



**To:** Department of Land Conservation and Development

**From:** Ariel Kane and Tom Armstrong, Bureau of Planning and Sustainability

**Date:** April 08, 2025

**Subject:** Response to Condition of Approval #1 for the 2024 Portland Housing Production Strategy

On January 09, 2025, DLCD provided the city with their decision on the Housing Production Strategy Adopted in August, 2024. The following includes the City's response to the conditions outlined in Condition of Approval #1. The City met with DLCD on three occasions, before the requested 90-day period ended on April 9, 2025. Revisions made in response to DLCD request for clarifications are documented in [red text](#).

## Condition of Approval #1:

The Condition of Approval #1 as outlined in the final decision letter provided by DLCD:

The city shall clarify the actions and sub-actions currently included in its HPS report to address identified gaps in specificity, implementation timelines, and alignment with identified housing needs. Re-adoption of the HPS document or amendment of existing proposed actions is not required. Rather, the department seeks additional information related to the city's existing proposed actions and sub-actions in order to 1) support implementation of city actions and 2) facilitate the department's review under the Housing Acceleration Program at the applicable mid-point review under OAR 660-008-300. The department requests the city provide this additional information and clarity within 90 days (by April 9, 2025) from the issuance of this HPS decision letter.

During this process, the city must collaborate closely with Department staff to clearly define its commitments by:

- Distinguishing between exploratory efforts and actionable strategies;
- Ensuring that each actionable commitment includes a specific implementation timeline;
- Demonstrating how the refined actions and sub-actions directly respond to the city's identified housing needs, particularly addressing the needs of communities of color, low-income populations, and people with disabilities, and other historically marginalized communities; and
- Resolving inconsistencies or misalignments between overarching actions and their associated sub-actions, ensuring the strategy is cohesive, actionable, and measurable

This condition of approval is critical to ensuring the HPS fulfills its intended purpose of addressing housing needs through strategies that are both actionable and measurable.



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# New Strategies to Meet Future Housing Need

## A. Promote Affordable Housing (0-80% AMI)

Some actions in this bundled category will have an impact on the development of middle-income housing (80-120% AMI) but the priority is on affordable housing (0-80% AMI).

### NEW STRATEGIES

#### 1. Replace Housing Bonds Revenue Source

The City has been successful in fully distributing the funds and exceeding development targets for the two recent affordable housing bonds (\$258.4M (Portland) and \$211M (Metro)). The City will continue to be responsible stewards of public funds and maintain the systems and processes put in place to quickly and effectively use bond funding to create new affordable housing. The City will use lessons learned from the bonds and establish a per unit funding level that assures the long-term affordability and viability of affordable housing projects.

The City was recently awarded the HUD's PRO Housing grant to develop a communications campaign around the transformational effect of the \$469 Million expenditures from both housing bond measures on the lives of low-income Portlanders. The goal will be to shift the narrative away from "voter fatigue" about taxes by telling the story of the significant impact this work has had on the lives of individuals. HUD funds will support contracts with communication consultants aimed at producing a series of stories about individuals lives that have been transformed by the housing bonds.

The City will continue to work with Metro to identify a long-term sustainable funding source for affordable housing development that aligns resources with the Housing Needs Analysis' identified housing production needs. Essential to this production strategy will be to identify resources for continued long-term operational support for affordable housing as well as resources for a risk mitigation pool.

Metro is considering asking voters to change the homeless services tax to include construction funding for housing. If this change is made the City estimates \$2.2 B for Affordable Housing through 2050.

#### **Need and Location Analysis:**

The City has demonstrated a significant need for low-income housing. The bond funding has been used to support 0-30% and 30-

#### **Impact**

**Affordability:** 0-80%

**Tenure:** Both

**Populations Served:** Low-income communities

**Magnitude:** High

60% AMI rental units, and 0-80% AMI ownership units. PHB will continue to use the [opportunity score and mapping](#) (pg. 107, HPS) to prioritize projects as part of the [investment framework](#) for City dollars.

**Implementation:**

- 2025 - Identify steps to procure a new revenue source
- Develop and implement communication strategy
- 2026 - Identify possible ballot measures and results
- 2027-50 - Allocate funding to housing projects

**DLCD Category:**  
Resources and  
Incentives

**Priority:** High

**Lead:** PHB

**Partners:** State, Metro,  
Multnomah County

**Project Start:** Jan 2024  
Scoping began

**Adoption:** July 2026  
Adoption of replacement  
revenue source

**Implementation:** July 2027  
Allocation of funding

## 2. Create New Tax Increment Financing (TIF) Districts

At the time of developing the HPS, the City, through Prosper Portland and Portland Housing Bureau, was exploring establishing up to six new TIF districts in East Portland (including along 82nd Avenue) and the Central City. In October 2024, the City adopted six new TIF districts: 82nd Avenue Area, East 205, and Sumner Parkrose Argay Columbia Corridor (SPACC) in East Portland as well as the Central Eastside Corridor, Lloyd-Holladay, and Westside in the Central City. In addition, in 2023, the City created a TIF district in the Cully neighborhood. The creation of new TIF districts will increase investment in those areas and provide funding for housing production through the City's 45% set-aside policy for 0-30%, 30– 60% AMI rental and 0-80% AMI ownership investments administered by the PHB.

Non-set aside funds administered by Prosper Portland can complement and be combined with PHB funding in either middle income or mixed income projects, like The Nick Fish or the Lents Town Center phase 1 projects. Non set aside funding in TIF districts provides funding for middle income (80-120% AMI) and market rate housing (detailed in B1).

The next step in the implementation process is for the City to engage the community in an action planning process to identify spending priorities for the first five years of each new TIF district. The first 5 years of the TIF district (2025 – 2029) is a critical period of TIF formation, during which community advisory bodies are established and detailed investment priorities area adopted. During these initial years, little TIF funding will be available to support program implementation. The City was recently awarded HUD PRO housing grant funds to support the development of community-led, affordable housing strategies for these new districts.

In addition, TIF district housing strategies, as part of the TIF action plans will be informed by the AFFH planning efforts, and the City will focus on an inclusive community engagement process as well as on developing anti-displacement initiatives to ensure the community redevelopment efforts in Portland's Central City and East Portland, creates a wide range of housing choice for those who live in the Central City and East Portland today, as well as future residents.

### Impact

**Affordability:** 0-80%

**Tenure:** Both

**Populations Served:**

Low-income communities

**Magnitude:** High (~5 years post-adoption)

**Need and Location Analysis:**

East Portland TIF districts include 82nd Avenue Area, East I-205, Sumner Parkrose Argay Columbia Corridor. These areas encompass a mix of areas of low and medium (score 1-3) opportunity, fewer complete neighborhoods, racially and ethnically concentrated areas of poverty (RECAP) and high economic vulnerability (pgs. 97-103, HPS). East Portland TIF Districts Action Plans will set priorities for investment of \$643 Million in affordable housing set aside funds that will be invested into the East Portland communities during the next 30 years.

Central City TIF Districts include Central Eastside Corridor, Lloyd-Holladay, and Westside. These areas are expected to have more capacity for new high-density, multi-dwelling housing units based on previous development trends; however current market realities have significant challenges due to increased costs and plateaued lease rates. They also encompass areas of high opportunity for development – particularly at large scale/master plan sites, have higher rates of complete neighborhoods with lower average VMT, while still having racially and ethnically concentrated areas of poverty (RECAP) and high economic vulnerability (pgs. 97-103, HPS). Central City TIF districts plans will set forth priorities for investment of \$538 Million in affordable housing set aside funds that will be invested into the Central City during the next 30 years.

**Implementation:**

- 2024 - Create new TIF districts
- 2025 - Convene community committees and conduct engagement to develop each district action plan
  - Identify early resources for housing investment
  - Implement stabilization and inclusive growth priorities aligned with each district plan’s goals and implementation principles
- 2026-30 - District Plans Adopted, TIF collection begins

<b>DLCD Category:</b> Resources and Incentives	<b>Priority:</b> High	<b>Lead:</b> Prosper, PHB	<b>Partners:</b> BPS, OMF, Multnomah County
<b>Project Start:</b> August 2023 Planning and Analysis Began	<b>Adoption:</b> October 2024 City Council Adoption	<b>Implementation:</b> Dec 2026 District Action Plans adopted, TIF collection begins	

### 3. Leverage Other State and Federal Funding Sources

There are additional resources or programs at the state and federal level that may offer funding for housing projects, especially affordable housing projects. Many of these programs are administered by the federal Department of Housing and Urban Development (HUD) or the state Oregon Department of Housing and Community Services (OHCS). In addition to funds through OHCS, the City currently leverages the following funds for housing:

- Federal: Lead Grant \$7 MM, PRO Housing Grant \$7 MM
- Federal Appropriation: \$14 MM
- State: Healthy Homes Grant \$125K
- Local Funds: \$ 33 MM PCEF, MultCo GF \$9MM

In order to fully implement this action, the City will additionally:

- Build PHB's resource development capacity to increase participation in state and federal funding programs for affordable housing.
  - Staff capacity is essential to pursue and successfully acquire opportunities and resources.
- Identify and pursue grant opportunities to diversify funding sources for affordable housing.
- Coordinate with OHCS to align local and state funding opportunities for affordable housing projects.
  - OHCS is the major source of State funding. The City coordinates with OHCS to ensure local and state contributions to housing projects are aligned in terms of timing and sufficient funding.
- Explore new/expanded funding sources including a Private Activity Bond Recycling Program, 501c3 Bonds, PSH funding for capital and operating costs, and HUD/Fannie/Freddie sources.
  - The funding landscape is ever changing, these are other potential sources of funding that the City will pursue.

#### Need and Location Analysis:

This is a citywide strategy. The analysis serves as a benchmark for monitoring and evaluating the success of citywide strategies. PHB will continue to use the opportunity score and mapping (pg. 107, HPS) to prioritize projects as part of the investment framework for City dollars.

