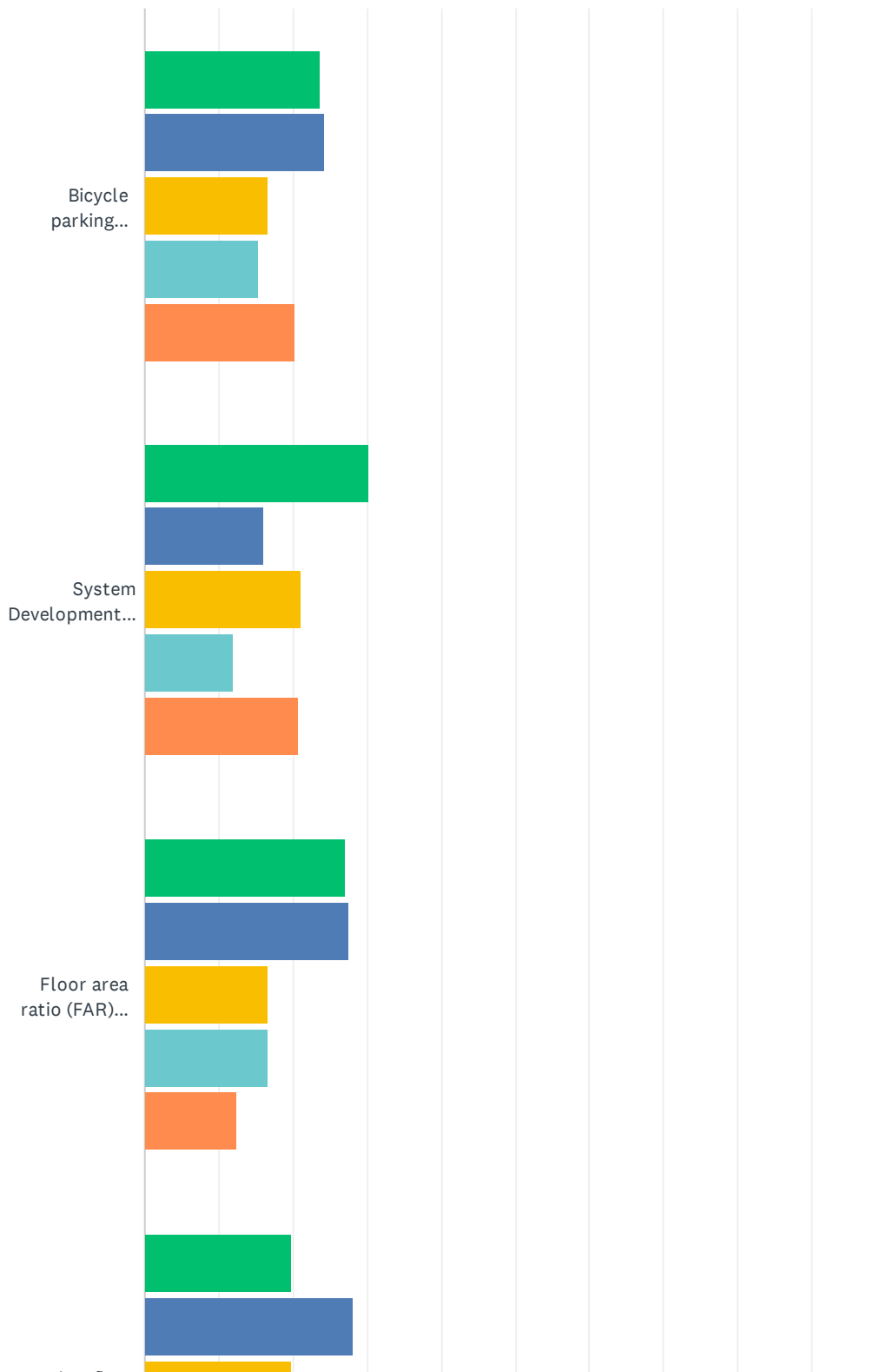
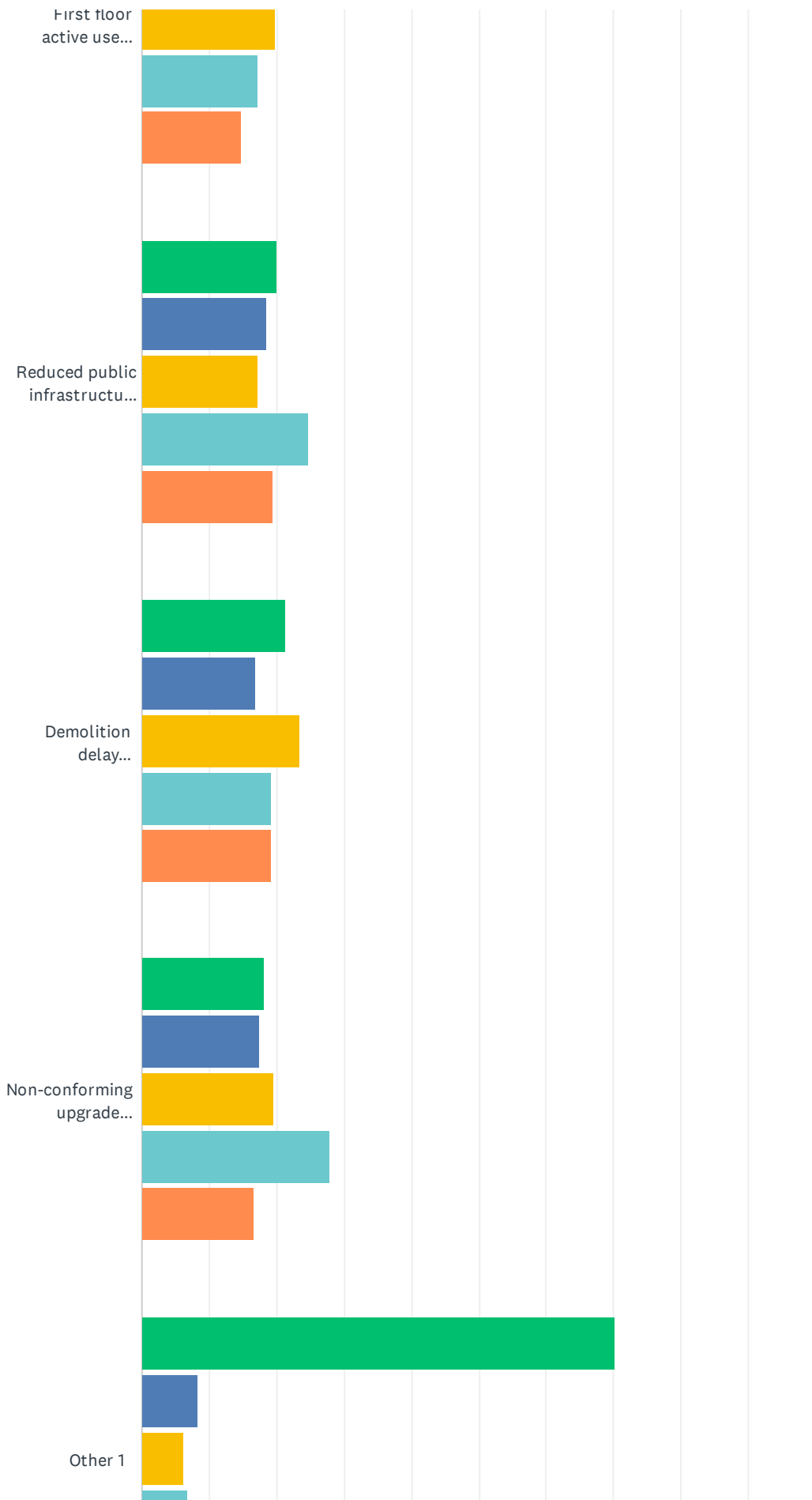


Q1 What are the top five requirements the City of Portland should consider suspending or modifying to support increased housing production? Please rank your top five in order of priority.

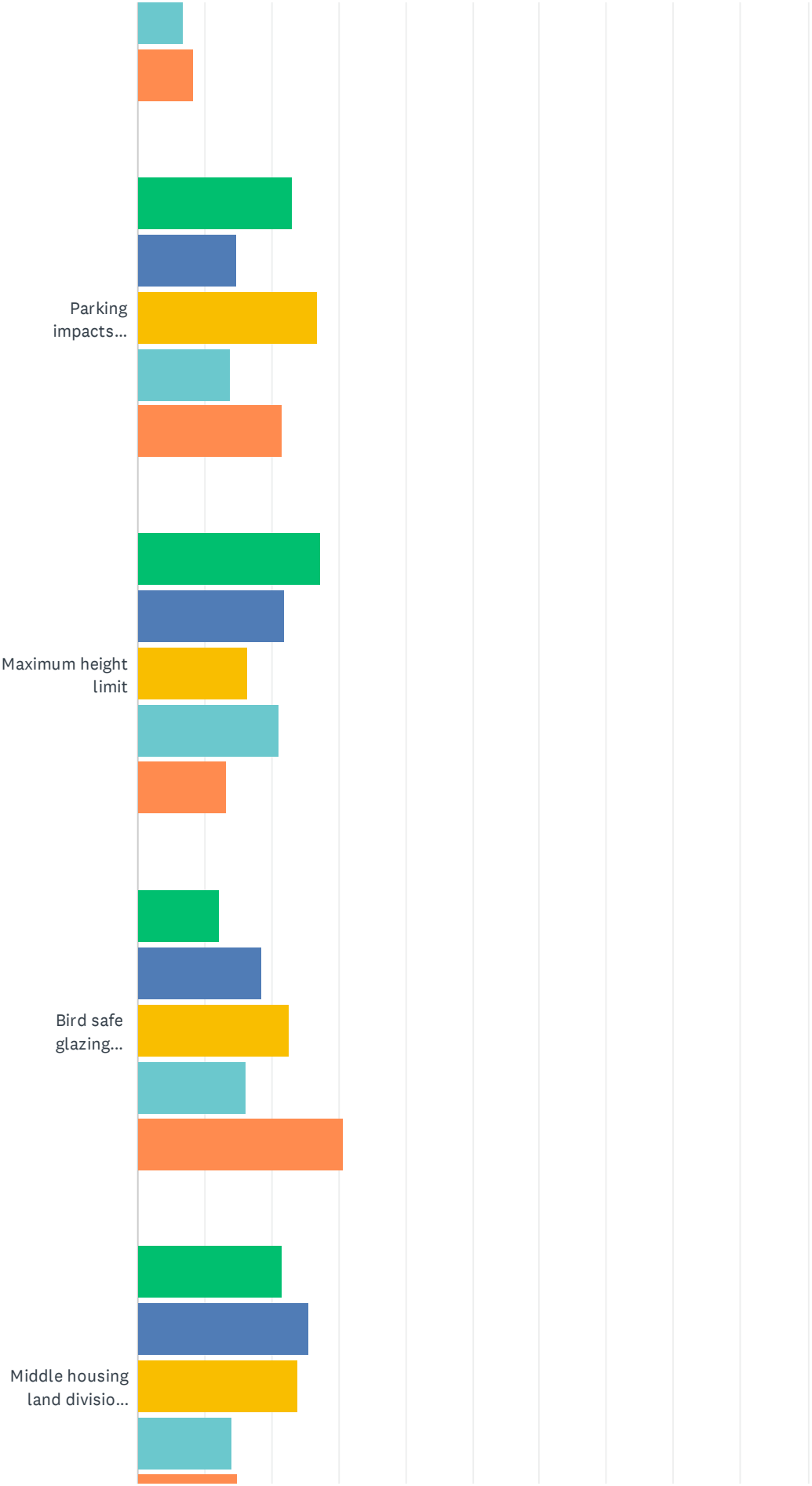
Answered: 611 Skipped: 0



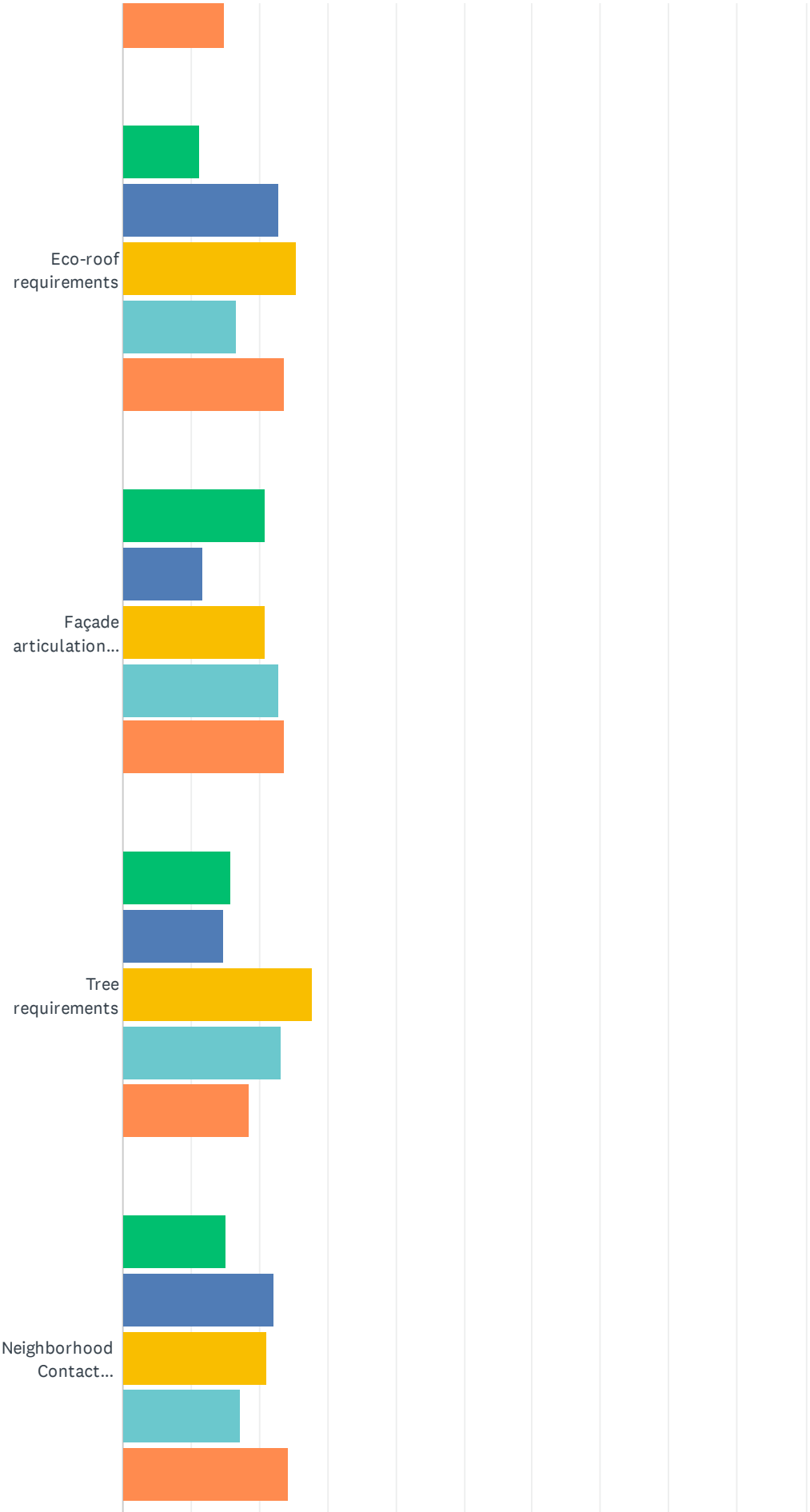
Survey on Multi-Dwelling & Middle-Housing Regulations



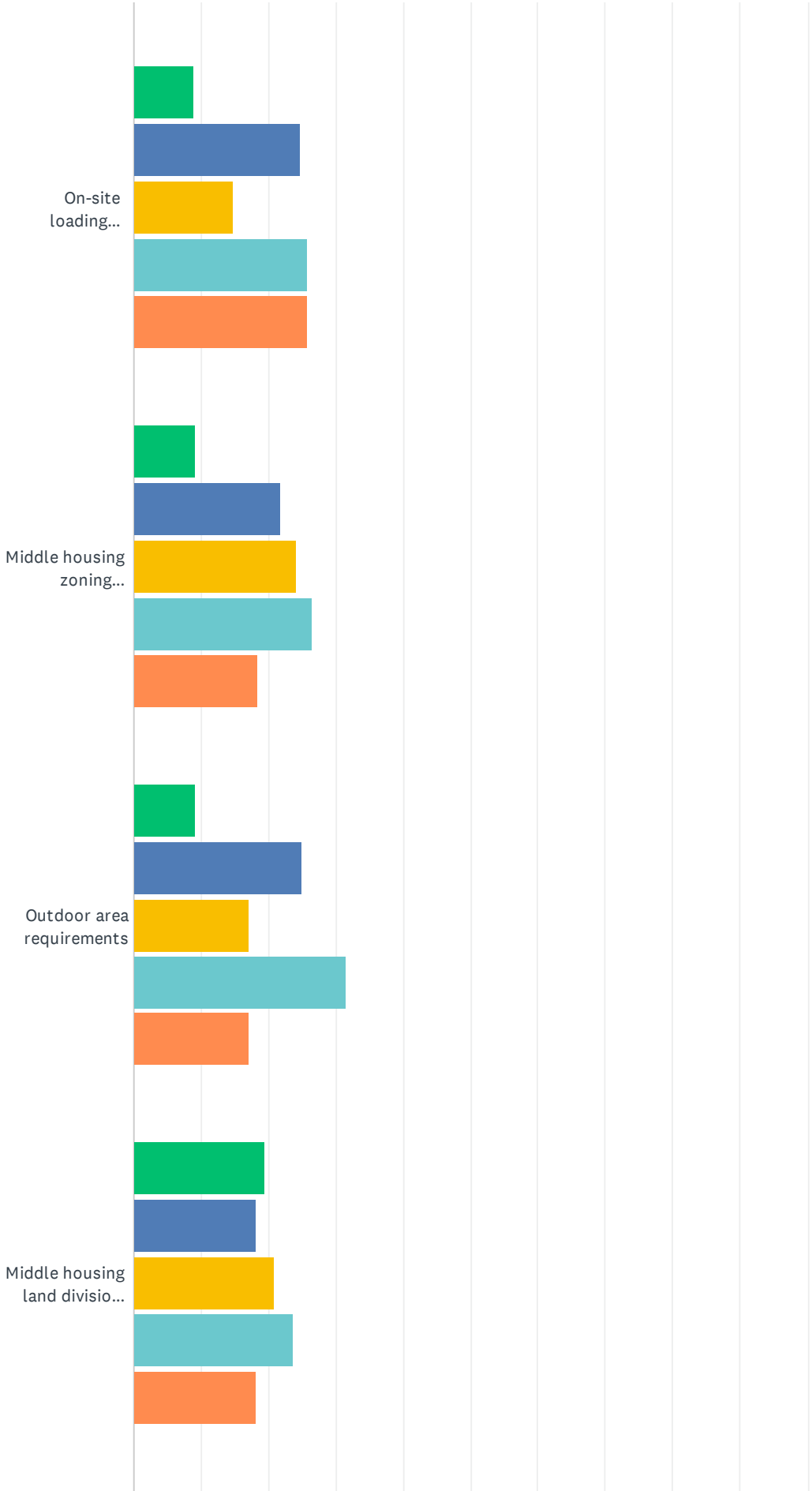
Survey on Multi-Dwelling & Middle-Housing Regulations



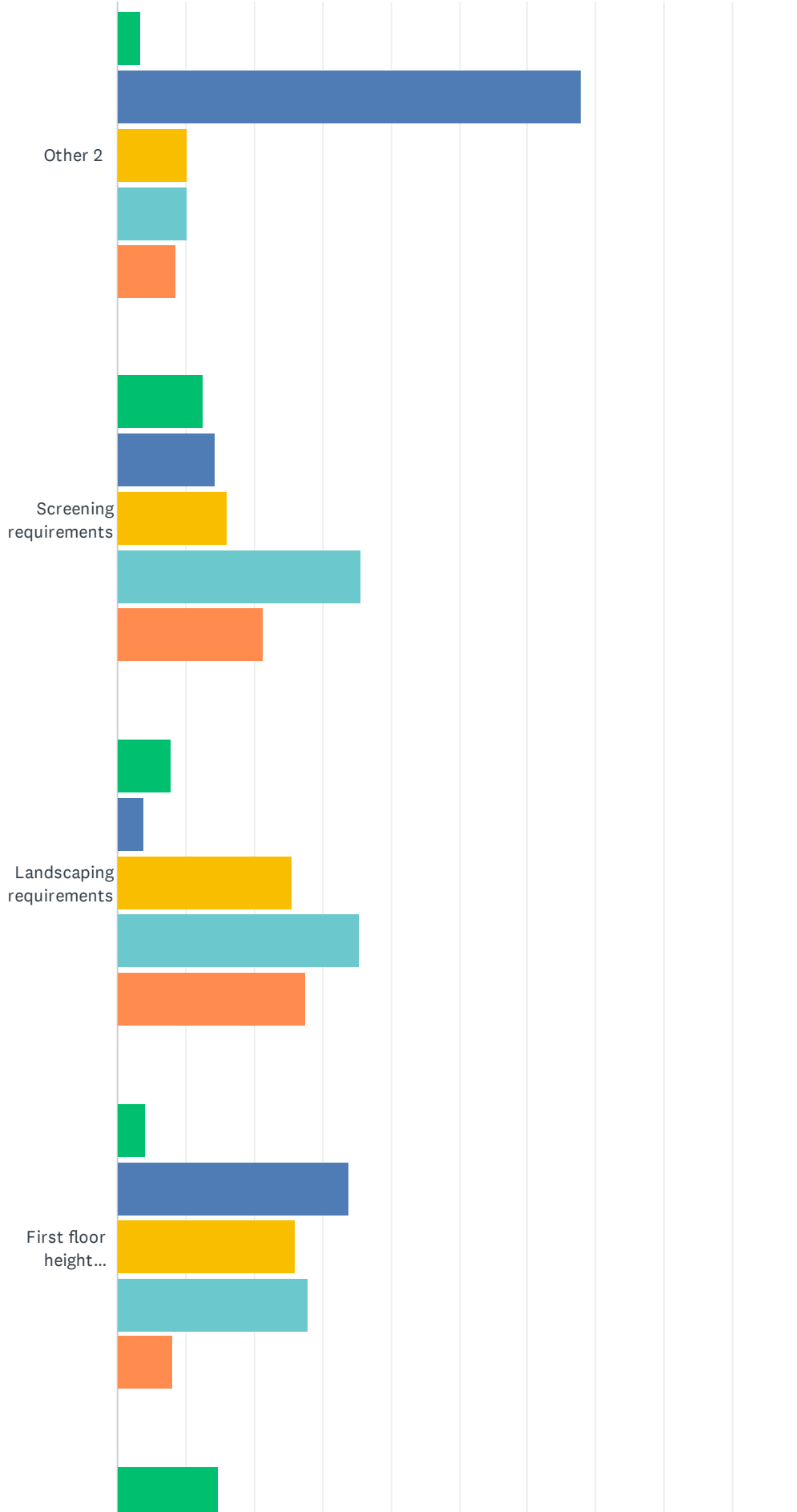
Survey on Multi-Dwelling & Middle-Housing Regulations



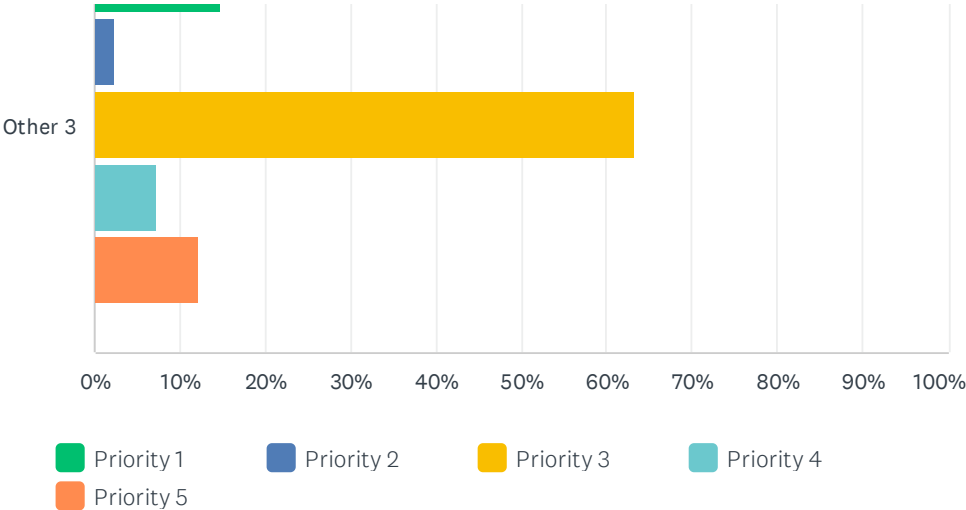
Survey on Multi-Dwelling & Middle-Housing Regulations



Survey on Multi-Dwelling & Middle-Housing Regulations



Survey on Multi-Dwelling & Middle-Housing Regulations



Survey on Multi-Dwelling & Middle-Housing Regulations

	PRIORITY 1	PRIORITY 2	PRIORITY 3	PRIORITY 4	PRIORITY 5	TOTAL	WEIGHTED AVERAGE
Bicycle parking requirements	23.77% 53	24.22% 54	16.59% 37	15.25% 34	20.18% 45	223	2.84
System Development Charges (SDCs) - timing of payment	30.28% 66	16.06% 35	21.10% 46	11.93% 26	20.64% 45	218	2.77
Floor area ratio (FAR) limits	26.99% 44	27.61% 45	16.56% 27	16.56% 27	12.27% 20	163	2.60
First floor active use requirement	19.87% 31	28.21% 44	19.87% 31	17.31% 27	14.74% 23	156	2.79
Reduced public infrastructure requirements	20.00% 29	18.62% 27	17.24% 25	24.83% 36	19.31% 28	145	3.05
Demolition delay requirements	21.32% 29	16.91% 23	23.53% 32	19.12% 26	19.12% 26	136	2.98
Non-conforming upgrade requirements	18.18% 24	17.42% 23	19.70% 26	28.03% 37	16.67% 22	132	3.08
Other 1	70.23% 92	8.40% 11	6.11% 8	6.87% 9	8.40% 11	131	1.75
Parking impacts analysis	23.08% 30	14.62% 19	26.92% 35	13.85% 18	21.54% 28	130	2.96
Maximum height limit	27.34% 35	21.88% 28	16.41% 21	21.09% 27	13.28% 17	128	2.71
Bird safe glazing requirements	12.10% 15	18.55% 23	22.58% 28	16.13% 20	30.65% 38	124	3.35
Middle housing land division review process timing related to building permit review	21.49% 26	25.62% 31	23.97% 29	14.05% 17	14.88% 18	121	2.75
Eco-roof requirements	11.40% 13	22.81% 26	25.44% 29	16.67% 19	23.68% 27	114	3.18
Façade articulation requirements	20.91% 23	11.82% 13	20.91% 23	22.73% 25	23.64% 26	110	3.16
Tree requirements	15.74% 17	14.81% 16	27.78% 30	23.15% 25	18.52% 20	108	3.14
Neighborhood Contact requirement	15.15% 15	22.22% 22	21.21% 21	17.17% 17	24.24% 24	99	3.13
On-site loading requirements	8.99% 8	24.72% 22	14.61% 13	25.84% 23	25.84% 23	89	3.35
Middle housing zoning standards	9.20% 8	21.84% 19	24.14% 21	26.44% 23	18.39% 16	87	3.23
Outdoor area requirements	9.21% 7	25.00% 19	17.11% 13	31.58% 24	17.11% 13	76	3.22
Middle housing land division process	19.44% 14	18.06% 13	20.83% 15	23.61% 17	18.06% 13	72	3.03
Other 2	3.39% 2	67.80% 40	10.17% 6	10.17% 6	8.47% 5	59	2.53
Screening requirements	12.50% 7	14.29% 8	16.07% 9	35.71% 20	21.43% 12	56	3.39
Landscaping requirements	7.84%	3.92%	25.49%	35.29%	27.45%		

Survey on Multi-Dwelling & Middle-Housing Regulations

	4	2	13	18	14	51	3.71
First floor height requirement	4.00%	34.00%	26.00%	28.00%	8.00%		
	2	17	13	14	4	50	3.02
Other 3	14.63%	2.44%	63.41%	7.32%	12.20%		
	6	1	26	3	5	41	3.00

#	OTHER (PLEASE SPECIFY OTHER 1, OTHER 2, OTHER 3)	DATE
1	PWP process related to building permit timeline	3/3/2023 1:55 PM
2	Provide more options of exterior siding materials, don't be so restrictive on active use, #1!!! Allow developers to place affordable housing units anywhere in the building I guarantee you will double affordable housing in 2 years!!!!!!!!!!!!!! You have to allow developers to find a way to make money	3/3/2023 1:45 PM
3	1)Zoning requirements that prevent property owners from mitigating hazardous buildings or vacant buildings they can't rent, sell or repair or keep secure. The City and it's occupants have changed significantly in the past few years. We need to temporarily relax some codes that are not safety related to help property owners protect their property and the public.	3/3/2023 1:27 PM
4	1. remove regulations on rent caps and relocation fees. these regulations single-handily removed over 4,000 single-family homes (family used units) from the market for rent and apartments to condos, reducing supply and forcing upward pressure on rents. smaller landlords can't take on the risk associated with paying out \$4,000 to not renew a lease (\$333 rent increase a month to cover). 2. remove inclusionary housing requirement for buildings of more than 19 units. should be triggered at 25 or 30. again, once Inclusionary housing was passed, multi-dwellig unit buildings over 19 PLUMMETED. more supply equals less upward pressure on rents. I've talked to a many, many developers who have abandoned projects because they can't make them pencil out with the affordable housing requirements, rent caps, and building in the relo fees.	3/3/2023 12:37 PM
5	Other 1: Inclusionary Housing requirements	3/3/2023 12:23 PM
6	DR approval and Building permit process timing with PWP	3/3/2023 12:17 PM
7	Outdoor Area Requirement	3/3/2023 12:07 PM
8	Other #1 – Please help us to not have to maintain a “PBOT Kill List”. PBOT fees and permit requirements are absolutely out of control. In my section as well as other sections, we keep a record of projects that did not move out of permitting due to the insane fees imposed on applicants to fund infrastructure that will not be owned by the property owner of the project. This is ridiculous. I need two hands to count the number of businesses who have either left the City or went out of business due to these fees or just the wacked principle of it. Based on my aforementioned position, I also feel it was a monumentally flawed error to appoint [REDACTED] [REDACTED] Planning and Development for the [REDACTED]. In my experience with [REDACTED], he has been a bottle neck for change and to say I was surprised by his appointment is an understatement. Additionally, I feel that [REDACTED] could not care less about moving the Equity Mandates that BDS has adopted forward. I believe [REDACTED] [REDACTED] should be removed from this position immediately. I would refer to [REDACTED] as the “old guard” and not someone who possesses the forward thinking capabilities necessary to bring real, collaborative, and equitable change to the permit system. ADDITIONAL NOTE: I think every single one of the topics listed needs to be modified or suspended. To list this many items and only allow for ranking 5 of them is just a waste of time. This survey is yet another example of Portland doing something to say they did something and not really caring about receiving real, actionable information that will ever see the light of day. Ridiculous. It brings The Who lyrics to mind: “Meet the new boss, same as the old boss”.	3/3/2023 11:20 AM
9	Other 1: More accessible for people with disabilities such as an emergency elevator how to communicate for the Deaf, Deafblind, Hard of Hearing, and more. Other 2, every middle-housing should be modified for ADA to become more better accessible and to increase maximize of the space. Option 3, the city of Portland should be modified for a better system to have a great and maximize of accessible that is not longer to apply in currently in 21th century that their ADA design is so old system which it has been more than 30 years. It's time to revise and renew with the new system which it will make the better design for people with disabilities who plans to live in the middle-housing and affordable housing.	3/3/2023 10:54 AM

Survey on Multi-Dwelling & Middle-Housing Regulations

10	(1) Middle housing zoning standards (create sample plans and fast-track permits, e.g., senior cottage clusters); (2) System Development Charges (SDCs) - timing of payment (can timing be better aligned to streamline processes?); (3) Parking impacts analysis (this would make sense only when parking minimums are eliminated as part of the Climate Friendly and Equitable Communities rulemaking)	3/3/2023 10:51 AM
11	Minimum size for dwelling units as it pertains to affordable housing and studio units.	3/3/2023 10:50 AM
12	Other 1 = Allow property dedication (when dedication is required) to be completed at time of Final Occupancy instead of at time of Building Permit approval. Other 2 = Allow a Public Works Performance Guarantee (when a Public Works Permit is required) to be completed at time of Final Occupancy instead of at time of Building Permit approval.	3/3/2023 10:33 AM
13	Other 1 : suspend or revise exclusionary housing requirements	3/3/2023 10:32 AM
14	1)SDC fees make it impossible to convert SFR into tri-plexes or four-plexes. These smaller conversions are easier and retain the character of neighborhoods. Other 2: Street Improvement requirements for middle housing	3/3/2023 10:10 AM
15	Other 1: Remove inclusionary housing requirements or match the tax abatement period with the affordability length (see MULTE). Other 2: Reduce the permit timeline by focusing reviews on critical items (i.e. structure versus a TI buildout). The City doesn't take liability for the design so hold the designers responsible and eliminate non-critical reviews. Other 3: Reduce uncertainty throughout the design and permitting process (especially for housing). Design review is subjective, slows down the development process, and usually adds cost to a project during a time where we have a housing crisis. In addition, permit reviews are often too subjective and should simply check compliance with code. Other 4: Send a message that good development is welcome - pleased to approve the project, appreciate the risk a developer is taking to build housing supply or anything else in the City, and understand that the process is rigorous.	3/2/2023 8:43 PM
16	Other 1 - 10' easement for sewer and water, Other 2 - car parking placement requirement	3/2/2023 10:01 AM
17	1. Increase review staffing levels 2. Mandate review turn around times 3. Mandate staff answer their phones and respond to emails within 24 hours	3/2/2023 8:25 AM
18	1) Off street parking requirement;	3/2/2023 7:53 AM
19	Inclusionary Housing Requirement Duration	3/1/2023 10:08 AM
20	see comments	2/28/2023 4:05 PM
21	Other 1: Raise the thresholds that trigger Major Remodel requirements and Non Conforming upgrades. Other 2: Reduce/alter thresholds that trigger higher levels of review, e.g. more Type II reviews and fewer Type III. Other 3: Extend LUR approval periods, incl. retroactively, so that approved projects do not have to resubmit and get re-approved.	2/28/2023 11:42 AM
22	Increase amount that triggers a major remodel for office to housing conversions and reduce the level of review.	2/28/2023 9:54 AM
23	Other 1: Permit fees; Other 2: Need for more multi-dwelling zoning in close-in neighborhoods	2/28/2023 9:25 AM
24	Design Overlay Zone Requirements, takes up a lot of time.	2/28/2023 8:56 AM
25	Other 1: allow 100 telework for those whose work product can be accomplished remotely and abandon the requirements to work in office which manufactures traffic and increases the employee's risk of illness and harm downtown.	2/28/2023 7:33 AM
26	PLEASE KEEP THE PUBLIC INFRASTRUCTURE REQUIREMENTS! THESE INVESTMENTS ARE IMPORTANT TO THE FUTURE OF OUR CITY AND PLANET BY MAKING MORE WALKABLE NEIGHBORHOODS.	2/27/2023 9:59 PM
27	inclusionary housing	2/27/2023 4:26 PM
28	PBOT requirements	2/27/2023 2:18 PM
29	Other 1: System Development Charges (SDCs) - Total Cost	2/27/2023 11:59 AM
30	im unfamiliar with these	2/27/2023 10:36 AM
31	1. Permit Process: Speaking as an Architect, it is too lengthy, often having uncomplex and	2/27/2023 10:30 AM

Survey on Multi-Dwelling & Middle-Housing Regulations

costly resulting in risk to the Development. 2. PBOT is the most difficult bureau to work with, of reasonable Right of Way 'Dedication' demands and permitting process. 3. I fully support Landmarks and Design Council's lengthy 'Public Works' permit review Type 3 process, even for Affordable Housing. There needs to be an expedited process Type 1 and Type 2 reviews for the smaller simpler though that delegates more authority to staff.

32	Various land use adjustments (front parking, paving, landscaping)	2/27/2023 10:15 AM
33	Better management of 15-minute appointments	2/27/2023 10:15 AM
34	Permit review times.	2/27/2023 10:05 AM
35	5 minimum glazing requirements	2/27/2023 10:04 AM
36	Timeliness and accuracy of communication between City departments involved in design review and permitting	2/27/2023 10:02 AM
37	Other 1: Public works permitting process (the PW option doesn't make sense - reduced PI reqs are a barrier?). Option 2: General siloing of infrastructure bureau review Option 3: This survey is very heavy on specific zoning requirements and light on other regulations and processes. I don't think it really gets at what is holding up housing production	2/27/2023 9:46 AM
38	Other 1: Eliminate Design Review for Projects in Central City and meet zoning requirements. I've witness projects go through 6 design review meetings. This is a waste of professional time and only adds to the development cost. Other 2: Extend permit horizons. Too many permits are being pressed into more restricted and expensive code updates. Other 3: Portland Design Review Board members should have a maximum term. Portland's DRB results in more expensive buildings than in other markets. Is prohibiting siding products that are acceptable in other markets really in the City's best interests given the current state of affairs?	2/27/2023 9:30 AM
39	4 = Multifamily housing need greenspace and walkable routes - it's better to build tall and provide healthy outdoor space for gross motor movement and enjoyable greenspace and public transportation/ walkable routes, Priority 5: Affordable housing for purchase decreases likelihood of gentrification and subsequent economic migration. Don't just build rentable units - build affordable homes that low-income people can afford to buy, stabilizing their housing payments. Build this into the capital project process such that infrastructure improvements begin with helping renters become owners.	2/26/2023 7:49 PM
40	Other 1 - Changes to Title 33 or 24 until housing emergency is addressed, Other 2 - Level of Seismic upgrade required,	2/26/2023 3:06 PM
41	Expedited building permits - This single issue is slowing down development by 9-12 months.	2/26/2023 12:44 PM
42	I don't have enough insight to comment	2/26/2023 11:20 AM
43	Other 1: Get rid of SDC fees, Other 2: Get building permits out WAY faster	2/25/2023 7:00 PM
44	No requirements should be put in place in order to facilitate development! Suspending requirements will just make it easier for developers to buy up the cheapest properties--often owned by elderly or low-income homeowners--then cram our nice neighborhoods with more ugly monster-sized buildings. (See lower Division. See 41st and Woodward, where a nice old home was ripped up to build two giant MacMansions with ADUs.)	2/25/2023 11:33 AM
45	Other 1: Review fees for any review that lasts longer than 60 days. Other 2: Commercial building code requirements for buildings under 5 units (residential code should apply instead, except 13R fire sprinklers should be required instead of 13D)	2/24/2023 5:58 PM
46	Water meter sizing - new meter requirements	2/24/2023 4:33 PM
47	non-affordable housing units	2/24/2023 4:14 PM
48	Other 1: clarity/simplify/tier seismic standards; Other 2: assign dedicated permit review staff to 100% affordable projects	2/24/2023 2:05 PM
49	Time to issuance of permits	2/24/2023 11:03 AM
50	Other 1: Inclusionary Zoning requirements as currently configured at 20 unit/bldg and up	2/24/2023 9:56 AM
51	Other 1: Public Works Permitting Issues/Timing. Other 2: Coordination Issues between Bureau requirements.	2/24/2023 9:19 AM

Survey on Multi-Dwelling & Middle-Housing Regulations

52	It takes me over 9 months to get a permit, that needs drastically reduced	2/24/2023 8:56 AM
53	Simplify Inclusionary Housing requirements	2/23/2023 6:58 PM
54	1: Inclusionary Housing (Modify to simplify the requirements; the focus should be on getting units built, and less on things like prioritizing on-site units, changing the Novick rule re bedroom configuration, specifying bedroom sizes in family-sized units, insisting on reasonable equivalency standards that don't work when IH units can go first, etc).	2/23/2023 6:42 PM
55	Time frame for permits issuance takes WAY too long. If you want more housing permit it expeditiously. Inclusionary Housing requirements are economically prohibitive. If you want affordable housing fund it, don't stifle market rate housing production with IH requirements. And make affordable housing incentives (not the basic multe programs etc) accessible to all developers. I'd build affordable housing but I have no idea how to stack together all of the incentives to make a project feasible.	2/23/2023 6:34 PM
56	Protection from car related pollution	2/23/2023 4:18 PM
57	Other 1: Review time by City Other 2: Adding more comments during plan review after first round.	2/23/2023 3:32 PM
58	Toss all design review, community meeting req's, if projects meet 100% affordable or supportive housing requirements and allow for density bonuses based off of affordability. California's SB35 is the model.	2/23/2023 3:30 PM
59	DEI mandates that exclude available resources.	2/23/2023 3:23 PM
60	Regulations should actually be strengthened in order to build the kind of equitable and resilient communities we want in all of Portland. They should NOT be pitted against affordable housing. It is the wrong approach.	2/23/2023 3:11 PM
61	The Design Review and Permitting process in Portland is onerous and needs to be revamped to encourage development.	2/23/2023 3:10 PM
62	None of these regulations should be weakened. Rather they need to be strengthened to make Portland truly resilient and equitable. Stop pitting the environment against housing needs.	2/23/2023 2:34 PM
63	The combination of these is the challenge. However, the three biggest challenges from a cost perspective are Inclusionary Housing, SDC fees, and Design Review.	2/23/2023 2:16 PM
64	Rework IH requirements & fee in leiu	2/23/2023 1:04 PM
65	Make Design Review optional. Or if Design Reivew is required, make the the individual Commissioner's opinions "optional suggestions" and not "gospel requirements". 1 review and done!	2/23/2023 12:55 PM
66	Inclusionary Housing and inflexible implementation	2/23/2023 12:53 PM
67	Other 1: Design review, Other 2: Street vacation process	2/23/2023 12:28 PM
68	1) Expedite land use reviews with technology such as UrbanForm; 2) Increase accessibility of zoning rules with technology such as UrbanForm, a local startup that is a MWBE; 3) Eliminate the Inclusionary Zoning rules, which just makes certain types of housing more expensive to build, thereby increasing housing costs across all types of housing all across the region	2/23/2023 11:46 AM
69	1) conflicting asks from city departments, 2)permit review timelines, 3) incomplete checksheet comments	2/23/2023 10:50 AM
70	Inclusionary Housing	2/23/2023 10:31 AM
71	Permitting duration	2/23/2023 10:24 AM
72	Other 1 - SDC Fees	2/23/2023 10:05 AM
73	1) Having a design team that knows what they are doing, 2) planning and zoning.	2/23/2023 9:33 AM
74	Design Review Process,	2/23/2023 9:07 AM
75	There should be no height or density restrictions in any residential zones. These are RACIST policies that should be eliminated. Residential is residential. Let the market supply our 100K unit deficit. The market will do better than any minor tweaking of "tree requirements" for example. DO SOMETHING BOLD!!! and don't listen to NIMBYs (whether they are knee-jerk	2/23/2023 9:04 AM

Survey on Multi-Dwelling & Middle-Housing Regulations

BIPOC interest groups who like to hate "developers" or white homeowners protecting their property investments)

76	Transit availability	2/23/2023 8:12 AM
77	other 1; property TAXES. I'm in SE, I pay over 400 a month just to live here.	2/23/2023 7:48 AM
78	Other 1: Modify Inclusionary Housing requirements	2/22/2023 11:50 PM
79	Design Review, Inclusionary Housing, water feature	2/22/2023 9:49 PM
80	Other 1 - Inclusionary Housing moratorium and recalibration	2/22/2023 9:46 PM
81	1. FAIR ordinance (portland tenant law) and 2. Inclusionary Zoning	2/22/2023 8:49 PM
82	Revise Inclusionary Housing	2/22/2023 8:11 PM
83	The newly adopted EV charging costs are going to likely kill a lot of parking being built for new developments as the added cost for ev charging stations is going to be "BIG".	2/22/2023 6:38 PM
84	Other 1 - Inclusionary Housing (Threshold should be greater than 19 units)	2/22/2023 6:13 PM
85	1. City officials should start holding customers accountable for their work, instead of continually pointing fingers at "the Process" - which always seems to mean City staff. 2. Water Bureau should increase number of qualified staff who review building permits in order to meet goal dates. Ditto for PBOT and BES. 3. City should publish a list of information REQUIRED in the permit drawings and submittals. You might be astonished to see that the same Architect's and Engineering firms make the same omissions and errors on permit drawings, after they have been permitting the same project type for years.	2/22/2023 5:29 PM
86	Changing (lengthening) the Seismic Lookback period for building conversions	2/22/2023 3:25 PM
87	inclusionary zoning	2/22/2023 3:18 PM
88	Other 1: Design Review (adds substantial project costs)	2/22/2023 1:37 PM
89	None of these are what i would consider critical to prioritize at all. Within my role, there needs to be less red tape to follow state code requirements.	2/22/2023 12:35 PM
90	1. Affordability Requirements 2. Inclusionary Housing 3. Design Review	2/22/2023 12:29 PM
91	Parks SDC's are ridiculous	2/22/2023 12:26 PM
92	Speed of permitting	2/22/2023 11:42 AM
93	None of the above	2/22/2023 10:55 AM
94	Other 1 - Visitability	2/22/2023 10:43 AM
95	Other 1-reduce parks fees. Other 2-get rid of Community Design Standards.	2/22/2023 10:19 AM
96	Re: Bike parking--(1) There should be exceptions for housing primarily for	2/22/2023 10:01 AM
97	Other #1 Suspend Design Review process for renovation projects that are limited to replacement of exterior windows and installation of window security protection.	2/22/2023 9:50 AM
98	Other1 Sequential review of building permits only after land division plat finalized for standard land divisions. MHLD allow land division review and permit review to be concurrent, which is efficient, but standard land divisions require the land division review to be completed before permit submittal. This costs developers months of lost time. Other2 IN single dwelling zones, maximum building coverage has not been adjusted to address middle housing options and often is too little to create livable units. .	2/22/2023 4:24 AM
99	Inclusionary zoning/mandatory affordable units	2/21/2023 9:20 PM
100	Use \$ to buy existing apartments	2/21/2023 7:53 PM
101	Inclusionary zoning	2/21/2023 5:24 PM
102	Other 1- modify requirements for existing driveways	2/21/2023 3:53 PM
103	This is poorly worded, but I read it that these are the least important city requirements, and are items I think could be suspended with least impact to the quality of the city, and the	2/21/2023 1:23 PM

Survey on Multi-Dwelling & Middle-Housing Regulations

	neighborhoods	
104	Eliminating any of the listed items will do NOTHING to increase production time. They will only increase the profit margins on development	2/21/2023 1:01 PM
105	I don't like waiving or reducing any of these options actually. I chose the two that are either the most minor (screening) or come up the least (parking impact analysis).	2/21/2023 11:00 AM
106	Other 1: Remove restrictions on number of parking stalls. The restrictions are too tight and such restrictions won't improve traffic impacts.	2/21/2023 10:08 AM
107	I don't like waiving or reducing any of these options actually. I chose the two that are either the most minor (screening) or come up the least (parking impact analysis).	2/21/2023 9:15 AM
108	2. Eliminate zombie homes that remain empty and charge multiple property owners for vacant buildings 2. Charge fees to investment hedge fund home buyers	2/21/2023 8:19 AM
109	This seems like a survey born of a Federal Republican Administration. Frankly, this is embarasing for the City.	2/20/2023 4:36 PM
110	Other 1: Environmental overlay restrictions - should allow reasonable reduction in standards to allow for housing (e.g. allow existing dilapidated housing to be replaced at the same size).	2/20/2023 2:17 PM
111	Provide alternate path to avoid Design Commission proceedings; Provide alternate path to avoid Historic Landmarks Commission proceedings.	2/20/2023 10:45 AM
112	Environmental overlays and reviews inside city limits is ridiculous	2/20/2023 10:16 AM
113	Other 1: Eliminate Inclusionary Zoning (Especially outside the Central City Plan District). Other 2: Allow transformer vault to be located in the right of way, rather than on site.	2/20/2023 8:50 AM
114	Dramatic improvement to timelines for permits and entitlements including subjective staff input on design standards.	2/20/2023 7:40 AM
115	The above are issues relating to building design permitting processes. If you desire more housing and want 3000 units built in the next 12 months you need to do 3 things- 1. 10 year tax abatement policies from late 90s early 2000(Build it please). 2 Eliminate IH under 48 units, it hinders All Small scale development financng.3 Cut SDC / Building Permit fees 50% for next 30000-5000 units. It is the small scale developers 500k -5m (working ants) that are your solution. The above items need simple modifications as much is contradictory to the outcome of more affordable housing units. All the thousand of units in the que from 4-36 units would likely be processed in record time. Most of these sites are old stores/restarutns and are throughout the City so the gentrification is by default! Keep It Simple Stupid applies to this resolution	2/19/2023 9:36 AM
116	Design Review requirements (suggest affordable housing projects over 50k s.f., non affordable housing projects for buildings over 40k s.f., and/or over 3 stories.	2/18/2023 1:45 PM
117	do not word question like this which shouldn't suspend any of this	2/18/2023 12:21 PM
118	I don't know	2/18/2023 9:34 AM
119	Lot coverage constraints (inconsistent with FAR)	2/18/2023 8:35 AM
120	1.reduce time it takes to get a permit approved 2. need additional inspectors to have next day inspections, 2.reduce construction time	2/17/2023 9:13 PM
121	NONE. Developers still make plenty and convert public resources for their use.	2/17/2023 9:03 PM
122	design other 1. requirements dictating finishes, materials, roof pitch, cornices, etc. Other 2.adjust tree requirements/replanting/tree fund in development situations.	2/17/2023 7:00 PM
123	None of the above - all are important for community livability	2/17/2023 3:42 PM
124	None of these should be eliminated - none are constraints for building	2/17/2023 3:41 PM
125	REQUIRE PARKING OFF STREET - EV and PHEV means cars are here to stay	2/17/2023 2:57 PM
126	Review all building codes that drive minimum sizes of things stairways landings showers bathrooms bedrooms allow and encourage smaller construction.	2/17/2023 1:57 PM
127	Provide clear guidance about how to conduct internal conversions from a single-family housing	2/17/2023 1:57 PM

