

ORDINANCE No. 190145

Amend Property Tax Exemption for Multiple-Unit Housing Development Code and Inclusionary Housing Code to extend the current inclusion rate until 2021 (Ordinance; amend Code Sections 30.01.120 and 3.103.040)

The City of Portland ordains:

Section 1. The Council finds:

1. In December 2016, the City Council passed Ordinance 188163, adding the Inclusionary Housing program to the City's portfolio of affordable housing development tools to increase the number and types of units available to households earning 80 percent or less of the median family income in high opportunity areas.
2. To ease developers into the inclusionary housing obligations, the Housing Bureau allowed for a lowered set aside rate which required new buildings with 20+ units to provide 15% of the units at regulated affordable rents for households at 0-80% AMI, or provide 8% of units at 0-60% AMI, both with exceptions in the Central City and Gateway Plan District between February 2017 and December 2020.
3. On March 8, 2020, Governor Kate Brown declared a state of emergency in Oregon due to the COVID-19 pandemic.
4. On March 11, 2020 Mayor Ted Wheeler declared a state of emergency for the City of Portland.
5. The emergency declarations have led to widespread business and institutional shutdowns and social distancing requirements. These measures precipitated widespread economic and social disruptions that impact all Portlanders.
6. On March 18, 2020 the Development Services Center was closed to the public for normal business operations due to COVID-19 health concerns. Land use review and building permit submittal transitioned to online and by appointment only submittals. Permit submittals, processing, and issuances were tiered to prioritize projects with public benefits.
7. On July 29, 2020 recognizing that the economic disruptions of the COVID-19 pandemic makes it more difficult for housing developers to meet higher affordable housing goals in areas outside of the Central City and Gateway plan districts, Council passed the Expiration Date Extension project extending the current inclusion rates through January 1, 2022 in the zoning code.

8. The proposed amendments to Subsection 30.01.120 C. and Subsection 3.103.040 C. are needed to align with the Council approved changes to the zoning code.

NOW, THEREFORE, the Council directs:

- a. Subsection 30.01.120 C., Financial Incentives, is hereby amended for developments subject to and built under Inclusionary Housing and that are located outside the Central City with a lower inclusion rate an additional year as specifically set forth in Exhibit A, attached hereto.
- b. Subsection 3.103.040 C., Affordability, is hereby amended for developments subject to and built under Inclusionary Housing and that are located outside the Central City with a lower inclusion rate an additional year as specifically set forth in Exhibit B, attached hereto.

Passed by the Council: September 23, 2020

Commissioner: Mayor Wheeler
Prepared by: Jessica Conner
Date Prepared: July 29, 2020

Mary Hull Caballero
Auditor of the City of Portland
By *Keelan McClymont*
Deputy

~~784~~ 765
 Agenda No.
ORDINANCE 190145
 Title

Amend Property Tax Exemption for Multiple-Unit Housing Development Code and Inclusionary Housing Code to extend the current inclusion rate until 2021 (Ordinance; amend Code Sections 30.01.120 and Chapter 3.103.040)

<p style="text-align: center;">INTRODUCED BY Commissioner/Auditor: Mayor Wheeler</p>	<p>CLERK USE: DATE FILED <u>September 8, 2020</u></p>
<p style="text-align: center;">COMMISSIONER APPROVAL</p>	<p>Mary Hull Caballero Auditor of the City of Portland</p> <p style="font-size: 1.2em; font-family: cursive;">Keelan McClymont</p> <p>By: _____ Deputy</p> <p>ACTION TAKEN: September 16, 2020 Passed to Second Reading September 23, 2020 at 9:30 a.m.</p>
<p>Mayor—Finance & Administration - Wheeler <i>MW</i></p>	
<p>Position 1/Utilities - Fritz</p>	
<p>Position 2/Works - Ryan</p>	
<p>Position 3/Affairs - Hardesty</p>	
<p>Position 4/Safety - Eudaly</p>	
<p style="text-align: center;">BUREAU APPROVAL</p>	
<p>Bureau: Housing Bureau Head: <i>Shannon Callahan</i> <small>DocuSigned by: DAB8F65BDAFB4CD...</small></p>	
<p>Prepared by: Date Prepared: 8/12/2020</p>	
<p>Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p>	
<p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
<p>City Auditor Office Approval: DB required for Code Ordinances</p>	
<p>City Attorney Approval: 8/21/2020 required for contract, code, easement, franchise, comp plan, charter <i>AMD</i></p>	
<p>Council Meeting Date 9/16/2020</p>	

AGENDA

TIME CERTAIN
 Start time: _____
Total amount of time needed: _____
 (for presentation, testimony and discussion)

CONSENT

REGULAR 10 minutes
Total amount of time needed: _____
 (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	✓	
2. Ryan	✓	
3. Hardesty	✓	
4. Eudaly	✓	
Wheeler	✓	