#### Impact

**Affordability:** 0-80%

**Tenure:** Both

**Populations Served:** Low-income communities

**Magnitude:** High

**Implementation:**

- 2024
  - Allocated staff time to pursue funding
  - Applied for grant opportunities (i.e., applied for and awarded \$7 million HUD PRO housing grant as well as other housing funds) (During and after HPS adoption)
- 2025-26
  - Research and apply for new funding sources
  - HUD to approve PRO Housing Action Plan
  - Allocate funding to housing projects
- 2026-30 Ongoing implementation of funds

**DLCD Category:** Resources and Incentives

**Priority:** Medium

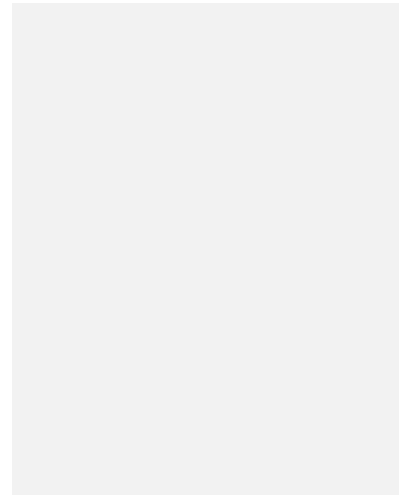
**Lead:** PHB

**Partners:** OHCS, HUD, Prosper, BPS

**Project Start:** 2024  
Application to PRO HUD Grant (first grant pursued)

**Adoption:** July 2025  
PRO Housing Action Plan approved

**Implementation:** 2030  
Ongoing implementation of funds





## 4. Establish a Comprehensive Citywide Land Banking Strategy

The City will create a comprehensive citywide land banking strategy for affordable residential and mixed-use development. The strategy will utilize information from the 2023 Public Land Inventory and integrate insights from market analyses, enhanced financial planning, land acquisition and tender procedures, and community engagement, and explore partnerships with other agencies.

- The City will initiate new formal coordination and processes among all local area land banking entities, organizations, and agencies in an effort to increase communication, advocacy, and support of land banking practices.
- The City will pursue a variety of local, regional, state, and federal funding sources for land acquisition, holding land, site clearance, land swapping, and land entitlement for affordable and middle-income housing development.

Building upon the recently completed public lands inventory, the City of Portland has prioritized the creation of a citywide land banking strategy to acquire, clear, entitle and release land for affordable housing development. The long-range vision is to acquire and re-zone sites for a scaled implementation of locally produced, low carbon housing.

The City was recently awarded HUD PRO Housing funding (post HPS adoption) to be used for research and planning for the land bank including a study of best practices in land banking for affordable housing in the USA, an analysis of legal considerations, funding sources for operations, recommendations for geographic scope and organizational structure.

The project will set forth a recommendation for the first 5-years of implementation, including an assessment of properties under public, private, or philanthropic ownership that can be transferred to the Portland Housing Land Bank. The project is supported by Metro and regional implementation of a housing land bank will be considered in addition to citywide implementation. HUD funding will allow for technical support for the development of the land bank in concept,

### Impact

**Affordability:** 0-80%

**Tenure:** Both

**Populations Served:** Low-income communities

**Magnitude:** Medium

community outreach and engagement, and start up operational funding for the land bank including and acquisition.

**Need and Location Analysis:**

This is a citywide strategy that is not yet developed with locational criteria. The analysis serves as a benchmark for monitoring and evaluating the success of citywide strategies. PHB will continue to use the opportunity score and mapping (pg. 107, HPS) to prioritize projects as part of the investment framework for City dollars.

**Implementation:**

- 2024 - Applied for and awarded PRO Housing grant
- 2025 - Conduct a request for professional services for analysis of land banking entity models and best practices
  - Coordinate with local land banking entities and organizations to support citywide land bank creation
- 2025-27 - Create and adopt a citywide land banking strategy
  - Identify and apply for funding to acquire sites
- 2027 - Launch land bank with initial "deposit" of available sites

**DLCD Category:** Land and Infrastructure

**Priority:** High

**Lead:** PHB/Prosper

**Partners:** Metro, Multnomah County, local, state and federal agencies

**Project Start:** 2025  
Initiate Project

**Adoption:** July 2026  
Adopt Citywide Strategy

**Implementation:** July 2027  
Land bank launched

## 5. Rezone Sites for Affordable Housing

The City will conduct a project based on the [Expanding Opportunities for Affordable Housing](#) project to rezone additional sites. The initiative aims to collaborate with affordable housing providers and faith-based organizations that own properties and are working on plans to develop or preserve affordable housing, but face zoning restrictions. The project strategically upzone land to increase housing unit capacity. BPS will coordinate with infrastructure bureaus to review proposed sites and identify any potential infrastructure capacity deficiencies. **If infrastructure deficiencies are identified, BPS may remove sites from the zone change list or work to reduce the impact by identifying improvements to eliminate the deficiency.**

### Need and Location Analysis:

This is a citywide strategy working with affordable housing providers. There is not a locational criteria for the project but relies on working with affordable housing providers who currently own specific pieces of land, have near term development plans but zoning designations are currently a barrier to increasing affordable housing on these sites. The analysis serves as a benchmark for monitoring and evaluating the success of citywide strategies.

### Implementation:

- 2024 - Identify sites and organizations
- 2025 - Rezone sites with increase in zoned capacity
- 2026-30 - Map changes in effect
  - Identify needed infrastructure to support future projects
  - Ongoing monitoring of affordable housing projects developed on those sites

**DLCD Category:**  
Zoning and Code

**Priority:** High

**Lead:** BPS

**Project Start:** July 2024  
Outreach began

**Adoption:** February 2026  
Map changes adopted

**Implementation:** March 2026  
Map changes in effect

### Impact

**Affordability:** 0-80%

**Tenure:** Both

**Populations Served:** Low-income communities

**Magnitude:** Medium

**Partners:** PHB, PP&D, Infrastructure Bureaus, Institutions, affordable developers

## 6. Review and Update Inclusionary Housing (IH) Program

Portland’s IH program requires that buildings with 20 or more new units provide a percentage of the new units at rents or sale prices affordable to households making up to 80% AMI for a period of 99 years. The program offers incentives (such as property tax exemptions and development fee exemptions) to help offset the compliance costs to maintain the financial feasibility of new residential buildings. The program options and incentives promote affordable family-sized units and deeper affordability levels up to 60% AMI. In 2023, the City undertook a comprehensive review of the IH program, which resulted in changes to the regulations and financial incentives to account for the cost of compliance.

City Council committed to periodically reviewing the regulations and incentives of Portland’s IH program and making necessary revisions based on policy intent, market conditions, and program goals. ([Ordinance No. 191610](#)).

### Need and Location Analysis:

This is a citywide strategy that is not yet developed with location criteria. The analysis serves as a benchmark for monitoring and evaluating the success of citywide strategies, e.g. the number of IH units in high opportunity or economically vulnerable areas.

### Implementation:

- Jan 2027 - Begin IH Program Review (consultant, advisory committee, city staff)
- Dec 2027 – - Report results of review to City/County
- Spring 2028 - Adopt revisions, as necessary, to the IH program, revisions in effect

**DLCD Category:**  
Zoning and Code

**Priority:** High

**Lead:** PHB

**Partners:** BPS

**Project Start:** Jan 2027  
Program review begins

**Adoption:** Dec 2027  
Revisions adopted

**Implementation:** Spring 2028  
Revisions in effect

### Impact

**Affordability:** 0-80%

**Tenure:** Both

**Populations Served:** Low- and moderate-income communities

**Magnitude:** High

## 7. Update Short Term Rental Nightly Fee

Portland charges a \$4 nightly fee on short-term rentals, on Booking Agents and short-term rental hosts for each night a guest rents a room. The funds generated from this fee fund affordable housing and houselessness initiatives in the Portland area.

This project would update the existing transient occupancy tax policy to tie the City's current nightly rate to the consumer price index, or similar market metric, for increases tied to market conditions.

### Need and Location Analysis:

The City has demonstrated a significant need for low-income housing. Historically, that has been accomplished with subsidy. This action helps to support sustainable funding sources. This is a citywide strategy.

### Implementation:

- Jan 2025 - Begin fee review
- July 2025 - Adopt fee update
- July 2026 - Begin revised fee collection

**DLCD Category:**  
Resources and  
Incentives

**Priority:** Medium

**Lead:** PHB

**Partners:** State, Metro,  
Multnomah County

**Project Start:** Jan 2025  
Update begins

**Adoption:** July 2025  
Update Adopted

**Implementation:** July 2026  
Fee collection begins

### Impact

**Affordability:** 0-80%

**Tenure:** Rent

**Populations Served:** Low-income communities

**Magnitude:** High

## B. Increase Middle Income Housing and Homeownership

Some actions will have an impact on development outside of the 80-120% income category. Specifically, homeownership programs can apply across the affordability spectrum.

### NEW STRATEGIES

#### 1. Create New Middle-Income Financial Incentives

The City will create new programs for grants, loans, tax exemptions and charge/fee exemptions to support middle-income (80-120% AMI) housing development and strategically attract private investment to generate market rate housing. TIF is a major funding source for middle income housing as well affordable housing (Action A2). In addition, the City will utilize Prosper's Strategic Investment Fund to support middle income housing development. The City will pursue other potential funding (e.g. State Middle Income Revolving Loan (MIRL)) in order to implement this work. As part of the new TIF districts in East Portland and the Central City, Prosper Portland and PHB aim to increase resources available to support middle income housing and spur new middle-income housing production at significant opportunity sites in the Central City (including Broadway Corridor, OMSI, and the Lloyd Mall areas) and along key corridors in East Portland (including along 82nd Avenue). Non-set aside funds administered by Prosper Portland can be used to support middle-income incentives (A2 documents the impact on 0-80% development).

During the development of the HPS, in 2024, Prosper Portland created new guidelines for loans targeting middle income and market rate housing development and to leverage and attract partner capital. Approved through Prosper Portland Board Resolution No. 7525, new Prosper Portland lending products include:

- Predevelopment loans for attached and/or multi-dwelling residential projects;
- Property acquisition and construction financing loans for attached and/or multi-dwelling residential projects;
- Property acquisition and permanent financing for middle-income and market-rate multi-dwelling rental and mixed-use;

#### Impact

**Affordability:** 80-120%

**Tenure:** Rent

**Populations Served:** General, communities of color

**Magnitude:** Medium

- Leverage loan resources, including via new Tax Increment Finance districts, via partnership with community lenders to scale funding.

Prosper Portland will periodically review lending performance and consider updates to loan program guidelines to increase unit production; ensure consistent financial returns that sustains a revolving program; and establish regulatory affordability agreements.

**Need and Location Analysis:**

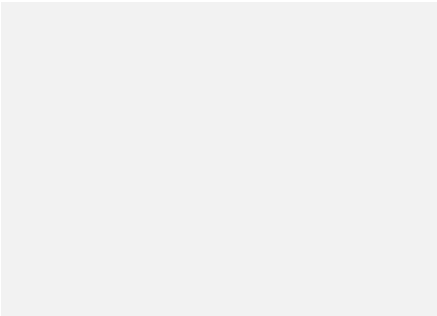
East Portland TIF districts include Lents Town Center, Gateway Regional Center, Cully, 82nd Avenue Area, East 205, and Sumner Parkrose Argay Columbia Corridor. These areas encompass a mix of areas of low and medium opportunity, fewer complete neighborhoods, racially and ethnically concentrated areas of poverty (RECAP) and high economic vulnerability (pgs. 97-103, HPS).

