

Bureau of Planning and Sustainability  
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## Portland Planning and Sustainability Commission

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October 7, 2016

Mayor Charlie Hales and Portland City Council Members  
Portland City Hall  
1221 SW Fourth Ave  
Portland, OR 97204

### Subject: Mass Shelters and Housing Zoning Code Update

Dear Mayor Hales and City Commissioners:

The Planning and Sustainability Commission (PSC) forwards our recommendations on the *Mass Shelters and Housing Zoning Code Update*. These amendments are the result of the City Council resolution in March 2016 directing the Bureau of Planning and Sustainability to develop amendments to reduce obstacles and expedite processes for mass shelters, short-term housing, and affordable housing. The proposal focuses on regulations affecting mass shelters and short-term housing, the conditional use review process for these types of facilities, and the ability of some institutional uses to provide temporary transitional housing.

On September 13, 2016, the PSC held a hearing on the staff proposal and took testimony from several interested stakeholders, including representatives from A Home for Everyone and the Design and Landmarks commissions. We followed this with a discussion of PSC suggestions at a work session on September 27, 2016. The PSC voted 10-0 to recommend the amendments. In general, the PSC expressed strong support for the regulations, with some minor changes to increase the options for mass shelters and temporary transitional housing. These include increasing the number of shelter beds by-right within the CS, CM and CO2 zone from 50 to 75, expanding the places where transitional housing is allowed as an accessory use to include colleges and schools as well as religious institutions, and increasing the number of transitional housing in these cases to six households.

The PSC did not approve staff's proposal to codify City Council's temporary ordinance allowing an optional Type IIx process for Design or Historic Reviews of affordable housing projects. Due to a dearth of examples that have used this option and strong testimony, the PSC felt that the Type IIx option does not significantly remove obstacles or processes for affordable housing projects. We feel there are better solutions to be explored, such as reviewing permit fees, System Development Charges and inter-bureau coordination that would have a much greater impact on affordable housing projects. We suggest that City Council explore these other avenues to improve the review process.



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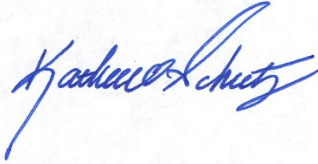
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The Portland Planning and Sustainability Commission recommends that City Council take the following actions:

1. Adopt the *Mass Shelters and Housing Zoning Code Update – Recommended Draft*, dated October 2016; and
2. Amend the Zoning Code (Title 33) as shown in the *Recommended Draft*.

Thank you for the opportunity to participate in the review of this project and for considering our recommendations.

Sincerely,



Katherine Schultz  
Chair

