

Draft Housing Production Strategy - Existing Housing Policies and Programs (10/16/23)

Over the last 8 years, the City has implemented the following actions to promote the development of needed housing. Additional policies and programs have been adopted to stabilize households, prevent displacement or promote access to affordable homeownership and can be found in the “Stabilization, Anti-Displacement and More” section. In preparation for the upcoming Housing Production Strategy (HPS) the Bureau of Planning and Sustainability has begun to document recent actions that the City has taken to produce housing, preserve affordability within existing housing or promote housing stability.

<p>Zoning and Code Changes - Strategies that proactively encourage needed housing production through zoning code and map modifications.</p>	<ul style="list-style-type: none"> • Inclusionary Zoning • Calibration, cost driver and foregone revenue studies • Mixed Use Zoning • Manufactured Dwelling Parks (MDP) Zoning and Bonus • Central City 2035 • Better Housing by Design (BHD) • Deeper Housing Affordability (DHA) bonus • Visitable Unit bonus • Three-Bedroom Unit Bonus • Expanding Opportunities for Affordable Housing • Shelter 2 Housing Continuum (S2HC) 	<ul style="list-style-type: none"> • Design Overlay Zone Assessment (DOZA) • Residential Infill Project (RIP) • Historic Resources Code Project • Parking Compliance Amendments Project • West Portland Town Center • Lower Southeast Rising • Montgomery Park to Hollywood • Housing Regulatory Relief Project • 2023 RICAP 10 • Land Division Code Update
<p>Tax Exemption & Abatement - Tax exemption and abatement programs intended to encourage developers to produce housing.</p>	<ul style="list-style-type: none"> • Non-Profit Low Income Housing Limited Tax Exemption • Multiple-Unit Limited Tax Exemption (MULTE) and Extension • Inclusionary Housing (IH) Program 	<ul style="list-style-type: none"> • Homebuyer Opportunity Limited Tax Exemption (HOLTE) and Extension • Affordable Housing Construction Excise Tax Exemption • Local Transportation Infrastructure Charge Exemption
<p>Financial Resources & Incentives - Financial incentives the city offers to developers to encourage them to produce needed housing. The City utilizes resources /programs at the local, state and federal level to provide funds for housing projects.</p>	<ul style="list-style-type: none"> • Tax Increment Financing (TIF) • Neighborhood Prosperity Initiatives • Short Term Rental Lodging Tax • Construction Excise Tax • Portland Housing Bond • Metro Housing Bond 	<ul style="list-style-type: none"> • Metro Supportive Housing Services Fund • Portland Clean Energy Fund (PCEF) • American Rescue Plan Act Funds • System Development Charges Exemption, Freeze, Deferral • State Funding • Federal Funding
<p>Reducing Regulatory Burden and Improving Processes- These existing strategies, programs and projects address known impediments to providing needed housing. These include but are not limited to permitting and infrastructure impediments.</p>	<ul style="list-style-type: none"> • Affordable Housing Priority • Public Infrastructure Prescreen • Housing Development GATR • Permit Improvement Task Force • Regulatory Reform Project 	<ul style="list-style-type: none"> • Residential Permitting Single Point of Contact • Multi-Dwelling Housing Pilot • Public Works Pilot • Temporary Early Assistance Fee Reduction • Single Permitting Office
<p>Land - These strategies, programs and projects secure land, unlocks land value, or catalyze housing development.</p>	<ul style="list-style-type: none"> • Public Land Inventory • Land Banking for Affordable Housing - ARPA Funds 	

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Stabilization, Anti-Displacement and More - Existing actions or programs the City has implemented related to stabilization, tenant or homeowner support, etcetera.

- Joint Office of Homeless Services
- Tax increment Financing (TIF)
 - Single Dwelling Home Repair
 - Homeownership
 - Rehabilitation & Preservation of Existing Regulated
 - Acquisition & Rehabilitation of Existing Market-Rate
- Anti-Displacement Action Plan
- Action Plan for An Age-Friendly Portland
- Age- and Disability-Inclusive Neighborhood Project (ADIN)
- N/NE Preference Policy
- N/NE Community Development Initiative Action Plan
- Down Payment Assistance Loan Program
- Affordable Housing Green Building Policy
- Affordable Housing Air Conditioning Requirements
- Landlord-Tenant Mediation Pilot Program
- Short Term Rental Ordinance
- Rental Services Office (RSO)
- Fair Access in Renting (FAIR)
- Eviction Legal Support
- Mandatory Relocation Assistance
- Empowered Neighborhood Program
- Home Repair
- Lead Hazard Control Grant Program
- Excess to Access
- Bureau of Environmental Services Safety Net Low Income Loans
- Bureau of Environmental Services and Water Bureau Financial Assistance
 - RAMP
 - Bill discount
 - Crisis voucher
 - Water Leak Repair Assistance
- American Rescue Plan Act Funds
 - Affordable Housing Land Banking
 - Affordable Housing Preservation
 - 82nd Avenue Housing Anti-Displacement
 - JOHS Motel Shelter Strategy
 - PSR Expansion 24/7
 - Afloat: Utility Debt Relief
 - Eviction Legal Defense
 - Homeowner Foreclosure Prevention
 - Housing Stabilization Contingency
 - Oregon Worker Relief - Household Relief and Legal
 - Rent Assistance Streets to Stability; Safe Rest Villages
 - COVID-19 Homeless Services
 - Flexible household assistance
 - Rapid Workforce Training & Employment for Vulnerable Portlanders
 - RV Pollution Prevention Program
 - Match2: Utility Debt Relief

Additional Resources:

As provided in ORS 197.290(2), a city with a population of more than 10,000 people must develop and adopt a Housing Production Strategy Report that includes a list of specific actions, including the adoption of measures and policies that the city shall undertake to promote development within the city to address a housing need identified under ORS 197.296(3) or (10) for the most recent 20-year period described in the Housing Need Analysis. The reports' requirements are further documented in Chapter 660 Division 8 of the [Oregon Secretary of State Administrative Rules](#).