



# Mass Shelters and Housing

Zoning Code Update  
City Council Hearing  
November 2, 2016



Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.



188077

# City Council's Direction

March 2016

- Directed BPS to:  
“Simplify regulations, remove regulatory obstacles and expedite process for land use reviews and permits” by 12/1/16 - Res 37196
- Temporarily reduced Design and Historic Review process for affordable housing projects - Ord 187616 -renewed 10/16

# Issue List from Providers

- Number of beds allowed
- Spacing requirements
- Conditional Use criteria
- Parking requirements
- Cost and time of permit and process
- Bureau coordination



# Outreach

- Attended meetings of nine different neighbor/business groups
- Briefed Design and Landmarks Commission
- Held Open House at Main Library
- Mailed notice to over 400 contacts

# PSC Recommendation

Focused on:

- Mass Shelters
- Short-term Housing
- Transitional Units in certain institutions



# Mass Shelters

## Allowed:

1. Increase number of beds allowed
2. Reduce separation from 1300 ft. to 600 ft.
3. Don't require parking

| Zone          | Maximum # Beds Allowed |
|---------------|------------------------|
| R3-R1, IR     | 15 vs 0                |
| RH/RX         | 75 vs 25               |
| CO1/CN1, CN2  | 25 vs 15               |
| CS/CM/CO2     | 50 vs 25               |
| EX, CX and CG | 200 vs 100             |

# Mass Shelters

## Conditional Use:

4. Reduce procedure from Type III to Type II for some shelters
5. Amend approval criteria to focus on livability and less on traffic studies
6. Allow shelters in EG zone through conditional use

# Mass Shelters

## Prohibited:

7. Continue to prohibit in OS and I zones

# Short-term Housing

1. Reduce Conditional Use Review procedure from Type III to Type II for some short-term housing
2. Amend Conditional Use Review approval criteria to focus on livability and less on traffic studies
3. If allowed by right, no parking required

# Transitional Housing in Institutions

Allowance for transitional housing as accessory use:

- Expand from religious institutions to include colleges and schools
- Allow up to 6 transitional housing units
- Increase duration to 180 days in a calendar year
- Allow car camping for 3 vehicles at religious institutions per ORS 203.082

# PSC Decision DZ/HR Review

Did not approve permanent amendment on Design/Historic review for affordable housing

- Type IIx option review remains for housing emergency
- Will return to current processes at conclusion of emergency (Type III for larger projects)

# PSC Recommends

that City Council take the following action:

- Amend Title 33 Planning & Zoning as shown in report
- Adopt the Recommended Draft as further findings and legislative intent

# Q&A