In N/NE, the Portland Housing Bureau and Prosper Portland recognize that the African American community and other communities of color have experienced significantly restricted access to housing, employment and wealth creation opportunities within the Interstate Corridor URA – even while other communities, residents, and businesses have seen significant gains.

Central City TIF Districts at varying phases in their life cycle include North Macadam, Central Eastside, Central Eastside Corridor, Lloyd-Holladay, and Westside. These areas are expected to have more capacity for new high density multi-dwelling housing units based on previous development trends; however current market realities have significant challenges due to increased costs and plateaued lease rates. They also encompass areas of high opportunity for development, particularly at large scale/master plan sites, have higher rates of complete neighborhoods with lower average VMT, while still having racially and ethnically concentrated areas of poverty (RECAP) and high economic vulnerability (pgs. 97-103, HPS).

**Implementation:**

- 2024 - Adopt first round of middle-income incentives
- 2025-26 - Develop individual action plans for each new TIF district (Actions A2 and B1)
  - Invest TIF, PCEF, and citywide available funding to housing projects delivering production of volume
- 2026-30 - New incentives in effect



**DLCD Category:**

**Priority:** High

**Lead:** Prosper

**Partners:** PHB

Resources and  
Incentives

**Project Start:** October 2023

**Adoption:** March 2024

**Implementation:** March 2030

Planning and Analysis for first  
Incentives

First new incentive adopted by  
Council, Post HPS Start

All new incentives in effect

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## 2. Update Land Division Code

Dividing land into smaller parcels can help increase housing development opportunities in areas with limited available land. [This project](#) aims to simplify the land division process for smaller, less complex properties by streamlining application requirements and creating clear and objective standards as alternatives to the existing discretionary criteria.

### Need and Location Analysis:

Engagement with community members and developers indicated a need for a simplified land division process. Simplifying code enables greater accessibility, an opening, for smaller scale developers and developers who are from historically excluded or marginalized communities and increases the supply of more affordable homeownership opportunities on smaller lots (in conjunction with middle housing code amendments adopted by the city in 2021 and 2022). This is a citywide strategy that is not yet developed with location criteria. The analysis serves as a benchmark for monitoring and evaluating the success of citywide strategies.

### Implementation:

- Aug 2024 - Adopt the land division code
- Oct 2024 - Land Division Code in Effect

**DLCD Category:**  
Zoning and Code

**Priority:** High

**Lead:** BPS

**Partners:** PP&D, Infrastructure Bureaus

**Project start:** July 2022

**Adoption:** August 2024

**Implementation:** Oct. 2024

Planning and Analysis Began

Adoption by City Council

Code takes effect

### Impact

**Affordability:** All

**Tenure:** Own

**Populations Served:** General

**Magnitude:** Low

### 3. Expand Homeownership Programs

The City will expand existing programs and develop new programs that create housing for low to moderate income homebuyers such as:

- Expand land availability, tax incentives, grants, density bonuses, and fee waivers or expedited permitting to develop new housing.
- Increase funding for downpayment assistance, homebuyer education, and matched savings programs.
- Implement new programs that support alternative homeownership models. For example, limited equity, cooperatives, limited profit housing models, and non-market housing.

Recently the City was awarded HUD PRO housing funds to develop and test innovative financing strategies for affordable homeownership. Current affordable production relies heavily on Low Income Housing Tax Credits, entitlement funds, and other sources that are regularly oversubscribed and limit development capacity. Scaling up affordable production will require new, innovative products that fall outside of traditional financing models. Alongside legal and financing experts, the City will develop new mechanisms for affordability. Examples include risk sharing pools, loan guarantees, credit enhancement, revolving loan programs, and use of 501(c)(3) bonds, as well as options to support a diversity of housing types such as middle-income housing, limited profit housing, and tenant cooperatives.

Financing innovations for first time homebuyer programs will focus on strategies that allow for lower income households to enter homeownership through Housing Choice Voucher mortgage assistance and mortgage programs for community land trusts. The intent is to align new financing strategies for housing with land banking and modular housing scaling strategies.

#### **Need and Location Analysis:**

The City has identified a need to increase homeownership opportunities for low- and moderate-income households. This income-based need also coincides with racial disparities in homeownership rates. PHB has created qualifications that helps to preserve access to programs for low- and moderate-income aspiring homeowners.

This is a citywide strategy. The analysis serves as a benchmark for monitoring and evaluating the success of citywide strategies. PHB will

#### **Impact**

**Affordability:** up to 120%

**Tenure:** Own

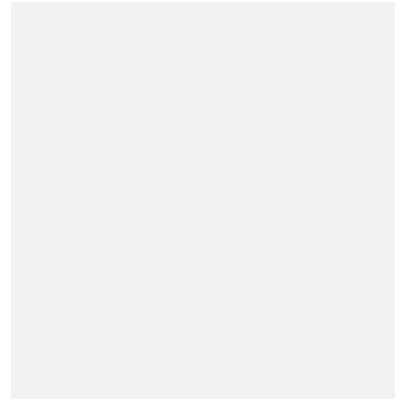
**Populations Served:** Low- and moderate-income households, **communities of color**

**Magnitude:** Medium

continue to use the [opportunity score and mapping](#) (pg. 107, HPS) to prioritize projects as part of the [investment framework](#) for City dollars.

**Implementation:**

- 2025 - Awarded HUD PRO Housing grant
- 2026 - Explore new mechanisms for homeownership affordability
- 2027 - Adopt new mechanisms
- 2028 - Implement new mechanisms identified and align with land banking



**DLCD Category:**  
Resources and  
Incentives

**Priority:** High

**Lead:** PHB

**Partners:** BPS, Prosper

**Project Start:** 2026  
[Planning and analysis](#)

**Adoption:** July 2027  
[Adopt new mechanism](#)

**Implementation:** July 2028  
[Implement new mechanisms](#)

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## 4. Improve Middle Housing Permit Process

Middle housing, such as ADUs, duplexes and fourplexes, can provide a greater range of housing options, and allow for lower-cost homeownership. Middle housing development permitting could be more navigable for residents and developers.

- Review middle housing development projects to assess and improve permitting process and development standards.
- Evaluate opportunity to accelerate the review times for projects that use previously approved plans.
- Evaluate capacity for dedicated inspections for middle housing projects, similar to the Field Issuance Remodel program.
- Identify challenges associated with providing public infrastructure to serve middle housing developments and create strategies to overcome them.
- Initiate a zoning code project to simplify middle housing types and offer greater flexibility in site design.

### Need and Location Analysis:

Engagement with developers and homeowners (Pgs. 156-186, HPS) identified a need to further reduce barriers to developing middle housing. Simplifying code enables greater accessibility, an opening, for smaller scale developers and developers who are from historically excluded or marginalized communities and increases the supply of more affordable homeownership opportunities on smaller lots (in conjunction with and building upon middle housing code amendments adopted by the city in 2021 and 2022). This is a citywide strategy. Increasing middle housing will provide additional opportunities for moderate income homeownership.

### Implementation:

- 2024-25 - Conduct middle housing production report and host developer roundtable. Published February 2025.
- 2027 - Review middle housing development projects permitting process and development standards.
  - Evaluate opportunity to accelerate the review times for projects that use previously approved plans.
  - Evaluate capacity for dedicated inspections
  - Identify challenges associated with public infrastructure
- 2028 - Initiate and adopt a zoning code project

### Impact

**Affordability:** 80%+

**Tenure:** Own

**Populations Served:**  
General

**Magnitude:** Low

2024-28 - Update, as needed, in response to state changes.

2028+ - Revised codes and processes in effect

**DLCD Category:**  
Regulation and Process

**Priority:** Medium

**Lead:** PP&D

**Partners:** BPS,  
Infrastructure Bureaus

**Project Start:** January 2027  
Evaluation begins

**Adoption:** August 2028  
Revised Codes adopted

**Implementation:** Oct. 2028  
Revised Codes In effect

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# C. Increase Access to Opportunity

## NEW STRATEGIES

### 1. Implement and Support Catalytic Investments

There are a number of major signature projects across Portland in which the City is playing a significant implementation role. Successful projects will result in a significant number of units developed by private and affordable developers.

#### Need and Location Analysis :

Through public comment and community meetings, staff heard community desire to increase opportunity for households and expand choices to live in inner and Central City neighborhoods - many of which are areas of racially concentrated affluence, with evidence of historic exclusion and displacement. These areas are expected to have a higher demand and capacity for new housing units based on previous development trends and current market realities. They also encompass areas of high opportunity, have higher rates of complete neighborhoods with lower average VMT, while still having pockets of racially and ethnically concentrated areas of poverty (RECAP) and high economic vulnerability (pgs. 97-103, HPS). Increasing affordable and market rate units as well as density in these areas will increase opportunities for living in desirable areas near services for communities of color who have been excluded or displaced from residence through economic, physical or cultural displacement and segregation

- **Albina Vision Trust** – The City will coordinate with the Albina Vision Trust (AVT) on the preparation of a Central City Master Plan for the Portland Public Schools (PPS) Mathew Prophet Education Center site. The City is providing technical assistance that will help to shape the redevelopment of this site into 1,000-1500 new housing units and community space. A City technical advisory group meets with AVT to provide expertise on regulations including the zoning code, infrastructure requirements, design guidelines, providing early assistance to ensure a successful master plan application for redevelopment of the site. AVT will hire a consultant team that will prepare the master plan with submittal expected in late 2025-early 2026.

#### Impact

**Affordability:** All

**Tenure:** Both

**Populations Served:**

General, Low-income communities, communities of color

**Magnitude:** High

- The City and AVT have received an \$800,000 Reconnecting Communities Grant to create a development framework plan. The framework plan will cover a 94+ acre area that includes the PPS site, the Rose Quarter, new highway cover, waterfront, and other portions of historic Albina. The framework plan will create a roadmap for restorative development efforts in Albina. The framework plan has four parts including a land use plan, a street plan, an urban design and public realm plan and a community participation plan. The plan will identify comprehensive plan and zoning code changes that will be necessary to facilitate future redevelopment of the area consistent with the community vision.

**Implementation:**

- 2024 - Finalize project scoping
- 2025 - Support PPS master plan preparation
  - Develop Framework Plan with implementation strategies and potential regulatory actions
- 2026-2027 - Legislative project to adopt regulatory actions identified in the Framework plan. This may result in updated zoning and comprehensive plan amendments in the broader Albina District,
- thru 2050 - Funding and construction of 1000 – 1500 new housing units on the PPS Mathew Prophet site.

