estimated at \$12,500,000; <ul style="list-style-type: none"> • Preliminary PPS share @\$4,500,000 (60%); @\$780,000 land; • Preliminary NAYA share @\$3,070,000 (40%); • Other funding @\$4,150,000 (public sources + New Market Tax Credits). • This Agreement will NOT authorize construction spending and this information will come back to Board of Education for approval as part of a development agreement.
RELA/LH Operations	PPS to operate the RELA; NAYA to operate the Longhouse; Shared spaces per Lease agreement.
Demolition of Foster School	To be demolished during housing phase by NAYA
Creation of Local Improvement District (LID)	Requires initial petition approval by PPS; Requires agreement to dedicate land – 25,729 sq. ft.; Requires financial commitment – between \$610,000 and \$730,000; Costs to be shared between PPS and NAYA 45%/55% based on final costs and appraisal.
Negotiate a Development Agreement	Includes: <ul style="list-style-type: none"> • Project schedule • Funding commitments by both parties • Direction for lease, draft operating and share use agreements • Shared use of parking lots • Construction cost and cost sharing • Provision of wrap-around services