



**To:** Patricia Diefenderfer, HPS Internal Working Group, Portland Planning Commission  
**From:** Ariel Kane, Tom Armstrong  
**Date:** May 14, 2024  
**Subject:** Summary of Existing Housing Production Related Policies

## Purpose

As provided in ORS 197A.100 a city with a population of more than 10,000 people must develop and adopt a Housing Production Strategy Report that includes a list of specific actions, including the adoption of measures and policies that the city shall undertake and has undertaken to promote development within the city to address a housing need identified under ORS 197.296(3) or (10) for the most recent 20-year period described in the Housing Need Analysis. The reports' requirements are further documented in Chapter 660 Division 8 of the [Oregon Secretary of State Administrative Rules](#).

This memo documents recent actions that the City has taken to produce housing, preserve affordability, and promote housing stability.

## Existing Policies Addressing Housing Need

Over the last 9 years, since the City passed the 2015 [Emergency Ordinance Declaring a State of Emergency for Housing and Houselessness](#), the City has implemented or continued the following actions to promote the development of needed housing (Figure 1).



**Figure 1. Existing Housing Production Strategies**

| <b>Zoning and Code Changes</b>                            |  |
|---|--|
| Inclusionary Zoning                                       | Design Overlay Zone Amendments (DOZA)  |
| Mixed Use Zoning  | Residential Infill Project (RIP)   |
| Manufactured Dwelling Parks (MDP) Zoning & Bonus          | Historic Resources Code Project  |
| Central City 2035   | Parking Compliance Amendments Project  |
| Better Housing by Design (BHD)                            | West Portland Town Center  |
| Deeper Housing Affordability (DHA) bonus                  | Lower Southeast Rising   |
| Visitable Unit bonus                                      | Montgomery Park Area <a href="#">Plan</a>  |
| Three-Bedroom Unit Bonus                                  | Housing Regulatory Relief Project  |
| Expanding Opportunities for Affordable Housing            | 2023 RICAP 10  |
| Shelter 2 Housing Continuum (S2HC)                        | EV Ready Requirement   |
| <b>Tax Exemption and Abatement</b>                        |  |
| Non-Profit Low Income Housing Limited Tax Exemption       | Homebuyer Opportunity Limited Tax Exemption (HOLTE)  |
| Multiple-Unit Limited Tax Exemption (MULTE) & Extension   | Affordable Housing Construction Excise Tax Exemption   |
| Inclusionary Housing (IH) Program                         |  |
| <b>Financial Resources and Incentives</b>                 |  |
| Tax Increment Financing (TIF)                             | Portland Clean Energy Fund (PCEF)  |
| Neighborhood Prosperity Initiatives                       | American Rescue Plan Act Funds   |
| Short Term Rental Lodging Tax                             | System Development Charges:<br><a href="#">Exemption</a> , <a href="#">Freeze</a> , <a href="#">Deferral</a> , <a href="#">Stormwater Rate Changes</a> |
| Construction Excise Tax                                   | <a href="#">Local Transportation Infrastructure Charge Exemption</a>   |
| Portland Housing Bond                                     | State Funding  |
| Metro Housing Bond  | Federal Funding  |
| Metro Supportive Housing Services Fund                    |  |
| <b>Reducing Regulatory Burden and Improving Processes</b> |  |
| <a href="#">Permit Improvement Task Force</a>             | Early Assistance Options for Middle Housing Projects   |
| Regulatory Reform Project                                 | <a href="#">Single Permitting Office</a>   |
| Residential Permitting Single Point of Contact            | Customer Intake Success  |
| Public Infrastructure Prescreen                           | Website Design and Alignment   |
| Multi-Dwelling Housing Pilot                              | Team Business Process Analysis Review  |
| Public Works Pilot  | <a href="#">Housing Development GATR</a>   |
| Temporary Early Assistance Fee Reduction                  | Pre-approved Detached ADU Plans  |
| <b>Land</b>   |  |
| Public Land Inventory                                     | Land Acquisition (ARPA Funds)  |
| Land Banking  |  |

Additional polices have been adopted to stabilize households, prevent displacement or promote access to affordable homeownership, more detail on these policies and programs can be found in the section “Other Policies and Programs; Stabilization, Anti-Displacement and More” (Figure 2).



**Figure 2. Existing Policies Addressing Stabilization, Anti-Displacement and More**

| Other Policies and Programs; Stabilization, Anti-Displacement and More                            |   |
|---|---|
| Joint Office of Houseless Services  | Sewer, Stormwater And Water Financial Assistance  |
| <ul style="list-style-type: none"> <li>Houselessness Response Action Plan</li> </ul>              | <ul style="list-style-type: none"> <li>RAMP</li> </ul>  |
| Tax increment Financing (TIF)   | <ul style="list-style-type: none"> <li>Bill discount</li> </ul>   |
| <ul style="list-style-type: none"> <li>Single Dwelling Home Repair</li> </ul>                     | <ul style="list-style-type: none"> <li>Crisis voucher</li> </ul>  |
| <ul style="list-style-type: none"> <li>Homeownership</li> </ul>                                   | <ul style="list-style-type: none"> <li>Water Efficiency Rebates</li> </ul>                                    |
| <ul style="list-style-type: none"> <li>Rehabilitation &amp; Preservation of Regulated</li> </ul>  | <ul style="list-style-type: none"> <li>Lead-In-Water Testing</li> </ul>                                       |
| <ul style="list-style-type: none"> <li>Acquisition &amp; Rehabilitation of Market-Rate</li> </ul> | <ul style="list-style-type: none"> <li>Water Leak Repair Assistance</li> </ul>                                |
| Advance Portland  | <ul style="list-style-type: none"> <li>Financial Assistance for Multi-family Sewer and Water Bills</li> </ul> |
| Anti-Displacement Action Plan   | <ul style="list-style-type: none"> <li>Clean River Rewards</li> </ul>   |
| Action Plan for An Age-Friendly Portland  | <ul style="list-style-type: none"> <li>Treebate Program</li> </ul>  |
| Age- & Disability-Inclusive Neighborhood Project (ADIN)   | <ul style="list-style-type: none"> <li>Native Plant Certificate</li> </ul>                                    |
| N/NE Preference Policy  | <ul style="list-style-type: none"> <li>Financial Assistance for Tree Permit Fees</li> </ul>                   |
| N/NE Community Development Initiative Action Plan   | <ul style="list-style-type: none"> <li>Drainage Technical Assistance</li> </ul>                               |
| Fair Housing Policy Audits  | Free Extra Capacity Waste Container   |
| Fair Housing Testing  | Free Home Energy Assessment (Home Energy Score)   |
| Affirmative marketing for City Incentives   | PBOT New Mover Transportation Wallet  |
| Workforce Development   | RV Pollution Prevention Program   |
| Affordable Housing Green Building Policy  | American Rescue Plan Act Funds  |
| Affordable Housing Air Conditioning Requirements  | <ul style="list-style-type: none"> <li>Affordable Housing Land Banking</li> </ul>                             |
| Down Payment Assistance Loan Program  | <ul style="list-style-type: none"> <li>Affordable Housing Preservation</li> </ul>                             |
| Landlord-Tenant Mediation Pilot Program   | <ul style="list-style-type: none"> <li>82nd Avenue Housing Anti-Displacement</li> </ul>                       |
| Short Term Rental Ordinance   | <ul style="list-style-type: none"> <li>JOHS Motel Shelter Strategy</li> </ul>                                 |
| Rental Services Office (RSO)  | <ul style="list-style-type: none"> <li>PSR Expansion 24/7</li> </ul>  |
| Fair Access in Renting (FAIR)   | <ul style="list-style-type: none"> <li>Utility Debt Relief</li> </ul>   |
| Eviction Legal Support  | <ul style="list-style-type: none"> <li>Eviction Legal Defense</li> </ul>                                      |
| Mandatory Relocation Assistance   | <ul style="list-style-type: none"> <li>Housing Stabilization Contingency</li> </ul>                           |
| Empowered Neighborhood Program  | <ul style="list-style-type: none"> <li>Household &amp; Legal Relief</li> </ul>                                |
| Homeowner Foreclosure Prevention  | <ul style="list-style-type: none"> <li>Rent Assistance; Safe Rest Villages</li> </ul>                         |
| 0% Home Repair Loans  | <ul style="list-style-type: none"> <li>COVID-19 Houseless Services</li> </ul>                                 |
| Lead Hazard Control Grant Program   | <ul style="list-style-type: none"> <li>Flexible household assistance</li> </ul>                               |
| Safety Net Low Income Loans   | <ul style="list-style-type: none"> <li>Rapid Workforce Training &amp; Employment</li> </ul>                   |



# Existing Housing Strategies

## Zoning and Code Changes

Strategies that proactively encourage needed housing production through zoning, code and map modifications.

- **Inclusionary Zoning.** Adopted 2016 and effective 2017 by Ordinance No. 188162 and 188163<sup>1</sup>, the policy requires new medium and large (20 or more units) market-rate multi-dwelling development to provide affordable housing. It is a mandatory program with units affordable at 80 percent Area Median Income (AMI). There are financial incentives for units affordable below 60 percent AMI. There is a priority for units on-site over fee-in-lieu revenue or units off-site. Units must be comparable in quality, size, bedroom composition, and distribution and must maintain affordability for 99 years.
  - **Inclusionary Housing (IH) Calibration and Construction Cost Driver Studies.** Adopted in 2024 by Ordinance No. 191610, City council amended the property tax exemption for multiple-unit housing development code and inclusionary housing code to make technical corrections and adjust the property tax exemption for multiple-unit housing developments based on the work commissioned in 2023. The City worked with a consultant team to better understand the impact of various local code regulations on the cost of building housing in Portland. Those included inclusionary housing requirements, bike parking, ground floor active use, right of way improvements, design review, and associated fees/charges. This also included a cost comparison to build multi-dwelling housing in peer cities: Seattle, Denver, and Sacramento.<sup>2</sup>
- **Mixed Use Zoning.** Adopted in 2016 and effective 2018 by Ordinance No. 188177.<sup>3</sup> The Mixed-Use Zoning Project was adopted as part of the Portland 2035 Comprehensive Plan Early Implementation Package and developed new mixed-use planning and zoning designations to implement the “Centers and Corridors” concepts that emerged from The Portland Plan and the 2035 Comprehensive Plan Update planning processes. Subsequent amendments included floor area and height bonuses for inclusionary housing.
- **Manufactured Dwelling Parks (MDP) Zoning.** Adopted and effective in 2018 by Ordinance No. 189137.<sup>4</sup> The Manufactured Dwelling Parks (MDP) zoning project established a new residential

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<sup>1</sup> <https://www.portland.gov/bps/documents/inclusionary-housing-zoning-project/download>

<sup>2</sup> <https://www.portland.gov/phb/inclusionary-housing/calibration-study>

<sup>3</sup> [www.portland.gov/bps/documents/2035-comprehensive-plan-early-implementation-zoning-code-changes/download](http://www.portland.gov/bps/documents/2035-comprehensive-plan-early-implementation-zoning-code-changes/download)

<sup>4</sup> <https://efiles.portlandoregon.gov/Record/12185077/>



multi-dwelling base zone specifically for manufactured dwelling parks. This project created the RMP zone, which exclusively allows for manufactured home parks, with a density of up to 29 units per acre. The RMP zone also has an affordable housing bonus option in which the maximum density can be increased up to 43 units per acre when at least 50 percent of all the dwelling units on the site are affordable to those earning no more than 60 percent of the area median family income.

