



City of Portland Design Commission

Briefing

SUMMARY MEMO

Date: June 11, 2024

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Re: Briefing on Housing Production Strategy - Discussion Draft, February 2024.
Summary of April 18, 2024 Design Commission briefing

Thank you for taking advantage of the opportunity to hold a preliminary briefing with the Design 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 Design Commission at the April 18, 2024 briefing. 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/16765150>

These Design 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 18, 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: Design Commission

This memo summarizes **Design Commission** comments provided on April 18, 2024.

Commissioners in attendance on April 18, 2024, include: Brian McCarter, Chair, Tina Bue, Samuel Rodriguez, Zari Santner, and Joe Swank (Commissioners Absent: Chandra Robinson, Vice Chair)

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:

- Comments from the Commission:
 - **Public outreach is important.** The extensive public outreach for this project is appreciated. The recent Housing Regularity Relief (HRR) project had much less time for public outreach during the process.
 - **Provide help for the current market, address barriers.** Many of the changes done in the Housing Regulatory Relief program benefit housing developers, however, they are not helping get projects off the ground.
 - The recent SDC fee deferral requires the city to be in the first position in the loan repayment. As currently written, however, it is not useful as the banks won't accept this.
 - There are permits that are waiting to be picked up that are currently unfinanceable. Extensions of these building permits would allow already entitled projects to move forward in the future, which could quickly get off the ground.
 - The city might consider purchasing buildings on market, and switch to affordable units.
 - **Educate the public on available funding.** Much of this depends on funding available. It would be helpful to show, given available funds, how much of this work can be done now, and in how many years. This process could educate the public and also illustrate where there are the gaps. Otherwise, it may appear that the city is going to go out and do all of this.
 - **Focus on increasing housing production for the 0-30% sector.** While increasing home ownership covers a wider range of incomes, this sector has the direst need of housing so is the most critical to support. Providing stable housing for unhoused or those at risk of losing housing can increase the quality of life for all city residents. Incentives such as zoning bonuses can help make those projects

more effective to build, however, many of the changes done in the Housing Regulatory Relief program benefited development of all housing sectors, rather than focusing on this sector. Support going a step further to help deeply affordable projects.

- **Supporting the public realm and the quality of communal life are critical components to consider when adding more density.** While there is some reference to climate friendly requirements, language related to quality of life and the quality of the street, neighborhood and public realm is missing. Would like to see language related to public stewardship included to maintain and support the quality of life in communities as they continue to grow and densify.

Files related to this Briefing can be found here: <https://efiles.portlandoregon.gov/record/16765150>

Please contact me with any questions.