

COUNCIL RESOLUTION No. 33-2021

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, APPROVING THE PROJECT GOALS FOR THE TRIMET REMNANT LOT (SPARROW SITE).

WHEREAS, in response to a combination of low vacancy rates and rapidly increasing rents and home sales prices, the City Council adopted Resolution 46-2016, which declared a housing emergency in Milwaukie with an effective date of April 19, 2016; and

WHEREAS, the City Council has extended the housing emergency seven times, most recently with a new expiration date of June 1, 2021; and

WHEREAS, the city adopted the Milwaukie Housing Affordability Strategy (MHAS) on July 17, 2018; and

WHEREAS, a 2019 report titled, "Governance, Costs, and Revenue Raising to Address and Prevent Homelessness in the Portland Tri-County Region" from the Portland State Homelessness Research and Action Collaborative estimated that the number of people in Clackamas County experiencing homelessness in 2017 was 5,928, and that during the period 2015 to 2017, the county lost an estimated 133 units of regulated affordable housing units; and

WHEREAS, the Clackamas County Local Implementation Strategy, 2019, states that 697 new affordable rental units are needed over the next twenty years in Milwaukie; and

WHEREAS, in the 2019-2020 school year North Clackamas School District reported 331 homeless youth in their enrollment; and

WHEREAS, the city purchased the Sparrow Site 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 (RFQ) for development of the Sparrow Site based on the city's affordable housing goals and the City Council's input.

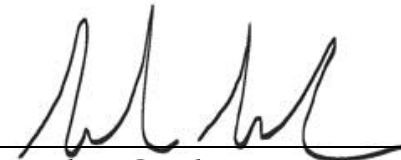
Now, Therefore, be it Resolved by the City Council of the City of Milwaukie, Oregon, that the project goals for redevelopment of the Sparrow Site to be included in an RFQ will be:

1. **Affordable Housing.** Income restricted rental units or affordable homeownership opportunities that serve households earning 60% or less of AMI. Preference for a project that serves lower income and 0-30% households. Consideration will be given for units that serve households earning 80% or less AMI, if it would result in additional 0-30% units.
2. **Unit Size.** Preference for the project to include 2-bedroom and 3-bedroom units.

3. **Minority / Women Business Enterprise Contracting.** Preference for a development team that will make a good faith effort to use Minority / Women Business Enterprises (MWESB) in contracting.
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 persons to live in the development from all racial, ethnic, and gender groups in the housing market area.
7. **City of Milwaukee Financing.** Project that minimizes the need for city financing while delivering on project goals.
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 **June 1, 2021**.

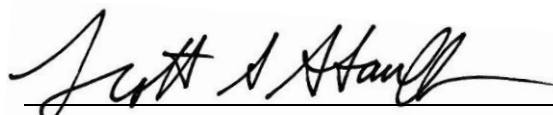
This resolution is effective immediately.



Mark F. Gamba, Mayor

ATTEST:

APPROVED AS TO FORM:



Scott S. Stauffer, City Recorder

Justin D. Gericke, City Attorney