Survey on Multi-Dwelling & Middle-Housing Regulations

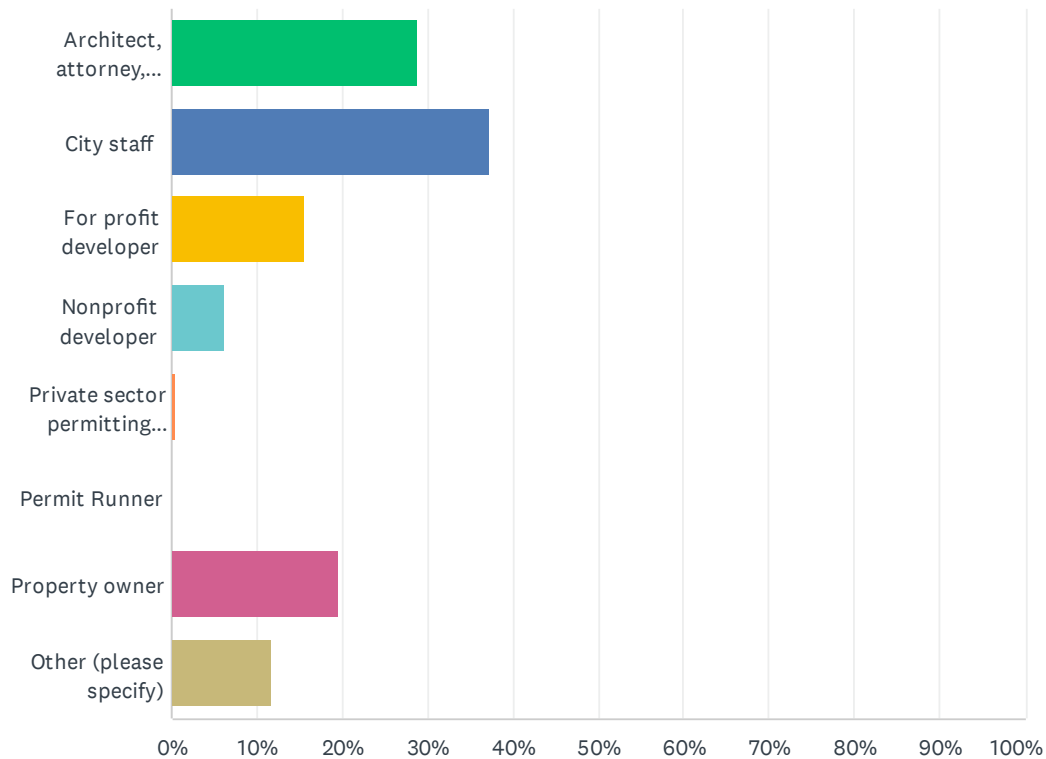
	to a duplex or triplex	
128	Reduced Permitting Time and Certainty, More incentives, reduced SDC fees, tax benefits	2/17/2023 1:43 PM
129	I also believe the city should do all it can to extend MHLDs to townhome-style five-and six-plexes wherever possible	2/17/2023 1:30 PM
130	Other 1 - eliminate side setbacks and reduce front setbacks	2/17/2023 1:10 PM
131	Out of the options provided I am not seeing any regulations that I would feel comfortable modifying or suspending without understanding what they are, how they impact the character of the City or how they may conflict with City management goals, particularly climate & livability goals. I do not see the de-regulation of City code as being a benefit for Portland's current or future population.	2/17/2023 12:55 PM
132	more flexible Community Design Standard criteria evaluation and support of thinking outside the box	2/17/2023 12:51 PM
133	Other 1: Discretionary design review--it's too hard to know if a project meets design guidelines.	2/17/2023 12:23 PM
134	Please see further comments in other section	2/17/2023 10:29 AM
135	Other 1: BDS needs leadership such as a City Manager or similar role. Currently too many bureaus have conflicting requirements and each bureau is focused exclusively on their requirements. We have had projects delayed because of street trees that were going to be removed months later or because of backflow preventer locations. There needs to be someone in charge of all bureaus that can provide oversight and direct the bureaus to work together or resolve conflicts between what bureaus want. The would have the authority to prioritize housing. Other 2: BDS and Public Works need better staffing to reduce permit timelines. Currently we advise clients that a permit typically takes a minimum of 6 months. If a permit could take 3-4 months and cost less than it currently does, housing would be entitled and built much quicker. Currently the permit cost for a 50 unit apartment is almost a million dollars (mostly SDCs) and takes a minimum of 6 months - that suppresses housing. Other 3: Make the economics of IZ even more attractive. Some of the IZ provisions really make a difference, like eliminating parking and FAR and height bonus, however the financing and operational requirements of having only a few affordable units in a project add complication. Fixing the fee-in-lieu option to be more realistic would both provide direct funds for the city to develop affordable housing, and reduce the complications for developers to build more units.	2/17/2023 8:26 AM
136	Moving Fees (quasi-rent control)	2/17/2023 2:59 AM
137	The permitting process and the cities ability to process reviews of construction documents is completely broken. The cost of permits, the extreme time it takes city employees to do their work creates a severe hardship on ability to	2/16/2023 9:13 PM
138	Design Review, Plan Review, this list appears weighted for users to select PWP	2/16/2023 6:09 PM
139	Other 1: Reviewers can introduce new comments during the first review cycle only - comments after that are confined to previous comments or new changes to the design. Other 2: Return trade permits to their own process instead of forcing them all to be part of the building permit process. Other 3: Prioritize reviews of projects that are simple and have most reviews complete - languishing reviews waiting for minimal comments or approval make for unreasonable delays.	2/16/2023 5:34 PM
140	Other 1-Free/low cost EA's or 15-20 minute appointments to answer questions on cost, timing, requirements, etc.; Other 2-Better screening at intake to ensure submittals are sufficient for proper review with fewer checksheets and re-reviews; Other 3-for all affordable housing projects or projects with minimum (30%, 40%, 50%?) affordable components, reductions to SDCs, public infrastructure improvements, etc	2/16/2023 5:01 PM
141	1. Building sidewalk & street paving upgrades, 2. lot dedications for sidewalks	2/16/2023 4:47 PM
142	Other 1 -- All building permit review process timing related to the infrastructure bureau's providing a prescreen review at time of application intake in order to assure fewer and faster review cycles for permit issuance. -- Other 2- Streamline building code and administrative rule revision process, to allow the policies and Development Review authority to enforce those policies to be in alignment. -- Other 3 - New pay classification for departments that are responsible for providing mandatory review approvals for building permit issuance, minimize turnovers.	2/16/2023 4:06 PM

Survey on Multi-Dwelling & Middle-Housing Regulations

143	Other 1: The way that PBOT dictates connectivity requirements without any regard to the resulting cost and complication. There's no cost / benefit analysis or room for discussion.	2/16/2023 3:46 PM
144	loading requirements for projects where avg. unit size is less than x feet (450sf perhaps?).	2/16/2023 3:43 PM
145	1- Special Plan District Standards and Community Design Standards, 2- Historic Resource Review	2/16/2023 3:29 PM
146	we should reduce regs for 2bdrm units and up. All we are getting is studios and 1 bdrm.	2/16/2023 3:27 PM
147	None of these make any sense to me as to how they would help speed up the process of getting housing built.	2/16/2023 3:24 PM
148	Other 1- No secret rules. My section has a history of making internal policies and regulating off these policies which are not available to the public. They should have to be adopted into code or admin rule and be available to the public. That way people can do a full due diligence analysis prior to buying a property or committing to a development.	2/16/2023 3:19 PM
149	Other 1 - The premise of this entire survey is completely false. Defund racist police and actually build public housing with public dollars. Proposing developer giveaways by dropping requirements is just money will pocket; savings won't get passed on to tenants unless there is public control.	2/16/2023 3:15 PM
150	Street improvements, public works,	2/16/2023 3:08 PM
151	I don't know how we can reduce MHLA requirements when these are state mandated. I don't think regulations are the issue with housing shortages. I think conversion of residential units to short term rentals is a much bigger issue.	2/16/2023 3:06 PM
152	Other 3 - see comment Q3	2/16/2023 3:04 PM
153	Stop making increasingly complex and tiered zoning codes, this coming from a planner who has done this for a while. They are way too complex and make it nearly impossible to approach without a team of professionals to interpret the most basic tenets of the code.. Zoning code is not an incentive to develop. If you want housing or other development to happen quicker/more start thinking of ways to fast track permit review and simplify the process. Adding another community design overlay district, conservation district etc. doesn't spur growth. Make it easier to build, standards track. Clear and simple objective requirements. Completely axe and gut community design standards, they are meaningless box checkers that have no impact of the form of development. The market will build products that sell.	2/16/2023 3:00 PM
154	You don't need to suspending or modifying to support increased housing production you need to have staff return phone calls and email and speed up the processing part of the permit. I just had a townhouse project that took over a month just to intake. Pre-COVID this would have been completed in one day. And permits in pre-issuance for weeks is not acceptable. I typically have no problems with the regulations or fees. It's the weeks of no response from staff.	2/16/2023 2:58 PM
155	Design Review	2/16/2023 2:55 PM

Q2 What is your role? (choose all that apply)

Answered: 611 Skipped: 0



ANSWER CHOICES	RESPONSES	
Architect, attorney, design professional, engineer, planning consultant, etc.	28.81%	176
City staff	37.32%	228
For profit developer	15.55%	95
Nonprofit developer	6.22%	38
Private sector permitting services / "permit runner"	0.49%	3
Permit Runner	0.00%	0
Property owner	19.64%	120
Other (please specify)	11.78%	72
Total Respondents: 611		

#	OTHER (PLEASE SPECIFY)	DATE
1	Public Health and Built Environment Analyst, BPS.	3/3/2023 4:18 PM
2	Portland has a negative national image regarding length of time to permit new development. We have been trying to sell close-in quarter block in Central Eastside for housing development, with no takers. The City's land use and development permitting process is BROKEN. The City's draconian zoning standards and review process is the reason development has ceased!	3/2/2023 7:53 AM

Survey on Multi-Dwelling & Middle-Housing Regulations

3	sss	2/28/2023 12:33 PM
4	Land use chair of neighborhood association	2/27/2023 8:29 PM
5	Use technology to work smarter, not harder. Streamline housing creation, planning, site development. Use technology such as drones, smart phones, video conferencing for collaboration, communication and some inspections in order to speed up the processes and efficiencies in creating more affordable housing opportunities. Create small, portable homes that can be relocated if the need arises. The key is flexibility in strategy. Not only create small home villages but have services on site that help to assure success of transitional housing. Create small housing communities that have checks in place to allow people how are experiencing houselessness to go and will assure the community that people are transitioning and do not pose a threat to the community. Also have no barrier housing that people can go to without fear, but have steps in place to help the community remain safe.	2/27/2023 10:23 AM
6	Interested Portlander.	2/26/2023 9:25 PM
7	Engineer	2/26/2023 7:49 PM
8	Renter	2/25/2023 7:00 PM
9	Enough with giving developers "carte blanche" to pull down affordable old apartment buildings and old homes to develop shiny new junk that no one can afford except out-of-state buyers! Portland has been "gentrifying" nice old neighborhoods for decades--ruining communities and culturally sensitive groups of neighbors and small business owners! Stop! Don't give developers any more breaks in order to build more unaffordable ugly apartment buildings! Don't you wonder why there are thousands of homeless people living in tents in Portland?	2/25/2023 11:33 AM
10	Development and planning consultant	2/24/2023 5:58 PM
11	Portland resident	2/24/2023 4:29 PM
12	nonprofit director	2/24/2023 4:14 PM
13	Housing advocate, for regulated affordable and market rate housing	2/24/2023 9:56 AM
14	I am an Architect for many housing projects plus I develop my own housing projects.	2/24/2023 8:56 AM
15	Social service agency	2/23/2023 8:34 PM
16	housing advocate	2/23/2023 6:42 PM
17	Developer. I've built 220+ units in the last 8 yrs in Portland. I have land to build another 52 market rate units and two sites I could build 300+ (affordable units on but I have no idea how to obtain the incentives). When I finish the 52 units I will be done building in the city of Portland. I will take my expertise and capital to the suburbs or another market. I was born and raised in this city and I cannot believe how hard it has become to contribute to the housing stock and actually operate the properties after construction. The extremely one sided landlord tenant laws coupled w the challenges to develop in Portland are only going to hurt renters.	2/23/2023 6:34 PM
18	Renter	2/23/2023 4:18 PM
19	Multifamily Broker & Developer	2/23/2023 3:26 PM
20	concerned citizen	2/23/2023 2:34 PM
21	General Contractor	2/23/2023 10:24 AM
22	Government Funder Staff	2/23/2023 8:17 AM
23	No comment	2/23/2023 7:26 AM
24	For profit developer of affordable housing	2/22/2023 4:20 PM
25	Nonprofit housing services provider	2/22/2023 4:16 PM
26	This survey is not well done - please re do and resend. All of these requirements should be suspended.	2/22/2023 3:53 PM
27	Here is how to help speed up the process: get rid of Inclusionary zoning. Process building permits faster than 400+ days. Try 60-90 days because time is money. Provide SDC fee waivers to incentivize development.	2/22/2023 3:18 PM

Survey on Multi-Dwelling & Middle-Housing Regulations

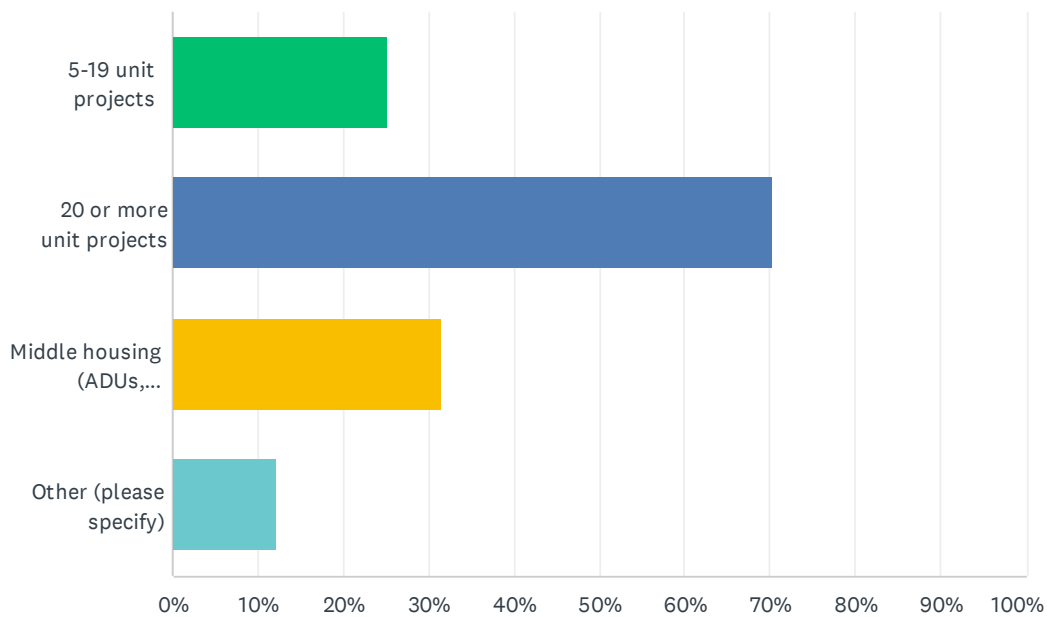
28	Commercial Real Estate Debt & Equity Advisor	2/22/2023 2:46 PM
29	Funder of housing development	2/22/2023 12:12 PM
30	#1 Permit issuance of simple projects #2 Experienced permit tech for possible over the counter plan approval. (simple projects)	2/22/2023 12:08 PM
31	Commercial Real Estate Association	2/22/2023 11:20 AM
32	Comment: This is focused on Planning Requirements that I am sure were thought up by people who do not realize the impacts/conflicting codes it creates. This is not speaking to the PEOPLE barriers/gate keeping because (they can)	2/22/2023 10:36 AM
33	Project financing	2/21/2023 5:24 PM
34	GC	2/21/2023 4:25 PM
35	Commercial real estate broker	2/21/2023 4:23 PM
36	Market rate developer, developing affordable housing	2/21/2023 3:46 PM
37	N/A	2/21/2023 1:58 PM
38	Adjust valuation upgrading activators (triggers). \$25,000 today is not the same as it was 5 or 10 years ago. If certain code requirements activators based on project valuation were adjusted many permits could move more quickly.	2/21/2023 1:05 PM
39	Property manager of commercial buildings in downtown Portland.	2/21/2023 10:52 AM
40	Interested resident of the city	2/21/2023 10:46 AM
41	Real Estate	2/21/2023 10:08 AM
42	NA, local citizen eager to see more middle housing in the metro.	2/21/2023 9:41 AM
43	Tenant	2/21/2023 9:10 AM
44	This survey is really unfortunate. You all should be embarassed. Given all of the development in this city, right now, how is it that you assume affordable housing cannot get done with today's regulations?	2/20/2023 4:36 PM
45	I apply for permits for people who buy homes through my company. We aren't developing subdivisions, but specialize more in sustainable, affordable housing, particularly ADUs but also small single family homes and middle housing.	2/20/2023 2:17 PM
46	Local agency staff	2/19/2023 9:03 PM
47	Community member	2/18/2023 3:31 PM
48	land use chair neighborhood association	2/18/2023 12:56 PM
49	Planning consultant	2/18/2023 10:30 AM
50	Building inspector	2/17/2023 9:35 PM
51	Homeowner/neighbor	2/17/2023 8:22 PM
52	Builder	2/17/2023 7:53 PM
53	resident	2/17/2023 3:42 PM
54	Remodeling Contractor	2/17/2023 3:13 PM
55	Between jobs but most likely transitioning from for-profit single-dwelling to nonprofit multi-dwelling development.	2/17/2023 1:30 PM
56	Chair of of a neighborhood land-use committee. This survey would be more useful if there was a way to determine what "SDCs timing of payment" and other phrases really means.	2/17/2023 1:29 PM
57	Business Association Board Member	2/17/2023 1:20 PM
58	Housing Reform Advocate	2/17/2023 1:03 PM
59	Portlander	2/17/2023 12:58 PM

Survey on Multi-Dwelling & Middle-Housing Regulations

60	City Resident	2/17/2023 12:43 PM
61	General Contractor - Estimator	2/17/2023 12:42 PM
62	Remove fees for ADU's when the owner lives in one of the units or the unit is built for a family member (aging parent).	2/17/2023 12:27 PM
63	Land use consultant	2/17/2023 12:23 PM
64	-	2/17/2023 10:37 AM
65	Housing Economist	2/17/2023 2:59 AM
66	nonprofit advocacy and education organization	2/16/2023 7:56 PM
67	Also general contractor- primarily that.	2/16/2023 5:15 PM
68	Manager PBOT Building Permit Plan Review Department	2/16/2023 4:06 PM
69	It's crazy to me that pre-existing non-conforming buildings are not allowed to be "more" non-conforming. Example- a 2 story house with a basement can't be raised 2 inches to accommodate a full height basement for an ADU because the side setback is only 3' and it should be 5'. Per zoning code, that would cause the building to be more non-conforming by 2" in height than it already is. So What!?	2/16/2023 4:02 PM
70	Inspectir	2/16/2023 3:24 PM
71	Building Department	2/16/2023 3:15 PM
72	City employee	2/16/2023 3:06 PM

Q3 What is a typical project you work on? (choose all that apply)

Answered: 286 Skipped: 325



ANSWER CHOICES	RESPONSES
5-19 unit projects	25.17% 72
20 or more unit projects	70.28% 201
Middle housing (ADUs, duplexes, triplexes, fourplexes, cottage clusters)	31.47% 90
Other (please specify)	12.24% 35
Total Respondents: 286	

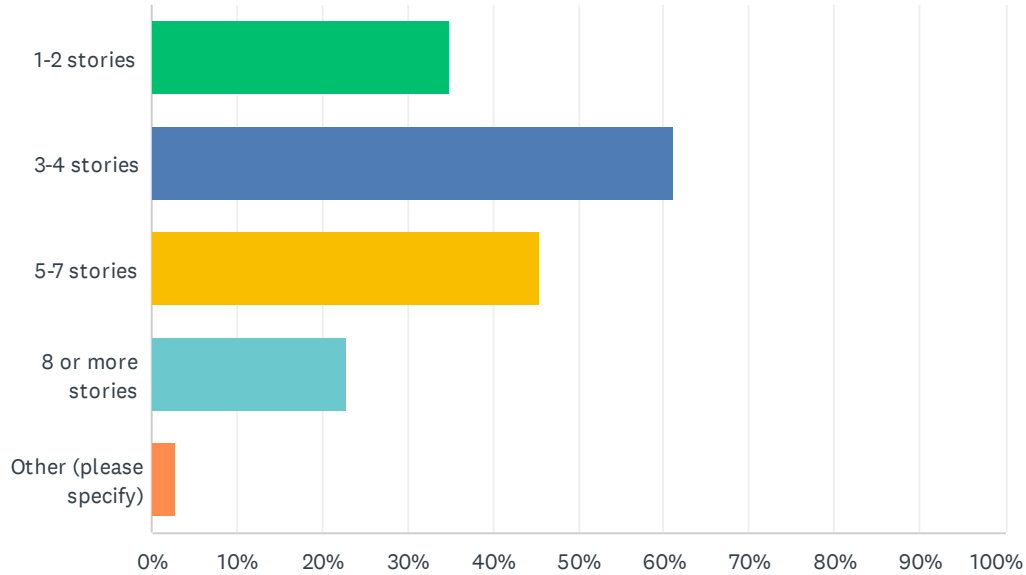
#	OTHER (PLEASE SPECIFY)	DATE
1	single family	3/3/2023 3:35 PM
2	Commerical	3/3/2023 2:34 PM
3	High rise affordable housing with more than 220 units.	3/3/2023 10:55 AM
4	1-2 unit SFR,s	3/2/2023 11:16 AM
5	All	3/2/2023 9:48 AM
6	Retired land use attorney	3/2/2023 7:54 AM
7	Commercial	3/1/2023 6:53 AM
8	Single family to 20 or more units.	2/27/2023 3:58 PM
9	office to resi conversion	2/24/2023 2:52 PM
10	100+ units in the 60% - 80% AMI	2/23/2023 3:11 PM
11	Healthcare Facilities and Commercial Buildings	2/23/2023 1:52 PM

Survey on Multi-Dwelling & Middle-Housing Regulations

12	there is no typical, it varies	2/23/2023 10:51 AM
13	100% affordable housing	2/23/2023 8:13 AM
14	Day / Childcare, changes of occupancy,	2/22/2023 5:30 PM
15	multifamily development 50-200 units	2/22/2023 4:21 PM
16	Affordable housing	2/22/2023 3:26 PM
17	Office / Industrial	2/22/2023 3:01 PM
18	policy projects	2/22/2023 1:51 PM
19	NSFRs, remodels, MRAAs	2/22/2023 10:56 AM
20	Retail and Industrial	2/22/2023 7:56 AM
21	multiple use projects	2/21/2023 11:07 AM
22	Commercial management	2/21/2023 9:18 AM
23	150 + unit projects	2/20/2023 8:51 AM
24	I don't work on housing development projects	2/19/2023 9:02 PM
25	Campus Housing	2/18/2023 2:54 PM
26	historic district reviews	2/18/2023 12:57 PM
27	Single Family Residential	2/18/2023 7:22 AM
28	District plans	2/18/2023 2:37 AM
29	I do not work in this industry	2/17/2023 4:07 PM
30	Mostly single family residence	2/17/2023 1:58 PM
31	-	2/17/2023 1:58 PM
32	Commercial projects	2/17/2023 12:43 PM
33	Single family	2/17/2023 8:42 AM
34	Single Family	2/17/2023 8:26 AM
35	single family detached, mixed use blocks, commercial	2/16/2023 3:37 PM

Q4 What is a typical number of stories in the projects you work on? (choose all that apply)

Answered: 286 Skipped: 325



ANSWER CHOICES	RESPONSES
1-2 stories	34.97% 100
3-4 stories	61.19% 175
5-7 stories	45.45% 130
8 or more stories	22.73% 65
Other (please specify)	2.80% 8
Total Respondents: 286	

#	OTHER (PLEASE SPECIFY)	DATE
1	Retired land use attorney - property owner	3/2/2023 7:54 AM
2	1 or more	2/27/2023 3:58 PM
3	mix of 5-21 stories	2/22/2023 8:11 PM
4	policy projects	2/22/2023 1:51 PM
5	5-8 Stories	2/20/2023 8:51 AM
6	I don't work on housing development projects	2/19/2023 9:02 PM
7	N/A	2/17/2023 4:07 PM
8	-	2/17/2023 1:58 PM

Q5 What else should the City of Portland consider changing to increase housing production?