- **Manufactured Dwelling Park Affordable Housing Density Bonus.** Adopted in 2020 and effective 2021 by Ordinance No. 189783 and 190523.<sup>5</sup> The MDP Affordable Housing Density Bonus was adopted to support the preservation of lower-cost market rate housing in manufactured dwelling parks; and ensure there are a variety of housing types available to low income and otherwise vulnerable people.
- **Central City 2035.** Adopted and effective in 2018 by Ordinance 189000 and in 2020 by Ordinance 190023.<sup>6</sup> These ordinances amended the Central City Plan District (33.510) to increase capacity for high-density, mixed-use and multi-dwelling housing where the most services and amenities are, streamlined bonus and transfer system, focused on inclusionary housing bonus, increased FAR/density and height in areas and applied minimum density requirements across Central City.
- **Better Housing by Design (BHD).** Adopted 2019 and Effective 2020 by Ordinance No. 189805.<sup>7</sup> This project re-wrote the Multi-Dwelling Residential Zones Chapter (33.120). The objective was to revise City regulations to better implement Comprehensive Plan policies that call for: increased housing opportunities in and around centers and corridors; housing diversity, including affordable and accessible housing; design that supports residents' health and active living; pedestrian-oriented street environments; safe and convenient street and pedestrian connections; design that respects neighborhood context and the distinct characteristics of different parts of Portland; nature and green infrastructure that are integrated into the urban environment; low-impact development that helps limit climate change and urban heat island effects. This project removed density maximums that were previously based on units per site area, and instead applied floor area ratio (FAR) limits to regulate density. It also added FAR and height bonus options for inclusionary housing, three-bedroom units, more accessible (visitable) units, and voluntary affordable housing units.
- **Deeper Housing Affordability (DHA).**<sup>8</sup> Deeper Housing Affordability FAR Density Program. Adopted 2019 and Effective 2020 by Ordinance No. 189805; Amended and effective in 2021 by Ordinance Nos. 190093 and 190523. In addition to bonuses for mandatory inclusionary housing, and additional voluntary affordable units, the City offers

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<sup>5</sup> <https://www.portland.gov/code/30/01/130>

<sup>6</sup> <https://www.portland.gov/bps/cc2035/documents/ordinance-190023-amended/download>

<sup>7</sup> [www.portland.gov/bps/better-housing/documents/volume-1-adopted-better-housing-design-staff-report/download](http://www.portland.gov/bps/better-housing/documents/volume-1-adopted-better-housing-design-staff-report/download)

<sup>8</sup> <https://www.portland.gov/code/30/01#toc--30-01-140-deeper-housing-affordability-far-density-program->



an affordable unit floor area and height bonus for projects where at least 50 percent of the units are affordable at 60 percent AMI.

- **Visitable Unit Bonus.** In 2020, the City adopted zoning code changes to create a floor area bonus for visitable units (33.120.211.C.4). The Visitable units bonus option provides bonus FAR allowed up to the maximum with visitable units' bonus when at least 25 percent of all the dwelling units on the site meet the visitability standards, including standards for Visitable entrance, bathroom, living area and doors. this bonus is not available for projects with buildings that are required by the Oregon Structural Specialty Code to include Type A or Type B accessible units.
- **Three-Bedroom Unit FAR Density Bonus Option Program.**<sup>9</sup> Adopted and effective 2021 by Ordinance No. 190037; amended by Ordinance No. 190523 It aims to increase the number of family-sized dwelling units available for sale or for rent to moderate-income households. Developments approved for the Three-Bedroom Bonus Program must maintain dwelling units that shall remain affordable for a period of at least 10 years and be available to households' earning 100 percent or less of area median income.
- **Expanding Opportunities for Affordable Housing.** With support from a Metro funded grant, the City adopted and made effective in 2020 by Ordinance No. 190000,<sup>10</sup> changes to the zoning code that streamlined the review process for community and faith-based organizations that plan to develop affordable housing on their land. The zoning code changes allow organizations that are in residential zones to 1) develop affordable housing on their land without a conditional use (CU) review if at least 50 percent of the units are affordable; 2) repurpose up to 50 percent of their parking area for an affordable housing project; and 3) add up to 2,000 sq ft of nonresidential use without a conditional use review.
  - **Expanding Opportunities for Affordable Housing Zoning Map Changes.** In addition to zoning code changes, zoning map changes were made on 19 faith-based or community-owned sites, which provide flexibility and options for future development.
- **Shelter 2 Housing Continuum (S2HC).** Adopted and effective in 2021 by Ordinance No. 190380, additional amendments adopted and effective in 2023 by Ordinance No. 191171.<sup>11</sup> The City adopted code amendments to address the growing crisis of houseless Portlanders. The City adopted zoning code changes to expand the housing and shelter options for individuals and households with extremely low incomes. These changes make it easier to site shelters, including outdoor shelters; increased the range of group living situations, including single room occupancy

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<sup>9</sup> <https://www.portland.gov/code/30/01/160>

<sup>10</sup> <https://efiles.portlandoregon.gov/Record/13780746/>

<sup>11</sup> <https://www.portland.gov/bps/s2hc/documents/adopted-zoning-ordinance-no-190380/download>



(SRO) units; and allows a recreational vehicle or tiny house on wheels on a residential property. In 2023, City Council adopted additional amendments to address unintended technical issues, and further streamline shelter site reviews. The code changes remove barriers that presented a burden to City-County efforts to open more shelters. The SH2C package also included changes that expanded housing choice and facilitated the production of affordable housing projects.

- **Design Overlay Zone Amendments (DOZA).** DOZA Adopted and effective 2021 by Ordinance No. 190477.<sup>12 13</sup> DOZA made several changes to update the tools and processes used to review applications within the Design overlay zone. Changes include updating the thresholds that trigger Design overlay zones requirements, including exemptions for affordable housing, and the assignment of land use reviews; allowing a greater number of projects to use the objective design standards, including some projects within the Gateway plan district; creating a new set of objective standards that employs a flexible menu approach. It also created a new set of nine Citywide Design Guidelines to replace the Community Design Guidelines; creating a new Type I lower level of review for smaller façade, sign and rooftop alterations; formalizing the process for Design Advice Requests and removing the Design overlay from most single dwelling overlay zones.
- **Residential Infill Project (RIP).** Adopted 2020 and effective 2022 by Ordinance No. 190093,<sup>14</sup> RIP2, adopted and effective 2022 by Ordinance No. 190851.<sup>15</sup> The City adopted rules that allow more middle housing options in neighborhoods. This includes accessory dwelling units (ADUs), duplexes, triplexes and fourplexes, and cottage clusters. RIP also adopted limits on the size and scale of residential development. In the R2.5, R5, R7, R10 and R20 zones, RIP adds flexibility to build housing through: an increase in the number of units can be built on each lot; an increase in the number of allowable configurations of units and structures on lots; and removal of the off-street parking requirement in single-dwelling zones. For new construction with three or more units on the site, including ADUs, one of the units must be visitable. Visitability standards include: a no-step, barrier-free main entrance; a bathroom and small living area accessible to the main entrance; and 32-inch-wide internal doors between entrance, bathroom and living area for wheelchair accessibility.<sup>16</sup>
- **Historic Resource Code Project (HRCP).** Adopted and effective 2022 by Ordinance No. 190687,<sup>17</sup> this project streamlined reviews and created exemptions for some alterations to historic resources. It also allowed for small new detached accessory dwelling units to be created in historic districts without a land use review, removed off-street parking requirements for historic landmarks and

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<sup>12</sup> <https://www.portland.gov/bps/planning/doza/documents-and-resources#toc-council-approved-ordinance-documents-and-exhibits>

<sup>13</sup> <https://www.portland.gov/phb/certification-program>

<sup>14</sup> <https://www.portland.gov/bps/planning/rip/project-documents>

<sup>15</sup> <https://efiles.portlandoregon.gov/Record/15213935/>

<sup>16</sup> <https://www.portland.gov/bds/zoning-land-use/residential-infill-project/visitability>

<sup>17</sup> [https://www.portland.gov/council/documents/This\\_project\\_ordinance/passed/190687](https://www.portland.gov/council/documents/This_project_ordinance/passed/190687)



districts, removed unit density limits from R.25, R5, R7 and CR zoned landmarks and historic districts, and enabled two ADUs to be built in conjunction with a house, duplex, triplex, fourplex or multi-dwelling structure.