- **Broadway Corridor** – The City will implement infrastructure investments that will support the development of a 2,000+ unit mixed-income residential development including at least 720 new affordable units along with small business and anchor employment opportunities, new parks and the green loop in a high-density mixed-use development across 14 acres and up to 4 million square feet of development potential. The City will extend NW Johnson Street and associated water and sewer utilities to support the construction of new affordable housing units with \$6 million from the State of Oregon, along with additional public investment in necessary infrastructure.

**Implementation:**

- 2024 - Phase 1 Affordable Housing Projects
  - PHB selection of Home Forward and Urban League for redevelopment of a half block with 230 units of 30-60% AMI units

- Prosper Portland exclusive negotiation agreement with Related NW for redevelopment of a full block with 230 units of middle-income units up to 120% AMI. PCEF award of \$36 million for project to pursue net zero energy performance standards
- 2025 - Construction of new NW Johnson and NW Kearney street improvements
- Design and permitting of Phase 1 affordable housing and middle-income housing projects
- 2026-28 - Completion of street construction
- Construction of Phase 1 housing projects

- **Lloyd Mall Redevelopment** – The current owner is preparing an application for a Central City Master Plan (CCMP), and a Technical Advisory Group made up of City bureaus has been meeting with the owner and consultant team to provide expertise on the city regulations including the zoning code, infrastructure requirements and design guidelines and other requirements that affect future site redevelopment.

The City is committing staff time to work with the property owner to facilitate a voluntary master plan process for the redevelopment of the site. The redevelopment will also fall within the new created TIF district and may be eligible to receive TIF investment (see Action A2).

**Implementation:**

- 2024 - TAC convening and early support to project
- 2025 - Development team to submit master plan application
- 2026 - Approval of master plan application
- 2030+ - Project Construction

- **Montgomery Park Area Plan** – The City adopted an area plan in December 2024 (after adoption of HPS), which created a new mixed-use, transit-oriented neighborhood in this high opportunity area. The City changed the zoning, including creating a new plan district, to facilitate the development of more than 2,000 units, including affordable housing that exceed inclusionary housing requirements. The City also adopted a public benefits agreement with the owners of a large opportunity site in the area to increase the amount of affordable housing, public parks/plazas, and



affordable commercial space. In addition, the City will proceed with work to extend the Portland Streetcar line to this area.

The City will work with Metro, TriMet and other partner agencies to plan, design, develop and pursue funding for the streetcar extension, including from the Federal Transit Administration (FTA). If full funding is secured, the City will build the North/South Streetcar Extension to Montgomery Park and extend service in partnership with TriMet. Private development on the site will be coordinated with but is not contingent on the timing of the streetcar extension.

**Implementation:**

- 2024 - Adopt area plan with zoning changes
  - Adopt public benefits agreement
  - Adopt Locally Preferred Alternative (LPA) for streetcar extension
- 2025 - Metro To amend Metro Title 4 map
  - Metro to adopt LPA into fiscally constrained Regional Transportation Plan (RTP)
- 2026 - City begins streetcar extension design
- 2027 - Trimet and City apply to FTA for Capital Investment Grant for Small Starts project construction
- 2028 - City of Portland begins streetcar construction
- 2030 - Start Service

- **Oregon Museum of Science and Industry Redevelopment (OMSI)** – The City will make public infrastructure and affordable housing investments in alignment with the OMSI District Central City Master Plan. PBOT will construct New Water Avenue using \$10.9 million in Tax Increment Finance, \$6 million Site Infrastructure award from the State of Oregon and \$5 million of additional State funding awarded to OMSI. Additional private investment will support the development of a 24-acres mixed-use transit-oriented development, with up to 1,200 housing units of which at least 20% will be affordable through the City’s Inclusionary Housing Policy with the potential for additional affordable units to be delivered by investment by the Portland Housing Bureau.

**Implementation:**

- 2024 - Council approval of Prosper Portland and City of Portland partnership term sheet with OMSI (Post HPS adoption)
- 2025 - Complete street design with State and City funding

- 2026-27 - Construct street improvements with State and City funding contributions
- 2027-35 - Phase 1 Construction of a minimum of 250,000 square feet of development per the partnership agreement between OMSI and the City , including approximately 80 units of affordable housing at Tract A and housing or mixed-use development at Tract D

- **South Waterfront** – Existing plans for the South Waterfront area of Portland’s Central City offers significant opportunity for new affordable and market-rate housing together with job growth via the Oregon Health & Science University 20-Year Facilities Plan. Private and public infrastructure investments in SW Bond Avenue, South Portal and Lowell street improvements, the greenway, and open space will further unlock the area’s development potential and are necessary for the full buildout of South Waterfront. North Macadam TIF and potential SDC contributions will prioritize:
  - Public investment in S Bond Avenue.
  - Public investment in South Portal (connection to S. Macadam Avenue).
  - Public investment in river greenway and local parks.

**Implementation:**

- 2025 - TAC convening to support project design and development readiness
- 2026-28 - Design and permitting of street improvements
- 2027-30 - Construction of street improvements

**DLCD Category:**

**Priority:** High

**Lead:** Prosper, PHB, BPS

**Partners:** PP&D, City bureaus, Property owners, Developers, community partners (Albina Vision Trust, Trailblazers, Go Lloyd, OMSI, CEIC), neighborhood associations, Metro, Multnomah County

Zoning and Code

**Project Start:** 2024

**Adoption:** 2026

**Implementation:** 2030

First Project Adopted

All projects Adopted

All projects phase 1 in construction

## 2. Increase Housing Capacity in Inner Centers & Corridors

As identified in the [BPS Strategic Plan](#), the City will increase housing capacity in high-opportunity neighborhoods to promote fair housing, address racial segregation, and expand affordable housing options. These changes will involve increasing and expanding commercial mixed-use and multi-dwelling zoning in centers and corridors in the inner neighborhoods.

- Conduct Infrastructure Capacity Analysis, funded in part by a DLCD grant, to determine the extent to which the existing infrastructure can support increased housing densities and identify investments needed to support increased capacity.
- Initiate an area plan project to increase mixed use and multi-dwelling zoning based on the results of the infrastructure capacity analysis.

### Need and Location Analysis:

As demonstrated in the HPS (pgs. 97-103), there is significant overlap between the inner centers and corridors and the high opportunity areas. Increasing capacity will increase the amount of multi-dwelling units in the project area, which will diversify the supply in a predominantly single-dwelling area—expanding housing choices; increasing affordable housing through inclusionary housing requirements; and increasing the number of accessible units through building code and incentives.

### Implementation:

- 2024-25 - Secured grant funding – DLCD grant \$210,000
- Convene City’s Multi-Bureau Infrastructure Coordination Team
- Identify specific project area within Inner Neighborhoods
- Conduct Infrastructure Capacity Analysis
- 2025-28 - Initiate area planning project to identify map changes
- 2028-30 - New zoning map in effect

**DLCD Category:**  
Zoning and Code

**Priority:** High

**Lead:** BPS

**Partners:** PP&D,  
Infrastructure bureaus

**Project Start:** July 2024  
Infrastructure Analysis Begins

**Adoption:** July 2028  
Map Changes Adopted

**Implementation:** August 2028  
New Zoning In Effect

**Impact**

**Affordability:** All  
**Tenure:** Rent  
**Populations Served:**  
 Low-income communities;  
 Communities of Color,  
 Older adults, People with disabilities  
**Magnitude:** High

### 3. Revise Zoning Bonuses and Incentives

This strategy aims to address the wide range of floor area ratio (FAR) density and building height bonuses in the zoning code. The goal is to restructure the development incentives to support needed housing types, such as larger units, accessible units and affordable housing to serve all household types, incomes and needs.

- Funded in part by a DLCD grant, this code project will audit Portland's mixed use and multi-dwelling zoning regulations to identify barriers to housing production. These zones have 60% of Portland's residential growth capacity. The project will analyze FAR, maximum building height and bonuses to further increase capacity and facilitate production.

#### Need and Location Analysis:

There is a concentration of areas of high opportunity, complete neighborhoods, low carbon neighborhoods and areas with lower risk of natural and climate hazards in and around Portland's Centers and Corridors. This strategy works in combination with other strategies to increase fair housing access by developing housing in compact, mixed-use neighborhoods and by supporting more neighborhoods to become more complete neighborhoods with a focus on clarifying the City incentive structure and incentivizing the types of units that the HNA and HPS has identified as a high need.

#### Implementation:

- 2024 - Applied for and accepted \$175K DLCD grant
- 2025 - Study and test zoning changes
  - Engage with developers and community
- 2026 - Zoning changes adopted and in effect

**DLCD Category:**  
Zoning and Code

**Priority:** High

**Lead:** BPS

**Partners:** PHB, PP&D

**Project Start:** September 2024  
Grant received

**Adoption:** March 2026  
Code changes adopted

**Implementation:** Oct 2026  
Code changes in effect

#### Impact

**Affordability:** All

**Tenure:** Both

**Populations Served:**

General, people with disabilities and low-income populations

**Magnitude:** Medium

## 4. Kickstart Housing Demand in Central City

This strategy aims to encourage housing production in the Central City by improving the livability of the area and making it an attractive place for developers to invest and residents to live. Like all other major cities on the West Coast, Portland is responding to issues of houselessness, lack of affordability, and behavioral health crises. Economic activity and vibrancy across Central City's ten neighborhoods has weakened, despite many having higher access to services, transit options and density. The Central City Task Force and Prosper Portland's Advance Portland strategic action plan include actions for the City to retain and recruit businesses and investment; to support office to residential conversions; and to activate and enhance the Central City so that community members once again view it as a safe and attractive place to live, work, and play:

- Establish and expand incentives for office-to-residential conversion, including direct financial incentives such as tax increment financing or other new financial tools, together with regulatory streamlining. (Outcome 3.1 Advance Portland)
- Implement recommendations identified in the Inclusionary Housing Calibration Study and assess other development incentive programs and permitting efficiencies. (Outcome 3.1 Advance Portland)
- Support small businesses, retailers and restaurants and activation of ground floor commercial spaces in the Central City through regulatory changes, sliding scale system development charges or reductions, and permit efficiencies. (Outcome 3.2 Advance Portland)
- Activate public rights-of-way in partnership with business and community partners, including maintaining opportunities for outdoor dining; expanding the public street plaza program; and investing in the programming of pedestrian plaza spaces held by the City or other public partners to serve residents and visitors. (Outcome 3.4 Advance Portland)
- Enhance the Central City as a regional gathering spot by investing in renovation and activation of public open spaces and anchors to make them active and desirable places to attract additional

### Impact

**Affordability:** All

**Tenure:** Both

**Populations Served:**

General

**Magnitude:** low

investment in new residential development, and to enliven adjacent districts. (Outcome 3.4 Advance Portland)

**Need and Location Analysis:**

Central City subareas are expected to have more capacity for new high-density multi-dwelling housing units based on previous development trends; however current market realities have significant challenges due to increased costs and plateaued lease rates. They also encompass areas of high opportunity, have higher rates of complete neighborhoods with lower average VMT, while still having racially and ethnically concentrated areas of poverty (RECAP) and high economic vulnerability (pgs. 97-103, HPS).