Answered: 433 Skipped: 178

#	RESPONSES	DATE
1	Very high SDC charges for ADU's	3/3/2023 4:25 PM
2	I have limited experience in navigating these requirements. Acknowledging housing is a platform for health, some of our cities largest health impacts and costs are associated with houselessness, and there is significant public pressure and need to produce more housing, I want to highlight that pausing or reducing some of these requirements in the short term may incur health costs and impacts down the line, and work counter to some of our comprehensive plan goals. Should requirements with clear health-promoting effects rise to the top of results (trees, landscaping, first floor use) I hope health considerations are factored into policy decision-making. Happy to support this effort if needed - [REDACTED] In addition to production, evaluating mechanisms to preserve and enhance naturally affordable housing and stabilize existing households should be under consideration.	3/3/2023 4:20 PM
3	Implement a drastically simplified process. Rewrite the zoning code so that it is more like Tokyo's. Guaranteed maximum time for permit review process.	3/3/2023 3:38 PM
4	process timelines for building permit reviews	3/3/2023 2:53 PM
5	Incentivize single room occupancy housing options.	3/3/2023 2:50 PM
6	I was going to suggest adjusting zoning but as Council just approved a change Feb 15, 2023 that's ongoing & in the works. To be clear on my 5th rank answer: I don't want a reduction in infrastructure requirements, rather, perhaps a modification of costs burden or collaboration with the City on some of them them. A concern I have that's not listed: developers who do not do quality work and/or try to walk away without completing their work thereby causing delays in approvals/occupancy and hardships on their investment partners, the surrounding neighbors, their potential tenants and the City. (and the City takes the fall/blame) There are ways a government agency can think and work outside the box on policy and Admin rules to problem solve the affordable housing crisis but the private sector needs to pitch in and do their part too. Is there a way to screen out developers who have a track record of neglecting their contractual obligations and who have demonstrated poor construction means & methods? or a way of providing incentives to developers or agencies who have proven themselves to do quality work and be trustworthy partners with the City, neighbors, tenants?	3/3/2023 2:49 PM
7	Modular, panelized ,prefab PARKING REQUIREMENTS PER UNIT	3/3/2023 2:36 PM
8	Building dense (taller buildings, and increased FAR) is one of the most sustainable things you can do.	3/3/2023 2:21 PM
9	Become more accessible to design professionals & our clients IN PERSON!	3/3/2023 2:20 PM
10	Reducing review timelines	3/3/2023 1:56 PM
11	Allow affordable units to be located by the developer. Yes we don't want people to feel less than, but people also need a goal to aspire to. They start in the basement and work hard to make it to the top floor. Provided equality is never realized if its not earned. Also relax on the exterior cladding restrictions. There is an absurd shortage of materials available, which drive up cost which reduces profits and then drives away developers. If developers felt the City/County/State was a safe investment, then more would be done. When Landlords don't have protection, they won't build. Contrary to popular belief most landlords only make about 6-12% return on cost at 95% occupancy. If that number drops to 85% they hopefully break even. So if tenants are allowed to forgo paying rent for 6-12 months, that action by default has decreased occupancy and soon the Owner will be in default of their loan.	3/3/2023 1:52 PM
12	Building permit approval should not be tied to PWP process, or have an expedited process to receive a permit-ready letter.	3/3/2023 12:46 PM

Survey on Multi-Dwelling & Middle-Housing Regulations

13	<p>permitting review timing is three times longer than it was ten years ago. It is far too lengthy. Time = risk and investment avoids risk.</p>	3/3/2023 12:42 PM
14	<p>reduce complexity of zoning code: reduce number of plan districts. half of them are nearly identical but cause substantial complexity to navigate. simplify Gateway Plan District - there is massive housing potential there but the plan district is incredibly difficult to navigate. remove the tree code requirements. tree code review takes up to 20% of planner time when reviewing housing building permits.</p>	3/3/2023 12:39 PM
15	<p>The new cluster of Bureaus represents an opportunity to apply systems thinking and synergies for affordable housing production. What all Bureaus lack is management with demonstrated housing development & construction production experience. Key hires & workplans should consider developing and supporting a 'housing czar' position focused on housing production across land use, permitting, financial close deadlines, under construction DFS and REV requirements pinch points; and construction supply chain and workload coordination issues with key allied agencies such as PPL, PGE, ODOT, DEQ, etc. I would like this housing czar to understand the full housing production cycle from NOFA, PHB funding Award, private developer planning and permitting, PHB financial closing constraints, key issues with OHCS state coordination, Metro coordination, County coordination, JOHS coordination, and most importantly how the anticipation of TCO and available unit metrics fuels the pipeline for key supportive services to line up residents for successful move-in. I want to see the housing crisis develop a physical co-working city office space like the Bureau of Emergency Services in which clustered work groups of PHB, BDS, JOHS, PW, etc....work around shared large dashboards of key real time information to address the effective housing production pipeline goals. Too often managers with little 'boots on the ground' housing production experience sit in meetings without ability to comment or lead or develop effective work product. Faced with lack of knowledge as to how to move a housing production pipeline forward effectively, over regulation and conflicting policies are developed which burden the affordable housing industry. Wouldn't it be great if there was a coordinated, transparent NOFA funding schedule between COP (local) and OHCS (state) with reliable dates for housing production funding opportunities that paced out NOFA opportunities over time to prevent industry saturation and pipeline log jams. Wouldn't it be great if there was a shared dashboard for PHB and non PHB affordable housing projects entering the potential housing production pipeline by the NOFA and BDS early assistance meeting application process? Wouldn't it be great if we had a shared dashboard for housing production land use, public works permitting and building permitting status; And for projects under construction, we could have a shared dashboard for anticipated TCO that is so vital to coordinating effective resident move-ins with supportive service agencies that truly do the hard, heartfelt, and mind numbingly difficult work to get vulnerable residents into regulated housing opportunities. Every time there is a TCO, I want to ring a bell and let everyone in the clustered housing emergency workgroup have an opportunity to clap, (and heck cry, hug, celebrate) and share in such an important victory. I want this housing czar to have the opportunity to set up procurement agreements with PPL or PGE for supply chain transformers or other key equipment that could be stored and assure affordable housing production has what it needs to get to TCO. I want this housing czar to have the technical experience to negotiate those types of agreements with known 'restocking fees' if the equipment is not used. And every time BPS wants to create another planning and zoning policy putting more regulation and constraint on affordable housing production, I want the housing czar to 'unfortunately' sit in all those painful meetings to smartly and intelligently advocate for better, smarter city policy that is in alignment with getting housing production increased across the city that is safe, durable, cost effective, energy efficient and inspiring to residents. I want Portland back. I want the safety of our streets back. I want developers to want to develop in Portland again. I want a city leadership structure willing to kick the tires and light the fires under 'under performing' management structures. I want supervisors and lineworkers who continue to fight the good fight to be recognized and honored. I want COP to return to being known as a fabulous employment and professional growth opportunity. I want the City of Portland to shine. Five years from now, I want TV and newspaper articles talking about the astounding comeback of City of Roses who showed up, fought back and re-gained its right as 'the City that works.'</p>	3/3/2023 12:37 PM
16	<p>Streamlined design review process that allows for creativity without the schedule and cost impact of the current process.</p>	3/3/2023 12:08 PM
17	<p>reduce restrictions on short term housing and non-detached ADUs in existing buildings</p>	3/3/2023 12:01 PM
18	<p>It is often that we run into situations where the nature of a site will contain surprises that prohibit development of that site in a timely manner. Some recent examples include a project for our client where they were told that the Portland Water Bureau has capped capacity for the</p>	3/3/2023 11:51 AM

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water main on that site and that we would have to wait a full year to develop that site with water approval unless we paid approximately \$70,000.00 to speed up the process. Another Project for that same client happened to be on an ODOT highway which increased the cost of Watermeters multiple times over what was expected and also slowed down the process of getting the frontage of the property approved. These requirements were not known at the time of property acquisition. It would be great to be able to have a free pre-screen system that determines what this site is or is not eligible for so that developers can know prior to spending time and money on a project whether their goals will be achievable. This could even be an automated web-app that scans data from each bureau and can produce a list of which restrictions each lot has. This would include Zoning restrictions, Z-overlay, frontage restrictions (such as ODOT Highway), whether or not the road has any occupancy restrictions (we've had issues with maximum amount of buildings on non-city maintained roads), etc. This would save review teams from spending time on projects that never make it to production as well as save developers money and time with intake fees and reviews that never get permitted. We would like the ability for intake fees to be transferable on projects that hit a roadblock which make that site cost or time prohibitive. It's a big hit to spend 19k on intake fees for a large development to then find out very early on that this site will not be eligible for that type of development. If we could have those fees be credited to a balance that can be used to pay for other fees within the City of Portland that would be great.

19	During World War II, the City of Portland needed to construct a significant number of dwelling units in a short amount of time to house workers who staffed war time producers. During this time, the City tweaked/relaxed/suspended some building code standards to allow for the creation of dwellings in a more efficient manner. I feel that bringing back the War Code and using it in to address the most current and pressing safety standards and allow for the reconfiguration of office buildings into residential use, as well as allowing for the efficient construction of additional dwelling units in single family and multi-family buildings will greatly benefit the housing production supply. The Building Officials for Development Services can hopefully assist with this process.	3/3/2023 11:32 AM
20	Faster and effective, low fee cost permitting process.	3/3/2023 11:22 AM
21	Encourage and direct City staff to find ways to "get to yes" rather than playing games of "gotcha" or entering reviews in a confrontational way. We need speed and collaboration. Avoid nitpicking, second guessing, running things up flagpoles to senior people for weeks on end, especially when it creates delays. Reward staff for efficiency and timeliness.	3/3/2023 11:22 AM
22	I hope the City of Portland should be changing to increase a better system for the ADA which I have seen design that isn't functional for people with disabilities. For instance, I am Deaf person, and I live in an apartment that when I ride in the elevator, and I realized there is no way to communicate with the speaker without seeing on the screening how I can suppose to communicate with the landlord or anyone that it's emergency when I stuck in the elevator. I know I can be easily to get panic when I am unable to talk with anyone through on the speaker without any screening. It's not accessible at all. I hope every building should have a screening in the elevator that someone who is be able to talk through when the elevator stuck. I want to see everyone should be equity and accessible in every housing.	3/3/2023 11:03 AM
23	reduce public outreach requirements for zoning code amendments	3/3/2023 10:58 AM
24	Increase density opportunity thru zoning, heights, FARs, and allow for smaller unit sizes.	3/3/2023 10:53 AM
25	Review and restructure zoning districts to allow for better density and purpose of new housing.	3/3/2023 10:53 AM
26	faster and more consistent plan check reviews during permitting. plan check review process has been entirely inconsistent from project to project even with similar building type and under same code! super frustrating.	3/3/2023 10:44 AM
27	Expand the scope of Public Works Inquiries to include a higher number of housing units per property and make this a requirement to have completed prior to building permit submission. This would act as an 'up front Pre-Screen' so the applicant would know the scope of improvement requirements to make site plan adjustments as needed, prior to building permit submission. (Note: currently the EA application lists Public Works Inquiries for only 1 or 2 housing units).	3/3/2023 10:39 AM
28	Increase staff of plan review, especially water available, to reduce work load so reviews can occur in a timely manner.	3/3/2023 10:23 AM
29	Lower the permit fees and SDCs. I assisted one customer add 1 unit to her tri-plex and the	3/3/2023 10:19 AM

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permit fees alone were \$33,000 (!). That does not include the cost of the work including the \$12,000 for sprinkler system in the basement. Transforming single family homes into duplexes, triplexes, and fourplexes should be a quicker way to create units and still preserve the character of neighborhoods.

30	No comment	3/3/2023 10:12 AM
31	Overall, I think things need to be streamlined. Focus on what is critical and create more certainty throughout the process. It is difficult to develop housing in Portland as the process takes a long time and there isn't a lot of certainty throughout the process.	3/2/2023 8:45 PM
32	Portland zoning code is antediluvian and extremely restrictive: it needs to be opened up to reflect the housing needs of a modern city. Secondly, the lynch-the-landlord stance that is in vogue at both City and State is not conducive to investment and overall not productive. As the saying goes, you catch more flies with honey than vinegar.	3/2/2023 4:44 PM
33	creating a unified review group whose sole purpose is to work on and review primarily affordable housing projects	3/2/2023 2:35 PM
34	Use general fund money to increase staff to get work through-put up. These could be limited term positions. Perhaps look into slowly reducing "overhead" staff by attrition - those not directly involved with through-put.	3/2/2023 12:33 PM
35	reduce cost of building permits, SDC charges.	3/2/2023 11:16 AM
36	Multiple Sewer connections, Multiple Utility Easement	3/2/2023 10:09 AM
37	Simplify the land use review process. Have a more customer service focus work attitude. Applicants are not the enemy. Reduce SDC charges. Get PGE and PP&L to stop changing vault locations after building permits have been approved.	3/2/2023 8:25 AM
38	1) remove zoning code barriers 2) reduce permitting time 3) reduce fees	3/2/2023 7:56 AM
39	Speeding design review and permitting process by hiring more review staff, increasing meeting frequency, etc.	3/1/2023 5:38 PM
40	Abandon Inclusionary Housing	3/1/2023 3:33 PM
41	Tax credit incentives for retrofitting of office space for housing.	3/1/2023 3:33 PM
42	Limiting PBOT, SDC's, WQBF premises isolation, Bicycle storage and similar requirements for existing multifamily properties that are adding 4 or less units. These projects could add affordable units but development standards are very expensive for the scope of work.	3/1/2023 1:29 PM
43	The City of Portland needs to make significant changes across the board to increase housing production. The Inclusionary Housing requirement has been the catalyst for the reduction in housing production by crippling financing opportunities. This followed by the compounding of regulatory requirements like bird glass and eco-roofs, as well as System Development Fees and a protracted permitting process has exponentially increased construction and financing costs resulting in the stagnation of housing production. It is not selecting just one of these items to correct that will cause a change in production. The problem is systemic. Making changes that are pro-business and pro market-rate housing will be hard and come with backlash from various communities, but it is necessary to see revitalization and increased production. Increased supply will reduce pricing.	3/1/2023 10:29 AM
44	remove IH	3/1/2023 9:39 AM
45	Faster permitting, anything that can reduce development cost	3/1/2023 9:08 AM
46	Accelerated Building Permit review times	3/1/2023 9:06 AM
47	- Zoning changes to allow for tiny-home (up to 3-story) walkable villages with shared community spaces and "more affordable" than traditional apartments. - Smaller lot sizes for single-family homes. -Work with the State to simplify the residential energy code requirements. - Developer/Builder tax incentives. - Incentives for Modular (factory-built) type structures. - Adaptive reuse of office buildings to residential use.	3/1/2023 8:36 AM
48	1) Extending permit issuance timelines to pay for permit. Projects can often get stalled due to circumstances outside of a developer's control (e.g. current interest rate environment, covid, etc). Developers spend significant amounts of capital to get to this point with design costs and	3/1/2023 7:18 AM

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if they have to start over with new code, zoning, etc., it adds burden to the project to the point they often get abandoned altogether. While appreciate the need to stay close to current code requirements, allowing projects that are approved 5-7 years ago to be reinstated at no cost could allow quick production of housing supply vs going through a long arduous land use review process. A code requirement that is even 10 years old shouldn't deter us from our housing issues since they are substantially higher requirement than many other areas of country/world. 2) Improve Inclusionary housing to be more incentivized since it is more of a stick than a carrot. While the overarching goal is positive, development projects are usually 90%+ capitalized by banks and investors who have options lend or to invest (can go to more attractive markets with more incentives). Providing more incentives to improve the dismal returns as perceived by investors to take the risk in Portland. Full 10-year tax abatement on all units/residential related building program would be a start since the benefit to the tax rolls will still be afforded in the future and help solve immediate issues. Also, investors take issue to a 10 year abatement that is miss matched with the affordability requirement. The affordability requirement should be considered to be reduced since ultimately more supply will be the best cure for the housing production shortage and keeping rents close to equilibrium with demand. Outside of this rents need to increase substantially (putting stress on the other 80% of market rate renters who will have to subsidize IH units), construction costs go down (unlikely to happen to any great degree due to infrastructure/public projects demand and supply chain issues) or land values go down... 3) Consider low / no interest mezzanine financing for projects to help the equity investment "gap" created in today's proformas. New development in Portland can rarely get financing above 60% loan to cost which creates a substantial equity investment. To the point above, realistic proformas in Portland are currently ~20% below targeted return on cost thresholds investors are targeting so there is limited appetite to invest in Portland. Providing up to 80% loan to cost would significantly improve investor returns. 4) Continue to clean up the city (crime, camp sites, etc). Portland is perceived very negatively still by many lenders/investors on a national scale. While some are ok with it, hesitation remains. The current societal issues are arguably preventing people from wanting to work and live downtown. Suburban rental rates are now at parity or higher than urban rents in instances since there as been a flight to suburbs to demand to live in those areas vs Portland. 6) Listen to the development community more. They are the producers of housing. While tenant advocacy is important, the more restrictions burden placed on housing production and operations, the less appeal there is for investors since again, they have options to invest in less restrictive (i.e. lower risk) markets.

49	Look at exempting some housing from certain land use reviews (design reviews, adjustments, conditional use perhaps).	2/28/2023 5:25 PM
50	Culture change within the city to focus on both market production that unlocks IH units as well as direct affordable housing production	2/28/2023 4:54 PM
51	State commercial building code egress, stair, and sound protection requirements.	2/28/2023 3:00 PM
52	Take some revenue from sporting venues	2/28/2023 2:38 PM
53	Office conversion to housing standards are too strict	2/28/2023 1:22 PM
54	Encourage multifamily development in prime areas where it was traditionally not allowed such as Eastmoreland, Irvington. Laurelhurst - and not along the busy arterial streets but tucked into the residential neighborhoods	2/28/2023 1:15 PM
55	Consider reducing the type of reviews from type 3 to type 2 to expedite review process and limit number of cases going through design review commission	2/28/2023 9:55 AM
56	1. If BDS received some tax funding, we could lower our fees to attract more applications. 2. Alternatively, there could be a fast lane for applicant who could pay more, therefore giving us enough planners that we can get through all of these regulations faster. -AND that payment could partially go straight into PHB, so they can build affordable housing. 3. Almost all of my applicants who need to meet Inclusionary Housing, do so by paying a fee-in-lieu. Like our tree Parks Bureau planting and cutting fines, planners analyze, and exact these fees for other bureaus for PHB. Can some of that money be used to hire more planners? We spend a lot of time getting fees for other bureaus, should BDS get a cut of that for our work in providing that service for them? 5. Providing much better incentives for 2 and especially 3 bedroom apartments or more. 95% of the apartment buildings I review either have all studios and one bedrooms (350 to 550 sf too). I almost never see 3-bedroom units. Developers only seem to want to build for the young or the childless. All they really care about is profit, not helping to increase housing production. So, incentivize 3 bedroom and especially PHB approved	2/28/2023 9:34 AM

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inclusionary housing with 3 or more bedroom apts. My own hairstylist lives in Portland and her and her 3 kids share a 1 bedroom apartment 50% of the time. As a city we should be ashamed of that. Give applicants who build at least 50% 3 bedroom units, and 25% 2 bdrm unit either a fast track or use part of the fees generated from another fast track program to developers want expedited permits. 6. The hard part about our development review and the way that it works in most other cities make Portland look like we are the worst and drag our feet on review times. What developers won't tell you, is they could go to Tualatin or Beaverton, and a new apartment building would have to undergo a land use decision before they ever got to the permit stage! If you compare use to THAT ACTUAL timeline, I think we are in line with the suburbs. No one else, but Portland, reviews the building permit simultaneously with the site plan review. In other jurisdictions, you have a land use review where you discuss preliminary grading, site plan, tree cutting, lights, parking, bike parking, design of the building (even in the equivalent (non D-overlay zones)), you name it. That gets approved and THEN you file for your building permit. Developers leave that chapter out when they talk about other jurisdictions. Perhaps we should have development review land use applications too, so we can compare ourselves to the jurisdictions around us more fairly? 7. Finally, I have worked in a few jurisdictions in Planning in my career. I have never work in a Division (LUS) where we are always running at a break neck pace and can't keep up! I have never had such a heavy work load as I did in other Portland area jurisdictions. It makes us work off the clock, it contributes to health problems. If BDS could charge like PBOT and BES charges (they charge much higher rates than BDS does to make our fees look huge). They sometimes get paid 2 or 3 times what we do for a 1/4 of the work. PBOT and BES have different revenue streams, we don't. Why? 8. Ok, now finally, everytime BPS bring City Council a package BDS need to orally testify how much longer these regs will take to review, how much more fees will go up, and how many more people will need to be hired. There has not been the courage by BDS to face this on a political stage. When Better Housing By Design went through there was little to no discussion about timelines and money. My co-workers say it take 3x the amount of time to review an apartment building now. Thanks for listening.

57	Reducing permitting fees and SDC fees would do the most good to increase housing production.	2/28/2023 9:26 AM
58	Inclusionary Zoning Requirements Streamlining Permitting Suspend or Eliminate SDC charges Any other regulation that drives project costs up	2/28/2023 8:01 AM
59	Promote 100% teleworking to broaden the housing pool areas employees can telework from and facilitate housing production in lower cost areas in the Portland metro area	2/28/2023 7:36 AM
60	Some projects need public-private partnership investments to keep the housing affordable. If projects are built without safe access to transit, shops and services by walking and biking then the residents will be dependent on motor vehicles (including service delivery and ride share vehicles) which is contrary to the city's livability and climate change goals.	2/27/2023 10:02 PM
61	We need more adaptive reuse! Lets convert existing buildings to housing. Stop incentivizing the demolition of older homes (i.e.- the bulk of our affordable housing) for du- tri- quadplexes that are MORE EXPENSIVE than the existing home. What good are more units if no one can afford them?	2/27/2023 8:32 PM
62	if regulations are possibly being suspended or reduced, we should not continue to be adopting additional regulations for that timeframe unless it's a response to a state requirement	2/27/2023 4:28 PM
63	Reduce or elimiante permit, SDC, LTIC and tree mitigation fees for all for sale housing, whether town home, condo or single family, sold under \$550k. SDC, LTIC and tree mitigation fee waivers offered on homes sold to qualifying buyers for less than \$455k are excellent programs but these waivers should be expanded to include other permit fees that are not presently waiveable. 2nd, eliminate erroneous PROW improvement requirements. 3rd, hire sufficient building inspectors to guarantee next day inspections. Having to wait 4 to 5 days to get an inspection is unacceptable. 4th, permit the scheuldning of EC and RPZ inspection to be called in at the same time vs. requiring approval of 1 before the other can be called in. Finally and probably most importantly, attempt to create a culture that wants to partner w/ the development community to work in collaboration to build more housing. A team environment wherein we work together w/ the goal of more housing is going to create partnership which will hopefully trump the current relationship which is often adversial. Thank you for entertaining our feedback. Much appreciated.	2/27/2023 2:33 PM
64	Update the way we treat affordable townhouse developments. Right now, the way we are servicing those is resulting in confusion for inspectors, trades permits being pulled on incorrect	2/27/2023 12:22 PM

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addresses, Customer Project Managers are unable to track work online. This creates problems for the customer, and causes them to contact BDS and use up staff time on unnecessary time-consuming tasks.