- **Parking Compliance Amendments Project (PCAP).**<sup>18</sup> Adopted and effective in 2023 by Ordinance No. 191310, the Parking Compliance Amendments Project removed minimum parking requirements citywide and makes other adjustments to parking maximums and parking standards to align with the 2022 Climate Friendly and Equitable Communities (CFEC) rulemaking process. These changes remove mandatory costs associated with providing required off-street parking, as well as enabling more of the development site to be used to create housing for people, rather than storage for cars.
- **West Portland Town Center Plan.**<sup>19</sup> Adopted 2022 by Ordinance No. 191079, the Zoning Code amendments include additional Zoning Code incentives and regulations to prioritize housing affordability and community benefits and proposed Zoning Map changes. Housing related provisions include changes to preserve existing multi-dwelling housing by adjusting FAR limits to be similar in scale to existing multi-dwelling development; allowing the deeper affordability bonus to prioritize affordability; incentives for sites preserving existing affordable housing through FAR transfer; FAR linked increases in multi-dwelling zones to housing affordability; and requiring inclusionary housing in order for other bonuses to be used (exempt purely commercial or employment projects).
- **EV Ready Requirement.**<sup>20</sup> Effective 2023, by Ordinance No. 191164, this augments state rules and provides more people the option to drive electric vehicles (EV) by making it easier to install chargers at multi-dwelling and mixed-use buildings. This update requires 50% of parking spaces, in new buildings with five or more units, to include EV-ready infrastructure, when more than six spaces are provided; or 100% of spaces, when six or fewer are provided. This is important to support the current and future of renters and low-income Portlanders living in multi-dwelling buildings.
- **Housing Regulatory Relief Project.**<sup>21</sup> Adopted 2024 by Ordinance No. 191609, the project amends the Zoning Code, providing both temporary suspensions of some regulations and permanent clarifications to the rules. The amendments are mostly based on the development issues identified through the Housing Production Survey from early 2023, conducted by the Bureau of Development Services on behalf of Commissioner Rubio. The temporary suspensions generally apply to projects that include housing and are in effect until January 1, 2029.

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<sup>18</sup> <https://www.portland.gov/bps/planning/pcap>

<sup>19</sup> <https://www.portland.gov/bps/planning/wpdx-town-center>

<sup>20</sup> <https://www.portland.gov/bps/planning/ev-ready/about>

<sup>21</sup> <https://www.portland.gov/bps/planning/housing-regulatory-relief>





- Development and design standards that are reduced or suspended include rules for bicycle parking, ground floor use and design standards, façade articulation, nonconforming upgrades, security gates, and Central City ecoroof standards. Process improvement changes include neighborhood contact processes, design review procedure types for market rate and affordable housing, approval criteria related to on-street parking impacts, and land use review expirations. In addition, through a Council amendment, the regulations for inclusionary housing were simplified as well as aligned with state requirements.
- **Lower SE Rising Area Plan.**<sup>22</sup> Adopted in Spring 2024, this plan addresses the land use and transportation challenges in the Brentwood-Darlington neighborhood and nearby areas, including parts of the Woodstock, Mt. Scott-Arleta, and Lents neighborhoods. It focuses on recommendations for three primary types of implementation tools: 1) land use changes to provide more commercial and housing opportunities; 2) projects/programs to enable people to safely and conveniently walk or roll; and 3) community stabilization approaches to support housing and economic stability so that the community can benefit from improvements, such as growth allowed by zone changes and transportation projects.
- **Montgomery Park Area Plan.**<sup>23</sup> MPAP is exploring opportunities to create an equitable development plan for transit-oriented districts in NW Portland (Montgomery Park), as well as NE Portland (Hollywood District). The MP2H study considers land use and urban design options, affordable housing and economic development opportunities, as well as possible public benefits with a transit-oriented development scenario and the extension of the Portland Streetcar into the area. The project will also consider how such opportunities could support the City’s racial equity, climate justice, employment and housing goals. A proposed draft will head to planning commission in May 2024.
- **Regulatory Improvement Code Amendment Package (RICAP 10).**<sup>24</sup> RICAP is designed as a regular omnibus package of code amendments that generally address technical issues, provide greater clarity, or simplify burdensome rules in the zoning code. These amendments typically have minor policy implications but are intended to overall improve the functionality and efficiency of the code. In 2023, Council re-established funding of the RICAP program, managed by BPS. RICAP 10 considers more than 80 items for possible regulatory improvement, with an emphasis on three themes: housing production, economic development, and regulatory reduction. The dozens of items are bundled to align with those three themes:

<sup>22</sup> <https://www.portland.gov/bps/planning/lower-se-rising>

<sup>23</sup> <https://www.portland.gov/bps/planning/mp2h/about>

<sup>24</sup> <https://www.portland.gov/bps/planning/ricap10>



- Housing production related proposed changes include amendments to regulations for: ground floor and ground floor façades, the design overlay zone, and historic resources. Economic development related proposals update the rules for the Central City Plan District, home occupations, and temporary activities. Regulatory reduction proposed changes include updates to bring the City into compliance with state and local laws, land use review processes, and miscellaneous regulatory cleanup.

## Tax Exemption and Abatement

Tax exemption and abatement programs intended to encourage developers to produce housing.

- **Non-Profit Low Income Housing Limited Tax Exemption (NPLTE).**<sup>25</sup> Authorized in 1985 by the Oregon legislature, the NPLTE is a property tax exemption for low-income housing owned and operated by charitable, non-profit organizations. The property must be located within the City of Portland and restrict the rents of the exempted units to be affordable to households earning no more than 60 percent of the area Median Family Income (MFI).
- **Multiple-Unit Limited Tax Exemption (MULTE).** Adopted and effective 2012 by Ordinance No. 185477, subsequently amended in 2018 by Ordinance No. 188869 and 189247.<sup>26</sup> With MULTE, multi-dwelling projects receive a ten-year property tax exemption on structural improvements to the property as long as program requirements are met. The program supports the creation of affordable housing units through the Inclusionary Housing Program; leverages market activities to advance housing and economic prosperity goals by aligning those activities with the goals of the Portland Plan and the PHB's Strategic Plan; and provide transparent and accountable stewardship of public investments.
  - **MULTE Extension.** Adopted and effective 2023 by Ordinance No. 191270.<sup>27</sup> Updates the City's Multiple-Unit Limited Tax Exemption (MULTE) rules to allow projects with expiring MULTE units a voluntary opportunity to extend their tax exemption for a limited amount of time in order to extend the affordability of the MULTE units. This change does not create new housing units but will help preserve the affordability of up to 279 units of existing affordable housing.
- **Homebuyer Opportunity Limited Tax Exemption (HOLTE).** First adopted and effective in 2012. Under the HOLTE Program, single-unit homes receive a ten-year property tax exemption on structural improvements to the home as long as the property and owner remain eligible per

<sup>25</sup> <https://www.portland.gov/phb/nplte>

<sup>26</sup> <https://www.portland.gov/phb/multe>

<sup>27</sup> <https://www.portland.gov/council/documents/ordinance/passed/191270>



program requirements. Property owners are responsible for taxes on the assessed value of the land during the exemption. The property is reassessed when the exemption is terminated or expires after the ten years, and owners begin paying full property taxes.

- **HOLTE Expansion.**<sup>28</sup> Adopted 2023 by Ordinance No. 191361, Portland City Council approved an increase to the annual HOLTE cap from 100 per year to 500. The program incentivizes private developers to build affordable homes by offering a property tax exemption if they are sold to an income-qualifying family.
- PHB took a temporary relief ordinance to Council on January 10, 2023, to increase the income threshold to 120%.
- **Affordable Housing Construction Excise Tax (AH CET) Exemption.** Effective 2016 by Ordinance No. 187855, construction permits for affordable housing for people at or below 80 percent AMI are exempt from the tax.
- **Inclusionary Housing (IH) Program.** To offset costs of compliance with the Inclusionary Housing (IH) program requirements and related zoning and code changes, the city offers financial and development incentives such as a property tax abatement, development bonus, and exemptions from other local taxes. As of 2023, over 1,000 units of affordable housing have been produced or are in development due to the Inclusionary Housing program (see above on Inclusionary Zoning for more details of program).

## Financial Resources and Incentives

Financial incentives the city offers to encourage developers to produce needed housing. The City utilizes resources /programs at the local, state and federal level to provide funds for housing projects.

- **Tax Increment Financing (TIF).** Tax Increment Financing (TIF) supports regulated affordable housing and mixed-income, mixed-use projects within the City's Tax Increment Finance areas. A Tax Increment Financing (TIF) Set-Aside Policy was created in 2006 as a permanent resource to invest in meeting the City's housing needs by creating and preserving homes for the City's most vulnerable people and families. An updated Affordable Housing Set-Aside Policy was adopted in 2017 by Ordinance No. 180889, based on previous ordinances in 2011 and 2015 (Ordinance No. 185007, 187242 and Emergency Ordinance No. 187415). This policy now requires that 45 percent across urban renewal areas TIF funding to go to affordable housing. Existing TIF districts include Downtown Waterfront and River District (Old Town/ Broadway Corridor), Central Eastside, Gateway, Interstate, N Macadam, Lents Town Center and Cully. Past URA and TIF districts included Airport Way, Oregon Convention Center, South Park Blocks and the Willamette Industrial. A recent study

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<sup>28</sup> <https://efiles.portlandoregon.gov/Record/16302674/>



regarding outcomes shows that while TIF districts make up a 11 percent of the City's land area, they contain 55 percent of the city's regulated affordable housing.

