

1.3 Housing

The next steps for Metro, along with local governments, citizens, the business community and other interests, will involve the assessment and implementation of strategies and policies for meeting the housing needs of the region which provide for

- A diverse range of housing types available within cities and counties inside the UGB,
- Specific goals for low – and moderate – income and market-rate housing to ensure that sufficient and affordable housing is available to households of all income levels that live or have a member working in each jurisdiction,
- Housing densities and costs supportive of adopted public policy for the development of the regional transportation system and designated centers and corridors, and
- A balance of jobs and housing within the region and subregions

To implement the following, the Metro Council shall

- Adopt a fair share target for each jurisdiction
- Establish region-wide inclusionary housing policy which requires developers to provide a minimum percentage of moderately priced dwelling units as part of all developments over a minimum size (minimum percent will be higher in the Urban Reserves),
- Require replacement (through development, land donation, or contribution of funds) of affordable housing units lost through demolition or change to non-residential uses,
- Require that a 60 year period of housing affordability be required in exchange for public subsidies,
- Require local governments to use incentives that they determine, including any of the following tools, to ensure that their allocation of affordable housing gets built – density bonuses, donating tax-foreclosed properties to nonprofit organizations or governments for development as mixed market affordable housing, property tax exemptions, permit process incentives, fee waivers, land banking, linkage programs, committing locally controlled funds to affordable housing, and expedited review,
- Link Metro controlled transportation funds to affordable housing at the jurisdictional level,
- Monitor the supply and delivery of affordable housing in the region,
- Insure that adequate supply of land, zoned appropriately, is available inside the UGB, including opportunities for redevelopment
- **Extend opportunities to land owners within the urban reserves to bring their land inside the UGB more quickly if they agree to voluntarily participate with restrictions designed to guarantee affordable housing.**
- **Clarify the requirements for implementation of these policies in the Functional Plan, including but not limited to, the percentage of affordable units required in development projects on urban reserve lands brought into the UGB.**

RESOLUTION No.

35648

Urge the Metro Council to adopt a regional inclusionary housing strategy as part of the Region 2040 Framework and Functional Plans (Resolution)

WHEREAS, the Metro Regional Government has been established to oversee planning issues of regionwide significance

WHEREAS, the Metro Council will adopt a Regional Framework Plan by the end of December, 1997

WHEREAS, housing affordability for moderate and low income households has become a key area of regional concern

WHEREAS, the Portland region must remain affordable to first time homebuying households in order to retain its attractiveness for expanding and relocating businesses in an increasingly competitive national job market

WHEREAS, Metro has an opportunity through the Regional Framework Plan to begin to address this concern in a direct and immediate fashion

WHEREAS, there are a number of strategies which can be adopted by local jurisdictions to assist in their meeting Fair Share housing goals

WHEREAS, inclusionary housing is a strategy that can most directly assist in the achievement of these goals if applied in a consistent manner throughout the region

WHEREAS, inclusionary housing has received the endorsement of nearly half of the members of the Metro Policy Advisory Committee

THEREFORE, BE IT RESOLVED, that the Portland City Council go on record as endorsing as part of the forthcoming Framework and Functional Plans the adoption of a mandatory region-wide inclusionary housing policy which requires developers to provide a minimum percentage of moderately priced dwelling units as part of all developments over a minimum size, and

BE IT FURTHER RESOLVED, that the City Council urge Metro to encourage the local use of other financial and regulatory incentives for affordable housing development throughout the region, and

BE IT FURTHER RESOLVED, that the Portland City Council communicate this endorsement to members of the Metro Council

Adopted by the Council, **OCT 15 1997**

Commissioner James Francesconi
MP Saba, E Emlen
October 9, 1997

BARBARA CLARK

Auditor of the City of Portland
By

Britta Olson

Deputy

1596

Agenda No

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Title

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INTRODUCED BY Commissioner James Francesconi	Filed October 9, 1997
	Barbara Clark Auditor of the City of Portland
NOTED BY COMMISSIONER	
Affairs	By <u>Cary Kershner</u> Deputy
Finance and Administration	
Safety	
Utilities <u>JF/KJH</u>	For Meeting of October 15, 1997
Works	
BUREAU APPROVAL	
Bureau Planning	
Prepared by M Saba, E Emlen Date 10-9-97	Action Taken ____ Amended
Budget Impact Review ____ Completed <u>X</u> Not Required	____ Continued to _____
Bureau Head David C Knowles	

AGENDA		FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS		
				YEAS	NAYS
Consent	Regular X	Francesconi	Francesconi	✓	
NOTED BY		Hales	Hales	✓	
City Attorney		Kafoury	Kafoury	✓	
City Auditor		Sten	Sten	✓	
City Engineer		Katz	Katz	✓	