

ORDINANCE No. 187677

*Authorize contract with David Paul Rosen and Associates for \$169,025 for services in support of the development of a comprehensive inclusionary housing program structure for the City (Ordinance)

The City of Portland ordains:

Section 1. The Council finds that:

1. On October 7, 2015, City Council declared a housing emergency within the City of Portland, as a result of the unprecedented increases in rents and low vacancy rates, as well as a decrease in the inflation adjusted wages of renter households.
2. On October 28, 2015, City Council adopted Resolution 37161 directing 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.
3. On January 27, 2016 the Portland Housing Bureau received proposals in response to RFP 00000209 and through an evaluation process deemed the proposal submitted by David Paul Rosen and Associates the most qualified.
4. During the 2016 State Legislative Session, Senate Bill 1533 was adopted and subsequently signed by the Governor, allowing City and County governments to develop a mandatory inclusionary housing program under certain conditions.
5. An independent analysis of the impacts and conditions of commercial and residential development, existing and projected affordable housing demand, inclusionary housing program economic feasibility, and cross-calibration of existing and potential voluntary and mandatory inclusionary housing programs is instructive to develop a comprehensive inclusionary housing program structure.

NOW THEREFORE, the Council directs that:

- a. The Bureau Director is hereby authorized to execute an agreement with David Paul Rosen and Associates for \$169,025.00, in a form similar to the contract attached as Exhibit A.
- b. The Bureau Director is authorized to approve funding amendments of up to 10% of the original budget amount of the contract covered under this ordinance.

Section 2. The Council declares than an emergency exists because the external analysis is instructive for the potential implementation of a comprehensive inclusionary housing program structure, and the timing of the program development should be closely aligned with the timeline

for the Central City 2035 plan, the 2035 Comprehensive Plan, and the subsequent plans and efforts associated with those processes. Therefore this ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council: APR 13 2016

Commissioner Saltzman

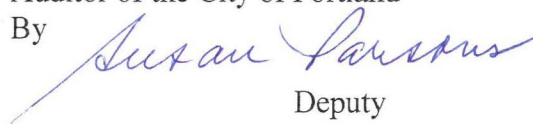
Prepared by: Matthew Tschabold

Date Prepared: March 18, 2016

Mary Hull Caballero

Auditor of the City of Portland

By



Deputy

Agenda No. **ORDINANCE NO.**

187677

Title

for

*Authorize ~~one~~ contract with David Paul Rosen and Associates totaling \$169,025.00 for the provision of services in support of the development of a comprehensive inclusionary housing program structure for the City of Portland (Ordinance)

| | |
|---|---|
| <p>INTRODUCED BY Commissioner/Auditor: Saltzman</p> <p>COMMISSIONER APPROVAL</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>BUREAU APPROVAL</p> <p>Bureau: Housing Bureau Head: Kurt Creager <i>[Signature]</i></p> <p>Prepared by: Matthew Tschabold Date Prepared: 3/21/2016</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>City Auditor Office Approval: required for Code Ordinances</p> <p>City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter <i>GF</i></p> <p>Council Meeting Date 4/13/2016</p> | <p>CLERK USE: DATE FILED <u>APR 05 2016</u></p> <p>Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <i>[Signature]</i> Deputy</p> <p>ACTION TAKEN:</p> |
|---|---|

| |
|---|
| AGENDA |
| <p>TIME CERTAIN <input type="checkbox"/></p> <p>Start time: _____</p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p> |
| <p>CONSENT <input checked="" type="checkbox"/> <i>Pulled</i></p> |
| <p>REGULAR</p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p> |

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