- **Regulated Affordable Rental Housing.** Portland Housing Bureau has largely funded multidwelling, regulated rental housing through the Tax Increment Financing Set Aside resources. Regulated rental housing is provided for households earning 80 percent AMI and below. A 2019 TIF study indicated that between FY2015-18, a total of 1,886 units were created throughout the URAs, mostly for low (earning 60 percent AMI and below) and extremely low-income (earning 30 percent AMI and below) households.
- **Acquisition and Rehabilitation of Existing Properties.** Tax Increment Financing (TIF) supports programs that purchase existing market-rate housing and/or sites, to convert into regulated, multidwelling affordable housing. PHB has used this mostly to acquire properties for future redevelopment, to protect current residents from displacement and/or secure permanently affordable homes.
- **Gap Financing For Middle Income Housing.** Prosper Portland offers a Commercial Property Redevelopment Loan Program (CPRL) to assist with redevelopment, new development and **tenant** improvements that encourage business development and job growth within TIF districts and via a Strategic Investment Fund available citywide. Prosper Portland's commercial real estate TIF investments are largely guided by 5-year action plans outlining community priorities. Action Plans guide Prosper Portland's investments in Old Town, Gateway, Lents and Interstate via the N/NE Community Development Initiative Action Plan. CPRL investments have been instrumental to supporting middle income projects like The Nick Fish mixed-income, mixed-use project in Gateway and development of Oliver Station (complete), Lents Commons (complete), and 92<sup>nd</sup> and Harold (in permitting) in the Lents Town Center.
- **TIF Exploration.** After the adoption of [Advance Portland strategy](#), Prosper Portland and PHB are working in partnership with community organizations to create new TIF districts in East Portland and Central City. If the exploration process created, these will capture increases in property taxes and redirect it to support local priorities related to housing and economic development. The TIF Exploration continues through 2024 with anticipated funding for housing development and production, for both affordable and middle income, coming in a number of years thereafter.
- **Neighborhood Prosperity Initiatives (NPI).**<sup>29</sup> The Neighborhood Prosperity Network are micro-Tax Increment Finance (TIF) districts designed to support social equity-based community economic development at the neighborhood level. Through grants, training,

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<sup>29</sup> <https://prosperportland.us/neighborhood-prosperity-initiative/>



and support from Prosper Portland together with limited amounts of TIF, each Network organization is responsible for planning and implementing projects to improve the local commercial district, and depending on community priorities, has and can include the development of housing. Existing districts include Cully Boulevard Alliance, Division Midway Alliance, Historic Parkrose, Jade District, Our 42<sup>nd</sup> Avenue, Rosewood Initiative and St. Johns Center for Opportunity.

- **Short-Term Rental Lodging Tax.** Portland hotels, motels, Bed and Breakfasts, vacation rentals, and short-term rental operators who provide lodging on a non-permanent basis for eight or more days in a calendar year are subject to County and City Transient Lodgings Taxes. Portland's tax is 6 percent (5 percent to City general fund; 1 percent to Travel Portland).
  - A \$4 nightly fee on short-term rentals, is due from Booking Agents and short-term rental hosts for each night a guest rents a room. This fee is in addition to the Transient Lodgings Tax being collected. The funds generated from this fee are used to fund affordable housing and houselessness initiatives in the Portland area.
- **Construction Excise Tax (CET).** Effective 2016 by Ordinance No. 187855.<sup>30</sup> The tax, in the amount of 1 percent of the value of commercial and residential improvements, is imposed on new construction with a value greater than \$100,000. For residential improvements, revenues are distributed as follows: 15 percent of net revenue remitted to the Oregon Department of Housing and Community Services to fund home ownership programs; 50 percent transferred to the PHB Inclusionary Housing Fund to fund finance-based incentives for programs that require affordable housing; and thirty-five percent transferred to the PHB Inclusionary Housing Fund for production and preservation of affordable housing units below 60 percent median family income.
  - For the tax imposed on commercial improvements, 100 percent of net revenue goes toward to the PHB Inclusionary Housing Fund for the production and preservation of affordable housing units at and below 60 percent median family income.
  - In addition, the CET funds have been used to support predevelopment loans to projects that are awarded Portland Housing Bonds and Metro Housing Bonds.
- **Portland Housing Bond.** In November 2016, Portland voters passed the city's first housing bond, dedicating \$258.4 million under Measure 26-179 as proposed in Ordinance No. 187855.<sup>31</sup> Measure 26-179 was the first housing bond passed in the City of Portland with 62 percent of the vote with the stated aim to produce 1,300 permanently affordable homes for households earning under 60 percent AMI with a focus on families (goal of 650 family-sized units), very low income households (600 units at 30 percent AMI) and houseless (goal of 300 Permanent Supportive Housing or PSH

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<sup>30</sup> <https://www.portland.gov/code/6/08>

<sup>31</sup> <https://portlandhousingbond.com/>



units). To implement this measure, PHB included rental support in the form of Project Based Section 8 vouchers from Home Forward, the housing authority of Multnomah County, and supportive services funding from Joint Office of Houseless Services (JOHS). The Portland Housing Bond has exceeded all goals and committed all funds to 15 projects throughout the City in high opportunity location, representing 1,859 affordable units, a 43 percent increase over the original goal, to provide homes to over 4,000 low-income Portlanders.

- Similar to all funding through PHB, the Portland Housing Bond had targets related to its Equity in Contracting policy with a targeted DMWESB-SDV of 30 percent contracting for hard costs and 20 percent for soft costs and targets under its Green Building Policy focused on sustainability.<sup>32 33</sup>
- The priorities and goals established by the bond’s Policy Framework guide how PHB identifies, purchases, builds and renovates homes.<sup>34</sup>
- **Metro Housing Bond.** In November 2018, the Metro region voters passed Measure 26-199 dedicating \$652.8 million for affordable housing. Portland’s share is \$211 million of the Metro Housing Bond by way of Ordinance No. 190095.<sup>35</sup> Similar to the Portland Housing Bonds, the Metro Housing Bond also has targets for production for a minimum of 1,475 new permanently affordable housing, 737 family sized units, 605 very low income, 30 percent AMI units and 300 PSH units.<sup>36</sup> Similar to the Portland Housing Bond, PHB is working with Home Forward for rental support and JOHS to provide supportive services to residents in these homes. As of 2024, PHB has committed approximately \$160 million to fund over 1,700 units throughout Portland in high opportunity area in over 20 projects, that are open or in development, to house another 4,000+ low-income Portlanders. With the remaining Metro funds, PHB anticipates funding Phase 1 of the [Broadway Corridor](#).
- **Metro Supportive Housing Services (SHS) Fund.** In 2020 voters in Multnomah, Washington, and Clackamas Counties took an unprecedented step toward meeting the rent assistance and supportive service’s needs, with a particular focus on addressing the housing and support service needs of those extremely low-income individuals with disabilities who are experiencing long periods of street and shelter houselessness. By way of Ordinance 20-1442, Metro imposed an income tax on high-earning households and a regional business profit tax on businesses grossing over \$5 million. SHS funds for Multnomah County are under the direction of the Joint Office of Houseless Services.<sup>37</sup>

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<sup>32</sup> <https://www.portland.gov/phb/about/equity-contracting>

<sup>33</sup> <https://www.portland.gov/phb/phb-affordable-housing-green-building-policy>

<sup>34</sup> <https://static1.squarespace.com/static/59d4128b80bd5e9928374e77/t/59de776090badeb45b424dd4/1507751778832/PHB+Bond+Policy+O ne+Pager+-+FINAL.pdf>

<sup>35</sup> <https://www.portland.gov/phb/metro-housing-bond>

<sup>36</sup> <https://www.portland.gov/phb/metro-housing-bond>

<sup>37</sup> <https://www.oregonmetro.gov/sites/default/files/2020/02/24/metro-council-ordinance-20-1442-exhibit-a-20200223.pdf>



- These funds have been partially used to fund the supportive services required for PSH under the Portland Housing Bonds and the Metro Housing Bonds as well as any regulated affordable housing that becomes supportive housing. In addition, SHS funds have been used to provide Regional Long-term Rent Assistance (RLRA) which have been used to fund rental support to thousands of houseless households or those at risk of being houseless.<sup>38</sup>
- **Portland Clean Energy Community Benefits Fund (PCEF).**<sup>39</sup> Passed by ballot initiative in 2018, PCEF was charged with developing a Climate Investment Plan, which was approved in 2023. The plan outlines several strategic programs (SP) that will invest in energy efficiency and renewable energy upgrades in housing for low-income households over the next five years. These programs will result in single dwelling homes and multidwelling housing that are highly efficient, have lower and more stable utility bills, improved air quality, and are more comfortable for residents. Improvements that would not take place without PCEF investment may include but are not limited to deep whole home energy retrofits, solar panels, higher value insulation, high efficiency hot water heating systems, variable frequency drives, and air source heat pumps that keep residents healthy and comfortable. Improvements that would not take place without PCEF investment may include, but are not limited to:
  - PCEF SP1: Clean energy in regulated multidwelling affordable housing \$60,000,000. This initiative is already underway in collaboration with PHB supporting clean energy in over 1,000 newly, regulated affordable homes in nine PHB funded projects.
  - PCEF SP2: Clean energy in unregulated multidwelling housing \$50,000,000
  - PCEF SP3: Clean energy improvements in single-dwelling homes \$140,000,000.
- **American Rescue Plan Act Funds.**<sup>40</sup> In 2021, as a large city, Portland received an award of \$208 million of Local Fiscal Recovery Funds (Multnomah County received \$157 million). Funds have supported numerous housing projects, some of which have contributed to the stabilization of households, and helped to acquire land, others have directly worked to house households, in temporary shelter such as:
  - **Safe Rest Villages.**<sup>41</sup> The City's Safe Rest Village team is adding to the mix of alternative shelters throughout Portland. The project team manages the largest portion of the City grant funds from ARPA, which includes the seven designated Safe Rest Villages, as well as two alternative shelters. Additionally, the State of Oregon has provided funding for

<sup>38</sup> <https://www.johs.us/regional-long-term-rent-assistance/>

<sup>39</sup> <https://www.portland.gov/bps/cleanenergy/climate-investment/documents/regulated-multi-family-affordable-housing-clean-energy/download>

<sup>40</sup> <https://www.portland.gov/united/documents/2023-annual-arpa-report/download>

<sup>41</sup> <https://www.portland.gov/safe-rest-villages/safe-rest-villages-program-overview>



the Sunderland RV Safe Park. As of July 2023, 49 percent of those who have exited from Safe Rest Villages have moved onto permanent or other housing.<sup>42</sup>

