

**RESOLUTION No.**

**35746**

Request the Portland Development Commission to update the River District Housing Implementation Strategy and monitor implementation efforts (Resolution)

WHEREAS, on May 11, 1994, after extensive public review and comment, the City Council adopted Resolution No 35274 endorsing the River District Development Plan, and

WHEREAS, Resolution No 35274 contained the City Council's request that the Portland Development Commission (PDC) develop, in cooperation with the River District Steering Committee and other agencies, a housing implementation strategy establishing a goal of constructing 5,555 new housing units in the River District Development Plan Area, and

WHEREAS, Resolution No 35274 stated the City Council's intent to identify specific housing production targets to ensure that 1) new housing development in the River District Development Plan Area will serve a variety of household incomes, and 2) upon full build-out the River District Development Plan Area will reflect the household income distribution of the City as a whole, and

WHEREAS, on December 21, 1994, the City Council adopted Resolution No 35350 approving the River District Strategic Investment Plan and the River District Housing Implementation Strategy (hereinafter "Housing Implementation Strategy"), and

WHEREAS, many relevant conditions have changed since the City Council adopted the Housing Implementation Strategy in 1994, and

WHEREAS, the Housing Implementation Strategy (page 5) defines the River District Development Plan Area as "a district defined by West Burnside street, the I-405 freeway and the Willamette River, along with Terminal 1, just north of the Fremont Bridge," and

WHEREAS, the Housing Implementation Strategy established a total new production goal for the River District Development Plan Area of 5,555 housing units with specific affordability targets for new housing in the following income categories 0-50% Median Family Income (MFI), 51-80% MFI, and 81+% MFI, and

WHEREAS, on October 21, 1998, the City Council adopted Ordinance No 172808 approving the River District Urban Renewal Plan (September 23, 1998), and

WHEREAS, the River District Urban Renewal Plan (September 23, 1998) defines the "River District Urban Renewal Area" (see, Exhibit A) as a subset of the River District Development Plan Area and a sixteen block area south of Burnside Street, and

WHEREAS, the Community Development Network, the Portland League of Women Voters and other affordable housing advocates have called for an update of the Housing Implementation Strategy for the River District Development Plan Area consistent with the Council's prior direction, and

WHEREAS, the City Council received public testimony urging additional consideration for the needs of family housing in the Housing Implementation Strategy and the River District Urban Renewal Plan to ensure that development occur consistent with the Council's prior direction, and

WHEREAS, Portland Development Commission staff have agreed to conduct an update of the Housing Implementation Strategy

NOW, THEREFORE, BE IT RESOLVED that the Portland City Council requests that the Portland Development Commission, in collaboration with the Housing and Community Development Commission,

Bureau of Housing and Community Development, the Planning Bureau, River District Steering Committee and other interested community and business organizations, conduct an update of the Housing Implementation Strategy to be completed within 180 days of the adoption of this resolution, and

BE IT FURTHER RESOLVED that the Portland City Council requests that the Portland Development Commission's update of the Housing Implementation Strategy shall include an inventory of the currently available housing stock within the River District Development Plan Area, including housing unit size by number of bedrooms and housing type, and a comparison to the original inventory undertaken pursuant to Resolution No 35350 using the following affordability categories 0-30% Median Family Income (MFI), 31-50% MFI, 51-80% MFI, 81-120% MFI and 121+% MFI (including utility costs in the assessment of affordability), and

BE IT FURTHER RESOLVED that the revised Housing Implementation Strategy shall include an update of the housing production goals for the River District Development Plan Area, and

BE IT FURTHER RESOLVED that the Portland City Council intends to use the revised Housing Implementation Strategy to guide the allocation of city resources (including urban renewal resources) for the development of housing in the River District Development Plan Area, and

BE IT FURTHER RESOLVED that the City Council requests that the Portland Development Commission and the Housing and Community Development Commission monitor housing production, including housing unit size by number of bedrooms and housing type, in the River District Development Plan Area and report its findings to Council annually, and

BE IT FURTHER RESOLVED that the City Council requests that the Portland Development Commission 1) monitor housing production by housing unit size in the River District Development Plan Area, 2) conduct a periodic analysis at a minimum of every two years to identify demand for family housing (2+ bedrooms) in the district, and 3) recommend modifications to the Housing Implementation Strategy as may be necessary to accommodate consumer demand for family housing (2+ bedrooms) in the district, and

BE IT FURTHER RESOLVED that pending the completion of the Housing Implementation Strategy update and River District Development Plan amendments, the City Council intends that all urban renewal resources used for housing production in the River District Urban Renewal Plan Area shall be used to develop housing for target populations at or below 80% MFI, and

BE IT FURTHER RESOLVED that the City Council requests that the Portland Development Commission create a strategy to promote the development of housing for target populations of 81-120% without using those resources currently designated in the River District Urban Renewal Plan for affordable housing production, and

BE IT FURTHER RESOLVED that the City Council requests that the Portland Development Commission include provisions in its Five-Year Business Plan to conduct a subsequent update of the Housing Implementation Strategy in five years (2003) or as soon as Census 2000 data becomes available, whichever occurs first

Commissioner Sten  
Prepared by Marshall Runkel  
Date Prepared

BARBARA CLARK  
Auditor of the City of Portland  
By

*Britta Olson*

**ADOPTED** by the Council

**DEC 09 1998**

Deputy

1794

Agenda No  
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INTRODUCED BY	Date Filed <span style="float: right;">DEC 03 1998</span>
Commissioner Sten	Barbara Clark Auditor of the City of Portland
	By <u>Cay Kerahm</u> Deputy
	For Meeting of
	Action Taken
NOTED BY COMMISSIONER	
Affairs	
Finance and Administration	
Safety	
Utilities <u>    </u>	
Works	
BUREAU APPROVAL	
Bureau Comm. Sten / PDC	
Prepared by Marshall Runkel	
Budget Impact Review	
Completed <input type="checkbox"/> Not Required <input type="checkbox"/>	
Bureau Head	

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