



Bureau of Planning and Sustainability

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MEMO

DATE: October 25, 2016

TO: Planning and Sustainability Commission

FROM: Tyler Bump, Senior Economic Planner

CC: Susan Anderson, Director
Joe Zehnder, Chief Planner

SUBJECT: Inclusionary Housing Zoning Code Project - Revised Proposed Draft

Bureau of Planning and Sustainability staff published the Revised Proposed Draft of the Inclusionary Housing Zoning Code Project on October 14, 2016. Changes to the Inclusionary Housing Zoning Code Project Revised Proposed Draft are in response to comments from the Bureau of Developments Services on zoning code language, new Inclusionary Housing Program Recommendations announced by Portland Housing Bureau staff at the October 11th Panel of Experts meeting and current direction from Bureau of Planning and Sustainability staff for Inclusionary Housing Zoning Code implementation and the relationship to FAR/height bonuses in various Plan Districts. The following are significant changes to the Inclusionary Housing Zoning Code Project that were made in the Revised Proposed Draft:

- The option to build or dedicate required affordable dwelling units off-site has been added to the mandatory inclusionary housing standards in Chapter 33.245.
- The wording of the standards in Chapter 33.245 has been amended to clarify intent.
- The voluntary inclusionary housing bonus code language has been amended to reflect the fact that the affordable units can be located on-site or off-site.
- Changes to proposed zoning code amendment language were made based on feedback from Bureau of Development Services.
- The base zone limitations on allowed increases in FAR or density have been moved to improve clarity.
- Plan Districts that will not be amended with this project have been removed (33.532, 33.536, 33.537, 33.562, 33.583).



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