**Implementation:**

- 2023-24 - Advance Portland Adopted
- 2024-25 - Establish and expand incentives for conversion
  - Activate public rights-of-way
  - Encourage temporary and permanent tenanting
- 2025-27 - Enhance the Central City as a regional gathering spot
- 2028 - Advance Portland implementation

**DLCD Category:**  
Stabilization

**Priority:** High

**Lead:** Prosper, BPS, PP&D

**Partners:** PBOT, PPR, PHB

**Project Start:** April 2023  
Advance Portland Adopted

**Adoption:** April 2023  
Advance Portland Adopted

**Implementation:** Ongoing through 2028  
Advance Portland Implementation Period complete

## 5. Increase Housing Capacity in the Central City

While Central City covers only three percent of the land base in Portland, it allows for the densest development in the region. But given the dire need for more housing in Portland, BPS and partner bureaus will explore ways the City can do more to create more housing in the city core.

BPS will update Central City zoning regulations to remove barriers to housing production, such as analyzing current densities (FAR) and heights and current utilization of allowable densities and heights.

This action is complimentary of other actions, such as TIF Districts (A2) and Commercial-to-Residential Conversions (G3) and differs from Housing Capacity in Inner Centers & Corridors (C2) in that it is focused exclusively on Central City geographies (pg. 58, HNA).

### Need and Location Analysis:

Central City subareas are expected to have more capacity for new high-density multidwelling housing units based on previous development trends; however current market realities have significant challenges due to increased costs and plateaued lease rates. They also encompass areas of high opportunity, have higher rates of complete neighborhoods with lower average VMT, while still having racially and ethnically concentrated areas of poverty (RECAP) and high economic vulnerability (pgs. 97-103, HPS).

### Implementation:

- 2024-25
  - Identify specific opportunities to increase FAR and building height in the Central City via a City led Opportunity Analysis
  - Engage development community to refine proposals
  - Initiate legislative process
- 2026
  - City Council adopts specific code and map amendments
  - Code changes in effect

**DLCD Category:**

Zoning and Code

**Priority:** High

**Lead:** BPS

**Partners:** PHB, PP&D

**Project Start:** October 2024

Opportunity Analysis

**Adoption:** July 2026

Council Adoption

**Implementation:** Oct. 2026

Zoning Changes Effective

### Impact

**Affordability:** All

**Tenure:** Both

**Populations Served:**

General

**Magnitude:** Medium

## 6. Conduct 82nd Avenue Housing Opportunity Analysis

In conjunction with the 82<sup>nd</sup> Avenue Transit Project, the City will evaluate housing opportunities along 82<sup>nd</sup> Avenue, which includes:

- Analyze development feasibility along different segments of the corridor to identify gaps between development costs and achievable rents/prices;
- Identify developable sites per the Buildable Lands Inventory that can be developed in the near term as development interest and funding opportunities align; and
- **Develop recommendations** for zoning bonuses and incentives to encourage needed housing types, such as affordable housing, larger units, and accessible units.

### Need and Location Analysis:

The neighborhoods surrounding 82nd Avenue Area encompass a mix of areas of low and medium (score 1-3) opportunity, fewer complete neighborhoods, racially and ethnically concentrated areas of poverty (RECAP) and high economic vulnerability (pgs. 97-103, HPS). As part of the exploratory work, the City will incorporate anti-displacement strategies into the investment framework or plan to mitigate this risk.

### Implementation:

- 2025-26 - Feasibility Analysis Begins
- Complete Housing Opportunity Analysis
- Co-create 82<sup>nd</sup> Avenue TIF District Action Plan
- 2027-30 - Implement recommendations from analysis

### Impact

**Affordability:** All

**Tenure:** Both

**Populations Served:**

Low-income communities; older adults, People with disabilities

**Magnitude:** low

**DLCD Category:**

Zoning and Code

**Priority:** Medium

**Lead:** BPS

**Partners:** PBOT, PHB,

PP&D, Prosper

**Project Start:** August 2025

Feasibility Analysis Begins

**Adoption:** June 2026

Complete Opportunity  
Analysis

**Implementation:** 2027

Implement recommendations



## 7. Promote Increased Transit Service

Access to transit service has been identified as a key factor in housing choice. The City will work with TriMet and Metro to promote increased transit service and improved transit speed and reliability in centers and corridors with higher levels of existing housing units and future development capacity. Actions include:

- A. Work with TriMet to implement its Forward Together 1.0 bus service concept to increase and expand bus and light rail service, including several bus service improvements in East Portland.
  - Support TriMet service improvements to lines 40, 77, 86 and 87.
  - These service increases will improve transit access in East Portland and to industrial jobs in the Columbia Corridor and Swan Island.
  - The new bus line 86 is a long-standing priority for East Portland and will serve 148th Ave and part of 136th Ave.
  - Adding a bus line along 148th Ave and making Line 87 a Frequent Service line helps TriMet meet Conditions of Approval adopted by Portland City council for the Locally Preferred Alternative (LPA) for Division Transit Project/FX 2 line.
  - Service increases to make line 77 and 87 Frequent Service helps achieve the PBOT Growing Transit Communities Plan adopted by City Council in 2017. Both these transit lines were prioritized in the plan to improve safety and access to transit and support future Frequent Service.
  - To complement and support better bus service on lines 77 and 86, PBOT is investing PBOT funding and sought multiple Metro Regional Flexible Fund Allocation (RFFA) awards.
- B. Work with TriMet to develop Forward Together 2.0, a long-range service concept plan
- C. Work with Metro, TriMet and other partner agencies to plan, fund and build the 82nd Ave Transit Project, to implement the next Frequent Express (FX) bus line in Portland. The 82nd Avenue Transit Project will bring high-capacity TriMet FX–Frequent Express bus service along SE 82nd Avenue, between Clackamas Town Center and Cully. The new line will improve transit travel times and access while providing better connections to jobs, schools, retail centers and other destinations along the route.
  - Portland is a partner in the 82nd Ave Transit Project team. PBOT staff participate in the planning, public engagement, funding, project

### Impact

**Affordability:** All

**Tenure:** Both

**Populations Served:**

Low-income communities; older adults, People with disabilities

**Magnitude:** low

development, design and construction phases. PBOT makes final decisions on changes and design within PBOT right-of-way.

- The project partners will seek funding from the Federal Transit Agency (FTA) discretionary Capital Investment Grants (CIG) program for federal matching funds for a Small Starts project. Given current uncertainty around federal funding, it is not clear if or when the project may receive FTA grant awards. This may result in a longer project timeline.

D. Work with Metro and TriMet's Better Bus program and other programs to implement transit priority projects to improve transit speed and reliability, especially along the City's Rose Lane Transit Network.

- City Council adopted the Rose Lane Project Report in 2020. The Rose Lane Project envisions a network of Rose Lane transit lines with priority treatments applied where transit is most delayed through a series of near-term and longer-term projects. The report identifies a network of primary bus and streetcar transit lines.
- PBOT partners with Metro and TriMet to jointly select, fund, develop, design, build and monitor most transit priority projects. PBOT makes final decisions on changes and design within PBOT public-right-of-way. PBOT is often the project lead on design and delivery of small and medium Portland transit priority projects.
- For example; PBOT has partnered with TriMet to share the cost 50/50 on Transit Priority Spot Improvements (TPSI) since 2019. TriMet is the lead on applying for grants from the ODOT STIF Discretionary grant program. PBOT secures local match and leads delivery for project in the City of Portland.

E. Work with TriMet on the development of their Frequent Express (FX) System Plan, including seeking additional funding and federal matching funds to implement additional FX bus lines and other regional High-Capacity Transit lines in Portland.

- PBOT provided initial recommendations to consider the City's Rose Lane Transit Network as candidates for evaluation in the FX system plan and future increased transit service. PBOT is providing existing conditions information to help inform TriMet's evaluation of corridor readiness, potential cost and benefit.

### **Need and Location Analysis:**

During focus groups and community meetings, participants shared a desire for better access to transit services, safer neighborhoods, and housing options that

meet the needs of their households in their current locations. This action aims to reduce household cost burden by making areas, especially East Portland, more accessible by transit, thereby reducing transportation costs. In communities, like East Portland, with higher concentrations of people of color, older adults, and individuals with disabilities, improved transit services can promote greater independence. It may also provide people access to more housing options that better suit a wider range of needs, more employment options and increased opportunities.

Some major projects are complemented by community-led Equitable Development Strategy processes. Such strategies focus on how policies that are implemented early on can best help residents and businesses stay in place and thrive. For example, the 82nd Avenue Coalition, in partnership with Metro, Portland and Clackamas County, are developing an Equitable Development Strategy for the corridor. The 82nd Avenue Coalition is convened by Oregon Walks, Verde, Asian Pacific American Network of Oregon (APANO) and Unite Oregon, and made up of people and organizations that live, work and play along 82nd Avenue. The community-led strategy addresses both funded and unfunded community needs. To achieve the goals outlined in the 82nd Avenue Equitable Development Strategy, community groups will collaborate with agency partners to seek funding for unmet needs, focusing on anti-displacement measures and actions to improve quality of life.

This action does not directly address paratransit such as TriMet LIFT service. However, many people with disabilities are able to ride fixed-route transit, including Portland Streetcar, Portland Tram, and TriMet MAX and bus services. Efforts that improve transit frequency, speed, reliability, bus stop environment, safety and access to transit also generally benefit people with disabilities who ride fixed-route transit. In addition, PBOT works with TriMet to improve ADA access at transit stops and remove barriers. Implementation is guided by the PBOT ADA Title II Public Right-of-Way Transition Plan, adopted by City Council in 2021.

**Implementation:**

- 2024-30 A. Annual review of TriMet annual draft transit service changes proposed to incrementally implement TriMet’s Forward Together 1.0 service concept. TriMet service changes decisions remain with the TriMet Board.
- 2024-27 B. Provide feedback and recommended revisions to TriMet to develop Forward Together 2.0.

