

**COUNCIL RESOLUTION No. 3-2025****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON,  
APPROVING THE PROJECT GOALS FOR THE SPARROW SITE.**

**WHEREAS** the city purchased the Sparrow Site (Tax Lot No. 11E36CC00300) from TriMet in March 2019 for redevelopment targeted to help meet the city's affordable housing goals; and

**WHEREAS** the city developed project goals to be included in a request for qualifications/proposals (RFQ/P) for development of the Sparrow Site based on the city's affordable housing goals and the City Council's input; and

**WHEREAS** to accomplish the project goals through an RFQ/P for future development, the acquisition of an additional parcel (Sparrow Auxiliary Site) is needed for right-of-way access improvements; and,

**WHEREAS** the city purchased the Sparrow Auxiliary Site (Tax Lot No. 11E36CC05100) from Tri-Met in January 2023, and

**WHEREAS** the city updated the project goals to be included in an RFQ/P for development to the Sparrow Site based on the city's affordable housing goals and the City Council's input.

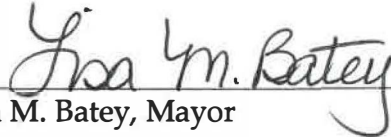
**Now, Therefore, be it Resolved** by the City Council of the City of Milwaukie, Oregon, that the following project goals for redevelopment of the Sparrow Site will be included in an RFQ/P:

1. **Affordable Homeownership.** Affordable homeownership models that serve households earning up to 80% of Area Median Income (AMI) with a preference (in scoring and evaluation) for proposals that offer deeper affordability.
2. **Unit Mix.** Preference for the project to include family-size units.
3. **Equity in Contracting and Workforce Development.** Preference for a development team that will utilize hiring tools and contracting strategies that reflect the City's equity goals.
4. **Preservation of Tree Canopy.** Project design that will minimize the impact of development on the tree canopy.
5. **Sustainable Design.** Project that uses sustainable and energy efficient design and construction methods.
6. **Affirmative outreach.** Development team that will create an affirmative outreach plan to provide information and attract eligible applicants to live in the development from all racial, ethnic, and gender groups in the housing market area.

7. City of Milwaukie Financing. Project team that would work collaboratively with the City to leverage State funding as needed, in order to minimize the need for city financing.
8. Project Delivery. Development team with experience in project delivery and that can begin construction as soon as practicable.

Introduced and adopted by the City Council on **January 7, 2025**.

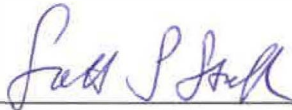
This resolution is effective immediately.



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Lisa M. Batey, Mayor

APPROVED AS TO FORM:

ATTEST:



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Scott S. Stauffer, City Recorder



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Justin D. Gericke, City Attorney