65	No max density in all multi-dwelling zones; zero front setback with increased FAR for IH projects; no req outdoor/common areas if public park or public school with playground within 1,000ft; no on-site parking required; no on-site loading required w approved street loading; expedite developments containing 100% 2 + 3bed room IH projects meeting a min. number of units...	2/27/2023 12:20 PM
66	speed up permitting processes	2/27/2023 12:11 PM
67	Work in person so people can access services in a timely manner; change your culture to one of service rather than adversity; streamline all permitting processes	2/27/2023 12:08 PM
68	I understand the need for affordable housing, but these regulations were put in place for a reason. Who would benefit the most from suspending or modifying these regulations? Developers that are trying to make a profit off of the need for affordable housing? I don't think suspending/modifying development regulations will be beneficial in the long run. I also think it isn't just the cities responsibility to solve the housing crisis. This is definitely larger than the city scale. The states governments should be held accountable and provide solutions as well.	2/27/2023 11:43 AM
69	Honesty defining actual affordable housing and create specific process for development that meets true definition. Bulk of housing production is not geared toward homeless.	2/27/2023 11:30 AM
70	Removal or reduction of inclusionary housing requirements.	2/27/2023 11:13 AM
71	Limit design review since it is subjective.	2/27/2023 10:45 AM
72	Increase housing budget and increase employees. Prioritize and reduce review time-lines. Building Affordable housing, provide minority and low-income housing assistance programs. Architectural aesthetics and Earthquake structurally sound buildings and or housings.	2/27/2023 10:44 AM
73	Get rid of LTIC (Local Transportation Infrastructure Charge)	2/27/2023 10:35 AM
74	Design review process is cumbersome and subjective and ultimately ineffective, permit review process is a miasma of overlapping agendas, and petty requirements. The entire process is hopelessly clogged... a crisis of too many good ideas and nobody setting a clear path of priorities. The city has completely lost the cooperative problem solving nature of 10-15 years ago that other jurisdictions still maintain. I won't take projects in this city anymore and many of my clients won't either.	2/27/2023 10:35 AM
75	Thoughtful density where appropriate and can be done efficiently at scale.	2/27/2023 10:31 AM
76	Streamline processes using technology, instead of in person meetings use video conferencing. Use drones, smart phones and iPads as part of streamlining the inspection process. Set up backups that automatically switch from a primary contact to a backup contact in case the primary contact with the City is out of the office sick or on vacation and have a backup to the backup as well. This way the work smoothly flows and doesn't bottleneck waiting for a response to an email or a voicemail.	2/27/2023 10:27 AM
77	Developers should not be able to "engineer out" affordable housing from their proposed developments of mixed income housing projects. There is also the need to look at policies to keep people in their existing affordable housing; property owners of affordable housing should not be able to increase rents so as to make tenants living situation untenable.	2/27/2023 10:25 AM
78	Re-examine LTIC and when ROW improvements are triggered (review 17.88.020)	2/27/2023 10:19 AM
79	Less costly and timely EA/pre-app procedures. Provide some timeframe and assurance on EA note responses, not the giant caveats from all the bureaus. On certain projects, I've started to advise clients to avoid the EA as they are too expensive and not binding and just submit for permit (which can be a cheaper option) with incomplete information to be vested. The process takes so long at you'll be in the system. It took me 6 weeks from an EA to get notes (notes that are very often contradicted). This is not what you want the system to be. But for the small housing developers I've worked for; the timing, uncertainty and fees are still what is really slowing down and killing projects. Parks SDCs & upgraded infrastructure costs are literally pausing projects when money got more expensive to borrow. The 30% bonding costs for the 30/60/90 is a stumbling block to get in months before the permit is issued.	2/27/2023 10:17 AM

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80	Incentivize office space conversions in the downtown core to become housing with cost reduction or SDC deferment or other options.	2/27/2023 10:16 AM
81	An emergency housing building code that is less stringent than standard building code. This could allow for the repurposing of existing large structures such as warehouses and parking garages to house people experiencing homelessness. If you want to see an explosion in decent quality dispersed units, make it very easy and cheap for Portlanders to convert garages to ADUs or make a standard format ADU plan from a shipping container to ease the approval process for laypeople unfamiliar with BDS processes.	2/27/2023 10:11 AM
82	Speed of review	2/27/2023 10:10 AM
83	Contracting with private developers to build the projects and assigning a permit lead to coordinate and expedite the permitting process within the misc. bureaus.	2/27/2023 10:07 AM
84	1. Waive permit and SDC fees in targeted areas where the housing production can be accomplished in short order or where the project includes a mix of affordable and market rate residences at thresholds that achieve the production goals. 2. The zoning modifications to allow more building types in what were traditional single family zones is appreciated but the added regulations make the process arduous and should have higher density thresholds to support the production goals. Waiting to see if the regulations produce the desired effect before taking another steps seems misaligned given the housing concerns.	2/27/2023 9:37 AM
85	Prioritize affordable housing through all phases of the project instead of making it impossible for projects to move forward	2/27/2023 7:42 AM
86	Land grab requirements! Stop requiring property to be "given" to the city in order to develop. 210 units on hold because the city wants 7000sf!	2/27/2023 6:11 AM
87	On the list above, parking impact analysis and façade articulation requirements should be easy ones to cut; we shouldn't be prioritizing parking at the expense of homes and it's not clear that façade articulation per se consistently results in better design. Relaxing floor area ratio requirements might have more impact. Reducing system development charges—especially for parks—might also make sense.	2/26/2023 10:35 PM
88	Update zoning laws to ensure that affordable housing production happens in areas that have established greenspace, walkable libraries and other public spaces, and neighborhood businesses, ie., that affordable housing is built where there are neighborhood amenities for connecting with others and being healthy. Build taller and denser, consider pairing regulations about car ownership with planning designs that provide access to life's amenities along effective public transportation routes. Maximize requirements for insulation and energy efficient heating and cooling in new multifamily housing construction. Ensure it is safe to install window AC units and/ or consider mandating ductless heat pumps in new units. As buildings get taller, urban heat impacts increase, so plan to minimize electric bills for residents by installing the best insulation from the get-go.	2/26/2023 7:56 PM
89	Unfortunately 5 changes are likely not going to be enough for us to meet the current housing goal. There are going to need to be a multitude of accommodations made to deliver that many units in the amount of time needed. I believe if we studied the amount of available land and the number of units that could be developed on that land, we are going to fall short. We need to find ways for the conversion projects to work, and to allow for demolition and rebuild efforts to make financial sense.	2/26/2023 3:08 PM
90	less red tape and i'm a liberal. really - it's onerous. measure the perceived benefit vs the known benefit of achieving housing. also take a look at the results so far, a bad design isn't fixed with prescriptive rules.	2/26/2023 2:38 PM
91	Facilitate long-term land leases on both City-owned parcels and with other large land holding organizations in the City.	2/26/2023 12:45 PM
92	I think the emphasis should be on meeting the actual needs: With the huge amount of construction and the decrease in population do we actually need MORE housing? or is the actual need more AFFORDABLE housing? If the actual shortcoming is AFFORDABLE housing focus on that rather than making concessions that help developers build more housing in general. Even if all new housing must include a small percentage of "affordable" housing that means a larger percentage is not necessarily "affordable." I think the wrong questions are being asked.	2/26/2023 11:26 AM

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93	Include a requirement that 50% of all multi-family units must be low or medium income housing units no matter how many units are being constructed. It does not help to build more housing if it is unaffordable to the people who need it most.	2/26/2023 10:46 AM
94	Get rid of SDC fees	2/25/2023 7:00 PM
95	Shorter permit review timelines. Delays in permitting add significant cost to projects.	2/25/2023 4:10 PM
96	Leave old buildings alone! Extend property tax relief or other help to low-income and elderly homeowners. Build tiny houses on city land for homeless and near-homeless people, instead of letting developers building more ugly ant-hill apartments that no one can afford, or foolishly spending millions of city dollars to put up tent cities. Get Zombie houses (owned by mortgage companies or the city) back into use by helping poor and homeless people remodel and regenerate those homes. (You can vet people and help them apply for a family home or a room-mate home situation). Groups like Habitat for Humanity can be consulted to help with these projects. DO NOT LET DEVELOPERS RUIN PORTLAND ANY MORE THAN THEY ALREADY HAVE!	2/25/2023 11:39 AM
97	I work in many jurisdictions, and city staff in Portland are more hostile towards housing development than any other city I've worked in. It is a culture of city staff going for the easy no rather than thinking about how to best achieve the cities housing aims. The link between the difficulty of building housing in this city, the high cost of housing, and the rise of homelessness is crystal clear. Yet, city staff in BDS, BPS, and PBOT in their day to day interactions with applicants have no sense of urgency about solving our housing shortages. The problem isn't just ranking the top five impediments to increasing housing production, it is the morass of ever changing, conflicting, and confusing rules in this city that make it so difficult to navigate the system that regulates housing production in this city. In our most recent project, we spent substantially on land use lawyers who spent time educating city staff on rules that they implemented but didn't actually understand.	2/24/2023 10:43 PM
98	Maximum review time 60 days for all housing projects; if review time exceeds 60 days, fees collected get cut by 50% for each additional day of review time.	2/24/2023 5:58 PM
99	Regulations are a minor step, not a big impact other than Inclusionary housing provisions. SDC's also big impact. These cost real money. I talk with a lot of developers and in urban center the perception of Portland on outside funding sources (homelessness, crime, political apathy in being aggressive to deal with it) are causing people to not fund housing projects locally).	2/24/2023 5:02 PM
100	A combination of state legislation and city/regional policies have the City on the right track with housing production. I think things are improving, even if it will likely take some time to be fully realized. The City should prioritize the customer service experience for applicants so that permitting is as smooth and predictable as possible. The City should also prioritize transparency with the general public to retain their trust. If the City is successful at those things, I think it will lead to a productive process for all involved.	2/24/2023 4:33 PM
101	increase the requirement for percentage of affordable units to house people experiencing houselessness; stop providing public funds to for profit developers that will put in a development to benefit people who have choice in where they live based on their income.	2/24/2023 4:16 PM
102	Provide certainty in permit review timelines. Commit to a 60-day turnaround period after which SDCs are reduced so that private development interests can make grounded business decisions that can be relied on.	2/24/2023 3:26 PM
103	Strongly consider how existing buildings can be re-purposed efficiently to support housing requirements via natural progression. Understand that new market rate housing can contribute to the roll-over of more affordable housing. There are well more than 5 priority items that need to be considered excepting in order to make projects more financially viable.	2/24/2023 2:55 PM
104	1. Reduce time to financial close for affordable housing projects. Coordinate endorsement of projects, funding awards, and first-in/last-in financing, align programs and projects. 2. Secure proportional funding share based on population needs. Subsidy levels by jurisdiction and proportional allocation by program type based on need, including and in addition to proportional set-aside to metro area with a direct allocation to Portland via Metro 3. Streamline local, regional, and state funding sources. Joint solicitations with shared timing, selection criteria, and local fund preferences in addition to proportional set-aside.	2/24/2023 2:07 PM
105	inclusionary housing requirements committing to a strict 120-ish-day clock for full permit	2/24/2023 2:00 PM

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review and jettisoning whatever regulations are required in order to prioritize reasonable review times.

106	There has to be a more integrated process with PBOT and the public ROW development. Not saying requirements need to be reduced but it is difficult to align the process between on-site and off-site work.	2/24/2023 1:36 PM
107	Adopt an approach to code interpretation that would speed permit approval. Staff is overly cautious about exercising discretion in gray areas and takes an excessive amount of time to make decisions.	2/24/2023 12:28 PM
108	free easy assistance to homeowners who aren't developers attempting to create deeply affordable middle housing from their single dwelling; increase access to property tax abatement for homeowners who create affordable (60% AMI) owner occupied middle housing on plots that are currently single dwellings and commit to 99 year commitments to affordable access and do the same for apartments; create and make accessible for free or reduced price gold or platinum grade proven effective building designs for middle housing and infill housing for homeowners converting single dwellings to deeply affordable (80% AMI) rental units and affordable (60% AMI) owner occupied; incentivise lenders to offer financial packages that allow for homeowners to develop single dwellings into middle housing that can be priced affordably; incentive neighbors who live within 1/4 mile of major transit lines to work together to turn their adjacent single dwellings into owner occupied middle housing; survey or interview homeowners living within 1/4 mile of major transit lines asking what is holding them back from remaining resident's on their property in the long run while also maximizing the property's development potential--what hurdles or challenges besides "I want to live in a non-attached dwelling" are they facing? What would motivate them to increase housing while ultimately getting to "stay in place" in the long run, if staying in place is a priority.	2/24/2023 11:35 AM
109	Coordination amongst departments to ensure permits are expedited and process is transparent. Work to reduce fees and eliminate red tape to make it easier to develop housing.	2/24/2023 11:04 AM
110	First, rezone "spot-zoned" corridors, like Hawthorne or Belmont with alternating CM2 and RM2, to the one zone that allows the highest residential density (CM2 in this case, which allows much more FAR than RM2). Then, rezone the area between corridors, in high-resource areas, like everything west of SE/NE 52nd, to RM3 so that more folks can live in such areas. Do this here and in other areas that are not at risk of gentrification or displacement, but are not precisely ON corridors, but off a bit to quieter, less polluted areas.	2/24/2023 10:06 AM
111	Reduce permitting timeline. Eliminate design review.	2/24/2023 9:52 AM
112	Recalculate SDCs and/or exemptions (not just ADUs) to encourage smaller scale middle housing or small multi-dwelling developments. Regulatory issues are not a problem because of one standard, but rather the intersection of an increasingly complex set of codes (zoning, building, stormwater, transportation, etc). Some programs or benefits shouldn't be turned into regulations but should be incentivized in other ways.	2/24/2023 9:26 AM
113	Answer the phone. Permit fees are way too high. Get rid of design review. Covid is over... open the doors to your office. Have all your plan reviewers stop being so picky and more helpful to get a permit, honestly I feel they are just making getting a permit take so long for their own job security. Start helping the people trying to follow the codes and laws and stop pandering to the people breaking the codes and laws. For example I had a housing project stopped in it's tracks due to excessive regulations and fees but pitch a tent on the sidewalk and live there is no problem. Really?	2/24/2023 9:04 AM
114	Repeal the maximum per unit subsidy and reduce reliance on and preference for leverage of other subsidy sources. The more funding sources a project must access - the longer it takes to achieve readiness to proceed and the higher the soft costs	2/24/2023 6:40 AM
115	I don't really know how to answer this. It seems like the city needs a culture change when it comes to housing development. It has become such a laborious process for developers (both for and non-profit) to work within your system and all your commingled bureaus that housing production grinds to a snails pace. It's become too costly for a developer to bring projects forward in Portland with all of the varying requirements that need to be met for design, open space, infrastructure, ROW improvements, articulation, and on and on and it's simply too risky. There isn't enough support of the developers trying to help solve the housing crisis—you're driving us all away. Be advocates of what we are trying to accomplish by publicly supporting our efforts.	2/24/2023 6:12 AM

Survey on Multi-Dwelling & Middle-Housing Regulations

116	Provide more visiting parking , and dog parks and trails	2/23/2023 11:48 PM
117	Incentives to increase community housing, coops	2/23/2023 8:35 PM
118	Allow more variants to size in R5, R7, and R10 residential units with larger than normal sizes to subdivide. For Example, a single-family lot with a zoning R7 that has 8000 SF lot should be allowed to subdivide into 2 smaller lots.	2/23/2023 7:32 PM
119	The City needs to set a clear goal of units needed at all levels of affordability, and evaluate any new policy proposal against the potential impacts to achieving that goal. Most things on the list in the first question are nice to have -- but the focus should be on livability, access, ability to create projects quickly and safely. Regulations do no good if the result is less housing and less affordability. affordable/abundant.	2/23/2023 7:01 PM
120	The City needs to set a clear goal of units needed at all levels of affordability, and evaluate any new policy proposal against the potential impacts to achieving that goal. Most things on the list in the first question are nice to have -- but no one is asking the question of whether they are must-haves, if it means housing is less affordable/abundant.	2/23/2023 6:42 PM
121	Revisit your landlord tenant laws, you are pushing all of the smaller landlords out of portland. The landlords that actually have relationships w their tenants and our city no longer want to own real estate in Portland.	2/23/2023 6:36 PM
122	The middle housing land division process is a good study in how land divisions in general can be sped up. The process of reviewing building permits concurrently with platting process seems to be going well, and could be transferred to regular (not MHLD) processes. In regular land division processes, application for building permit should be allowed after preliminary plan approval, not at final plat approval.	2/23/2023 6:17 PM
123	Streamline the permitting and inspection process. Reduce fees for women and minority housing developers. Allocate 50% of all housing projects to women, lgbt, minorities.	2/23/2023 5:45 PM
124	incentivizing development, property tax abetment, leverage federal funding,	2/23/2023 5:19 PM
125	Limit the size/number of SFH's built or reduce fees for MFH's. Or find some other way to make it more attractive to build Multi-family units. It's pretty ridiculous to see a 5,000 sq foot house built on a corner lot in the middle of a housing crisis when a six-plex with the same footprint could be built nearly as easily.	2/23/2023 5:12 PM
126	The Zoning Code has been overloaded with regulations (bike parking, tree preservation, inclusionary housing, transportation demand management, etc) that are better regulated by experts in other bureaus. By putting the regulations in the Zoning Code, there is a lack of flexibility and discretion applying the regulations and they are not being implemented by the staff with the most knowledge and experience about the policies they are supporting. City Council looking at projects in isolation (bike parking, tree preservation fees, EV charging, etc.) fails to account for the cumulative cost impact of regulation. Our current system of government lacks central accountability for things like infrastructure requirements and SDC charges. The accountability is further disrupted when policies from other bureaus or the state are implemented through the Zoning Code. Aside from tree preservation fees, zoning regulations on their own are not the big ticket items for increasing housing production even if they incrementally increase costs. It is not responsible to promote this idea just because there is local control of most zoning regulations.	2/23/2023 4:45 PM
127	Speed up the review process. Every interaction with the city in each step of the process takes about 2 weeks minimum. The permitting process is overly complicated, especially in comparison to all of the other jurisdictions in the Metro area. Every developer and contractor I work with trys to avoid working in the Portland jurisdiction. When I'm going through the permit process I find it overly bureaucratic. Everytime I need to respond to a plan check process it takes a minimum of two weeks to get a response form every bureau involved. And it takes about two weeks to get an application reviewed and approved for intake at the beginning and about two weeks to get through the pre-issuance review. It's absurd that it takes as long as it does. I've been working with the Portland permitting process since the mid 1980s and the last 10 years have seen a huge growth of the lengthening of the process and unnecessary bureaucracy. It's a painful and expensive process for owners, developers, architects and contractors.	2/23/2023 4:37 PM
128	remove bike alcove requirements from in unit requirements and only require hanging clear space.	2/23/2023 4:25 PM

Survey on Multi-Dwelling & Middle-Housing Regulations

129	Portland should not change to increase housing production	2/23/2023 4:24 PM
130	The city should consider moving away from a car-centered city model. Building apartment communities that are connected via walking/biking paths and that incorporate nature spaces and important community infrastructure (think college campuses) would create space for much more vibrant and healthy neighborhoods.	2/23/2023 4:22 PM
131	The Transportation Demand Management exemption for affordable housing projects has expired, which has added cost to AH projects. Reconsidering the exemption would be helpful. While SDC fees are waived, fees from other bureaus, like Public Works, can add high cost to projects.	2/23/2023 4:15 PM
132	Design review is really great in concept but can be a big hindrance to schedule and cost. For instance, a project should not have its schedule delayed because one design reviewer won't approve a project because a canopy over a service door isn't big enough, the right material, etc etc. Circumstances like this have occurred and they force the owner to spend more money on aspects of a project that are relatively inconsequential on any project and absorb funds from other aspects of a project that can be more beneficial to those that it is housing. Design review does enhance the urban fabric, but should not have so much power over all scales of the project. Lastly, the process of DAR/LUR is so onerous it literally adds months to the schedule of any project, both in the time that the design team needs to prepare for meetings/application submittals and in the time it takes for a project to go through the review process. This is a great example of a well-intended bureaucratic process that may actually hinder more than it benefits those that it is meant to serve, and adds many tens of thousands of dollars in time spent to meet its requirements.	2/23/2023 4:15 PM
133	Select & prioritize abandoned lots and properties esp in underserved neighborhoods for development (squeezing large properties onto tiny lots in overserved areas creates time consuming pushback and doesn't maximize available space), require fewer essays about DEI philosophies & partner mandates that delay the process, increase outreach about open bids, and use clear bid language (the state is terrible about this).	2/23/2023 4:03 PM
134	Reduce one year permit time. Require City employees to work from city offices. Remove the social engineering from contracting. City of portland is past political correctness and is bordering on a socialist state. The cost of developing and building is astronomical in portland. The additional costs of using underutilized businesses is costing the tax payers a premium of 25% or more per project. The taxpayers would stone city hall if they knew the premium they were paying for the bond and LIHTC projects. Being in the business and seeing the extra costs makes it difficult to do the work. Knowing we could build 30% more units if the contracting rules were changed. Some day willamette week might get a hold of the back story. City hall should be ready.	2/23/2023 4:00 PM
135	Don't force tenants to pay for sq ft that they don't want or need. Common space out door space indoor space. Making a tenant pay for 1,200 sq ft for a 500 sq ft apt. Portland tenant can not afford it the ones that want and can afford it the people will build it. Have the city take advantage of the liability the professional consultants provide. You have 4 engineers, architect, builder are putting up thier licenses professional liability. There is already Oregon and international standards why does the city want to hold up projects because there employees want to be right. You have to have predictable time frames for people to invest capital. You are creating to much risk for local investors let alone out of state or capital markets to participate. You are competing against the world for resources why should they take on development here? Development is the riskiest asset to raise capital for especially now and times to come you are creating more risk in already risky asset. You should a fur program for multi family 30 day approval for fast track infill.	2/23/2023 3:48 PM
136	Density bonuses, prioritize underdeveloped properties, incentives for families and family housing. Focus on streamlining good housing projects. MINIMIZE the construction of SMALL studio apartments. Require a large percentage of 1 or 2 bedroom units.	2/23/2023 3:35 PM
137	Faster permit review timelines.	2/23/2023 3:33 PM
138	Streamline permitting process and reduce the cost of permitting. Incentivize converting spaces into Adu's	2/23/2023 3:33 PM
139	Focus retail/storefront requirements on active retail streets, find other creative ways to activate ground floor without killing proformas by retail & first floor height requirements for streets that retail does not have a market.	2/23/2023 3:28 PM