- **System Development Charges.** These charges help to fund critical infrastructure improvements; however, the City has provided strategic relief from these charges to help aid in the development of affordable units. Parks SDC are currently scaled by unit size and the Parks SDC Program has two sub-areas (Central City and Non-Central City). SDCs can be waived as affordable housing units by meeting the criteria in the waiver program administered by PHB.
  - **Exemptions and Waivers.**<sup>43</sup> Starting in 2018, the City provided SDC waivers for ADUs with the requirement that they not be used as short-term rental units. The City also provides waivers for affordable housing developments and houseless (mass) shelters. Inclusionary housing units are also exempt from SDCs- exempted units must be rented to households earning no more than 60 percent AMI.
  - **Freeze.**<sup>44</sup> In 2023, with the adoption of the City budget for FY 2023-24, the City has, for one fiscal year, froze SDCs for all development projects. Over the past several years, the City Council has chosen to charge lower SDCs than the legally allowable amount. In FY 2023-24, the City froze SDC rates and in FY 2024-25, Water and BES held their increases to 5 percent. Parks is increasing 6 percent and PBOT is increasing 8 percent.
  - **Deferral.**<sup>45</sup> Adopted and effective in 2023, through Ordinance No. 191243, the City created a voluntary 24-month payment deferral program, without interest. This change means that housing developers do not have to carry the full financial burden of SDCs up front as they move through the construction process.
  - **Office-to-Housing Conversion Fee Deferral.**<sup>46</sup> Adopted and effective in 2023, through Ordinance no 191202 and 191203, the City has waived SDCs to help offset the cost of required seismic improvements to facilitate the conversion of existing office space to residential.
  - **Sanitary and Stormwater Rate Changes.**<sup>47,48</sup> Code changes to PCC Chapter 17.36 were adopted and effective in 2023 by Ordinance No. 191537; the code changes along with updates to administrative rules will go into effect July 1, 2024. SDCs will now scale charges with size of development, including residential, and will simplify stormwater

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<sup>42</sup> <https://www.portland.gov/safe-rest-villages/documents/addressing-chronic-houselessness/download> and <https://arpa-data-reporting-pdx.hub.arcgis.com/pages/safe-rest-villages>

<sup>43</sup> <https://www.portland.gov/code/17/14/070>

<sup>44</sup> <https://www.portland.gov/cbo/2023-2024-budget/adopted-budget>

<sup>45</sup> <https://www.portland.gov/council/documents/ordinance/passed/191243>

<sup>46</sup> <https://www.portland.gov/council/documents/ordinance/passed/191202> ,

<https://www.portland.gov/council/documents/ordinance/passed/191203>

<sup>47</sup> <https://www.portland.gov/bes/news/2024/3/25/environmental-services-requests-public-comment-proposed-changes-administrative>

<sup>48</sup> <https://www.portland.gov/charter-code-policies/changes/2024/7/ordinance-191537>





charges to be based only on impervious area. Other sanitary and stormwater changes include shifts to the rate structure; tiered stormwater charges for single dwelling accounts; Clean River Rewards program; retiring line and branch, and conversion charges; stopping active enforcement of the mandatory sewer connection program; and connections for non-conforming sewers will be less expensive going forward.

- Water SDC rate is also known as an impact fee, it provides revenue to utilities from new user hook ups to recover costs for building existing system capacity. It is based on the “cost per equivalent meter unit” times the size of the meter (in equivalent units) added to the water system. In FY 23-24, at the request of Council, the rate increase was 0% when it would have otherwise been 20.8%, in FY 24-25, a 5 percent increase was approved when it would have otherwise been 9.9%.
- **Local Transportation Infrastructure Charge (LTIC) Exemption.**<sup>49</sup> Adopted and effective in 2016 by Ordinance No. 187681, the city adopted a charge on new infill development occurring on specific streets in single-dwelling residential zones to fund improvements to the City's network of unimproved local streets and adjacent or related transportation facilities. Accessory dwelling units, affordable housing, and low-income (less than 80 percent AMI) owner occupied units are exempt.
- **State Funding.** The Oregon Housing and Community Services (OHCS) provides competitive sources of funding including [9 percent Low-Income Housing Tax Credit \(9% LIHTC\)](#), [4 percent Low-Income Housing Tax Credit \(4% LIHTC\)](#), [Local Innovation and Fast Track \(LIFT\) Program for Affordable Rental Housing Development](#), [Local Innovation and Fast Track \(LIFT\) Homeownership](#), [Preservation of Manufactured Dwelling Parks](#) and [Permanent Supportive Housing](#). Non-competitive sources of funding include [the Affordable Housing Land Acquisition Revolving Loan Program](#), and [Oregon Multifamily Energy Program](#).
  - **PHB** works with OHCS to align the State and City's strategic priorities, especially related to work with our communities of color and development of very low income, 30 percent AMI units and Permanent Supportive Housing (PSH) units. An example of collaboration occurred in 2022 when OHCS carved out of LIFT and Housing Trust Funds (HTF) totaling \$35.28 million to local jurisdictions in the Metro region from which PHB was allocated over \$20 million plus associated 9% and 4% LIHTC to advance PHB directed Metro Bond funded projects. Continued collaboration and alignment of State and local resources are critical to meeting the City and Governor Kotek's housing production strategy.
- **Federal Funding.** The Portland Consortium, consisting of the City of Gresham, City of Portland and Multnomah County, is required to produce a plan called the Consolidated Plan every five years. The

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<sup>49</sup> <https://www.portland.gov/transportation/permitting/litic>



Consolidated Plan is a five-year strategic plan that sets out a collaborative vision for community development in the Portland area. The Consolidated Plan also serves as the federal application for four federal programs run by the U.S. Department of Housing and Urban Development (HUD) , see below.<sup>50</sup> The Plan places an emphasis on how federal funds will be used to meet the local demand from low- and moderate-income households and emphasizes the formula block grant programs:

- **Community Development Block Grant (CDBG).** CDBG funds aim to provide decent housing; create suitable living environments and expand economic opportunity. Funds are being used for rental housing development, administration, fair housing, workforce development, single dwelling assistance, and microenterprise and homeowner services.
  - **HOME Investment Partnerships (HOME).** HOME funds aim to expand decent, safe, sanitary, and affordable housing supply. Funds are used for acquisition, homebuyer assistance, homeowner rehabilitation, multidwelling rental new construction, multidwelling rental rehabilitation and new ownership construction.
  - **Emergency Solutions Grants (ESG).** ESG funds are utilized for programs that aim to reduce and prevent homelessness. Funds are used for conversion and rehabilitation of transitional housing, financial assistance, overnight shelter, rapid re-housing, rental assistance, services, and transitional housing.
  - **Housing Opportunities for Persons with AIDS (HOPWA).** HOPWA funds are utilized to provide housing for persons with HIV/AIDS. Funds are used for permanent housing in facilities, permanent housing placement, short term or transitional housing facilities, short-term rent, mortgage, and utility (STRMU), supportive service and tenant-based rental assistance (TBRA).
- **Other Federal and Local Funding.** Other Federal funding opportunities are being explored and expanded in conjunction with the Office of Government Relations (OGR). Portland successfully accessed its first Congressional Directed Spending (CDS or earmarks) for housing production through a \$2 million grant in The Fairfield, a 75-unit project, being developed by Home Forward and Urban League focused on the homeless with drug addiction and/or mental illness who need permanent supportive housing. CDS will continue to be a source of funding for other pipelined projects including one in N/NE Portland at the William + Russell site and one in SW Portland focused on the immigrant community. In addition, the City is working with Multnomah County in advancing projects in the predevelopment pipeline through its recent Last Gap solicitation and working with developers to explore strategies and options to expand affordable housing stock.<sup>51</sup>

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<sup>50</sup> <https://www.portland.gov/phb/consolidated-plan-and-action-plan>

<sup>51</sup> <https://www.portland.gov/phb/events/2023/8/25/metro-bond-solicitation-m-bos-last-gap-summer-2023>



## Reducing Regulatory Burden and Improving Processes

These existing strategies, programs and projects address known impediments to providing needed housing. These include but are not limited to permitting and infrastructure impediments.

- **Permit Improvement Task Force and Permit Improvement Transition Team (PITT).**<sup>52 53</sup> In 2021, Commissioner Ryan appointed a task force to develop recommendations to improve the City's permitting process. The Task Force consists of leaders from permitting bureaus and the development community. A number of [improvement projects](#) are being evaluated and undertaken by the task force. The [Permit Metric Dashboard](#) provides transparency for customers about the work to improve quality, timeliness, and efficiency of the permitting process.
  - **Regulatory Development Workgroup.** Comprised of staff from various bureaus participating in the Permit Improvement Task Force, the workgroup is developing further recommendations for changes necessary for a cohesive regulatory development and maintenance system. The recommended solution(s) provide direction to a) address problems with urgency; b) streamline the regulatory environment; c) monitor the effectiveness of adopted regulations; d) maintain feedback loop with code implementers and customers; e) evaluate proposed regulations holistically.
  - **Code and Policy Coordination Team.**<sup>54</sup> This group is comprised of staff with policy development expertise. Their primary function is to evaluate proposed regulations in a holistic way, considering how they fit with other existing or proposed regulations. They are the stewards and keepers of the cumulative network of development-related codes and policies to which development needs to conform. A pilot of this process and group kicked off in September 2023.
- **Regulatory Reform Project.** First identified by the Permit Improvement Task Force in its first round of recommended process improvements building on the work of the Strategies for Accelerating Housing Development Report (2017) and in response to the Building Permit Review Audit (2021) it has been further reinforced by customers and staff via surveys as a leading cause for frustration and a barrier to moving permits through the process.
  - This project aims to streamline when code and fee changes are brought to Council and establish a new code and policy process that will: include the bureaus responsible for development regulations (BES, PBOT, Water, BDS, Parks/Urban Forestry, BES); ensure cross-code regulatory alignment; have frequent touch-points with Council to reduce code conflicts, identify development impacts, create a customer and staff feedback loop

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<sup>52</sup> <https://www.portland.gov/permitimprovement/task-force>

<sup>53</sup> <https://www.portland.gov/permitimprovement/current-projects>

<sup>54</sup> <https://www.portland.gov/permitimprovement/documents/regulatory-workgroup-recommendations-june-2023/download>



to codes writers; and collect and catalog barriers identified by review teams and customer-facing staff to be considered for review.

