

NORTH MACADAM AFFORDABLE HOUSING RESOLUTION

INTRODUCED BY COMMISSIONER FISH

IF YOU WISH TO SPEAK TO CITY COUNCIL, PRINT YOUR NAME, ADDRESS, AND EMAIL.

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✓ Joe Wild		
✓ Lightning Watchdog X		
✓ Charles JOHNSON		
✓ Debbie Aiona		
Leah ✓ Leah Greenwood		
✓ Margaret Bax		
✓ Will White		
✓ Susan Emmons		
✓ Carolyn Whitney		
Ruth Atkins	OREGON ON	
✓ Dan Vallier	REACH CDC	

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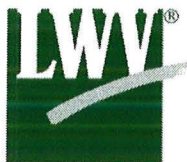
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✓ Jes Larson	welcome home	
✓ Justin Buni	Community Alliance of Tenants	



The League of Women Voters of Portland

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City Council Testimony Urban Renewal Amendments North Macadam Housing April 1, 2015

The League appreciates Commissioner Fish's efforts to give the public more certainty about meeting the North Macadam affordable housing goals. Unfortunately, the resolution does not go far enough.

- The actions described in the resolution will not fully achieve all affordable housing goals in the district. The constrained funding model in the North Macadam Urban Renewal Plan applies to the first 3,000 units. Once that point has been reached, the Comprehensive Plan housing policy applies and future housing development should match the income profile of the city as a whole. There currently are about 2,500 units, so we are fast approaching that point.
- It was clear from the beginning, because the need for infrastructure, affordable housing, and parks was so great and the funds limited, that it would be especially important to require commitments for land and infrastructure improvements from the property owners benefiting from the substantial public investment in the district. It is not too late to make that happen. City Council should start by withholding approval of the amendment until agreements with Zidell and OHSU for housing sites, parks, and streets are in place.
- One more housing site in addition to Parcel 3 is not sufficient and delaying acquisition of an option to purchase land until 2023 is unacceptable. It is entirely possible no sites will be left by then and what is left likely will be unaffordable due to the public dollars spent to support private development. Instead, the city should put money down to secure a site now with the price locked in.
- OHSU should transfer ownership of half of the Block 33 superblock to the city for affordable housing development in lieu of repaying the \$2 million in housing money it owes. OHSU needs to do its part to contribute to the district's housing and infrastructure needs. The Schnitzer Campus is situated on 20 acres of donated land and is tax exempt. Surely OHSU can spare one acre for housing that would serve its lower paid workers.

“To promote political responsibility through informed and active participation in government.”

- The remainder of the development capacity on Parcel 3 should be reserved for affordable housing, particularly for units below 30 percent MFI. Given the city's lackluster performance on affordable housing to date, there is little confidence among the public that any more sites will be secured.

In conclusion, the River District Urban Renewal District has been held up as a model of success. In that case the development agreement and urban renewal plan were adopted concurrently. The developer and city held up their ends of the bargain for the most part and in return for city infrastructure improvements, land was made available for parks and affordable housing. The League wants to see that success repeated in South Waterfront and urges the city to secure commitments from property owners before adopting the amendment.

Moore-Love, Karla

From: Cathey Briggs <catbriggs2@yahoo.com>
Sent: Tuesday, March 31, 2015 9:25 PM
To: Moore-Love, Karla
Subject: Testimony on agenda item 340, City Council meeting April 1, 2015
Attachments: City Council memo march 31.docx

Please find the attached testimony.
Thank you for your consideration.

March 31, 2015

To: Portland City Council

From: Cathey Briggs

RE: Testimony on Agenda #340, North Macadam URA Amendment and the City's Affordable Housing Commitments

I am out of town and unable to testify in person before you on April 1, but am submitting my thoughts for your consideration.

- First of all, there is a long list of people to thank for their continued efforts on this very important issue: Thank you to Commissioners Fish and Fritz for ensuring that the process was extended to allow for further discussion, and for the resolution introduced by Commission Fish. Thanks to staff from the Mayor's office, Commissioner Fish, and Commissioner Saltzman's office for their work to advance some of the ideas around affordable housing. And of course thanks to the staff at the Portland Development Commission and the Portland Housing Bureau for their continued work on the concrete steps toward implementation.
- While I think the Resolution introduced by Commissioner Fish represents more of a commitment toward meeting the affordable housing goals adopted in North Macadam, it does not go far enough. A recommendation for "at least" 200 housing units on Parcel 3, but without a designated site for the additional housing, does not provide great comfort that the City will actually achieve the goals.
- The resolution does not speak at all to the City's commitment to meet the city's income profile, once the number of housing units in the District reach 3,000. And it does not provide enough certainty about actually achieving these goals, since additional parcels have not been acquired, and there does not appear to be a provision to include requirements for affordable housing sites in the development agreements with the property owners who have benefitted tremendously from the public investment in the URA.
- Despite the good intentions and hard work on the City's part, we are not yet to a point where housing advocates like me, former city staff who were involved in the initial planning efforts, are satisfied. The reason that we have come out of the woodwork on this issue after all these years is that we feel that we were part of a big process that involved hundreds if not thousands of hours of people's time to address a host of issues, including affordable housing. The City made a compact with the community about the benefits that would accrue to the residents to the city, not just to the landowners in North Macadam. The promise of accessible public parks and affordable housing, with specific targets, were two of the promises that helped garner support from regular citizens so that City Council could approve the North Macadam Plan. There has been a breach of trust over the last 10 years because of the lack of oversight, and monitoring on the City's part, not to mention the sale of properties that had been designated for affordable housing. This resolution lacks "teeth." And it lacks a commitment to monitoring. The Exhibit B

of the North Macadam URA amendment does assign coordination and monitoring to PDC and PHB, but there is a disconnect between the resolution and the amendment.

- I recommend that the City strengthen the resolution by 1) adding more specifics about the safeguards that will ensure that land will be available to meet the affordable housing goals (e.g. purchase options, DDAs, etc), including the goal to match the City's income profile once 3000 units are completed; 2) strengthening the monitoring, reporting, and oversight functions; and 3) I recommend further that the City actually incorporate the resolution by amendment into the North Macadam Urban Renewal Plan.

Thanks for your consideration of my comments.