Survey on Multi-Dwelling & Middle-Housing Regulations

140	construction excise tax, CAT Tax and commercial income taxes.	2/23/2023 3:17 PM
141	The bike alcove requirement to have physical walls on three sides in units is counterproductive and makes units less flexible and livable. "Alcove" does not have a definition in the zoning code so these wing wall requirements are not technically enforceable and is just an opinion of a few planners that wreak havoc on affordable housing unit designs - this is counterproductive and unnecessary. Also, minimum unit sizes should include bike alcove and circulation areas if we want to maximize housing options and efficiency. Finally, duplexes should be allowed to be as large as triplexes, quads or 6-plexes in Residential Infill Project updates if the number of bedrooms are equivalent. The goal is to house as many people as possible within livable zoning requirements, and duplexes allow for less expensive residential building code to be used so focus on the number of bedrooms yielded rather than the sf of units. A large duplex can be better for Portland overall than a tiny triplex if it has more bedrooms.	2/23/2023 3:16 PM
142	Remove all the social impact overlays to speed up and reduce costs. Let us build housing as quickly and efficiently as possible. Ie MWESB, COBID, etc. stop paying a 30-35% premium using taxpayer dollars. As the second highest taxed City in America - you all need to live within your means and use the budgets to best serve the City - since you are pricing us out of town.	2/23/2023 3:13 PM
143	Provide additional property tax incentives for affordable/workforce housing. Every other jurisdiction provides a MFTE exemption with affordable housing requirements.	2/23/2023 3:12 PM
144	How about work with the county to provide incentives to landlords to get folks off the street. There are tons of buildings sitting empty. What about retrofitting those?	2/23/2023 3:11 PM
145	Please work with the Bureau of Transportation around increases in costs for housing based on requirements for transportation infrastructure. Housing is already infrastructure. Some of these costs are sinking our ability to build.	2/23/2023 3:10 PM
146	City of portland staffing and regulation requirements	2/23/2023 2:41 PM
147	SDC fees are insanely high (esp. parks and water), and the costs of upgrading public infrastructure can be a major hurdle. Figuring out those can either get paid for over time, or paid for by the city would be big. "You build the building, we'll fix the sidewalk that we needed to fix anyway". "You fund the housing, we'll pay for the street trees that are needed..." etc.	2/23/2023 2:40 PM
148	The city needs to put money into redeveloping existing empty buildings and give developers incentives to do that rather than gut all necessary regulations that ensure environmental justice for all Portlanders.	2/23/2023 2:36 PM
149	Subjective design guidelines	2/23/2023 2:35 PM
150	The Inclusionary Housing requirements as currently written are impacting feasibility of projects. The city should consider either a temporary forbearance or meaningful changes such as extending the full property tax exemption on the residential portion of the building to be a city-wide incentive.	2/23/2023 2:31 PM
151	Replace SDCs and building permit fees by bonding against future increased property tax collections from new development.	2/23/2023 2:28 PM
152	Do not allow any second, third, or fourth chances for plans reviewers to add new checklist items for proposals already scrutinized and reviewed. Create an organized process for dealing with contradicting requirements from different bureaus. Streamline utility coordination with PGE and Pacific Power to provide more predictability and accountability from our monopolized private utility companies.	2/23/2023 2:28 PM
153	The largest cost drivers we see that the City of Portland could control in order are: 1. Amount of Inclusionary Housing req'd 2. SDC fees (typically are around \$20k per apartment) 3. Design Review. The preparation for DARs and DR Hearings and the submission requirements typically is \$200k +/- on a large project and tends to add 2-3 months overall to a project. 2-3 months of time equals a lot more money than the \$200k for the process. 4. Building permit review times used to be around 20 weeks and is now rarely less than 26 weeks and can be longer.	2/23/2023 2:20 PM
154	Streamlining permit review processes. Ideally they would overlap the design phases more. Time limits on complete reviews and limits on review cycles for non-life-safety bureaus.	2/23/2023 2:09 PM
155	Permitting process	2/23/2023 1:53 PM

Survey on Multi-Dwelling & Middle-Housing Regulations

156	Rethinking Inclusionary Zoning tax abatement for central city projects. The current program has led to minimal construction of affordable units and has dramatically decreased the financial feasibility of market-rate projects. Full-building tax abatements would a long way to off-setting the loss of value to market-rate buildings. If no changes are made, even fewer housing projects will be able to get financed/built.	2/23/2023 1:46 PM
157	Streamline the process	2/23/2023 1:28 PM
158	Significantly reduce building permit timeline/process including public works. Temporary moratorium on IH requirements. Extend MULTE tax abatement for IH beyond Central City; reduce fee in-lieu option for IH; reduce or provide transparency on SDC uses. Reduce street rental/closure fees. Stop adding new requirements so frequently (EV charging, expanded bike parking, bird glass, eco-roof, etc.)	2/23/2023 1:17 PM
159	Focus BDS on Fire/Life/Safety. Don't worry about design! Developers and architects inherently want to build high-quality projects. Let them!!! Get out of the way of design, and developers will overbuild our market, solving the shortage, and they will be forced to build high quality by the residents in order to attract tenants in a tenant friendly environment.	2/23/2023 1:01 PM
160	Inclusionary housing. Either suspend the program for a period of time (not preferred) or simply become much less restrictive with the reasonable equivalency standards and off site options.	2/23/2023 12:55 PM
161	Portland has small lots so simplifying lot consolidation and making it not subject to the land use appeal process.	2/23/2023 12:32 PM
162	A focus on infill sites and adaptive re-use. Expanding the urban growth boundary is environmentally depressing.	2/23/2023 12:28 PM
163	Streamline permit process - more concurrent reviews	2/23/2023 12:01 PM
164	The current mindset that more zoning rules will increase housing production is perhaps misguided. More rules equals more barriers, and even the best-intentioned rules have loopholes, unintended consequences, and unforeseen incentives. Complicated rules privilege those who have the resources, legacy experience, and insider knowledge to manage them. Or consider adopting technology like UrbanForm which aims to provide accessibility to more people.	2/23/2023 11:51 AM
165	Please consider additional FAR across all areas of Portland's Central City to encourage additional housing production without entitlement risks of acquiring FAR	2/23/2023 11:07 AM
166	Guaranteed permit and public works permit review timelines for more predictability; freezing fee increases for 23-24; comprehensive reevaluation of Inclusionary Housing policy; create flexibility for height limited is CM zones for additional units, not just affordable units; culture shift in understanding that developing housing at all levels is important; implement Vertical Housing Tax Zones - Oregon already has enabling legislation	2/23/2023 11:04 AM
167	Eliminate (and replace with the old MULTE program) or overhaul inclusionary zoning requirements to focus on production of total units (eliminate reasonable equivalency and set a basic standard for affordable units; make off-site options feasible and attractive; reduce % and AMI requirements for all options; align tax exemption period with affordability period - or several other options the development community has called for time and again); eliminate non-conforming upgrade requirements for any project creating new units; eliminate CET on housing projects; eliminate parks SDCs; consider increases in costs during design review and limit overall design cost increases to a certain amount per unit (which could be area-specific), with all other requirements waived (for example, if bird glass costs 10k/per unit, City needs to decide if that is more important than the incremental cost to meet other design requirements or be up front about the added cost these design features add to housing); utilize Prosper Portland to create economic development incentives for building housing in Portland	2/23/2023 11:01 AM
168	The length of permit times has added considerable costs (both in permit response time required by the arch. and construction costs during the yr+ it is taking to get through design review / permit). The city also keeps increasing all costs and continues to demand design review items on downtown buildings that do not support the safety/privacy/or livability of for people housing units downtown. First floor active space is not being used, because it is not safe, why are we continuing to require for those spaces to just site empty. Forcing developers to reconstruct entire sidewalk areas to revised standards is also not a reasonable cost burden to place on smaller residential projects. Isn't that what transportation SDC fees should be used for.	2/23/2023 10:59 AM

Survey on Multi-Dwelling & Middle-Housing Regulations

169	Streamlining processes and all charges for affordable housing development ASAP	2/23/2023 10:45 AM
170	The actual permitting needs to be shorter. A lot shorter - 2 months to be exact. That is the SINGLE biggest barrier to housing production, the length of permitting.	2/23/2023 10:29 AM
171	Right now there are 12 departments, reporting to at least 3 commissioners and no Portland City Manager that oversees it all, bottom line it's a monumental mess and time consuming process, which we can't afford to wait 1 year to to through design review, land-use and get a permit. Reduce the number of departments, put under one commissioner and or hire a City Manager to oversee it.	2/23/2023 10:28 AM
172	From my perspective, a big barrier to getting affordable housing built is the funding approvals - only having two funding cycles per year is a challenge. I realize that's not City of Portland, but perhaps the City can push the State on modifying some of those barriers.	2/23/2023 10:15 AM
173	-Design Review process (often adds significant costs) -Permit timeline -Lack of bureau/agency intercommunication related to development projects	2/23/2023 10:10 AM
174	Portland needs to dramatically speed up the process for entitlements and permits. Right now this takes ~18 months and this is a huge cost and barrier to the production of housing.	2/23/2023 9:43 AM
175	1) Hold design teams responsible for the quality of there work instead of partial or inaccurate permit submittal packages. 2) Improve plan review process to not waste everyone's time (City reviewers and design team) when incomplete or partial responses are submitted in response to comments. They should be complete. Have this as a minimum standard in the review process.	2/23/2023 9:40 AM
176	The City should consider the housing continuum. We are so concerned with taking care of the homeless and building structures to house them instead of looking at our current housing situation wholistically. If we have more affordable single family housing, then those who are renting have an option to purchase a home and build community. If we free up some of the resources, to build affordable single family homes, the rental market will open up for additional renters and the low income rentals can be used for the homeless. We have to look at things in totality instead of one individual item at a time.	2/23/2023 9:31 AM
177	Improve ability for clients to obtain information from the city on permitting timeline and requirements.	2/23/2023 9:30 AM
178	Permit review times are ridiculously slow. Professionals have stamped and are responsible for the design, calculations, etc. of the drawings. The double review is a waste of time and a duplication of effort that delays important housing projects from being delivered to the community. We (City of Portland) need to get out of our own way. I had a Design Review board member ask for a water feature in front of our affordable housing project - not a priority for anyone other than the Design Review Board (also not sustainable or achievable in terms of cost).	2/23/2023 9:11 AM
179	Eliminate height and density requirements and work with TriMet and the state to fix our transit system. It has to be more than a commuter system. Make this a real city.	2/23/2023 9:06 AM
180	Faster permitting response timelines. Too often that one or two reviewers are materially delaying the overall project schedule. This is not acceptable. If a reviewer can't meet a timeline than the City should outsource that review to a third-party immediately to not cause delay.	2/23/2023 9:01 AM
181	The permitting timeline we are currently tracking for our clients is 9mo - 1yr. The reviewers standards are that of a peer reviewer rather than checking against standards. Worse than I've seen in any other jurisdiction locally or across the country. This is the HUGE delay for all housing projects.	2/23/2023 8:58 AM
182	Permit review timing deferred submittal review timing	2/23/2023 8:14 AM
183	Conversion of existing commercial spaces to residential.	2/23/2023 8:13 AM
184	Remove the city government from controlling private industry. The more regulations on housing, the hire the cost to live in the houses. that cost goes directly to the consumer. Higher rent. I see the list of options to choose from above. ?? do the citizens of Portland really need that much government control.	2/23/2023 8:02 AM
185	Giving revenue to soccer stadiums or bike lanes	2/23/2023 7:27 AM
186	Expedite permit review times. Re-zone for higher densities. Make available large, grassy, publicly-owned sites abutting transit for housing (after up-zoning first).	2/22/2023 11:52 PM

Survey on Multi-Dwelling & Middle-Housing Regulations

187	Mandatory land use approval and building permit review timelines. Can-do attitude from Bureau leadership to get projects moving.	2/22/2023 9:48 PM
188	Most small to mid sized (5-19) unit buildings are developed by small local developers, architects, and builders. We may believe wholeheartedly in the intentions of the FAIR housing rules and Inclusionary zoning, but the unintended market consequences have hurt the livability of the city for ordinary middle income renters. Income inequality is a systemic issue best addressed at a national and global scale. Placing the financial burden of housing low income residents on "developers" and "landlords" only displaces those costs onto other renters. It also drives small scale developers away. Pretty soon Portland may be left with only giant developers and landlords like Greystar and Millcreek. Please help us keep it (at least a little) weird and bring back "The City that Works" with more common sense policies and less misplaced idealism.	2/22/2023 9:13 PM
189	Inclusionary Housing policy. Faster review time for building permits. 12 months is NOT acceptable.	2/22/2023 8:12 PM
190	The culture (and some staff) of BDS and permitting functions across the city needs significant change. The tendency is to read the code as rigidly as possible and finding ways something can't be done instead of looking for ways to enable development to occur.	2/22/2023 6:45 PM
191	SDC Fees have kept a lot of developers out of Portland. The Riots, Drug Use, vandalism, crime, and homeless camps all over downtown, debris in parks and on sidewalks are keeping developers and banks away from downtown is what we've heard.	2/22/2023 6:40 PM
192	Portland FAIR ordinances and inclusionary housing are two of the largest impacts to development and operational cost models. Income inequity is a serious and systemic issue that needs to be seriously addressed (nationally). However, placing such a systemic societal burden on local developers and landlords has only driven up local development and operational costs, making investment in Portland less appealing, especially for smaller (higher risk) developers, which lowers inventory and ultimately increases market rents.	2/22/2023 6:35 PM
193	For whom are we increasing housing production? For working families with low wages or for the homeless on our streets? Many are houseless because new apartments aren't affordable, unless subsidized. How many Portlanders fall between the cracks of being able to afford a market rate apartment and subsidized housing? We know that other countries worldwide create large housing complexes by repeating a single design over and over again, to take advantage of economy of scale. Unless we change our addiction to elitist visual aesthetics, we won't solve the problem.	2/22/2023 5:41 PM
194	Incentivize all types of housing, not just focus on affordable housing. It's so expensive to build due to regulations and fees and lack of available land that the only housing that will pencil and allow payback in a reasonable timeframe is expensive housing.	2/22/2023 4:45 PM
195	allow outsourcing of planning and building permitting review, one-stop shop where a building is submitted once and can track review by different departments, change design review process for Gateway	2/22/2023 4:23 PM
196	Decrease power and weight of neighborhood associations; decrease permitting fees; put some urgency into the entire process.	2/22/2023 4:17 PM
197	1) Create a housing specific group of BDS permitting staff that only process housing projects. 2) Reduce check sheet turnaround times for BDS reviews.	2/22/2023 4:10 PM
198	Allow in all industrial zoning. There is a real problem with the folks at the desk thinking they need to fill out the checklists to do their jobs. Please free them from that. I spent 100k in sdc and permitting fees just to build 3 units and it took 1.5 years. How can I make rent affordable at that price? Not possible.	2/22/2023 3:55 PM
199	Review IG1 zoning - it seems like it should not preclude residential use.	2/22/2023 3:52 PM
200	Streamline and ensure collaboration among all departments involved in the review and approval of housing. Set outcome goals for housing production and be held accountable for meeting those goals.	2/22/2023 3:50 PM
201	Do NOT stop permit review process for ONE omission, error, or confusion on a set of plans. Checksheets are one of the biggest problem items I encounter when working with people trying to get through review and into issuance of permit.	2/22/2023 3:44 PM

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202	Design Review needs a complete overhaul.	2/22/2023 3:31 PM
203	Give grants for SDC exemptions rather than waivers as then we can take in basis and get tax credits (ie SDC = \$1MM, then LIHTC generates \$300k in add source) Look at MWESB participation using Washington certs and Federal certs or certifiable firms. Many established firms that are MWESB make too much to qualify should still meet intent. Just because you are successful should mean you do not meet criteria.	2/22/2023 3:31 PM
204	Incentivizing building conversion and development along major transit corridors such as 82nd Avenue	2/22/2023 3:26 PM
205	City leaders and technical staff aren't on the same page on policies. you say you want more housing and you want the private sector to build it but then staff slow down the review process and throw up red tape and slow the permit reviews down, way longer than it needs to be. We can permit the same apartment building in other cities like Hillsboro or Gresham in 6-8 weeks. The same exact building. The structural and building codes are the same. Speed it up.	2/22/2023 3:21 PM
206	Allow above grade parking. Going subgrade is cost prohibitive. Provide a better in lieu fee for IZ and purchase existing projects to keep affordable vs building new	2/22/2023 3:02 PM
207	The time to approval for permits	2/22/2023 2:46 PM
208	The city should look at developing projects on its own and not waiting until it is financially advantageous for developers.	2/22/2023 2:26 PM
209	Incentives for office to resi conversions. Reduction in inclusionary zoning requirements. Shorter timelines for entitlements and permit.	2/22/2023 2:15 PM
210	Elimination of single dwelling zoning in inner east side neighborhoods. Replace single dwelling zoning with multi-dwelling or mixed use zoning in areas that are located outside of centers and corridors.	2/22/2023 2:14 PM
211	Reduce or eliminate IH requirement	2/22/2023 2:05 PM
212	New construction permit review timelines.	2/22/2023 1:57 PM
213	The city should waive design review, inclusionary housing, and SDCs for all housing in the downtown core that gets a permit by 2026. We desperately need more housing to revitalize downtown and the city should pull every lever at its disposal to incentivize people to build it.	2/22/2023 1:53 PM
214	Better reaction time for applicants to main stream their projects	2/22/2023 1:43 PM
215	Breaks on SDC fees (cost can be prohibitive to a financially feasible project)	2/22/2023 1:39 PM
216	Reinstating the MULTE or some other tax abatement program that can positively incentivize new development of new supply of housing, whether market rate housing or middle-income (80%-120% AMI). Supply of housing at all affordability levels is and has been needed and currently, new supply of market rate units does not pencil which has the opportunity to generate the greater total number of units. Also, the timeline to get a building permit is very long and this adds cost and time which makes Portland a less desirable city to invest in projects, so increasing staffing to process more permit applications would be helpful to attract investment again.	2/22/2023 1:02 PM
217	cut the red tape non sense that is crippling permitting services. Simple permits that were only taking a week or less to go from application to issuance are taking 6 months or more. Housing production is not the issue, taking care of the city run parks, streets, sidewalks and undeveloped city owned property. This will create a higher demand for property and spark building to increase.	2/22/2023 12:38 PM
218	More friendly toward increased supply of units with out adding barriers to entry.	2/22/2023 12:33 PM
219	Get rid of the TDM program that costs projects \$\$\$\$\$ and does nothing	2/22/2023 12:27 PM
220	spending less money on policing and spending more money on affordable housing	2/22/2023 12:16 PM
221	Speed up the permitting process	2/22/2023 12:15 PM
222	in house education/training (use experienced to mentor new before they retire)	2/22/2023 12:14 PM
223	Making permitting process faster and clearer. Removing "unnecessary" code and once streamlined, stop adding more code	2/22/2023 12:13 PM

Survey on Multi-Dwelling & Middle-Housing Regulations

224	Permitting costs and delays, code conflicts between trees, utilities placement requirements, sidewalks, swales, lot coverage restrictions, parking.	2/22/2023 12:01 PM
225	Utilize streamlining. by utilizing technology (Zoom, Teams) to speed planning and inspection process.	2/22/2023 11:55 AM
226	To all those developers in █████ ear, █████. Give me some drawings exercising even the slightest modicum of professionalism, showing long-ago accepted industry standards of graphic conventions and document coordination. Till I see any good faith effort to provide any semblance of due diligence on the part of industry, this process is guaranteed to get longer. This survey is based on the patently false premise the delay and lack of housing stock persists due to a faulty or burdensome regulatory environment. Bird safety glazing? Really? Kids, we all know the score. This is all about making more money. And making it quicker. If you really wish to 'deregulate' or reduce what is perceived as burdensome regulatory steps, I would like to point your attention to jurisdictions, municipalities, and countries not really keen on following the minimum we call 'code'. Behind every regulation or code citation, there is undoubtedly as story. Usually, a sad one. Or, at least, a very good reason to implement it. https://www.npr.org/2023/02/13/1156512284/turkey-earthquake-erdogan-building-safety#:~:text=Press-,Turkey's%20Erdogan%20boasted%20of%20letting%20builders%20evade%20earthquake%20codes%20in,made%20buildings%20more%20quake%20resistant . The Oregonian / February 22, 2023 "Rubio requests fewer building and zoning regulations" "Rubio looking to by-pass adopted minimum building codes" "Rubio looking for ways to put entire burden of streamlining regulatory process on City employees that have little/no agency to make real change because they lack the political gravity or optic with City leadership, outweighed by the deep pockets of developer driven design..." And for those special developers out there purposefully, intentionally trying to string out the permit process, while simultaneously crying about timeliness, know that I see you...I see through your Ponzi scheme via federal long-income housing grants. Yeah. I ain't dumb. No one...NO ONE would resubmit 'corrections' drawings with the amount of mistakes and complete █████ unless driven by a scheme rooted in intentional delay. Shameless. Spare me your insolence. I would just love, LOVE, to run an audit on the books. We share ours. Now share yours. No? Didn't think so. █████. But I digress and need to get back to work.	2/22/2023 11:52 AM
227	Speed of permitting, coordination with PGE, requirements/specification of materials (specific manufacturer or exact proprietary color) in design review,	2/22/2023 11:45 AM
228	Length of permitting process. Streamlining Design Review process.	2/22/2023 11:21 AM
229	So much of the middle housing I see being built is so cheap in construction we are building the "ugly 60's apartment building" of tomorrow. Don't relax design standards along commercial corridors. Driving up N. Williams Ave. or down N. Vancouver Ave. between Skidmore and Alberta there are so many bad and cheap middle housing projects cropping up that are ruining the integrity of the street.	2/22/2023 11:02 AM
230	Start telling supervisors and managers to hold people accountable.	2/22/2023 10:36 AM
231	The new requirements for how in-unit bike parking must be constructed. It creates conflicts with ADA, and worse, makes it difficult to actually use the bike rack. The requirement seems to have been devised by someone who has never tried to hang a bike on a wall-mounted rack.	2/22/2023 10:36 AM
232	An authority that oversees all building permitting of all City bureaus.	2/22/2023 10:26 AM
233	Hire more Building Plan Reviewers, Planning and Zoning Plan Reviewers and Permitting Techs that are specifically assigned to Residnetial and Commercial housing projects.	2/22/2023 10:26 AM
234	Streamline the process for applicant submittal of permit corrections to reduce processing time.	2/22/2023 10:25 AM
235	if the regulations are reasonable, the cost of construction can be reduced which allows for lower rents and more availability. Architects licensed by the state to practice architecture should be in charge of design. Not planners who have never taken a design studio class.	2/22/2023 10:22 AM
236	Bike parking does not add time, but it costs units and partners indicate it is not fully utilized in affordable housing; equal and equitable are different. Providing other transportation options may serve affordable housing better.	2/22/2023 10:20 AM
237	explore ways to reduce the extended delays associated with the Water Bureau's permit review turnaround times.	2/22/2023 10:19 AM

Survey on Multi-Dwelling & Middle-Housing Regulations

238	Impose a fine for units left empty over a specified amount of time. Re-evaluate the relevance/intent of the design overlay in areas of the City with exclusionary history. Re-evaluate/modify the relationship between MHLDs and ADUs for properties that already have an ADU, but also want to participate in MHL.	2/22/2023 10:19 AM
239	make review process faster and more predictable for customers	2/22/2023 10:15 AM
240	1. Public Infrastructure requirements are extremely expensive to affordable housing projects and pull financial resources from building more housing and amenities. If these could be reduced where possible it would help fund more affordable units. 2. Bike parking requirements, especially the in-unit three sided cubbie requirement is difficult to achieve especially in studio units. The requirement also does not take into consideration affordable housing serving mainly seniors and those with disabilities that tend to not own bikes. 3. Currently The City does not allow a demo permit and a building permit for the same lot to be open at the same time. In order to avoid time delays, it requires developers to submit for a demo permit and finalize it, before submitting the building permit. However, the demo permit expires after 6 months and a building permit takes closer to a year to get approved. It would be ideal to submit for the demo permit while the building permit is in it's final stages of approval. 4/5. Non-conforming upgrades and eco-roof requirements can be costly to affordable housing developments and take funds away from building more units. Finally, COBID requirements when there are very limited COBID construction firms left to perform the work, have become costly for affordable housing developers all fighting for the same companies. Currently affordable housing developers are required to buy-up (paying more) than low bid to achieve COBID goals. This takes funds away from building more units.	2/22/2023 10:15 AM
241	Work with developers to make affordable housing truly affordable. Cut the red tape.	2/22/2023 10:11 AM
242	Streamline, shorten, and expedite permitting and plan review.	2/22/2023 10:08 AM
243	investigate at state level use of housing tax credits and the true value of affordability	2/22/2023 10:07 AM
244	My organization develops affordable rental housing exclusively. Everything below adds time and / or cost when we have an affordability crisis. Re: bike parking--(1) There should be reductions / exemptions for housing for seniors and/or persons with disabilities and for Permanent Supportive Housing and (2) the enclosed space requirements inside of apartments for new construction is unnecessarily duplicative, given that there's already common bike space parking. It goes largely unused and severely cuts down on the amount of truly useable space in smaller apartments. Re: public infrastructure--multifamily affordable housing development regularly has very expensive general infrastructure costs pushed onto their specific efforts. I question the utility of some of these improvements, especially the ones dictated by PBOT in the name of connectivity. Additionally, the time it takes to get a PW permit is daunting. re: non-conformance upgrdes---they can be a major cost driver and there's no assessment of the extent to which they meaningfully improve the quality of life for existing residents and/or the adjacent neighborhood. There needs to be a balancing of cost and benefit. Regarding demo permit--when projects have a demolition component, its a huge process challenge to only be able to have one permit open at a time.	2/22/2023 10:03 AM
245	Consolidate and simplify payment methods for building permits, FPP, public works,etc.	2/22/2023 9:54 AM
246	Put a maximum time limit on permitting for renovations on multi-family renovations.	2/22/2023 9:53 AM
247	decreased permit timing is the biggest thing for us.	2/22/2023 9:17 AM
248	Loosen definitions of housing types to support a greater diversity of housing options and allow a greater variety of housing types in a greater number of zones. Provide PCEF funding to assist affordable housing developers with meeting current energy code requirements both at initial construction and during the operations phase. With the current code, there has been a significant increase in building system requirements. The initial purchase is too expensive for a typical affordable housing proforma and on-going operations costs are higher than the typical ops budget can support. Speed up the Public Works Permit review process. An 18- to 24-month review cycle derails a lot of projects. Less bicycle parking in buildings with a majority-seniors resident population makes sense. However, if on-site auto parking isn't provided bicycle parking should be. Residents of affordable housing should have more transportation choices than "bus" or "walk". Temporarily reduce requirements for COBID-certified firm participation in City-funded construction projects. Demand for certified firms currently exceeds supply and this impacts project cost and schedule. Use COBID firms to the maximum extent possible and require documentation of a "good faith effort" at all levels of contracting. Provide	2/22/2023 8:53 AM

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technical assistance and funding to affordable housing developers to clean up contaminated sites.

