

Whereas: the South Central Waterfront Vision calls for state-of-the-art development, a place where people want to be round-the-clock, a vibrant mix of open space, shops, superb transit connections and green drainage to capture all storm water onsite and recycle that water into a lush canopy of earth-cooling shade trees;

Whereas: by including a goal that 20% of housing in the waterfront district be affordable, the South Central Waterfront Vision departs from government planning processes of the past which systematically excluded and barred people of color;

Whereas: the impact of yesterday's government-sanctioned segregation lingers with us today resulting in people of color having lower incomes and higher housing instability;

Whereas: the Civil Rights Act of 1968 established for cities the duty to affirmatively further fair housing, requiring cities not to passively wait for housing choices to present themselves but to affirmatively further choice and inclusion in prime redevelopment such as in the Waterfront;

Whereas: the draft regulating plan for the Waterfront District allows fee in lieu of providing affordable units and does not set out a specific path for reaching the 20% affordable housing goal even though real estate development requires extensive advance planning;

Whereas: in the absence of a specific plan, there could be an avalanche of PUD applications with the Statesman PUD application (which offers only 4% of its units as affordable) being the harbinger of such a possible avalanche;

Now, be it resolved, the Community Development Commission recommends to the City Council that:

1. The Waterfront District regulating plan specifically reserve enough district TIRZ funds to fill gaps in the development of housing units to meet the 20% affordable housing goal;
2. The regulating plan include a vehicle for active acquisition of land in the district where housing meeting the 20% affordable housing goal can be developed;
3. Avoid accepting fees in lieu of providing housing and emphasize including actual units that meet the 20% affordable housing goal;
4. Where an affordable housing overlay exists within the district, the incentives of that overlay be applied first so that half of the affordable housing goal is met under the incentives provided in the existing overlay on the property;
5. The city council do everything possible to achieve the 20% affordable housing goal.