

## **COUNCIL RESOLUTION No. 35-2021**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, DECLARING AN ONGOING HOUSING CRISIS.**

**WHEREAS**, the City Council declared a housing emergency in 2016 authorizing staff to focus time and financial resources to address the emergency; and

**WHEREAS**, in response to this emergency, the City Council adopted a five-year action plan called the Milwaukie Housing Affordability Strategy (MHAS) on July 17, 2018, and directed staff to implement policies and programs that improve housing affordability in the city; and

**WHEREAS**, city staff implemented two-thirds of the actions within the MHAS, including the development of policies and programs to address the city's housing needs; and

**WHEREAS**, despite these efforts, Milwaukie's average market vacancy for apartments reported in the Multifamily NW Report for 2020 was 3.6%; and

**WHEREAS**, the yearly average for Milwaukie's apartment rental vacancy rate has not been above five percent in the last five years; and

**WHEREAS**, the region's low vacancy rate has resulted in significant rent increases over the last several years, with Milwaukie's average rent per square foot increasing 31% since Spring 2016; and

**WHEREAS**, Milwaukie's proximity to Portland has resulted in increased gentrification and displacement of residents in recent years; and

**WHEREAS**, more than half of Milwaukians do not live in housing that is affordable as defined by the United States Department of Housing and Urban Development according to latest 2019 American Community Survey U.S. Census data listing 51.4% of Milwaukie households as rent burdened due to spending more than 30% of their income on housing expenses; and

**WHEREAS**, the rate of housing cost outpaces the rate of income increases; and

**WHEREAS**, the combination of high rents and low vacancy rates has resulted in heightened housing uncertainty for many Milwaukie residents; and

**WHEREAS**, communities of color face higher rent burden and lower median income than their white counterparts; and

**WHEREAS,** a 2019 report from Portland State University identified 107,000 households that faced housing insecurity or who were at risk of homelessness in 2017 due to low incomes and rent burden; and

**WHEREAS,** in the 2019 PSU report, Clackamas County data identified 5,039 homeless individuals in the county that were either sheltered, non-sheltered, doubled-up, residing in hotels or motels, served through emergency or transitional housing, chronically homeless, or students whose housing situation might not be accounted for; and

**WHEREAS,** housing stability has proven to be a key indicator of student performance; and

**WHEREAS,** there were 331 homeless youth, or 1.92% of students counted whose living situations were identified as either sheltered or non-sheltered, doubled-up, unsheltered, or that resided in motels or hotels within the North Clackamas School District during the 2019-2020 school year.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Milwaukie, Oregon, that the city recognized and reaffirms its commitment to addressing housing affordability throughout Milwaukie and that the lack of affordable housing threatens our city, region, state, and our nation; and

**BE IT FURTHER RESOLVED** that the city will continue prioritizing the implementation of the actions outlined in the MHAS; and

**BE IT FURTHER RESOLVED** that the city adopted a Vertical Housing Development Zone to promote the construction of new housing in the city, which has resulted in 110 new units being constructed in downtown Milwaukie; and

**BE IT FURTHER RESOLVED** that the City Council approved a Construction Excise Tax for the purpose of providing grants to developers interested in building income restricted housing; and

**BE IT FURTHER RESOLVED** that the city will continue to leverage specific city owned properties for the purpose of providing income restricted housing; and

**BE IT FURTHER RESOLVED** that the city will continue its efforts to promote and support the development of all housing types throughout the city through the adoption of a new housing code that reflects the housing policies of the Comprehensive Plan, which encourages the development of middle housing throughout the city; and

**BE IT FURTHER RESOLVED** that Milwaukie renews its community-wide commitment through its continued encouragement of the development of new housing units within the city to prevent displacement and keep units affordable through strategic partnerships with the county and affordable housing partners; and

**BE IT FURTHER RESOLVED** that the City Council will continue to support housing affordability through the implementation of innovative programs and policies to ensure equitable access to housing affordability throughout the city.

Introduced and adopted by the City Council on **June 1, 2021**

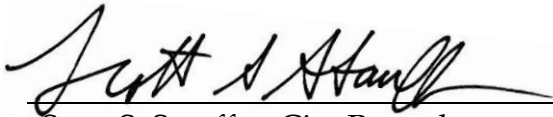
This resolution is effective immediately.

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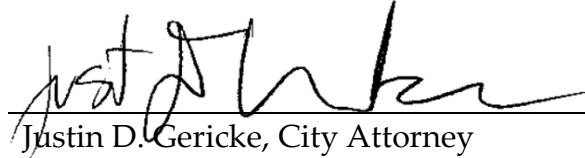
Mark F. Gamba, Mayor

ATTEST:

APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to read 'Scott S. Stauffer', written over a horizontal line.

Scott S. Stauffer, City Recorder

A handwritten signature in black ink, appearing to read 'Justin D. Gericke', written over a horizontal line.

Justin D. Gericke, City Attorney