

IMPACT STATEMENT

Legislation title: *Amend the Comprehensive Plan Map and the Zoning Map to implement the Expanding Opportunities for Affordable Housing – Package B project (Ordinance)

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Purpose of proposed legislation and background information: This item implements recommendations that emerged from the Expanding Opportunities for Affordable Housing project (EOAH), which was adopted on June 17 2020 as Ordinance 190000. That project was the result of a grant from Metro in partnership with Ecumenical Ministries of Oregon (EMO) for outreach to faith communities, to identify barriers to the development of affordable housing by community-based organizations. The ordinance that adopted the EOAH project included a directive to study five additional sites for Zoning Map and Comprehensive Plan Map changes and prepare a recommendation for City Council's consideration of those changes.

The primary action of this project is to amend the Zoning Map and Comprehensive Plan Map for two of the five sites identified for consideration. These are sites where community development projects, including affordable housing developments, are planned.

Financial and budgetary impacts:

In the long term, the EOAHB map changes would have little to no impact on City finances and budgets. The map changes allow for a higher intensity of uses on four properties, totaling approximately 35,000 square feet in size, which would have negligible effect on BDS fees and workloads if those sites are redeveloped. It has the potential to add a very small number of affordable housing projects in the PHB pipeline.

PHB Impacts: The EOAHB map amendments support the voluntary production of regulated and non-regulated affordable housing by community-based organizations. One of the institutions receiving zone changes with the EOAHB project is planning to develop an affordable housing project. This could add to the number of faith-based organizations seeking funding from various PHB programs. The EOAHB ordinance does not allocate any funds to these organizations, but the passage of more flexible zoning regulations could cause more inquiries to PHB from these organizations, with some staff time impacts to answer questions and guide these organizations toward partnerships with experienced affordable housing developers.

In the short term, this ordinance has very few impacts:

- The ordinance does not amend the budget or create any new projects or programs with implications for City expenses.

- The ordinance does not change staffing levels or reclassify any positions.
- The ordinance does not create any new or modified financial obligation or benefit (such as IAs, IGAs, MOUs, grants, etc.).

Community impacts and community involvement:

As noted above, this project is a continuation of the EOAH project. That project was the result of a grant from Metro in partnership with Ecumenical Ministries of Oregon (EMO) for outreach to faith communities. In fall 2018, a Stakeholder Advisory Committee (SAC) was formed to advise staff on the various aspects of the Metro grant. The committee was composed of representatives from Rose CDC, Portland Community Reinvestment Initiatives (PCRI), Ecumenical Ministries of Oregon (EMO), Catholic Charities, Unite Oregon, two private sector affordable housing developers, and staff from City development bureaus and Metro Planning division. The zoning proposals emerged from the SAC participants and community conversation. Staff presented the proposals at a Leaven Community land and housing coalition meeting; at the Williams and Russell Project Working Group; the Design Review Advisory Committee (DRAC); two public forums with over 100 attendees, and other meetings.

The community involvement process for the EOAHB project involved tailored outreach to neighbors and stakeholders associated with the five sites that were included in the directive from City Council in the original EOAH adopting ordinance (Ordinance 190000).

A more detailed description of community engagement is described in Exhibit A, the Findings of Fact Report, in findings responding to Comprehensive Plan Chapter 2 policies.

100% Renewable Goal:

NA

Budgetary Impact Worksheet

Does this action change appropriations?

- YES: Please complete the information below.
- NO: Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount