



City of Portland Historic Landmarks Commission

Briefing

SUMMARY MEMO

Date: June 4, 2024

To: Ariel Kane, Bureau of Planning & Sustainability
ariel.kane@portlandoregon.gov

Tom Armstrong, Bureau of Planning & Sustainability
tom.armstrong@portlandoregon.gov

From: Grace Jeffreys, Design / Historic Review
503-865-6521 | grace.jeffreys@portlandoregon.gov

Re: Briefing on Housing Production Strategy - Discussion Draft, February 2024.
Summary of April 22, 2024 Landmarks Commission hearing

Thank you for taking advantage of the opportunity to hold a preliminary briefing with the Landmarks Commission regarding your project. I hope you find it informative and valuable as you continue with your project development. Attached is a brief summary of the comments provided by the Landmarks Commission at the April 22, 2024 hearing. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: <https://efiles.portlandoregon.gov/Record/16854648>

These Landmarks Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on April 22, 2024. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Preliminary briefings are not intended to substitute for other Code-required land use or legislative procedures.

Please continue to coordinate with me as necessary as this project progresses.

Encl:
Summary Memo

Cc: Landmarks Commission

This memo summarizes **Landmarks Commission** design direction provided on April 22, 2024.

Commissioners in attendance on April 22, 2024, include: Commissioner Bronfman, Commissioner Foty, Commissioner Hamblin-Agosto, Vice-Chair Moreland, Chair Smith (Absent: Commissioner Davis, Commissioner Moretti)

Housing Production Strategy Action Plan Strategies (for reference):

1. Promote Affordable Housing (0-80% AMI)
2. Increase Homeownership
3. Increase Access to Opportunity
4. Reduce Barriers to Development and Improve Processes
5. Stabilize Current and Future Households
6. Promote Age and Disability Friendly Housing
7. Promote Climate Friendly and Healthy Homes
8. Advocate at the State and Federal Level

Following a presentation by the Bureau of Planning & Sustainability (BPS) staff, the conversation centered around questions and answers:

- Question from the Commission:

The data is from 2019 which was during a growth trajectory, but the reality that followed is not reflected in the numbers. Is there an intent to update this to current projections?

Answer from BPS Staff:

We are required by the state to use the adopted forecast, however Metro is doing a new forecast that will be adopted in 2025. This will be reassessed in 2025, based on those new numbers.

- Question from the Commission:

The houseless numbers look low. Are they falling into different categories? Will this number be affected by new forecast as well?

Answer from BPS Staff:

We counted houseless "households" rather than houseless "persons" and included a 1.6 multiplier to account for unreported people. We expect to see a higher number in 2025 forecast.

- Question from the Commission:

Have there been any conversations about Accessory Dwelling Units?

Answer from BPS Staff:

We are considered clarifying and demystifying the process as part of Strategy 6.

- Question from the Commission:

We are seeing state efforts to expand the urban growth boundary, which takes new infrastructure. Is expanding the urban growth boundary part of this strategy?

Answer from BPS Staff:

Our calculations do not show a need to expand the urban growth boundary.

- Question from the Commission:

Does any of this account for the reuse of existing structures or is this just new development?

Answer from BPS Staff:

The data doesn't provide analysis for what percentage of these may be conversions. The strategies are not just about creating new structures, as they include the push for adaptive reuse of office to residential use.

- Comments from the Commission:

- **Strategies 5 - 8 are necessary and preventative. Household retention will be very important** to solve this problem which can reduce the need to create new housing. It will be important to include a strategy to preserve existing housing. A home ownership repair program would help such strategy as these are often expensive.
- **Strategies 6 & 7 are important to scope beyond the housing itself. There is a need to consider the surrounding environment to ensure it supports the community**, including the aging and disabled populations where the housing is built. This includes locations near transit hubs, the importance of placemaking and contact with nature, and keeping people involved in the community.
- **Look for opportunities to double up efforts so the focus goes beyond housing.** Consider multiple funding sources, rather than siloing funds. Consider not just the units themselves but also how the density increases within the community, to create a healthier environment for all. Examples might include focusing on adding housing in the Central City to help support that area and focusing on improvements to unreinforced masonry structures by finding ways to fund reinforcing existing unreinforced masonry buildings.
- **The cost of housing is one part of the calculation, but there are other layers of costs to consider** that are also contributing to making it prohibitive, like property taxes, increased costs of utilities, cost of permitting, etc.
- **Support the efforts to prioritize retrofitting existing assets**, as low carbon building policies start with buildings that already exist. In alignment with these strategies, the Landmarks Commission has a track record of promoting density.
- **Support advocating for the historic tax credit.** This, when layered with other funding mechanisms, can make a big impact on the production of housing.

Response from BPS Staff:

Appreciate advocacy for state rehabilitation housing credit.

Files related to this Briefing can be found here: <https://efiles.portlandoregon.gov/Record/16854648>

Please contact me with any questions.