- 2025 C. 82<sup>nd</sup> Ave Transit Project. City Council adoption of the Locally Preferred Alternative (LPA).
- 2028 - Anticipated completion of funding plan commitments for the project for approval by Council.
- 2024-28 D. TriMet submitted a fourth ODOT STIF Discretionary grant application in September 2024 (Post HPS adoption).
  - Final grant award decisions by the Oregon Transportation Commission are anticipated in 2025.
  - If awarded, PCEF will provide up to \$680,000 in matching funds to the STIF grant. PBOT will partner to lead design and delivery of projects in Portland.
- 2024-27 E. PBOT will continue to review and comment on the TriMet draft Frequent Express (FX) System Plan. .

**DLCD Category:**  
Infrastructure

**Priority:** Medium

**Lead:** PBOT

**Partners:** BPS,  
TriMet, Metro,  
Streetcar

**Project Start:** August 2024  
Multiple transit planning processes underway

**Adoption:** August 2025  
City Council adoption of the 82<sup>nd</sup> Ave Transit Project LPA

**Implementation:** Dec. 2030  
Anticipated completion of the 82<sup>nd</sup> Ave Transit Project, Transit Priority Spot Improvements and new TriMet FX service begins

## 8. Incorporate Affirmatively Furthering Fair Housing

Fair housing means ensuring distribution of housing at all affordability levels in all neighborhoods in the city. Fair housing does not concentrate poverty in a single area, neighborhood, or geography. Fair housing is addressed by Comprehensive Plan Goal 5.B: Equitable access to housing; stating that Portland ensures equitable access to housing, making a special effort to remove disparities in housing access for people with disabilities, people of color, low-income households, diverse household types, and older adults.

Portland's last Fair Housing plan was drafted in 2011, and an update is urgently needed. The City was recently awarded HUD's Pro Housing Grant to implement a new Fair Housing plan to inform zoning and housing production strategies about the housing needs of Portland's communities of color, older adults, disabled persons, and others who face systemic housing discrimination.

The City will further explore how to incorporate an analysis and strategy for addressing fair housing in Zoning Map, Comprehensive Plan Map and City Code changes. The strategy has **several** parts:

- PHB will conduct a fair housing analysis of zoning and housing codes as part of federally required analysis for Consolidated Plan and Affirmatively Furthering Fair Housing reports.
- PHB will prepare a map where affordable housing currently exists and identify communities where affordable housing is not available and develop plans or code changes to encourage affordable housing development.
  - These analyses (and related mapping) might be related to market factors, zoning, stormwater/infrastructure etc. to better understand barriers in targeted geographies, such as the ones which show gaps in affordable housing on pg. 95. Based on these results, the City will develop plans or code changes to encourage affordable housing development for these geographies.
- BPS will explore enhanced fair housing requirements that are consistent with Statewide Land Use Planning Goals. For example, as part of voluntary quasi-judicial **comprehensive plan and zoning** map

### Impact

**Affordability:** All

**Tenure:** Both

**Populations Served:**

Low-income communities;  
Communities of color;  
Older adults, People with disabilities

**Magnitude:** Low

amendments, developers could be required to have a fair housing strategy.

**Need and Location Analysis:**

The analyses and engagement conducted for the HPS as well as the Portland State of Housing report highlighted that there are gaps in the distribution of housing that is affordable and accessible to all Portlanders. The RECAP/RCAA analysis reveals that many of Portland’s racially concentrated areas of affluence are located in complete neighborhoods and high-opportunity zones and have effectively excluded low-income households, many of which are members from protected classes, from accessing these areas. Notably, RCAAs hold less than one percent of Portland’s total regulated affordable housing units.

As Portland works to boost housing production, there is a continued need to address barriers to fair housing to increase equitable access and opportunity for all residents by developing housing choice in high opportunity, compact mixed-use neighborhoods, for protected classes and for people experiencing houselessness. Because the last Fair Housing Plan was adopted in 2011, continued analyses is needed in order to strategically address choice as well as identify strategic opportunities to incorporate fair housing into affordable homeownership and affordable rental housing and stabilization programs.

**Implementation:**

- 2025-27 - Map and analyze existing affordable housing need and analyze gaps and disparities
- 2026 - Present findings and recommendations to policy makers
- 2027 - Update Fair Housing Plans
- 2028-30 - BPS exploration (and if applicable, adoption) of enhanced fair housing requirements
- Implement any identified code revisions

**DLCD Category:**  
Zoning and Code

**Priority:** Low

**Lead:** BPS, PHB

**Partners:** PP&D

**Project Start:** July 2025  
Analysis begins

**Adoption:** June 2027  
Adopt updated fair housing plans

**Implementation:** July 2030  
Implement any identified code revisions

## D. Reduce Barriers to Development and Improve Processes

### NEW STRATEGIES

#### 1. Implement Regulatory Reform Project

The new process aims to enhance collaboration among bureaus responsible for implementing development regulations (BES, PBOT, PWB, PP&D, PPR/Urban Forestry). **First, it** ensures cross-code regulatory alignment **through a bi-weekly code collaboration meeting to evaluate proposed policies against existing codes for conflicts, inconsistencies, and implementation challenges. This group launched a new process that includes** frequent updates with City Council, reduce code conflicts, identify development impacts, establish a feedback loop with both customers and staff to inform code revisions, and document barriers identified by review teams and customer-facing staff to be considered for review. **Second, a code alignment project will be adopted as a result of evaluating existing code and proposes amendments to align, simplify, and streamline policies for a smoother, faster regulatory path to permit approval.**

#### Need and Location Analysis:

Engagement with developers and homeowners (Pgs. 156-186, HPS) identified a need to further reduce barriers to developing housing. Simplifying code enables greater accessibility, an opening, for smaller scale developers and developers who are from historically excluded or marginalized communities. This is a citywide strategy.

#### Implementation

2024 - Cross-bureau code and policy coordination process adopted and implemented.

2024-5 - Code Alignment Project will right-size city-required site and infrastructure improvements for small-scale development projects. A technical code amendment package will be brought to council for adoption in late summer 2025.

**DLCD Category:**  
Regulation and Process

**Priority:** High

**Lead:** Portland  
Permitting &  
Development

**Partners:** BPS, BES,  
PBOT, PWB, PPR/Urban  
Forestry

**Project Start:** February 2022  
Permit Improvement Task Force  
delivered recommendations

**Adoption:** January 2024  
Regulatory reform project was  
adopted (During HPS process)

**Implementation:** Ongoing

#### Impact

**Affordability:** All

**Tenure:** Both

**Populations Served:**  
General

**Magnitude:** Medium

## 2. Improve User Experience within Permitting Systems

These projects aim to make the permitting process more user-friendly by streamlining and simplifying the process, removing any inefficiencies that unnecessarily slow down projects and contribute to increased development costs.

- A. **Implement Portland Permitting & Development**- Improve permitting process through a single permitting authority structure.
- B. **Set up Public Infrastructure Prescreen** - Include infrastructure teams in the permit prescreen process.
- C. **Standardize Data and Reporting** - Provide timely data on permitting, providing managers with early alerts regarding timeline problems.
  - Public dashboard enhancements to describe inclusions/exclusions, ability to identify and explain outlier circumstances, dashboard organization, consistent language, and review goals.
- D. **Create a Customer Focused Website** - Redesign permitting websites to better align content and improve customer wayfinding.
- E. **Establish Intake Success: New Single-Family Residence (NSFR)** -Create digital conditional logic to guide the customer through the application process, resulting in more accurate and efficient NSFR permit applications.
- F. **Create A More Accurate Pre-Issuance List** - The new report will provide transparency to both customers and Permitting Services on the pre-issuance permitting queue.
- G. **Establish Single Point of Contact** - Each project is assigned one person to work with as evaluation occurs. Having a single point of contact (SPOC) is crucial to the success of complex permitting projects. It minimizes response times and helps mitigate multiple calls to city staff. This practice will be expanded to all building types.
  - Currently in place for the following projects: Projects with a valuation of \$10 million and more; Projects within MPG program (very large construction projects); PEMO projects

### Impact

**Affordability:** All

**Tenure:** Both

**Populations Served:**  
General

**Magnitude:** Medium



to include temporary shelters and shelters; complex projects such as the bridge replacement; PHB and other Affordable Housing Projects; Empowered Business Customers and Empowered Arts and Culture Customers.

- H. Continue annual customer survey to gather feedback and determine what improvements are effective and where additional improvements are needed.
  - Three years of survey data have been collected since 2022. Data is used to drive, prioritize and affirm improvement projects. Further methods for gathering customer engagement feedback are in the planning stages.
- I. Build and implement a streamlined and transparent Public Works Permit review solution, including metrics to assist with the management and resolution of future inefficiencies.
  - This new workflow will enable public works plan reviewers and customers to view and update plans together. This will also make it possible to automate the tracking of permits which historically have been tracked manually by each Public Works team. Moving from four processes to one for plan review will greatly improve accountability across review teams and customers.

**Need and Location Analysis:**

Engagement with developers and homeowners (Pgs. 156-186, HPS) identified a need to further reduce barriers to developing housing. Improving permitting systems reduces significant holding and development costs while enabling greater accessibility, an opening, for smaller scale developers and developers who are from historically excluded or marginalized communities. This is a citywide strategy.

**Implementation:**

- 2024 A. **Implement Portland Permitting & Development.** (During HPS adoption process), development functions and review teams from six bureaus to form new bureau.
  - Hold 14 business process analysis workshops
  - Implementation of improvements will be ongoing.
- 2024 B. **Set up Public Infrastructure Prescreen.** To be determined.
- 2024-26 C. **Standardize Data and Reporting.**

- Implement public dashboard enhancements
  - Build a matrix and taxonomy tool to identify and track process and other types of improvements across PP&D.
  - Develop data governance and management policies.
- 2024-25 **D. Create a Customer Focused Website.**
- Explore the use of AI
  - Conduct staff and customer interviews
  - Design and development phase
  - Standup a group of 60+ SME's from across functional areas to review content
  - Publish "cleaned-up" pages and test Google Chatbot feature
- 2024-25 **E. Establish Intake Success: New Single-Family Residence (NSFR).** (During HPS adoption process) The new single-dwelling and detached ADU intake process digitized and launched. PP&D plans to digitize other housing types.
- F. Create A More Accurate Pre-Issuance List.** (During HPS adoption process).
- 2024 **G. Establish Single Point of Contact** (During HPS adoption)
- 2024-30 **H. Continue annual customer survey to gather feedback** and determine effective improvements and where additional improvements are needed.
- 2025 **I. Build and implement a streamlined and transparent Public Works Permit review.**
- 2026 - Implement recommendations for improvements

**DLCD Category:** Regulation and Process      **Priority:** High      **Lead:** CAO, PP&D, BTS      **Partners:** BES, PBOT, PWB, PPR/Urban Forestry

**Project Start:** 2021      **Adoption:** July 2022      **Implementation:** July 2026  
 Permit Improvement Task Force set up      Adopts Permit Improvement Task Force recommendations      Implemented recommendations

### 3. Explore Development Services Funding Model Reform

The funding and staffing model for development permitting needs to be reformed to build a mechanism that is not completely reliant on fees and can provide sustained funding. **The City will explore revisions to the development services funding model.** Best practices from other jurisdictions point to a need for funding that avoids the vulnerability of development cycles, which creates volatile staffing model and makes retaining/recruiting a skilled and technical workforce difficult.