- Through winter 2024 a new right-of-way rule will apply the new process. It will define thresholds for right-of-way dedications and frontage improvements creating much needed predictability for both commercial and residential projects.
- **Residential Permitting Single Point of Contact.** Bureau of Development Services created a single point of contact for all housing projects, including New Single Dwelling Residential, Middle Housing Land Divisions, and Multi-Dwelling New Construction projects moving through the permitting process. In addition, there is now a manager in charge of overseeing assigned permit staff when building owners express an interest in office to housing conversion. Each project is assigned one person to work with as evaluation occurs.
- **Public Infrastructure Prescreen.**<sup>55</sup> Providing a public infrastructure prescreen is a process improvement in business process analyses led by the Permit Improvement Transition Team. PBOT is actively piloting a manual PBOT prescreen (for identifying primary PBOT permit approval requirements). Formalizing this prescreen step by adding technology, procedures and other infrastructure teams to the process will expand and solidify this solution and the benefits it will provide. Currently when a public works review is required as part of the permit review process, it does not happen until post-intake and an applicant has paid fees. If significant improvements are required in the public right of way, applicants may be surprised, and in some cases abandon the project. This can also lead to alternative request for variances, appeals, additional review processes, and increase the length of the overall permit review cycles and time. Providing a public works prescreen during the intake process will benefit both the customer and the public infrastructure reviewers, reducing conflict and time-consuming review lags.
- **Multi-Dwelling Housing Pilot.** Bureau of Development Services launched a Multidwelling Housing Pilot to proactively monitor and intervene to keep these projects moving through the permit process. The goal of this effort is to learn why projects are sitting in “approved to issue” status and projects that seem stuck in “under review” status.
- **Public Works Pilot.** A recommendation from the City’s Permit Improvement Taskforce, the permitting teams in the City’s four infrastructure bureaus are now being overseen by a shared manager. The new Infrastructure Team Manager launched a public works pilot project to make it easier to resolve conflicts that arise between various City codes as part of a permit review.

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<sup>55</sup> <https://portlandoregon.gov.sharepoint.com/w/s/GT-Transportation-PWDevelopmentTeam/EeOFM5HiCL1NrqqYcO2G0rIB8TppjJPuWZCyJqtOIBlxZq?e=jZy1TH>



- **Temporary Early Assistance Fee Reduction.** From January to April 2023, through a resolution passed by Council, BDS made across the board cuts to early assistance fees for projects with 20 or more units.
- **Early Assistance Options for Middle Housing Projects.** With the range of housing options now available on single dwelling lots, it can be difficult to provide enough information during the 15-minute appointments, but other early assistance (EA) options are geared toward discussing specific proposals. BDS is launching a new EA option (with a fee) that would allow a planner and an interested party to discuss residential infill options on a site without specific site plans prior to any more formal analysis. The sessions would be 30 minutes, with a fee intended to be less than current zoning EAs. This new early assistance meeting option launched October 2023.
- **Single Permitting Authority Project.**<sup>56</sup> Adopted by Resolution No. 37628, City Council has directed the Chief Administrative Officer, with the cooperation of City bureaus, to prepare for consolidation of development review and permitting staff into one entity by July 2024. The intent is to develop a cohesive, effective permitting system essential in addressing housing crisis and economic recovery. Authority will be granted to the director of this one entity to resolve conflicts, make decisions regarding development review and permitting services to the community, and personnel decisions. A Project Management Team has been identified and is working with stakeholders to deliver a workplan to develop a process by which to implement the new permitting entity. The goal is a customer facing process that presents a “one-city” service delivery.
- **Customer Intake Success.** This project will focus on the New Single Family Residential (NSFR) and new construction of detached ADU permit application submittal process, from application request to intake folder closed. In the 2022 customer survey, we learned that 93 percent of the surveyed permitting customers used the minimum submittal requirements documents provided online before submitting their permits. From July - September 2022, the average time from the Application Submittal to Under Review was 13 days and the goal is to reduce that timeline to 10 days.
- **Website Design and Alignment.** This endeavor is a collaborative effort to transition from uncertainty to clarity, prioritizing the end-user experience above all else. It necessitates deep collaboration and shared commitment. The Digital Service team and the bureau Product Managers will work together to update/create portions of the Portland.gov website. These updates will be made to solve the problems listed in this document and to achieve the objectives and key results. The scope focuses on helping users with wayfinding in four ways: Determining whether their project requires a permit or permits, defining all the different permits required, getting information on what

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<sup>56</sup> <https://www.portland.gov/council/documents/resolution/adopted/37628>



they need to provide for a complete permit application specific to their project and location and who to contact for help.

- **Team Business Process Analysis Review.** The Permit Improvement Team provides Business Process Analysis (BPA) to plan review teams aimed at improving internal coordination and customer outcomes. These business operations projects work with staff to identify and implement improvements with the overarching goal of improving customer service and decreasing processing time. This is an ongoing activity. BPA work to date has been done with Life Safety, Water, Urban Forestry and Permitting Services.
- **Housing Development GATR (Government Accountability, Transparency, Results).**<sup>57</sup> In 2017 and 2018, a series of Housing Development GATR sessions were held to accelerate the development process and reduce costs to meet City goals for housing supply. A series of actions were assigned to development services bureaus. In 2018 this included, 1. Propose goals and clarify ownership roles for development; clearly identify accountability and responsibility within the development process. (Development Directors Group, OMF) 2. Provide a follow-up report on building permit review turnaround times. (BDS) 3. Develop a proposal to institute minimum sufficiency requirements for permit applications, to establish expectations and increase clarity. (BDS, infrastructure bureaus) 4. Utilize targeted recruitment strategies to close remaining vacancies for plans examiners. (BHR, BDS) 5. Provide a progress report on the Mayor's Fast Track Pilot. (BDS, IA bureaus) 6. Provide a progress report on technology improvements. (BDS, IA bureaus, BTS).
- **Pre-approved Detached ADU Plans.**<sup>58</sup> This is the first of many efforts that the Bureau of Development Services (BDS) will undertake to provide pre-approved plan sets to help homeowners receive permits more efficiently. BDS and Portland Permitting and Development (PPD) worked with the City of Eugene to provide pre-approved plans that can reduce the resources and time needed to receive a permit. There are four options to choose from that vary in roof and foundation type: An ADU with a gable roof and concrete slab on grade floor and foundations; An ADU with a shed roof and concrete slab on grade floor and foundations; An ADU with a gable roof and wood-framed floor and crawl space; and An ADU with a shed roof and wood-framed floor and crawl space.

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<sup>57</sup> <https://www.portlandoregon.gov/cbo/72474>

<sup>58</sup> <https://www.portland.gov/bds/residential-permitting/news/2024/4/29/new-pre-approved-adu-plans-now-available>



## Land

These strategies, programs and projects secure land for needed housing, unlock the value of land for housing, and/or catalyze housing developments.

- **Public Land Inventory.** In 2023, the City worked with a consultant team to identify City-owned and other publicly owned land in Portland that can be used for affordable housing development.
- **Land Banking.** PHB and Prosper Portland acquire land and sites that can be used with available funding sources and/or incentives for housing development throughout the City.
- **Land Banking for Affordable Housing.** PHB released nearly \$5 million in ARPA Funds for grants to affordable housing developers to purchase land for future homeownership development. The project goal is to increase affordable housing developments in areas of Portland where Portlanders with lower incomes work and live and have access to transit, parks, and other community assets. This project will expend these funds by the end of calendar year 2024.

## Other Policies and Programs; Stabilization, Anti-Displacement and More

Existing actions or programs the City has implemented related to stabilization, tenant or homeowner support, etcetera.

- **Joint Office of Houseless Services (JOHS).** Established in 2016, the office represents a shared commitment between the County and the City of Portland to address houselessness. JOHS works with community-based organizations and governments partners to provide services focused on people experiencing or at risk of houselessness. JOHS contracts with direct service organizations and monitors funds issued by the U.S. Department of Housing and Urban Development's Continuum of Care program.
  - **Services** funded through JOHS include rapid rehousing, permanent supportive housing, outreach/navigation, shelter/survival support, hygiene and employment.
  - **Funding** sources for the FY23 budget of \$255.5 million include City of Portland: \$45.4 million, Supportive Housing Services: \$107.1 million, County General Fund: \$59.8 million, American Rescue Plan: \$27 million and Other federal/state/local funds: \$13.3 million.
  - **Program** categories funding include; Behavioral health: \$25 million, Shelter: \$130 million (includes \$53 million in capital), Housing: \$106 million and Outreach: \$12 million.
  - **Houselessness Response Action Plan.**<sup>59</sup> The draft plan lays out timelines and a concrete series of short-, medium- and long-term steps. Among the top objectives are: Sheltering or house an additional 2,699 people by Dec. 31, 2025, Adding 1,000 shelter

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<sup>59</sup> <https://www.multco.us/multnomah-county/houselessness-response-action-plan>



beds in two years, and provide the housing and health resources , Adding hundreds more behavioral health beds and funding a drop-off sobering center, Increasing the number of adults leaving shelter for permanent housing by 15% by Dec. 31, 2025, and ensuring 75% of people housed in permanent supportive housing retain their housing 24 months after placement. Reducing houselessness among specific priority populations (including people of color and people identifying as LGBTQIA2S+). Ending discharges to the street from all behavioral health, health systems or hospitals by the end of 2025, and ending discharges to the street from corrections settings by the end of 2026. Ending houselessness for youth aging out of foster care in Multnomah County by 2027, Increasing the supply of affordable housing through regulatory changes, building conversions and new construction funding sources, among other strategies.

- **Tax increment Financing (TIF).** In addition to supporting the development of new housing, TIF has been utilized to support a number of stabilization, tenant and homeowner programs, including:
  - **Single Dwelling Home Repair.** TIF funds are used to support programs supporting low-income community members who own their homes through home repairs relating to life safety, code compliance, energy efficiency upgrades, and accessibility upgrades.
  - **Homeownership.** TIF funds are used to support programs that through the provision of down payment assistance and other types of financial assistance.
  - **Rehabilitation and Preservation of Existing Regulated Housing.** TIF funds are used to support programs that provide funding to rehabilitate and preserve the affordability of existing regulated affordable housing.
  - **Acquisition and Rehabilitation of Existing Market-Rate Housing.** TIF funds are used to support programs that purchase market-rate housing, including foreclosed and unoccupied properties, make needed repairs and renovations, and convert to regulated affordable housing (for individual ownership, cooperative ownership, and rental), in order to protect residents from displacement and secure permanently affordable homes.
- **Advance Portland.**<sup>60</sup> City Council adopted in 2023, by Resolution 37617, a new economic development strategic framework. The plan, Advance Portland: A Call to Action for Inclusive Economic Growth, acknowledges the need for expanded housing production in the central city and other areas. It includes actions such as increasing mixed income housing in subdistricts with a lack of residential uses and an imbalanced mix of uses, catalyzing public-private partnerships to unlock infill development of large scale mixed-use, mixed-income sites with high transit accessibility,

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<sup>60</sup> <https://www.advanceportland.com/>





addressing housing production across a continuum of affordability in vibrant commercial districts, and improving connections between residential and employment centers.