249	PBOT and City of Portland time it takes to process a permit and pay permit fees	2/22/2023 7:57 AM
250	In general, my opinion is that design professionals procured their education, procured their licensure, and actively maintain their licensure; thus the building department should ONLY be tasked with ensuring projects meet the minimum building code requirements. Too many times, I hear stories from developers, architects, and engineers that the City is requiring "more than what is in the code" which in turn requires resubmittals and project permitting delays. In general, I feel the City needs to take a large step back and assess their review role. Thank you.	2/22/2023 5:29 AM
251	As noted previously, change the standard land division process to allow for concurrent review of plats and permits. Also, modify the building coverage standards to better allow for middle housing options in the single dwelling zones; as you get more units there should be increases in building coverage similar to FAR. Feel free to reach out with questions [REDACTED]	2/22/2023 4:27 AM
252	IZ/mandatory affordable units. The policy has not helped our affordable housing problem and has reduced the # of units coming available, making it worse.	2/21/2023 9:21 PM
253	Lower permit costs.	2/21/2023 7:54 PM
254	Eliminate PBOT sidewalk rental fees during construction.	2/21/2023 4:25 PM
255	Reduce time to permit and SDC fees	2/21/2023 4:25 PM
256	conversion costs for change of use from office to apartments	2/21/2023 4:23 PM
257	Make it less expensive to add an ADU, possibly waive fees again.	2/21/2023 4:00 PM
258	Conversion of existing office space, no assumption this is an easy process but it seems to be an obvious option. The City seems to have many conflicting goals (sustainability v. return to office, etc) downtowns need to be "re-imagined" not forced into outdated images of how a downtown should look. The world has evolved, the way we work has evolved, this needs to be taken more seriously.	2/21/2023 3:58 PM
259	Fast track permits for affordable housing- a "fast lane" prioritized review/permitting process for AFUs.	2/21/2023 3:48 PM
260	Ability to opt in under 20 unit projects into MULTE. Ability to obt in 80% AMI units into MULTE. Affordable height bonus in CM1 - in the same way RM1 functions. Permit expedition.	2/21/2023 3:48 PM
261	As a "regular" property owner who is interested in maximizing the available units on my property via the infill project, I am finding the navigation of the permits and process to be prohibitive due to time loss and complication. Also, finding it difficult to get a construction team to commit unless they get ownership due to having to navigate the Portland development system. Big developers with track records and professionals should get approved upon submittal, with QA/QC completed thereafter. While inexperienced, regular property owners should be shepherded through to maximize duplex/triplex builds. I'd also support any action to move away from design review authority and get back to the basic fire and life safety codes in order to spur the next 20,000 units ASAP.	2/21/2023 2:17 PM
262	N/S	2/21/2023 1:59 PM
263	Make BDS general funded so employees with immense knowlege aren't lost in up and down economic cycles.	2/21/2023 1:25 PM
264	Adjust valuation upgrading activators (triggers). \$25,000 today is not the same as it was 5 or 10 years ago. If certain code requirements activators based on project valuation were adjusted many permits could move more quickly.	2/21/2023 1:06 PM
265	The problem affordable housing, not increased housing. If you just look at the national track record you can see that you cant privately construct your way out of an affordable housing crisis. The supply and demand principal doesn't work with housing. Try changing your goals first.	2/21/2023 1:05 PM
266	reward thorough plan reviews that result in less back/forth	2/21/2023 12:27 PM

Survey on Multi-Dwelling & Middle-Housing Regulations

267	Faster approvals, stop developers to pay for your wish list	2/21/2023 11:38 AM
268	consider the density of automobile useage problems will not disapear with alternate fuel	2/21/2023 11:08 AM
269	Outdoor area is increasingly important to people's health and well-being. Think creatively. Could system development fees be higher in low canopy areas, so the city could put in small parks near big buildings?	2/21/2023 10:48 AM
270	Provide a 10-year property tax abatement for developments that maximize the number of units delivered. Allow up-zoning for all high-capacity transit corridors and locations near mass transit.	2/21/2023 10:29 AM
271	Current housing productions appears to be on par with demand. People are moving out of Portland proper and our population increase solely relies on individuals moving to Portland. The current state of Portland has slowed demand.	2/21/2023 10:10 AM
272	Challenge folks pressuring the city on parking "issues" by educating them on the its wasteful land use and high cost to development.	2/21/2023 9:44 AM
273	Streamline the permitting process so it's faster.	2/21/2023 9:19 AM
274	Focus on transportation alternatives outside of city core and downtown.	2/21/2023 8:20 AM
275	I honestly don't think any of the regulations are what is creating the housing crisis, as this is a very complex issue. The biggest issue in my opinion has to do with cost of living/housing costs versus income/wages.	2/21/2023 6:13 AM
276	I think you all should rethink what you are doing. This is really lame, in every sense.	2/20/2023 4:37 PM
277	Reduce building permit review timelines.	2/20/2023 3:55 PM
278	As previously mentioned, the City should allow a reasonable reduction in environmental overlay standards. For example, we're currently working on a project to replace a run-down, uninhabitable home with something sustainable and affordable, but we can't replace it at the same size (600 sf) due to environmental overlay standards. However, we could remodel this building and keep the same footprint. This is totally impractical because of the bad shape the existing house is in. It would be much more environmentally conscious to replace the home, and it would mean providing a nice liveable place for someone. This property is also zoned RM-1, but these site constraints eliminate the possibility for middle housing.	2/20/2023 2:20 PM
279	Prioritize permitting process for affordable housing and allow alternate paths to avoid Design/Historic commission review, which tend to invite NIMBY interests that delay and add costs to already complex projects. Find ways to get other bureaus on board with housing production goals, which may include removing or reducing infrastructure requirements from Water/PBOT.	2/20/2023 10:49 AM
280	The City of Portland needs to appoint a housing czar to oversee and control all bureaus and make clear to all staff that there job is to create housing above all other considerations they have been conditioned to care more about. Their jobs should be only to expeditiously provide customer service and problem solving to navigate zoning and building codes. Also, remove SDC charges entirely and use tax payer funds and bonds in the short term to be able to capitalize on the increase property taxes in the long term of new development.	2/20/2023 10:21 AM
281	Remove all renter protections passed since 2016. They have caused institutional capital to go elsewhere for investment. Without capital, nothing gets built. Fact!	2/20/2023 8:53 AM
282	Timing and certainty. Time is money. Look to dramatically improve permitting from 6-8 months to 3 months. Dramatically improve entitlement process. Staff is too subjective on design standards. Look to a model that Gresham uses for industrial projects where they guarantee a 66 day review or better process if you coordinate with their economic development team. Speed to market and certainty of requirements are more important than anything else listed in the survey. Yes, there are cost items (i.e. bird glass, NCU's, etc) that could be waived but at the end of the day this is the issue.	2/20/2023 7:43 AM
283	Identify existing vacant housing that can be updated for occupancy and vacant lots that can be used for new housing.	2/20/2023 7:11 AM
284	As mentioned- TAX ABATEMENT- 10 years on the small multi family under 36 units. It ends up across the City on Small Mom and Pop sites under 20,000 sqft. SIGNIFICANTLY REDUCED PERMIT/PARK/SDC FEES...	2/19/2023 9:38 AM

Survey on Multi-Dwelling & Middle-Housing Regulations

285	We should reduce the requirements for character of new buildings. It shouldn't be a necessity to mix in to the neighborhood. We should remove height restrictions. We should increase locations where dense housing can be built, hopefully all over the city.	2/18/2023 11:42 PM
286	All parking requirements	2/18/2023 3:32 PM
287	permitting fees. Make the costs a communal effort.	2/18/2023 2:55 PM
288	I am very supportive of density and affordable housing and my experiences on a CAC and with other affordable housing projects has daylighted a long list of barriers. 1. Issues associated with daycare and BOLI wages are a barrier to the things that help make good projects. 2. Affordable housing projects like a 4-acre 190k sf development like Peaceful Villa) big impacts on our most vulnerable populations but there is no way for them to have meaningful input as there is a) no land use or design review requirement, b) no requirement for [REDACTED] to consider any alternatives or engage the community, This means a major tear down of 70 units, and new 190k development that is vastly different from it's context in length (3 200+ angled buildings have no articulation requirements because they are not aligned with the street edge and only have to articulate the first 30' from the street edge. This project while very nice, does not have adequate development standards for the zone that match the purpose statement. Happy to show pictures to give an example of why there is a disconnect in code on this. 3. The purpose statement in the RM1 zone need to be aligned with the development standards - see above 4. CPTED review of affordable housing projects should be required. It is for City projects but not [REDACTED] as a private entity even though they are also a housing authority (multiple loopholes to close on this quasi-governmental body) 5. Financial & Technical Assistance Tools for Middle Housing to implement RIP with less carbon impacts of demolition and greater equity in who benefits from this upzoning. Few property owners have the knowledge and resources needed to adapt existing development with ADU's, duplex conversions, etc which would be lower carbon climate responsive approaches. So they sell to developers who are more likely to demo because adaptive strategies are more complex. Property owners need: a) low interest loans, fast track permitting, fee-waivers, technical assistance, SDC waivers, etc to really make adaptive strategies equally attractive and support laypeople to be part of the solution. 6) Incentives for Adaptive Reuse generally 7) Allow tiny house on wheels clusters on multifamily zoned properties similar to commercial properties. Allow these without costly foundations and permanent hookups (must meet purpose and intent of policy with an approved engineering stamp that this achieves the same safety standards even if done through alternate methods) so these can scale up now without such cost barriers and permanent infrastructure thus allowing these to be moved when greater development intensity is timing is right. We have a project like this that is intended as a replicable model of adaptive density but the barriers in the code seem onerous and are similar to other case study examples of projects that seem we could easily address now and would broaden the many more stakeholders that could be part of the solution more equitably rather than what is deemed to be putting all the eggs in the real-estate markets court. I have a list of barriers from real projects I can share if you'd like to discuss - ([REDACTED])	2/18/2023 2:11 PM
289	Recent events in Turkey and Syria showed the world what happens when building codes and zoning standards are not followed and/or not enforced. Developers will take the least expensive route every time.	2/18/2023 12:58 PM
290	allow for multiple person to buy houses together. Rent control for people, who need support and that are in apartments. make housing developer provider low income housing in every apartment complex a few unit in every building you build and enforce that they actual do it. Have strong rules for renter to follow or they can be evicted to protect owners as well.	2/18/2023 12:26 PM
291	Process permits quicker. The time permitting timelines have gotten out of hand in the last couple year. This adds significant holding costs and increases the cost of bringing affordable homes to market. Some reviewers are fantastic while others seem to have no accountability and seems like purposely find new reasons to drag out reviews and find new items to pick on.	2/18/2023 11:36 AM
292	Reduce number of land use reviews. Particularly for Adjustments, there are standards that regularly get adjusted and approved, with the same conditions. Do an assessment of ADs that have been approved over the past 5 years and amend code to allow such changes by right.	2/18/2023 10:39 AM
293	Allow single staircase buildings, zone more areas of the city to allow for 4-6 story Multifamily (not just on corridors but on streets in close-in neighborhoods as well), evaluate the impact of inclusionary housing requirements and adjust them as needed	2/18/2023 10:32 AM
294	Not putting free housing in current established neighborhoods. Consider building a whole little	2/18/2023 9:39 AM

Survey on Multi-Dwelling & Middle-Housing Regulations

	city (within a city) with all free needs near the expo center.	
295	Change culture of entire BDS to be pro-development. It totally opposite now and has been for decades. This jurisdiction finds ways to block and obstruct development- not assist and encourage it.	2/18/2023 9:10 AM
296	Adaptive reuse of commerical buildings (needs to pass a state Rehab Tax Credit to pair with federal tax credits). Incentives and code adjustments to subdivide large old homes into multiple units. Land trusts.	2/18/2023 8:34 AM
297	Housing production isn't going to solve all our problems. Don't let people build [REDACTED] things that aren't in line with critical climate goals that will be with us forever in the interest of simple "production". For example, no skimping on bike parking. Make sure we preserve some green/tree space (but don't be unreasonable like telling someone they should put in four to-grow-up into 30' canopy trees in the postage stamp backyard of a 40' wide lot). Ground floor retail is crucial for keeping streets alive plus nobody wants to live right on the sidewalk of a busy thoroughfare, give me a break.	2/18/2023 7:49 AM
298	Permitting processing and lead times; Fees & Costs; FAR increases for SFRs.	2/18/2023 7:24 AM
299	Reduce the time to get development approves, breakdown the silos departments	2/18/2023 2:39 AM
300	As a general guideline, when regulatory costs plus cost of real estate amount to tens to hundreds of thousands of dollars before the first spade full of dirt is turned, the housing cannot be affordable.	2/17/2023 9:39 PM
301	modify or suspend the design overlay approval procedure. Its rigorous, hard to understand subjective criteria , time consuming , often contrary to what the neighborhood wants.	2/17/2023 9:18 PM
302	Fees for ADUs should be as low as possible.	2/17/2023 8:25 PM
303	Time to ENCOURAGE more height for residential on 4-lane arterials. These should be allowed to go up multiple stories, with proper sun angle step-backs at 3 floor and above to let sun reach sidewalks. More traffic to retail streets and more housing.	2/17/2023 7:48 PM
304	Reduce rules and regulations. Reduce SDC and tree removal fees. Be more flexible to build on land with trees. Lower any fees related to construction costs so homes can be more affordable for home buyers. Public work requirements are also a big factor of high construction costs.	2/17/2023 7:04 PM
305	length of time for permit review	2/17/2023 7:01 PM
306	speed up lot confirmation and land division process speed up permitting process reduce SDC's for housing projects remove zoning and design regulations that are not related to life safety. For example why does the city need to dictate the width of driveways, garage doors or regulate dimension of entry porches or require that entry doors face the street?	2/17/2023 6:29 PM
307	The entire existing zoning code	2/17/2023 5:17 PM
308	Reduce amount of bureaucracy requirements	2/17/2023 4:12 PM
309	City should not allow landlords to sit on empty, un maintained commercial buildings. Create incentives to develop into mixed use residential (carrot) and exercise eminent domain to take the properties if they are not brought into active use (stick).	2/17/2023 4:10 PM
310	Build it yourself. It isn't in a private developers interest to achieve the desired or necessary goals of the city.	2/17/2023 3:45 PM
311	Nothing - profits will still be made by developers, no need to make it easier for them. We have good regulations in place to make sure we have housing that fits into the long term health of our city	2/17/2023 3:43 PM
312	Streamlining permitting while making ZERO changes to building requirements. The problem is developers needing maximum profit; not requirements for construction.	2/17/2023 3:42 PM
313	Inclusionary Housing requirements, as well as assessing and expanding the development incentives for workforce housing in the homeownership and rental markets (SDC waivers, tax exemptions, and other tools to boost supply). Thank you so much for creating this survey and gathering our feedback!	2/17/2023 3:33 PM
314	Investigate Vienna, Austria public low-cost housing model if not already done	2/17/2023 3:22 PM

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315	The timing of the MHLD process has been an unfortunate discovery. The fact that all structures need to be permitted (SDCs are expensive!) and framed before the land division can occur has made our group slow down development on several projects, which is in turn limiting the new housing stock of the city.	2/17/2023 3:15 PM
316	Add all ADU's to the FIR program.	2/17/2023 3:14 PM
317	I am not sure that I understand your question. Your joy in making things overly complicated to slow things down to preserve existing neighborhoods is working just like you planned. Things are slow to give everyone a chance to enjoy the defecatory perfume that seems to be everywhere these days. Pat yourselves on the back! Oh, you don't like the blue tents? Stop handing them out....? OK, assuming that you are sincere in your request for input, your public works is a train wreck. Have your civil engineer decide what they want, give a preapproved design for flat land (not exceeding ~5% slope) and have those permits ready at the same time as the regular permits. Waiting two plus years for the public works ██████ has to stop. Paying \$50K for a 50' lot street improvement adds \$366.88 per month for 30 years to every tenant there, triple that if a corner lot. I am not figuring in the two year wait... The 6 lots I had have been sold recently. I am going to someone else's sandbox with my \$5 million while you are bleeding residents, increasing fees and wringing your hands about what to do doing your best to imitate Detroit.	2/17/2023 3:01 PM
318	Nothing, adding small ADUS and no more than 4 units in a plex is fine. Rent out the thousands of vacant units that are being listed at too high a rental cost at under market rate and solve with what we already have first.	2/17/2023 2:57 PM
319	Assisting and updating websites. Assist ██████ with the permit improvement taskforce needs. Make the permit process easier to understand for everyone. Don't allow implantation of actions prior to providing a website that supports it.	2/17/2023 2:16 PM
320	Do not REQUIRE multiple dwellings on existing lots.	2/17/2023 2:07 PM
321	Many investors are turned off of Portland because of the crime, trash, drugs, homelessness, businesses moving out of the City, etc. These are much more significant issues to address than simply changing minor BDS standards. Zoning is not the issue. Don't water down zoning because if you do the next round of development will be subpar and that will further degrade our City and investors' interest in Portland. Focus on the real issues.	2/17/2023 2:02 PM
322	Increase the use of the existing and extremely effective and efficient FIR program	2/17/2023 1:55 PM
323	Any process that gives veto power to neighboring residents is tilted in favor of NIMBYs, who live everywhere and are the most engaged in any public process. They will kill any multifamily project they can using parking, environmental, shading, zoning code, building code, or any other tool they can.	2/17/2023 1:48 PM
324	Incentivize investment, support local businesses, prosecute unlawful acts, get drugs off our streets, clean up garbage and manage homeless	2/17/2023 1:46 PM
325	Continue to allow single family dwelling lots to be split to allow dense housing.	2/17/2023 1:41 PM
326	Provide subsidies to reduce interest costs for multi-use buildings. Increase land bank investments (w current publicly owned properties) to reduce land costs of developments. Incentivize SIP and mass timber use. Incentivize mini-apartments/SROs developments.	2/17/2023 1:39 PM
327	Reduce the bureaucracy. Streamline permitting. Reduce the impact of neighborhood input to avoid delays and opposition.	2/17/2023 1:36 PM
328	Get the permitting bureaus to work faster.	2/17/2023 1:30 PM
329	Improve BDS and PBOT. The permits processes are arcane, overly complicated, and incredibly slow. Re-open the permits center for walk-in services. Reconsider much more than five recent onerous requirements added to redevelopment projects. Bike parking requirements are beginning to be insane with the specifics. Auto parking requirements are easier to understand than the different requirements for short vs. long term parking. The reality is that no one is willing to park their bike hardly anywhere outdoors anymore because of rampant theft over the last decade that has only gotten worse. Simplify requirements in general. Allow for administrative-level adjustments. Allow for in-lieu fees to avoid meeting certain requirements or reducing them. It seems like certain areas are incredibly difficult to develop due to Design Review, yet other areas aren't seeing basic design requirements in place, like screening or placing utilities between the sidewalk and the building.	2/17/2023 1:28 PM

Survey on Multi-Dwelling & Middle-Housing Regulations

330	reduce regulations to speed up permit process timing. the city is in a housing crisis and it takes 6-12 months to get a simple single family building permit. we are trying to get middle housing projects permitted to provide more affordable housing and it is taking way too long to even get a permit to start. the bottleneck we are experiencing is hurting everyone. also, PBOT is killing a lot of projects because they are requiring improvements that don't make sense and not feasible. we have one project they are requiring a 150,000 improvement for 3 new homes. this is an example of how they kill projects all the time with ridiculous requirements. they need to focus on bigger projects and not punish small infill projects. thank you.	2/17/2023 1:27 PM
331	Expedite the PBOT process	2/17/2023 1:25 PM
332	Penalize vacant land or unmaintained properties	2/17/2023 1:22 PM
333	Stop driving small housing providers out of business with all the new legal burdens. If they are not selling, they are having to hire attorneys & property managers, all of this is driving up rents. Stop painting housing providers as "evil," this narrative has gone on far too long. Many of us are local small business owners who are providing a valuable service, treat us accordingly.	2/17/2023 1:20 PM
334	Inclusionary Zoning, while well-intended, creates disincentives to build larger amounts of housing	2/17/2023 1:11 PM
335	Expand mixed use and high density zones into East Portland	2/17/2023 1:04 PM
336	Create clear and objective standards that can be handled administratively not through the land use process and cannot be appealed to a Hearings Officer or LUBA.	2/17/2023 12:59 PM
337	I love density, but we need setbacks and green space too. And if you add people need to add parks	2/17/2023 12:59 PM
338	I would recommend looking at the systems in place for intake and processing of permit (which I know the City is currently looking into). I would look into what the barriers to entry are- is there a way to make construction costs lower- grants to projects that are for low-income housing projects to help cover construction costs?	2/17/2023 12:57 PM
339	More comprehensive EA evaluation so issues that will lead to trouble in permitting are identified upfront, same for Life Safety review.	2/17/2023 12:52 PM
340	Reduce or waive SDCs for development that includes low-income housing (50% of median area income). Consider reducing building permit fees for same. Reduce SDCs for ADUs.	2/17/2023 12:52 PM
341	Upzone of high opportunity areas such as the Inner Eastside to allow 6-10 floor multi-family units anywhere. Reduce or eliminate system development charges. If SDCs will remain, collect them when issuing the certificate of occupancy. Increase permitting speed for residential development. Staff BDS to a level such that permits can be issued within 90 days, inclusive of appeals. Remove all on-site parking requirements for multi-family developments, regardless of size. Reduce or eliminate the construction excise tax on multi-family dwellings. Eliminate setback requirements and step-down heights for any mixed use or multi-family dwelling. Eliminate minimum lot sizes.	2/17/2023 12:52 PM
342	ban on residential units on the ground floor of projects in the central city plan district	2/17/2023 12:50 PM
343	More streamlining of the application and inspection processes	2/17/2023 12:48 PM
344	Consider streamlining the design review process.	2/17/2023 12:43 PM
345	Reducing the cost of street/sidewalk closure permits.	2/17/2023 12:43 PM
346	Provide parking for cars and trucks for all residents	2/17/2023 12:34 PM
347	STOP the insanity that PBOT continues to roll out. Fix streets but stop making neighborhoods industrial and difficult for neighbors to navigate the route home.	2/17/2023 12:29 PM
348	There are no meaningful incentives or disincentives for planning and permitting staff to be efficient. Major overhaul is needed.	2/17/2023 12:29 PM
349	Office building conversion downtown, bring back SRO hotels downtown, tall apartment buildings downtown.	2/17/2023 12:28 PM
350	Suspend required preapplication meetings - too expensive and bureau provide too much	2/17/2023 12:25 PM

