

**RESOLUTION No. 37161**

Direct the Portland Housing Bureau to contract for an independent study on the nexus associated with the demand for housing affordable to low and moderate income households created as a result of jobs created by commercial development, and an assessment of the extent to which new market rate housing generates additional demand for affordable housing and the economic feasibility of an affordable housing linkage fee (Resolution)

WHEREAS, on October 7, 2015, City Council declared a housing emergency within the City of Portland, as a result of the unprecedented increases in average rents and low vacancy rates, as well as a decrease in the inflation adjusted wages of renter households.

WHEREAS, a household of three earning 80% of the median family income in the City of Portland in 2015 earns \$52,950.

WHEREAS, a household of three earning 50% of the median family income in the City of Portland in 2015 earns \$33,100.

WHEREAS, a household of three earning 30% of the median family income in the City of Portland in 2015 earns \$19,850.

WHEREAS, of all households earning up to 80% of the median family income in the City of Portland, 70% are rent burdened with 41% paying more than 50% of their income on rent.

WHEREAS, of all households earning up to 50% of the median family income in the City of Portland, 79% are rent burdened with 55% paying more than 50% of their income on rent.

WHEREAS, of all households earning up to 30% of the median family income in the City of Portland, 75% are rent burdened with 67% paying more than 50% of their income on rent.

WHEREAS, current projections anticipate the City of Portland adding 123,000 more households by the year 2035, in addition to the 260,000 households today and that the proportion of households with incomes below 80% of the median family income is expected to increase from 45% to 48% of all households.

WHEREAS, commercial development to accommodate the anticipated 2035 growth in households will produce and sustain jobs that pay a range of incomes that fall below 80% of the median family income, subsequently creating increased demand for affordable housing.

WHEREAS, this nexus study will assess the extent to which new market-rate development attracts higher income households who will spend more on retail and services; and whether that increased spending creates new jobs which attracts new workers to live in the city, some of whom will be low and moderate income and require affordable housing.

WHEREAS, current resources for affordable housing programming are insufficient to meet existing need as well as the projected demand, and that current resources are geographically restricted, declining, and/or unsustainable.

WHEREAS, the City of Portland is in need of funding for affordable housing programming with a rationale nexus to the quantity of low and moderate income jobs that are created, and that an economic analysis and feasibility modeling are effective mechanisms to make this determination.

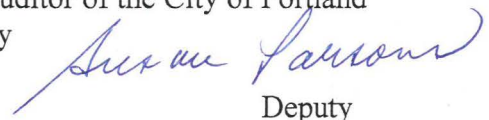
NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Portland, a municipal corporation of the State of Oregon, that the Portland Housing Bureau is directed to develop and return to City Council, an independent analysis of, and recommendations related to, the nexus associated with the demand for housing affordable to low and moderate income households created as a result of jobs created by residential and commercial development, and the economic feasibility of an affordable housing linkage fee, no later than April 27, 2016.

Adopted by the Council: OCT 28 2015

Commissioner Saltzman  
Prepared by: Matthew Tschabold  
Date Prepared: October 22, 2015

**Mary Hull Caballero**  
Auditor of the City of Portland

By

  
Deputy

1122 -  
 Agenda No. **37161**  
**RESOLUTION NO.**

Title

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<p style="text-align: center;"><b>INTRODUCED BY</b>          Commissioner/Auditor:  <b>Saltzman</b></p>	<p>CLERK USE: DATE FILED <u>OCT 23 2015</u></p>
<p style="text-align: center;"><b>COMMISSIONER APPROVAL</b></p> <p>Mayor—Finance and Administration - Hales</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman <i>[Signature]</i></p> <p>Position 4/Safety - Novick</p>	<p style="text-align: center;">Mary Hull Caballero          Auditor of the City of Portland</p> <p>By: <u><i>[Signature]</i></u>          Deputy</p>
<p style="text-align: center;"><b>BUREAU APPROVAL</b></p> <p>Bureau: Housing          Bureau Head: Kurt Creager <i>[Signature]</i></p> <p>Prepared by: Matthew Tschabold          Date Prepared: 10/22/2015</p>	<p><b>ACTION TAKEN:</b></p>
<p>Impact Statement          Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p>	
<p>Portland Policy Document          If "Yes" requires City Policy paragraph stated in document.          Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p><b>City Auditor Office Approval:</b>          required for Code Ordinances</p>	
<p><b>City Attorney Approval:</b>          required for contract, code, easement, franchise, charter, Comp Plan</p>	
<p>Council Meeting Date <b>10/28/2015</b></p>	

**AGENDA**

**TIME CERTAIN**  *To be heard @ same time as TIF*  
 Start time: 2:15

**Total amount of time needed:** 2 hrs  
 (for presentation, testimony and discussion) *1 of 2*

**CONSENT**

**REGULAR**   
**Total amount of time needed:** 20 minutes  
 (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	✓	
4. Novick	4. Novick	✓	
Hales	Hales	✓	