- **Anti-Displacement Action Plan.**<sup>61</sup> In 2021, BPS partnered with Anti-Displacement PDX (ADPDX) Coalition, to design community workshops to identify community priorities to reduce displacement and achieve more equitable outcomes. BPS prepared a foundation report that provides an understanding of City’s existing anti-displacement policies and programs. During the second phase of the project, City staff are working to create a shared framework to evaluate displacement risk related to City policy and investment decisions.
- **Action Plan for An Age-Friendly Portland.**<sup>6263</sup> Adopted in 2013 by Resolution No. 37039, the Age-Friendly Portland Advisory Council developed and provided City Council with an action plan to enhance Portland’s, age friendliness and to be a city that has structures and services that are accessible and inclusive of older people with varying needs and capacities, emphasizes enablement rather than disablement, and is friendly for people of all ages and abilities. The action steps comprising the plan intend to move Portland toward future development and activities that foster not only physical environments but also social and service environments that meet these criteria, making Portland a community for all ages. Several actions in the plan relate directly to housing:
  - Action Item 1.1 – Provide Education to Consumers, Planners and Developers
  - Action Item 1.2 – Improve Accessibility: Policy efforts that lead to inclusive and accessible housing are critical for our city as we all continue to age.
  - Action Item 1.3 – Encourage Innovative Approaches to Housing Older Adults: Advance planning and development of sustainable housing / communities for all ages.
  - Action Item 1.4 – Advance Opportunities for Aging in Community.
- **Age- and Disability-Inclusive Neighborhood Project (ADIN).**<sup>64</sup> In 2019, City Council created the city’s first age-friendly staff position at BPS. The position has coordinated an Age-friendly Executive Committee, collaborated with Age-friendly Multnomah County, and is part of the global and national networks of age-friendly cities and communities. In 2021, BPS formed a working group and explored strategies for creating age-friendly and disability-inclusive urban neighborhoods. Members of the group focused on advancing neighborhood “centers” by building on centers polices in Portland’s 2035 Comprehensive Plan and the Action Plan for an Age-friendly Portland. In 2023, a draft Age- and Disability-Inclusive Neighborhood action plan was released.

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<sup>61</sup> <https://www.portland.gov/bps/planning/adap>

<sup>62</sup> <https://efiles.portlandoregon.gov/Record/6070950/>

<sup>63</sup> [https://agefriendlyportland.org/sites/agefriendlyportland.org/files/docs/AFP\\_ActionPlan\\_2013.pdf](https://agefriendlyportland.org/sites/agefriendlyportland.org/files/docs/AFP_ActionPlan_2013.pdf)

<sup>64</sup> <https://www.portland.gov/bps/planning/adin>



- **North/Northeast Preference Policy.**<sup>65</sup> The North/Northeast (N/NE) Preference Policy aims to address harmful urban renewal impacts of by giving waitlist preference to applicants for affordable housing projects in the Interstate Corridor Urban Renewal Area with generational ties to North and/or Northeast Portland. The Housings Bureau’s N/NE Preference Policy waitlist for rental housing is open on a rolling basis. Priority status is given to applicants, and/or their descendants, who previously owned property that was taken by Portland City government through eminent domain.
- **N/NE Community Development Initiative Action Plan**<sup>66</sup>. The Action Plan was developed in 2017 to guide the \$32 million TIF investment and is focused on 5 goals: property ownership, business ownership, home ownership, community livability and cultural hubs.
- **Fair Housing Policy Audits.** Through, the [Consolidated Plan/Action Plan](#), the [Consolidated Annual Performance and Evaluation Report \(CAPER\)](#) and [the Analysis Of Impediments To Fair Housing Choice And The Strategies To Address Them](#), the City regularly conducts fair housing audits and analysis of existing policies to identify both potentially discriminatory effects and opportunities to affirmatively further fair housing through regulations that directly affect what housing can be built and where.
- **Fair Housing Testing.**<sup>67</sup> The City regularly conducts fair housing testing to determine whether discriminatory patterns and practices pertaining to renting a place to live likely exist, the form that they take, and which protected class groups are most likely to experience them.
- **Affirmative Marketing For City Incentives.** As a requirement of City funding, via PHB, for affordable housing projects, the developer/owner must complete and submit an affirmative marketing plan: <https://www.hud.gov/sites/dfiles/OCHCO/documents/935-2A.pdf>
- **Workforce Development.** Each year, PHB submits a federal budget request for Community Development Block Grant (CDBG) funds. The CDBG allocation is the largest and most flexible source of federal funding used for affordable housing by the City of Portland. The fund’s flexibility allows for broad use to address Portland’s increasing need for affordable rental housing and for the repair of single-family homes of low-income homeowners. Additionally, CDBG dollars assist with business and job training assistance, and assist nonprofit organizations providing workforce development programs to Portland. The City of Portland uses CDBG to invest in workforce development services through the Economic Opportunity Initiative (EOI), which encompasses the Economic Opportunity Program (Adult), NextGen (Youth) and the Community Workforce Navigator Program. These

<sup>65</sup> <https://www.portland.gov/phb/nnehousing/preference-policy>

<sup>66</sup> <https://prosperportland.us/what-we-do/projects/nne-action-plan-update/>

<sup>67</sup> <https://www.portland.gov/phb/documents/city-portland-2022-2023-audit-testing-report/download>



programs improve connections between target industry employers and people in historically underserved communities to quality job opportunities. As of June 30, 2020, 2,325 individuals had received services through workforce development programs funded in fiscal year 2019-20; of these, 70 percent were very low income and 19 percent were houseless at entry.

- **Affordable Housing Green Building Policy.**<sup>68</sup> The objective of the PHB Green Building Policy is to ensure that construction funded by the Portland Housing Bureau (PHB) advances environmental, social, and economic goals to: improve tenant health; reduce operations and maintenance costs; provide equitable access to high performance buildings; maximize public investment benefits; protect air, water, and other natural resources; and implement the Climate Action Plan of the City of Portland and Multnomah County.
- **Affordable Housing Air Conditioning Requirements.**<sup>69</sup> PHB is asking affordable housing developers to propose an in-unit air conditioning cooling strategy that best balances the needs of their project and populations while ensuring the project's efficient use of public resources. Acceptable cooling approaches may include central air conditioning, packaged terminal air conditioners (PTACs), ducted or ductless condenser or heat pump units, window A/C units, portable A/C units, hybrid, geothermal, or other emerging technologies.
- **Down Payment Assistance Loan Program.**<sup>70</sup> The Down Payment Assistance Loan (DPAL) is a second mortgage loan funded by the Portland Housing Bureau (PHB), and it is used in conjunction with a first mortgage loan from a participating lender. DPAL is designed with favorable terms to help first-time homebuyers purchase a home within the city limits of Portland. The funding source of the awarded DPAL will determine where in the city the home must be located.
- **Landlord-Tenant Mediation Pilot Program.**<sup>71</sup> In partnership with Resolutions Northwest, the Portland Housing Bureau has launched the Landlord-Tenant Mediation Pilot Program to provide free mediation services to landlords and tenants with rental housing disputes. The goal of the Landlord-Tenant Mediation Pilot Program is to increase housing stability for tenants, avoid court filings, and improve relationships between landlords and tenants.
- **Short Term Rental Ordinance.**<sup>72</sup> Short term rentals were legalized in the City of Portland in 2014, the City requires inspection and fee to obtain a short-term rental (STR) permit. In 2019, the City passed a new ordinance to get information from STR platforms. A property owner can get a permit

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<sup>68</sup> <https://www.portland.gov/phb/documents/appendix-e-phb-affordable-housing-green-building-policy-1/download>

<sup>69</sup> <https://www.portland.gov/phb/documents/appendix-f-phb-air-conditioning-requirements-0/download>

<sup>70</sup> <https://www.portland.gov/phb/down-payment-assistance-loan>

<sup>71</sup> <https://www.portland.gov/phb/rental-services/eviction-help-renters/landlord-tenant-mediation>

<sup>72</sup> <https://www.portland.gov/bds/astr-permits>



for a short-term rental when the dwelling is mainly used for long-term occupancy. Only part of the dwelling unit can be used for short-term rental purposes. Bedrooms in legal detached accessory structures like guest houses can also be rented to overnight guests. The number of units in a multi-dwelling structure, triplex, fourplex or cottage cluster than can have an accessory short-term rental is limited to one unit, or 25 percent of the total number of units in the structure or on the site, whichever is greater, this is in an effort to preserve long term rentals.

- **Rental Services Office (RSO).**<sup>73</sup> The office hosts a helpline for technical assistance and information on landlord-tenant laws and policy as well as provides trainings for landlords. RSO staff can provide referrals and information, however, they cannot offer legal advice.
- **Fair Access in Renting (FAIR).**<sup>74</sup> Effective in 2020, the City adopted policy that regulates security deposits, move in fees, and screening criteria that may be used to select tenants.
- **Eviction Legal Support.**<sup>75</sup> In partnership with the Oregon Law Center, Portland Community College's Clear Clinic, Metropolitan Public Defenders, and United Way of the Columbia-Willamette Portland Housing Bureau launched the Eviction Legal Defense Program to provide free legal support to tenants facing eviction. Tenants can seek these free legal services as soon as they receive a Notice of Termination and do not need to wait until an eviction case is filed.
- **Mandatory Relocation Assistance.**<sup>76</sup> Effective in 2018, the City requires landlords to pay relocation assistance to renters under certain conditions.
- **Empowered Neighborhood Program.**<sup>77</sup> This program assists vulnerable residents from communities of color and/or those with disabilities, who have code enforcement issues that require attention and aims to creates pathways to compliance and recourse.
- **Homeowner Foreclosure Prevention.**<sup>78</sup> The Homeowner Foreclosure Prevention program works through partner organizations to provide foreclosure prevention counseling and, where needed, financial assistance to homeowners facing foreclosure.
- **0% Home Repair Loans.**<sup>79</sup> PHB program offers a no-interest loan of up to \$40,000 to fund repairs, like plumbing issues or a leaking roof. Funding is available to residents earning up to 120 percent of

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<sup>73</sup> <https://www.portland.gov/phb/rental-services>

<sup>74</sup> <https://www.portland.gov/phb/rental-services/application-and-screening>

<sup>75</sup> <https://www.portland.gov/phb/rental-services/eviction-help-renters/eviction-legal-support-tenants>

<sup>76</sup> <https://www.portland.gov/phb/rental-services/renter-relocation-assistance#toc-ordinance-code-and-administrative-rules>

<sup>77</sup> <https://www.portland.gov/bds/empowered-communities-programs/>

<sup>78</sup> <https://www.portland.gov/united/foreclosureprevention>.