#### Need and Location Analysis:

Engagement with developers and homeowners (Pgs. 156-186, HPS) identified a need to further reduce barriers to developing housing. Improving the funding model for development services will further support efficient and predictable development systems. This is a citywide strategy.

**DLCD Category:**  
Regulation and Process

**Priority:** High

**Lead:** PP&D

#### Impact

**Affordability:** All  
**Tenure:** Both  
**Populations Served:**  
General  
**Magnitude:** Medium

**Partners:** BES, PBOT,  
PWB, PPR/Urban  
Forestry

**Project Start:** August 2024  
Need identified

**Adoption:** NA

**Implementation:** NA

## 4. Explore Infrastructure Investments and Strategies

The City will **explore strategies to** ensure that capital improvement plans, public facility plans, transportation plans, and other infrastructure plans are up-to-date and prioritize areas that need investment. In order to coordinate housing development and infrastructure improvements, the City **will consider how to** integrate growth management, asset management and capital improvement planning to prevent infrastructure deficiencies from hindering housing development.

Also, the City will explore strategies that enhance infrastructure investment to support housing production, **including how to support:**

- Significant Catalytic Sites **Investment – Such as** providing funding, including through tax increment financing, System Development Charges or another dedicated fund, to unlock significant housing production on large scale sites lacking existing transportation and utility infrastructure. **TIF and SDCs continue to be invested in required new streets and utilities to serve large scale sites with significant housing production potential (at 102<sup>nd</sup> & Pacific in Gateway, Broadway Corridor, OMSI, Lower Albina & Albina Vision Trust, and South Waterfront).**
- Publicly Funded Infrastructure Improvements – **Such as, creating** a fund to quickly deploy resources to help fund off-site improvements triggered by individual developments.

### **Need and Location Analysis:**

**Engagement with developers and homeowners (Pgs. 156-186, HPS) identified infrastructure as a significant cost barrier for development. Addressing infrastructure needs in areas that have reduced capacity due to lack of infrastructure or burdensome infrastructure costs will increase housing capacity and opportunity in more areas around the City. This is a citywide strategy.**

**DLCD Category:** Land and Infrastructure

**Priority:** Low

**Lead:** Prosper, BPS

**Partners:** PBOT, BES, PWB

**Project Start:** July 2028  
**Exploration Begins**

**Adoption:** NA

**Implementation:** NA

### **Impact**

**Affordability:** All

**Tenure:** Both

**Populations Served:**  
General

**Magnitude:** Medium

## 5. Revise System Development Charges (SDC)

The City will comprehensively study how SDCs, and other fees affect development feasibility, and adjust accordingly to find the right balance between adequately serving new growth and minimizing adverse impacts on housing feasibility. Recent studies and engagement show that SDCs may impact the feasibility of certain types of development. However, SDCs are crucial for meeting infrastructure needs. **In response to those concerns, in 2024, the City began offering payment deferral, including a 24-month no interest deferral of SDCs.**

**In addition, as documented in the existing strategies section, the City has an SDC exemption for regulated affordable housing projects. Rental housing projects must be rented to households earning no more than 60% AMI and are restricted for a 60-year period. Home ownership projects are allowed to sell to homebuyers earning up to 120% AMI with a sales price cap of \$455,000.**

The City has a complex fee structure across multiple bureaus with differing timelines. Each SDC is reviewed and updated every 10 years. During these revision periods, bureaus will evaluate SDC fee structures and exemptions to incentivize development types, affordability levels and locations that better serve housing needs and equity goals.

- **Bureau of Environmental Services (BES)** - BES implemented rule changes related to the user, development, and connection charges study in FY 24-25 (after HPS adoption). The BES SDC is calculated on a reimbursement cost basis only. The changes to residential development moved from flat rates per dwelling to a charge per drainage fixture unit for sanitary SDCs and net new impervious area for residential developments. The result of these changes eliminated the flat rate per dwelling unit charge structure, allowing more stratification in SDC charges for residential development, which aligns with the City's goals to incentivize smaller, more affordable homes.
- **Portland Water Bureau (PWB)** – PWB's SDC is based on a "buy in," a reimbursement fee calculated in accordance with ORS 223.297. PWB annually updates the SDC charge and approval of SDC charges are presented to Council each year for approval with effective date in July.
- **Portland Parks and Recreation (PPR)** – In 2016, a new methodology was adopted based on unit size. Per code, fees are adjusted annually

### Impact

**Affordability:** All

**Tenure:** Both

**Populations Served:**  
General

**Magnitude:** Low

to reflect changes in construction costs. The Parks SDC Program will complete a review and update by summer 2026.

- **Portland Bureau of Transportation (PBOT)** – In 2025, PBOT will start the process to update the fees and charges with adoption in 2027. PBOT currently scales its SDCs by dwelling size, with two single dwelling size categories and one for multi-dwelling projects. *Per code, rates are adjusted annually to reflect changes in construction costs.* PBOT has goals to match the residential categories within the Park SDC program to be completed in 2027.

**Need and Location Analysis:**

Engagement with developers and homeowners (Pgs. 156-186, HPS) identified a need to further reduce barriers to developing housing. Revising fees at a regular interval allows developers predictability and has the potential to reduce fee burden that may contribute to unnecessarily burdensome costs. This is a citywide strategy.

**Implementation:**

- 2022 - BES study begins
- 2024-27 - PWB annual review
- 2024 - Offer payment and 24-month no interest SDC deferral
- Implement BES rule changes
- 2025 - PBOT update begins
- 2026 - PPR SDC review and update
- 2027 - PBOT updates adopted and in effect.
- All study and rule changes adopted and implemented

**DLCD Category:** Resources and Incentives      **Priority:** Medium      **Lead:** BES, PBOT, PWB, PPR      **Partners:** PP&D, BPS, PHB

**Project Start:** 2022 Planning And Analysis For First Revision      **Adoption:** July 2027 Last study and rule changes adopted      **Implementation:** July 2027 All study and rule changes adopted and implemented

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## E. Stabilize Current and Future Households

### NEW STRATEGIES

#### 1. Preserve Existing Affordable Housing

Finding ways to help vulnerable households remain in their homes and communities is fundamental to their stability and well-being as well as the City's goals around equitable access to quality and affordable housing. Advocates across the city, through community meetings, public comment and at the BIPOC focus groups/community meetings indicated the increasing need for stabilized housing, through strategies such as acquisition, funding, and easing access to existing affordable housing. Increasing housing costs in Portland are imposing significant financial strain on residents, particularly those already on the verge of housing instability.

The affordable housing preservation strategy will provide PHB with the ability to analyze risks in its existing affordable housing portfolio and develop strategies for maintaining long term affordability. This project will create a regional strategy to identify and mitigate risks to existing affordable housing to avoid the displacement of hundreds of vulnerable low-income tenant households.

If implemented successfully, the project will bring together funding partners in support of a set of preservation strategies which will result in retaining thousands of units of affordable housing and stabilizing housing for tenants within those buildings.

The City will preserve affordable housing through the following actions;

- A. Develop a preservation portfolio by preparing an inventory of regulated and unregulated affordable housing to support proactive policies to preserve the affordable housing stock.
- B. Acquire properties using low-interest loans/revolving loan fund for preservation.
- C. Coordinate with Portland Clean Energy Fund on energy efficiency improvements to work in conjunction with the rehabilitation of affordable housing. (compliments Action G2.)

#### Impact

**Affordability:** 0-80%

**Tenure:** Rent

**Populations Served:** Low-income communities,

**Magnitude:** High

- D. Identify unreinforced masonry buildings and seismic retrofit funding and code changes to stabilize existing affordable housing.
- E. Working with the State/OHCS to identify dedicated funding and explore legislative or programmatic updates to foster preservation, including potential changes to state statute for property tax exemptions. (compliments Strategy H.)
- F. Include preservation as an allowed use for all new affordable housing funding streams within all potential new TIF districts and housing bonds. (compliments Action A1 and A2.)
- G. Support loan restructures and modifications for existing regulated projects to ensure they can continue to be operated as affordable housing.
- H. Coordinate with Joint Office of Homeless Services and OHCS to ensure Permanent Supportive Housing (PSH) units have adequate funding. Align funding sources with actual costs for property management, service delivery, and other operating needs. (compliments Action A3.)

**Need and Location Analysis:**

This is a citywide strategy. As noted in the assessment of Areas of Economic Vulnerability, about 35 percent of Portland’s households reside in areas of economic vulnerability. These areas also have over 50 percent of regulated affordable housing units with a roughly proportional share of the development capacity and new housing demand. Nearly 15% of Portland's regulated affordable housing inventory is at risk of converting to market rate housing because of expiring affordability restrictions over the next 10 years.

While the City continues to invest in and incentivize the development of housing across the City, these households in particular will benefit from stabilizing measures that help mitigate the involuntary displacement of vulnerable households and preserve affordability. While the City of Portland and greater Portland Metro area have made significant gains in affordable housing production during the last few years, that progress is threatened by major challenges to the existing affordable inventory caused by expiring regulatory agreements, deteriorating physical condition, and operating challenges at both the



project and sponsor level—including such issues as rapidly increasing insurance and security expenses, rent collection problems, a shortage of qualified property managers, and ongoing cash advances from nonprofit owners to keep their projects operating.

**Implementation:**

- 2024-25 - Develop a preservation portfolio
- Create redevelopment plan for 2 PHB properties
- Develop database of expiring covenants
- Coordinate with Portland Clean Energy Fund on energy efficiency improvements
- 2025 - New TIF districts community plans developed with preservation allowed
- 2025-27 - Support loan restructures and modifications for existing regulated projects to ensure they can continue to be operated as affordable housing.
- 2025-27 - Coordinate with JOHS and OHCS to ensure adequate funding for PSH
- 2025-30 - Work with State to identify preservation funding and legislative/ programmatic updates
- Preservation identified as acceptable use in new housing bonds revenue
- 2027 - Acquire properties using low-interest loans/revolving loan fund
- 2027 - Identify unreinforced masonry buildings and seismic retrofit funding and code changes
- 2027 - New programs adopted
- 2028 - All new programs implemented

**DLCD Category:**  
Stabilization and  
Other

**Priority:** High

**Lead:** PHB

**Partners:** BPS, PP&D, State,  
JOHS, Multnomah County,  
Home Forward

**Project Start:** 2024  
Analysis begins

**Adoption:** July 2027  
New Programs Adopted

**Implementation:** July 2028  
New Programs Implemented

## 2. Launch Affordable Housing Listing Service

In partnership with local housing providers and other jurisdictions, the City will establish an affordable housing listing service to help low-income households better access affordable housing opportunities. The City will be conducting a request for professional services for an affordable housing listing service to kick-off these efforts. The service would allow households to search for opportunities by geography and accessibility needs.

