

January 18, 2024

24-083

AUTHORIZATION FOR GROUND LEASE TO  
KILLINGSWORTH HOUSING LIMITED PARTNERSHIP, FOR  
THE DEVELOPMENT OF AFFORDABLE HOUSING

PREPARED BY: Michael Mathews, Director, Procurement & Contracting

FINANCIAL  
RESPONSIBILITY: Rebecca Ocken, Director, Planning & Capital Construction

APPROVED BY: Eric Blumenthal, Executive Vice President, Administration and  
Finance  
Dr. Adrien L. Bennings, President

STRATEGIC THEME: Belonging: Transform our learning culture toward creating a  
sense of belonging and well-being for every student.

REPORT: The College is requesting authorization to enter into a ninety-  
nine-year Ground Lease Agreement with an annual rent of One  
Dollar (\$1.00) per year (prepaid) to allow Killingsworth Housing  
Limited Partnership (Home Forward) to construct a multifamily  
building comprised of eighty-four (84) units of affordable rental  
housing located adjacent to the Portland Community College  
Opportunity Center on 42nd Avenue.

Killingsworth Housing Limited Partnership is not currently  
registered with the Certification Office for Business Inclusion  
and Diversity (COBID).

RECOMMENDATION: The Board of Directors authorizes the College to enter into a  
Ground Lease Agreement with Killingsworth Housing Limited  
Partnership for a term of ninety-nine (99) years including the  
related Tripartite Agreement between the College, Killingsworth  
Housing Limited Partnership, and The State of Oregon, acting  
by and through its Housing and Community Services  
Department.