

ORDINANCE No. 188944

*Authorize the transfer of density from Cully Park Community Garden located at 5810 NE 72nd Ave. to Sabin Community Development Corporation for the construction of needed housing units on adjacent property. (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. Portland Parks & Recreation (PP&R) owns and operates a community garden in Cully, located at 5810 NE 72nd Ave.
2. The community garden is currently zoned R3 and the zone is scheduled to change to open space (OS) as part of the Comprehensive Plan, effective May 24, 2018.
3. Under PCC 33.120.205G, property owners may transfer residential density from one property to another property through the execution of a covenant.
4. Sabin Community Development Corporation (SCDC) is building needed housing on their adjacent property located at 5740 NE 72nd Ave., currently zoned R3, which allows seven units of housing on the 16,750 square foot lot.
5. SCDC has requested the transfer of density for two dwelling units from the PP&R community garden plot to their property for the purposes of building two more units of housing.
6. The density transfer furthers the City's goal of adding to the supply of affordable housing in the midst of a declared housing emergency. Housing would be inappropriate on the Community Garden lot owned by PP&R.
7. If SCDC's project does not commence or fails to be completed as an affordable housing project, the covenant may be terminated and the density transfer shall revert back to the City.

NOW THEREFORE, the Council Directs:


- a. The Commissioner-in-Charge of PP&R is authorized to execute a Covenant Transferring Density for two dwelling units from the PP&R community garden property for the purposes of building two additional units of affordable housing on the Sabin property, in the form substantially similar to the attached Exhibit A upon approval to form by the City Attorney's Office.
- b. There will be no exchange of monetary compensation for this density transfer. The density transfer supports the City's affordable housing goal.

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Section 2. The Council declares that an emergency exists because of the critical need for housing provided by non-profit community development organizations, and the zoning of 5810 NE 72nd Avenue will change on May 24, 2018 thus removing the transfer option. Therefore, this Ordinance shall be in force and effect from and after its passage by Council.

Passed by the Council: MAY 16 2018

Commissioner Amanda Fritz
Prepared by: Pooja Bhatt
Date Prepared: May 2, 2018

Mary Hull Caballero
Auditor of the City of Portland
By  Deputy

Agenda No.
ORDINANCE 188944
 Title

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INTRODUCED BY Commissioner/Auditor: Mayor Wheeler Commissioner Fritz	CLERK USE: DATE FILED <u>MAY 08 2018</u>
COMMISSIONER APPROVAL Mayor—Finance & Administration - Wheeler <i>KC</i> Position 1/Utilities - Fritz <i>Amend Fritz</i> Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Eudaly	Mary Hull Caballero Auditor of the City of Portland By: <i>[Signature]</i> Deputy
BUREAU APPROVAL Bureau: Parks & Recreation Bureau Head: Mike Abbate <i>[Signature]</i> Prepared by: Pooja Bhatt Date Prepared: April 5, 2018 Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/> City Auditor Office Approval: required for Code Ordinances <i>[Signature]</i> City Attorney Approval: required for contract, code, easement, franchise, charter, Comp Plan <i>[Signature]</i> Council Meeting Date May 16, 2018	ACTION TAKEN:

AGENDA	FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
TIME CERTAIN <input type="checkbox"/> Start time: Total amount of time needed: (for presentation, testimony and discussion)		YEAS	NAYS
CONSENT <input type="checkbox"/> REGULAR <input checked="" type="checkbox"/> Total amount of time needed: 15 minutes (for presentation, testimony and discussion)	1. Fritz 2. Fish 3. Saltzman 4. Eudaly Wheeler	1. Fritz 2. Fish 3. Saltzman 4. Eudaly Wheeler	✓ _____ ✓ ✓ ✓