<sup>79</sup> <https://www.portland.gov/phb/home-repair-loan>



Portland AMI and additional funding available in certain TIF districts. This program additionally serves lower income homeowners who live in the Interstate Corridor Urban Renewal Area (ICURA).

- **Home Repair Grants.** Portland Housing Bureau provides funding to community organizations to make home repair grants to low-income homeowners.
- **Lead Hazard Control Grant Program.**<sup>80</sup> The Lead Hazard Control Program provides an evaluation of lead-based paint hazards and financial assistance to reduce lead-based paint hazards in pre-1978 housing occupied by qualified low- and moderate-income households.
- **Bureau of Environmental Services Safety Net Low Income Loans.**<sup>81</sup> Property owners who qualify may use this low-interest loan to pay for the cost of putting in a sewer line when the City has required it. In some cases, loans are also available for repair or replacement of a sewer line that has broken and needs to be replaced. Borrowers aged 62 and older may defer making payments until the property is sold or transferred. Loans are due in full upon sale or transfer of property.
- **Bureau of Environmental Services and Water Bureau Financial Assistance.**<sup>82</sup> The bureaus provide several types of financial assistance.
  - **Regulated Affordable Multifamily Assistance Program (RAMP).**<sup>83</sup> The RAMP three-year pilot will provide a bill discount to multidwelling properties that are approved for the City's Nonprofit Low-Income Housing Limited Tax Exemption (NPLTE) program. Starting in July 2023, RAMP will reach 12 percent of multidwelling housing units in the City, or 15,000 households annually, an estimated average benefit of \$325 per unit.
  - **Bill discount.** Bill discounts are eligible to certain income qualifying homeowners.
  - **Crisis voucher.** If Homeowners have a personal crisis and are enrolled in the bill discount program, they may be able to receive a voucher (a credit) of up to \$500.
  - **Water Efficiency Rebates,**<sup>84</sup> Rebates for new water-efficient toilets, outdoor irrigation devices, and commercial ice machines.
  - **Lead-In-Water Testing.**<sup>85</sup> Free lead-in-water test kit for Portland residents and some surrounding water providers.
  - **Water Leak Repair Assistance.** Homeowners enrolled in the bill discount program, may be eligible to have the leak fixed for free.

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<sup>80</sup> <https://www.portland.gov/phb/lead-grant>

<sup>81</sup> <https://www.portland.gov/bes/documents/safety-net-loan-application/download>

<sup>82</sup> <https://www.portland.gov/water/water-financial-assistance/apply-financial-assistance>

<sup>83</sup> <https://www.portland.gov/water/water-financial-assistance/ramp-0>

<sup>84</sup> <https://www.portland.gov/water/water-efficiency-programs/toilet-rebate>

<sup>85</sup> <https://www.portland.gov/water/water-quality/test-your-water-lead>



- **Clean River Rewards**<sup>86</sup> Discount on stormwater bill for safely managing stormwater (rain that runs off roof) on property, i.e., soaks into the ground.
  - **Treebate Program.**<sup>87</sup> One-time credit on your sewer/stormwater/water bill for planting a tree in your yard. City of Portland sewer, stormwater, water customer.
  - **Native Plant Certificate.**<sup>88</sup> Provides funding for native plants. Maximum \$50 for individuals, \$500 for community groups.
  - **Financial Assistance for Tree Permit Application Fees.**<sup>89</sup> Get a waiver for certain permit application fees. Enrollment in PWB Bill Discount program.
  - **Drainage Technical Assistance.**<sup>90</sup> Free technical assistance for residential drainage concerns and clean river rewards.
- **Free Extra Capacity Waste Container.**<sup>91</sup> Increase trash disposal capacity at no cost. Low-income (PWB bill discount, SNAP etc.) or health condition.
  - **Free Home Energy Assessment (Home Energy Score).**<sup>92</sup> Exemption, waiver, and free assessments for new construction. Low-income (PWB bill discount, SNAP etc.) homeowners.
  - **PBOT New Mover Transportation Wallet.**<sup>93</sup> New movers into new multi-dwelling buildings now have access to discounts on annual transportation services including TriMet, Streetcar, BIKETOWN and scooters. TriMet Honored Citizens, and those living in Northwest and Central Eastside Parking Districts are also eligible.
  - **RV Pollution Prevention Program.**<sup>94</sup> Portland residents living in recreational vehicles (RVs) parked on the street are eligible for the pump out program.
  - **American Rescue Plan Act Funds.**<sup>95</sup> In 2021, Portland received an award of \$208 million of Local Fiscal Recovery Funds (Multnomah County received \$157 million). The first half of the award was delivered in the spring of 2021, and the second half delivered in spring 2022. The City used these funds to invest in water, sewer, or broadband infrastructure; replace lost revenue; provide premium pay to eligible workers; and respond to negative public health or economic impacts of the pandemic. Funding has supported the following projects, some of which have contributed to the

<sup>86</sup> <https://www.portland.gov/bes/register-clean-river-rewards>

<sup>87</sup> <https://www.portlandoregon.gov/bes/51399>

<sup>88</sup> <https://www.portland.gov/bes/native-plant-certificates>

<sup>89</sup> <https://www.portland.gov/trees/treepermits/financial-assistance-tree-permit-application-fees>.

<sup>90</sup> <https://www.portland.gov/bes/stormwater/drainage-issues>

<sup>91</sup> [www.portland.gov/bps/garbage-recycling/request-extra-capacity-waste-container](http://www.portland.gov/bps/garbage-recycling/request-extra-capacity-waste-container)

<sup>92</sup> <https://www.portland.gov/pdxhes/apply-home-energy-score-exception-or-free-assessment>

<sup>93</sup> <https://www.portland.gov/transportation/wallet>

<sup>94</sup> <https://www.portland.gov/united/rvpollutionprevention>

<sup>95</sup> <https://www.portland.gov/united/american-rescue-plan>



stabilization of households, while others have directly worked to house households, in temporary shelter such as safe rest villages, or in permanent housing:

- Rent Assistance Streets to Stability; Safe Rest Villages
- COVID-19 Houseless Services
- Flexible household assistance
- Rapid Workforce Training & Employment for Vulnerable Portlanders
- JOHS Motel Shelter Strategy
- Affordable Housing Preservation
- PSR Expansion 24/7
- Afloat: Utility Debt Relief
- Eviction Legal Defense
- Homeowner Foreclosure Prevention
- Housing Stabilization Contingency
- Household Relief and Legal Defense
- RV Pollution Prevention Program
- Match2: Utility Debt Relief
- 82nd Avenue Anti-Displacement Housing Stabilization



### Figure 3. Initiatives Timeline – Effective Dates

#### Pre-2015

- Homebuyer Opportunity Limited Tax Exemption (HOLTE)
- Non-Profit Low Income Housing Limited Tax Exemption (NPLTE)
- Multiple-Unit Limited Tax Exemption
- Tax Increment Financing (TIF)
- Use of State and Other Funding

#### 2015

- N/NE Preference Policy

#### 2016

- Portland Housing Bond
- Construction Excise Tax
- Local Transportation Infrastructure Charge (LTIC) Exemption

#### 2017

- Inclusionary Zoning and Inclusionary Housing Program
- Housing Development GATR (Government Accountability, Transparency, Results)

#### 2018

- Manufactured Dwelling Parks Zoning
- ADU, Shelters and short-term SDC Waiver
- Mixed Use Zoning
- Central City 2035
- Metro Housing Bond
- Affordable Housing Construction Excise Tax (AHCET) Exemption
- Portland Clean Energy Community Benefits Fund (PCEF)

#### 2020

- Better Housing by Design
- Residential Infill
- Expanding Opportunities for Affordable Housing Zoning Code Changes
- Visitable Unit Bonus
- Deeper Housing Affordability (DHA)
- Metro Supportive Housing Services Fund

#### 2021

- Manufactured Park Affordability Bonus
- Shelter to Housing Continuum
- Design Overlay Zone Assessment (DOZA)
- American Rescue Plan Act (ARPA)
- Permit Improvement Task Force and Permit Improvement Transition Team (PITT)
- 3-bedroom FAR Density Bonus

#### 2022

- Historic Resource Code Project
- Residential Infill Pt 2
- West Portland Town Center Plan (WPTC)

#### 2023

- Parking Compliance Amendments Project
- Shelter to Housing 2
- HOLTE Expansion
- Housing Regulatory Relief Project
- IH Calibration Study
- TIF Exploration
- Regulatory Improvement Code Amendment Package (RICAP) 10
- MULTE /HOLTE Extension
- SDC Freeze, SDC Deferral
- Office to Housing Conversion Fee Deferral
- Residential Permitting Single Contact Point
- Public Infrastructure Prescreen
- Multi-Dwelling Housing Pilot
- Temporary Early Assistance Fee Reduction
- Public Land Inventory
- Land Acquisition ARPA Funds
- Regulatory Reform Project
- Single Permitting Authority
- Team Business Process Analysis Review
- Website Design and Alignment
- Customer Intake Success
- Early Assistance Options for Middle Housing

#### 2024

- Pre-approved ADU Plans
- Lower South East Rising
- Montgomery Park Area Plan





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## About City of Portland Bureau of Planning and Sustainability

The Bureau of Planning and Sustainability (BPS) develops creative and practical solutions to enhance Portland's livability, preserve distinctive places, and plan for a resilient future.



## THE BUREAU OF **PLANNING** & **SUSTAINABILITY**



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