Survey on Multi-Dwelling & Middle-Housing Regulations

	generic info and not enough project specific decisions/direction	
351	Increase pace of Public Works permitting.	2/17/2023 12:23 PM
352	Expand the FIR program to include Multi-family. Reduce the Zoning Code requirements overall.	2/17/2023 11:41 AM
353	Make EA's for housing FREE and MANDATORY. That way the projects can start out on the right foot and not have delays due to poor submissions.	2/17/2023 10:59 AM
354	an efficient and user-friendly permitting computer system	2/17/2023 10:38 AM
355	I have hesitations to suspending any regulation that the city currently has on housing projects. The codes are in place for a reason and all of these reviews having meaningful impacts on people and the areas that they live in. The housing crisis is a significant issue that the city faces, but removing regulation will not address this in the way that this seems to think. The removal of these regulations will likely only benefit private developers and will not have the impacts on people who really need housing assistance. I encourage the city and the state to find alternative ways to address this issue than removing reviews of groups that may be deemed "unnecessary" by developers.	2/17/2023 10:32 AM
356	Modify the permitting process to allow responses to individual department to be submitted separately as they are finished by the designer. The online submittal system has a lot of potential for flexibility that isn't being utilized.	2/17/2023 10:31 AM
357	Zoning restrictions for housing i industrial zones	2/17/2023 10:17 AM
358	Massive City/State/Fed investment in public housing. More options - single room units with shared facilities; micro-apartments; boarder houses; more ADUs on residential plots	2/17/2023 10:12 AM
359	What will the code allow for? It seems to me that there are some things that we can't speed up due to code requirements.	2/17/2023 9:55 AM
360	Streamline Inspection process by integrating technology into the inspection process. Work smarter, not harder. Work with contractors to complete inspections faster by using smartphone video technology to inspect properties at a precise time and eliminating fuel costs and time of traveling to each property for smaller inspections or re-inspections. This program already exists and is called RVR - Remote Video Re-inspection. RVR could be expanded to streamline the amount of time customers wait for an inspection, meaning their projects can be completed in less time.	2/17/2023 9:37 AM
361	Parking spots	2/17/2023 9:33 AM
362	Legalize basement to living space, so that Homeowner can make money as well pay city tax of some sort. There are a lot home owners who would be interested.	2/17/2023 9:22 AM
363	Drop the nit-picky stuff. Also there is no reason to have a plan checker review structural engineering done by a licensed structural engineering to complain "I wouldn't do it that way" if their licensed throw it in the file and move on. 2. Think about this: I've been building in Portland since 1972. Back then you could walk a permit through, even for an apartment, in 3 days, it took 6 days if you just turned it in and waited. How much better if you are structures? Let's see hurricane hold downs, GFCI's, rebar in foundations, 2x6 studs for more insulation. Certainly not that much "upgrade" to go from 6 days to over 2 months to get a SFR permit, much less a multi family	2/17/2023 8:50 AM
364	See my other section: City Manager/BDS Leadership; Better staffing to reduce permit timelines; Make IZ fee-in-lieu more realistic (not on all the res GSF, but maybe just on the extra FAR or something similar).	2/17/2023 8:28 AM
365	(1) Expedited permit review for middle housing projects, (2) graduated SDC fees (see what Bend is doing) for middle housing projects and (3) dedicated inspection resources for middle housing projects. All of these will help to minimize costs and increase supply for the most needed housing type in Portland...homes that the average citizen can afford. Thanks for asking!	2/17/2023 8:07 AM
366	Empowering development services staff to not be so worried about the smallest inconsequential detail of permit review. Also to encourage staff to pick up the phone and discuss changes or corrections. It is maddening that it can take 30 days of back and forth check sheets, questions, answers, re-rereview for the smallest correction.	2/17/2023 7:45 AM
367	Getting a better handle on the unhoused community and crime so that contractors have fewer	2/17/2023 7:34 AM

Survey on Multi-Dwelling & Middle-Housing Regulations

	losses to theft and vandalism.	
368	Allow "party"/shared sewers with private utility easements	2/17/2023 7:14 AM
369	Leadership and "tough love" on the homelessness issue. Maybe start seeing its mostly about mental health and drug abuse issues than lack of housing. The city has been leaderless on this. Someone needs to grow a backbone.	2/17/2023 7:09 AM
370	Your survey didn't address ADU or occupied RV sites. As a homeowner, I would love to use my side lot to build an ADU, but after the explosion of permitting and housing construction costs, the suspension of SDC fees alone isn't incentive enough to build a detached ADU. Things to also consider - low or no interest loans, subsidy in exchange for "affordable" pricing, subsidy in exchange for limited time "ownership" by PHB, more allowance for homeowners to perform work under for sale/lease or rent scenario, exemption from driveway and/or parking area requirements for ADUs & occupied RV sites, low cost/free consultations for homeowners on permitting/structural requirements for ADUs (attached & detached)	2/17/2023 7:08 AM
371	Removing PBOT street improvement requirements and LTIC would open up hundreds if not thousands of lot for additional building immediately. Trees and Root protection zones are the next big obstacle in building additional housing.	2/17/2023 6:31 AM
372	Quality of housing - hold apartment owners accountable for safe and maintained apartments in COP	2/17/2023 6:08 AM
373	Favor UGB expansion for Metro (allowing other jurisdictions to expand housing)	2/17/2023 2:59 AM
374	The length of time it takes developers to gain land use approvals and the cost to simply see if they can get approved for what they need to achieve to make the projects work add to much time and cost to the projects. We have three projects in for permitting that are still in review after 8 months. There is no sense of urgency or concern and the attitude of the city staff to treat the developers with respect and as partners is non existent. Every year the process gets longer and more involved. We need partners in city staff that are focused on making the development community succesfull and are there to help process approvals. There is zero sense of care or urgency.	2/16/2023 9:28 PM
375	Identifying individual staff members by department to complete plan review for high priority permits. Sort reviewer's to-do lists based on priority housing projects. This does not currently happen.	2/16/2023 6:12 PM
376	Reduce SDC charges on ALL housing units. Remove unnecessary requirements that make units more expensive. Every unit build increases the housing supply, so remove disencentives to all units, regardless of cost or income target, to increase housing supply. Make it simpler and less costly to build.	2/16/2023 6:07 PM
377	Reduce SDC fees and required public works improvements for affordable housing.	2/16/2023 5:36 PM
378	Consider more alternatives to present processes. LTIC is a good example. Expand LTIC eligibility and consider LTIC like programs	2/16/2023 5:35 PM
379	It's just too expensive for for profit developers to create 'affordable housing' (PHB standard). It is very difficult to make pencil. Further reducing SDCs would help.	2/16/2023 5:17 PM
380	No FAR requirements. No setbacks for parking in individual driveways so garage conversions can happen easier.	2/16/2023 5:14 PM
381	- Create more streamlined process for locating drywells that are located closer than 10 ft to building foundation - Remove requirement to upgrade ally if providing off-street parking off ally. - remove conditional use land use process for group living in single dwelling zones	2/16/2023 4:57 PM
382	More incentives to promote more ADU properties	2/16/2023 4:45 PM
383	Evaluate the impacts of Title 24 for adaptive reuse and occupancy change of non-housing buildings to residential use. Determine whether reuse can be allowed safely in certain circumstances.	2/16/2023 4:40 PM
384	Create a broader Minor Improvement Permit (MIP) program to allow additional required r.o.w improvements to not require a PW permit. Lighten up the restrictions for projects qualifying to perform improvements in the r.o.w. under a Minor Improvement Permit, to minimize the need for requiring a PW permits.	2/16/2023 4:27 PM

Survey on Multi-Dwelling & Middle-Housing Regulations

385	Permit costs, and duration. More collaborative approach to manage city ethos and in migration. Property taxes	2/16/2023 4:25 PM
386	Incentives for building 2-bedroom apartments. So many 'affordable' units are tiny studios (300sf and even smaller). Please make more units liveable for families/folks with kids.	2/16/2023 4:23 PM
387	Stop adding complexity and more regulation to the Zoning Code. As an example, stop adding requirements in area-specific plans (like the West Portland Town Center Plan) that are only slightly different from existing tools and requirements in the Zoning code. Those tiny differences in area-specific plans make Code administration harder and longer without a clear track record of benefit produced by those small variations in regulatory tools.	2/16/2023 4:19 PM
388	24-month suspension of: -green building requirements -ground floor commercial requirements - tree protection -Allow an approved set of plans to be built at multiple sites	2/16/2023 4:17 PM
389	Create temporary BDS "focused review team" of reviewers assigned solely to NSFR and Multi Dwelling projects, dramatically reduce first round of review from 2 weeks to 3 days.	2/16/2023 4:11 PM
390	Purchase pre-existing apartment buildings instead of building new ones. Way cheaper! That would free up funds of investors to build again.	2/16/2023 4:05 PM
391	Reduce the requirements for housing projects to provide infrastructures upgrades to existing deficiency surrounding the project.	2/16/2023 4:02 PM
392	The City should focus on trash cleanup and addressing criminal activity. People don't want to invest here because its not safe and the quality of life has plummeted. Banks will not provide capital for risky investments. We have to prove that this is a decent place to live.	2/16/2023 4:01 PM
393	Private equity is NOT incentivized to build housing! They have made money by cornering supply and buying up the market to create monopoly conditions they can use to increase prices and rents. Increasing supply means reducing their control - private investment will never again meet demand for housing. Reducing development standards and creating new developer giveaways will not solve this problem - even if they build, they will just pocket the \$ and keep rents high! Use public \$ from any possible source - clean energy fund to build green public housing? If half of police calls are for homeless, instead cut half of police budget and build houses for the homeless! Create opportunities for home ownership, not just means-tested rentals for folks at incomes that will never be able to save enough for a down payment. Create stability by creating public rent-to-own housing, housing that must be owner-occupied - make housing cheaper by removing profit-seeking landlords. Put covenants on publicly developed housing units that they must be owner occupied, not rented. Rental housing is innately more expensive because of profit motive. Build condos, not apartments, and sell at cost and rent-to-own through right-of-return programs to undo displacement from gentrification to increase BIPOC home ownership rates. Begin reparations by building housing to give to the families and descendants of communities displaced by Vanport floods, Legacy Emanuel, Memorial Coliseum, I-5, I-205 and other freeway construction. Actually regulate the existing housing market so landlords can't charge exorbitant rates to dangerous and unsafe units by leveraging evictions when tenants demand safe conditions. Require minimum occupancy rates of privately owned apartments so landlords to sit on supply to hold up prices. Regulate property ownership of single family homes so international landlord cabals don't turn the entire middle class owner-occupied housing supply into rentals. Disallow short-term rentals and turn Airbnbs back into housing for residents, tourists can stay in hotels (since you want downtown to be busy again!). Identify publicly owned lands that should be prioritized for public housing development - restore wetlands and streams around City-owned golf courses and turn the green and fairways into public housing with direct access to nature. Stop trying to undo remote work - promote remote work, stop climate-changing commuting pollution and refill the downtown with people by converting empty offices to apartments.	2/16/2023 3:53 PM
394	1. provide low/no interest loans for those willing to add ADUs and rent to marginally housed/houseless people for X years (perhaps 10 years, consistent with current ADU SDC waivers). 2. Coordinate with the state to lobby for increased visas to bring construction sector workers to Oregon (similar to existing programs for agricultural workers). Create a coordinator position to lease underutilized hotels and other group living spaces for worker housing. If we have reliable labor, it will incentivize businesses to come to/stay in Oregon. 3. Work with local architects and builders and companies like Shelter Solutions to create an album of housing options that are possible on a typical 5000sf, midblock, R5 lot and general pricing for plans and construction. (Same concept as what Shelter Solutions offers for ADUs, but with more options and configurations such as duplexes, SFR + attached ADU, triplex, SFR + detached ADUs).	2/16/2023 3:52 PM

Survey on Multi-Dwelling & Middle-Housing Regulations

Homeowners want to do this stuff, but it's intimidating and overwhelming to spend thousands to get an architect to draw up site plans.

395	Increase taxes for vacant rental units. All rentals should be filled before any development standards are lowered. Increase taxes for corporate rental housing owners (4+ properties)	2/16/2023 3:51 PM
396	Total fees charged for ADUs are too high per square feet and should be lowered or subsidized to allow greater homeowner participation.	2/16/2023 3:49 PM
397	Scale back the	2/16/2023 3:48 PM
398	The Design Standards Track is an improvement. But Design Review needs to make sure project is meeting code and complements that area. Staff and Commissions do not need to keep asking for more when the project already meets the requirements. Also if understaffed to meet timelines, then increase staff.	2/16/2023 3:44 PM
399	Affordability	2/16/2023 3:41 PM
400	During the pandemic, we prioritized hospital project, and similar. Now it is time to prioritize affordable housing as our top priority. When projects come in, and can prove they are affordable housing, then they go to the top of the screening, review, and processing list. Stop building those skinny houses - instead, build more ACTUAL middle housing - 4-6 unit apartments in neighborhoods, and build duplexes. Stop having so many barriers to building these smaller housing complexes. Skip the whiner NIMBY meetings and just build them. Ease some height restrictions - not eliminate. You don't have to do away with height restrictions, but you could ease them 10-20% Some sites are close due to slopes or other considerations. It doesn't hurt to allow a 50 foot bulding that wasn't supposed to be over 46 ft for example. Make it harder to build single family houses. Stop fast-tracking those. Take the staff off these projects and put them on commercial projects for housing. Prioritize actual MIDDLE housing projects. Not everything has to be 500 units, and they should be rentals not a bunch of condo/townhouses that start at \$800K. Stop allowing short term rentals. Hotels exist for a reason. Tons of actual housing is tied up in Air BnB rentals. Make it stop. Jack up the license cost for those like we did for payday lenders. Put a couple of city staff on finding the people who do it illegally and jack the fines up too. The program would pay for itself and the extra money can go to mental health services. You already have a program in place for this. Add staff and use it. Use eminent domain on structures that have been empty for over 10 years, take them over and build a duplex or actual triplex there instead. There's a duplex in my neighborhood that has been empty for 30 years. It now has garbage everywhere and graffiti all over it. Clearly the owners don't want it and its a menace that the City already has to spend time on complaints and then spend time to clean up regularly. Take it over. turn it into affordable housing. Make some floors of these downtown office buildings into housing. Make part of another floor into temp office space where people can get services weekly. Use motels to house people who are getting out of hospitals so they have a place they can recuperate if they have nowhere else to go.	2/16/2023 3:41 PM
401	i think that the city could streamline the requirements related to housing in the areas of the city that have more direct need. IE if a development is planned in an area that has a high need for low income and dense housing to help with the crisis, this should be given a priority. the developments i have seen in the last year are rushed though critical reviews and dont take into account long term needs of the city to maintain them, but also the impacts around them. there isnt enough focus on parking, future utility services, neighborhoods, etc. and this works both ways. none of these developments were related to any part of Portland that needed the help economically, they were all in very nice portions of the city limits. lot splits for ADU in large single family homes. as well as large developments for upscale townhouses in west hills. it seems that the need isnt in those locations, related to the scope of this survey. the city could look at the problem as urban planners, identify the lots and areas of the city where developments could go, areas of downtown that need to be converted out of store fronts and into high denisty housing that is affordable for those in crisis. the city could then perform a measure of pre planning to those high need areas. so it is ready for development. and then assist in that delivery. this would expediite the projects that would best help the crisis, and would ensure that the process stays the same for the rest of the areas such that no major overhauls of the complex city process are required. thus stressing city staff more and taking time from their jobs, which are already not fast enough to facilitate development.	2/16/2023 3:40 PM
402	Stop trying to keep Portland weird. Use common sense inexpensive solutions to fix problems. Loosen some of the energy requirements, stop trying to be like California or washington. Deport people who are here illegally And thus possibly help reduce demand.	2/16/2023 3:35 PM

Survey on Multi-Dwelling & Middle-Housing Regulations

403	We should eliminate several of the historic plan districts. Historic Districts are just another version of redlining. They are racist and prevent development. We should protect big trees on all lot sizes and otherwise basically let people build whatever they want within reason. For buildings that are under a certain size (50 units?), We should offer guaranteed issued building permits within a set time period (4 months? 6 months?) as long as the developer provides some impactful percentage of legitimately affordable housing and protects trees. That will get you housing. We can be serious about providing housing, or we can mess around at the margins and get not much in return. We have to choose.	2/16/2023 3:33 PM
404	Interest rates are a likely issue that is slowing housing production, can the City somehow offer a lower rate or help buy-down the rate?	2/16/2023 3:33 PM
405	We desperately need to update our triggers for when street and sidewalk improvements are required so they actually explain to a lay audience when public improvements are required. 17.88.020. We should use our adopted TSDC trip rates as the way to determine if there is an increase in trips, not the Institute of Transportation Engineers Trip Generation Manual which is a private document people have to pay hundreds of dollars to access. We take people's land or not based on these trip rates and most people cannot even access the information so they can make an informed decision. We could also reconsider TRN 1.22- Infill Development on Streets with an Existing Sidewalk Corridor. If you are in a pedestrian district, TRN 1.22 no longer applies. We greatly expanded pedestrian districts with the PedPDX plan (8-12-2019) and many, many properties no longer qualify as a result. This policy allows some existing sidewalks that are not to full City standard to remain in their current configuration in single dwelling zones, RM1, RM2 and industrial zones. It is a policy statement on when the existing sidewalk is good enough. Please note this often eliminates the ability to get street trees added, but also means properties do not have to dedicate land and thereby lose units.	2/16/2023 3:31 PM
406	Encourage housing/community growth and development in more rural areas with better access to towns and cities.	2/16/2023 3:30 PM
407	PBOT needs to streamline permitting and reduce requirements	2/16/2023 3:29 PM
408	Reduce Parks SDC fees - they are way higher than other fees comparatively. Not requiring remaining/replacement parking to be 5/10 feet from street so people can convert their garages without that common sticking point.	2/16/2023 3:28 PM
409	For public-private partnerships, the city should assist the developer, especially nonprofit developers, with any legal costs associated with the appeal process. Since it is a public-private project, both entities should share in the legal expenses.	2/16/2023 3:23 PM
410	The Water Bureau ,and PBOT are each making development more expensive and difficult.	2/16/2023 3:23 PM
411	I work with contractors in the field who go through the permitting process. Length of time from submittal to issuance is by far their loudest complaint.	2/16/2023 3:16 PM
412	Street improvements and associated public works review tends to be the biggest factor in delayed review for permits. That process needs to be overhauled or we need to rethink how streets get improved in the city.	2/16/2023 3:16 PM
413	ensure property development applications are complete and accurate on first submission, and sequence property development application review and permitting processes to avoid requirement conflicts and redundant steps.	2/16/2023 3:15 PM
414	Lower taxes or provide the services commensurate with the burden. Currently the City services are negligible at best. Lower the barrier to cost to develop all you want and you still have a problem of people not wanting to live there anyway. It's not "If you build it they will come" - it's make it a place people are excited to live. Cost to build just compounds the problem.	2/16/2023 3:15 PM
415	Stop allowing conversions of single family homes or apartments into short term rentals. To be clear I work for the City, but none of the regulations listed for removal are part of my perview (these seem to be mostly planning and zoning regulations). That being said, I live in the City and I think most of these regulations benefit the City. Bike parking should be provided. Trees should be protected. Traffic patterns should be understood so that impacts to neighborhoods can be mitigated. The MHLD requirements were state mandated and have created considerable extra work for employees and created much more difficulty evaluating construction for safety. I would love for MHLD to go away, but the State mandated MHLD in an attempt to speed up the process for the applicant.	2/16/2023 3:15 PM

Survey on Multi-Dwelling & Middle-Housing Regulations

416	I would suggest that first the city determine if all building projects over the years subsidized with tax dollars to include low-income housing are currently complying and meeting the requirements for low-income tenants. I would also suggest that Portland be proactive in locating and penalizing non-registered AIR BnB housing which has taken away significant housing. I am aware of a neighbor that has been running a registered one in his home and also an illegal one in a duplex in which he does not live. There was a long term tenant middle aged woman living in the ADU at his home who was evicted so they could rent it as an AIR BnB. The City requires the citizen to give their name when reporting and most people don't want to report on neighbors. Using the AIR BnB website with PortlandMaps & Google Maps it is very easy to determine if an AIR BnB is registered with the City.	2/16/2023 3:13 PM
417	Prioritize work to utilize existing empty and underused buildings.	2/16/2023 3:12 PM
418	analysis of the multi-family rentals needed to accommodate 3 or more bedrooms. automobile dependency based on inadequacy of public transportation or bicycling to meet needs	2/16/2023 3:11 PM
419	Re-calibrate the Inclusionary Housing (affordable housing) requirements to be less costly.	2/16/2023 3:07 PM
420	Streamline the process between PBOT, BDS, PGE, and Bureau of waterworks. Teams spend hundreds of hours and millions of dollars trying to coordinate across those bureaus, costing the project not only money but time.	2/16/2023 3:05 PM
421	City codes and regulations exist for the public good and to serve public safety and livability. Code amendments occur through a lengthy process of stakeholder engagement. This is not the avenue to pursue to increase housing supply. Affordable housing may not be viable as a for-profit endeavor. Inclusionary housing did not increase the supply of affordable housing. With increasing land costs, Portland is likely not the best place to build affordable housing unless funded through the local, state, or federal government. "Relaxing" codes and regulations will only lead to decreased livability, contributing to making Portland a place where builders may meet their criteria for projects, but creating housing and neighborhoods where no one wants to live, and condemning residents to unsafe conditions leading to potential fatalities – as we've already seen in Portland for lack of greenspace and shade during dangerous heat events which are increasing in frequency and severity during a climate crisis.	2/16/2023 3:05 PM
422	Make it easier to do. It's really that simple. Objective standards that are easily understood. Turn permits around quicker. Too much agency overlap and turf war, there needs to be a central way for the various bureaus to all come together and say this is what we agree on this is how it will be done and stick to it. That being said, really frustrating when planners are picking up some of the other bureau's work loads and expected to become plans examiners overnight. These are 2 very different professions, so some siloing is appropriate.	2/16/2023 3:03 PM
423	No one can afford housing in Portland. Most of us working people are priced out whether we rent or may be able to buy. Making Housing a "priority" makes people (feel) like they are doing something...we can't keep throwing money away when the City is has lost its shine and luster. Even though I work here, I am considering moving out of Portland. This place is crime ridden and providing more housing isn't going to help when you don't feel safe leaving your house and going to the store or downtown to work. As an employee who has to talk to the public and hear how our regulations CONFLICT with other Bureau requirements, and no one WRITES ANYTHING DOWN, and no one is held accountable to make a decision, I am really, really burned out...Good Luck with this effort.	2/16/2023 3:02 PM
424	- Incentivize revitalization of existing housing inventory (too many substandard units/too many vacant units) - Reactivate City foreclosures to address derelict/unused properties and motivate redevelopment/rehabilitation of those units - Reevaluate Environmental zone and other restrictions which make lots in Portland administratively unbuildable. - Improve the speed/efficiency of permitting (decrease burden of so many requirements that can hold up the build)	2/16/2023 3:02 PM
425	Land Use review times	2/16/2023 3:01 PM
426	For middle housing Portland should allow a single sewer and water line to a property to serve all of the middle housing on the property instead of requiring separate water and sewer lines with the associated system development charges.	2/16/2023 3:01 PM
427	See prior note about increasing customer response times.	2/16/2023 2:59 PM
428	Design overlay requirements	2/16/2023 2:56 PM

Survey on Multi-Dwelling & Middle-Housing Regulations

429	1) reduce the fees parks gets for new development; look at the amount relative to the actual SDC fees and review for parity and 2) review of frontage requirements/money for improvements for PBOT for new development of housing	2/16/2023 2:56 PM
430	Housing isn't about simply about producing new homes, it is also about keeping available existing homes. A regulation that ought to be considered is banning foreign-owned investment firms from buying up single-family and multi-family housing in Portland. As market supply goes down due to single and multi-family homes being bought up, this pushes prices upwards...and in turn, this sends those barely able to afford housing out of homes and into the streets. https://www.wsj.com/articles/that-suburban-home-buyer-could-be-a-foreign-government-11618306380	2/16/2023 2:56 PM
431	Convert office buildings to residential	2/16/2023 2:54 PM
432	Plan review, site utilities for middle housing.	2/16/2023 2:53 PM
433	Work with OHCS for easier low income tax credits	2/16/2023 2:52 PM