

RESOLUTION No.**As Amended**

Adopt the Sgt. Jerome Sears United States Army Reserve Center Reuse Master Plan and recommend redevelopment of the site for a mixed-income, rental and ownership housing development that includes permanent supportive housing for homeless single adults and homeless families with special needs. Designate Community Partners for Affordable Housing as the preferred developer of the Sears site.

WHEREAS, at a public hearing on June 12th, 2008 the Portland City Council heard presentations and testimony from six different groups who expressed an interest in re-using the Sears site for either Educational, Residential or Freight/Warehouse purposes; and

WHEREAS, the four-acre Sears site at 2730 SW Multnomah Blvd. is zoned R1 multifamily residential; and

WHEREAS, in December 2004 the City of Portland adopted Home Again, a comprehensive ten-year plan to end homelessness in Portland and Multnomah County; and

WHEREAS, the needs assessment from the Ten-Year Plan to End Homelessness identified that over 4,000 individuals sleep on Portland's streets in cars, transitional housing or emergency shelters every night; and

WHEREAS, through Resolution #36367 the City of Portland committed to creating 2,200 permanent supportive housing units by 2015 for chronically homeless single adults and homeless families with special needs; and

WHEREAS, the Portland Consortium 2005-2010 Consolidated Plan, as amended, identifies increasing affordable rental housing options for low income residents as the first priority and ending homelessness as the second priority; and

WHEREAS, two-thirds of Portland's extremely low-income households are rent burdened and thirty-four (34) percent pay more than fifty (50) percent of their income on housing cost; and

WHEREAS, given current rents and vacancies in Portland, at least twenty-seven (27) percent of Portland residents cannot afford to rent a market-rate, two-bedroom unit, and that someone earning the Oregon minimum wage of \$7.95 per hour would have to work 73 hours per week in order to afford a two-bedroom unit; and

WHEREAS, providing stable affordable housing options for families in SW Portland and increasing the number of students in the neighborhood will also benefit neighborhood schools struggling with low enrollment; and

WHEREAS, redevelopment of the Sears site with mixed-income, rental and ownership housing supports the goals and objectives of the Southwest Community Plan; and

WHEREAS, the Community Partners for Affordable Housing (CPAH) proposed a comprehensive redevelopment that includes permanent rental housing for homeless families and individuals; rental housing for families and individuals earning up to sixty (60) percent MFI; and for-sale housing for families earning eighty (80) percent MFI, as well as green spaces and a community building; and

WHEREAS, residential housing and CPAH are a use and user supported by the local neighborhood association; and

WHEREAS, CPAH has a history of successful projects and partnerships with local agencies and the Veteran's Administration which provide housing for low-income people, including families and homeless veterans; and

WHEREAS, the City of Portland is committed to working in partnership with the United States Department of Defense and the United States Department of Housing and Urban Development to achieve the recommendations of the Sears Reuse Master Plan; and

WHEREAS, City Bureaus did express an interest in a emergency response center for the Sears site; and City Council recognizes there are no such City facilities on the west side of the Willamette River;

NOW, THEREFORE, BE IT RESOLVED, that the City of Portland adopts the Sgt. Jerome Sears United States Army Reserve Center Reuse Master Plan and recommends redevelopment of the Sears USARC site (2730 SW Multnomah Blvd.) as mixed-income, rental and ownership housing including permanent supportive housing for homeless single adults and homeless families with special needs; and;

BE IT FURTHER RESOLVED, that the City of Portland recommends the Community Partners for Affordable Housing as the preferred developer of the Sears site given their comprehensive proposal which addresses a continuum of affordable housing and homeless services; and;

BE IT FURTHER RESOLVED, the City of Portland will negotiate a legally binding agreement with CPAH for provision of permanent housing for homeless individuals at the Sears site and will support CPAH in their application for a homeless assistance property conveyance.

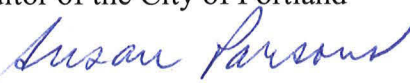
Adopted by the Council: JUL 09 2008

Mayor Tom Potter
Commissioner Nick Fish
Prepared by: David Sheern
Date Prepared: June 18, 2008

GARY BLACKMER

Auditor of the City of Portland

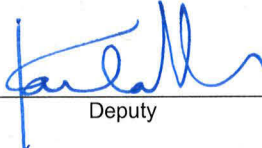
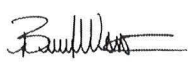
By



Deputy

~~877-962~~
 Agenda No.
RESOLUTION NO. 36617 As Amended
 Title

Adopt the Sgt. Jerome Sears United States Army Reserve Center Reuse Master Plan and recommend redevelopment of the site for a mixed-income, rental and ownership housing development that includes permanent supportive housing for homeless single adults and homeless families with special needs, and Designate Community Partners for Affordable Housing as the preferred developer of the Sears site. (Resolution)

INTRODUCED BY	CLERK USE: DATE FILED <u>JUN 20 2008</u>
Mayor Tom Potter Commissioner Nick Fish	Gary Blackmer Auditor of the City of Portland
NOTED BY COMMISSIONER	By:  Deputy
Affairs	ACTION TAKEN: JUN 25 2008 CONTINUED TO JUL 09 2008 at 10am TIME CERTAIN
Finance and Administration <i>tompotter/tar</i>	
Safety	
Utilities	
Works <i>nick fish / myb</i>	
BUREAU APPROVAL	
Bureau: Portland Development Commission	
Prepared by: David Sheern Date Prepared: June 18, 2008	
Financial Impact Statement <input checked="" type="checkbox"/> Completed <input type="checkbox"/> Amends Budget <input checked="" type="checkbox"/> Not Required	
Portland Policy Document If "Yes," requires City Policy paragraph stated in document. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Council Meeting Date June 25, 2008	
Bureau Head: Bruce Warner 	

AGENDA		FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
Consent	Regular X			YEAS	NAYS
		Adams	Adams	<input checked="" type="checkbox"/>	
NOTED BY		Fish	Fish	<input checked="" type="checkbox"/>	
City Attorney		Leonard	Leonard	<input checked="" type="checkbox"/>	
		Saltzman	Saltzman	<input checked="" type="checkbox"/>	
		Potter	Potter	<input checked="" type="checkbox"/>	