### Need and Location Analysis:

This is a citywide strategy. The proposed affordable housing listing service will make the process of finding affordable housing significantly easier and improve the ability for qualified low-income households to search for and find affordable housing. The implementation of this system will improve access to affordable inclusionary housing units and enable the housing bureau to track and implement its affordable housing preference policies more effectively. The shift to online system will have a long-term effect of making affordable housing in Portland more transparent and easier to find, while also helping PHB to track and capture the leasing data to better understand who is gaining access to affordable housing.

### Implementation:

- 2024 - Initiated project and partnerships
  - Applied for and awarded PRO HUD housing grant
- 2025 - Conduct a request for professional services for an affordable housing listing service
  - Contract professional services
- 2026 - Listing service made publicly available

**DLCD Category:** Stabilization and Other      **Priority:** Medium      **Lead:** PHB

**Partners:** Home Forward, Metro, local providers of affordable housing.

**Project Start:** Summer 2024  
Initiated project

**Adoption:** December 2025  
Contract for services

**Implementation:** July 2026  
Listing service available

### Impact

**Affordability:** 0-80%

**Tenure:** Both

**Populations Served:** Low-income communities

**Magnitude:** low

# F. Promote Age and Disability Friendly Housing

## NEW STRATEGIES

### 1. Implement Accessible Housing Production Strategies

The City aims to reduce the financial, regulatory, and institutional barriers to developing needed accessible housing in the aging city.

- Review and revise Chapter 33.229 Elderly and Disabled High Density Housing to consider relevancy and use as well as the opportunity to target middle housing.
- Revise visitable units bonus (33.120.211.C.4) to incentivize the increased development of visitable and accessible units that meet Universal Design, Oregon Lifelong Housing Certification, and other similar standards.
- Create an accessible housing inventory – BPS, PHB and PP&D will work together to identify opportunities to fund and support the work of creating an accessible housing inventory in order to better understand the gap in accessible housing. The City will explore programmatic opportunities to connect households to units (D3)

- **Need and Location Analysis:**

As identified in the HNA and HPS, at least 65 percent of houseless persons reported having a disability (pg. 15) and higher concentrations of older adults live in neighborhoods with lower levels of opportunity (pg. 17). Revising code to better enable development of higher density and affordable housing that is both accessible and age-friendly will increase accessibility of these units in areas with higher opportunity, greater social cohesion and access to amenities and social services.

**Implementation:**

- 2025-27 - Review of relevant code chapters
- 2027 - Develop methodology for accessible housing inventory
- 2028 - Adopt and make effective revisions to code

**DLCD Category:**  
Zoning and Code

**Priority:** Medium

**Lead:** BPS, PHB

**Impact**

**Affordability:** All

**Tenure:** Both

**Populations Served:**

Low-income communities; Older adults, People with disabilities

**Magnitude:** Low

**Partners:** PP&D, Multnomah County; DLCD, BCD, OHCS, SPD, ADVSD, Developers

**Project start:** July 2027

Methodology assessment begins

**Adoption:** June 2028

Adopt Code Revisions

**Implementation:** Oct. 2028

Revisions in Effect

## 2. Educate on Opportunities for Aging in Place & Community

Provide technical assistance (TA) on incremental housing development guidelines to enhance aging in place/community (e.g., zero-step entrances, universal design, adaptable housing, affordable neighborhood-based housing models). Create programs to support two types of development:

- Retrofits to allow households to age in community/place.
- Middle housing opportunities for aging in community

### Need and Location Analysis:

Homeowners and small-scale developers who want to age in place - action plan for Age- & Disability-Inclusive Neighborhoods (ADIN) and engagement indicated there is a high need for clarity and TA in order to support aging in place and community practices.

### Implementation:

- 2028 - Conducted engagement to identify most impactful TA
- 2028-9 - Develop TA programming and materials
- Implement TA programming and materials

**DLCD Category:**

**Priority:** Low

**Lead:** BPS

**Partners:** PP&D, PHB

Stabilization and Other

**Project start:** July 2028  
Engagement

**Adoption:** June 2029  
Adopt TA materials

**Implementation:** July 2029  
Distribute TA materials

### Impact

**Affordability:** All

**Tenure:** Both

**Populations Served:**  
General, Older adults,  
People with disabilities

**Magnitude:** Low

# G. Promote Climate Friendly and Healthy Homes

## NEW STRATEGIES

### 1. Support Mass Timber and Modular Innovations

As modular and mass timber innovations and developments increase in Portland, the City **will explore how to** support these innovations by updating zoning and development codes to facilitate the construction of mass timber and modular housing. The widespread use of modular construction not only lowers construction costs and timelines, but it also aligns with the goals outlined in Advance Portland and promotes Portland’s emergence as an innovator in the housing market.

- In addition, the City will study the economic opportunity to invest in the necessary infrastructure and workforce development to support the growth of modular and mass timber construction.

#### Need and Location Analysis:

New housing production will result in development that lasts for generations, and therein lies the opportunity to ensure the provision of affordable, quality housing that prioritizes equitable access to safe and healthy living environments and supports community resiliency. In community engagement we heard residents support policies that address not only net housing production but housing that will be long lasting and resilient to the changing climate.

#### Implementation:

- 2024 - Apply for PRO HUD housing grant
- 2025 - Fund 3-5 mass timber feasibility grants
  - Implement mass timber construction on 1 project
- 2025-28 - Study investment opportunity in workforce and infrastructure
- 2028-29 - If funding secured, create a Mass Timber Accelerator
  - Review and adoption of revised codes to support modular and mass timber construction

**DLCD Category:**  
Zoning and Code

**Priority:** Medium

**Lead:** BPS, Prosper

**Partners:** Port, PP&D, PHB, Mass Timber Coalition

**Project start:** July 2024  
Review begins

**Adoption:** June 2029  
Revised codes adopted

**Implementation:** July 2029  
Revised codes in effect

**Impact**

**Affordability:** All

**Tenure:** Both

**Populations Served:** General

**Magnitude:** Low

## 2. Develop Low Carbon Building Policies

The City will continue to develop policies that reduce both operational and embodied carbon, as well as the carbon content of building materials and construction emissions. **In addition, the City will continue to develop policies and other strategies to increase building and infrastructure resilience to a changing climate.**

Carbon can be lowered in development through project design, engineering, and material selection before construction. Embodied carbon can be reduced through the use of low-carbon alternatives, adaptive reuse and whole-building life-cycle assessments, etc. Operational carbon reduction strategies include onsite and community-owned solar, renewable electric grid, electric new construction homes, advanced building energy codes, and electric vehicle (EV) readiness.

The Portland Clean Energy Community Benefits Fund (PCEF) invests in community-led and informed projects to reduce carbon emissions and make Portland more resilient.

PCEF’s [Climate Investment Plan \(CIP\)](#) for 2023-28 identifies key programs that will reduce carbon emissions and address the needs of Portland residents most impacted by a rapidly changing climate.

- The CIP will invest over \$300 million in energy efficiency and renewable energy programs to support housing that will be built to high-efficiency, low-carbon, resilient standards.
- PCEF will also invest over \$100 million in planting and maintaining Portland’s urban tree canopy and \$41 million in workforce and contractor development.

Specifically, these collective investments will support clean energy upgrades in over 5,000 affordable multifamily units and over 3,000 moderate- and low- income single family homes; and planting and establishment of over 15,000 street trees and maintaining over 240,000 street trees.

### **Need and Location Analysis:**

**New housing production will result in development that lasts for generations, and therein lies the opportunity to ensure the provision of affordable, quality housing that prioritizes equitable access to safe**

### **Impact**

**Affordability:** All

**Tenure:** Both

**Populations Served:**  
General

**Magnitude:** Low

and healthy living environments and supports community resiliency. In community engagement we heard residents support policies that address not only net housing production but housing that will be resilient to the changing climate. The analysis shows that close to half of all regulated affordable units are situated in Portland’s hottest neighborhoods, along with 39 percent of new demand and 38 percent of current housing capacity.

**Implementation:**

- 2023-25 - Climate Investment Plan (CIP) developed and adopted
- 2024-28 - PCEF’s Climate Investment Plan (CIP) implementation
- 2025 - Sustainability and Climate Commission formed and charged with creating Portland’s next climate action plan guiding the City’s work to reduce operational and embodied carbon, as well as adaptation and resilience to a changing climate.
- 2027 - Portland Climate Action Plan adopted by City Council by end of 2027.
- 2028-30 - CAP implementation through 2030, including execution of low carbon building policies.

**DLCD Category:** Stabilization and Other

**Priority:** Low

**Lead:** BPS

**Partners:** Sustainability and Climate Commission, Council Committee on Climate, Land Use and Resilience, DEQ, PP&D, Prosper.

**Project start:** July 2025  
Exploration begins

**Adoption:** Dec 2027  
CAP Adopted

**Implementation:** 2028 -2030  
CAP implementation

### 3. Promote Commercial to Residential Conversion / Adaptive Reuse

As cities face the reality of vacant commercial buildings in a changing economy, there is an opportunity to repurpose these buildings into much needed housing. The City will explore additional policies to support adaptive reuse:

- Identify high opportunity underutilized assets in centers and corridors for conversion.
- Establish financial and regulatory tools to incentivize office-to-residential conversion; including use of direct financial incentives (tax increment financing, expanded system development charge waivers, and tax abatement) and regulatory streamlining.
- Review existing codes and zoning policies and establish ones that encourage the reuse of existing buildings.
- Expand historic resource incentives to allow a wider variety of uses not otherwise allowed.
- Evaluate code flexibility for adaptation and efficient energy systems for livability and affordability.

Since HPS adoption, Prosper Portland has been working with BPS and the Portland Clean Energy Fund to develop a pilot office to housing conversion financial program. Combined with Prosper Portland loan programs, pilot PCEF funds will bring additional funding for conversion projects via a pilot program. The \$7M pilot is intended to fund three projects in the Central City, with the potential for more investment into 2026. The PCEF funded program will offer a subsidy of \$85,000 per unit - \$60,000 for each new multi-dwelling unit and up to \$25,000 per unit for eligible energy efficiency improvements. PP&D also has started the code evaluation to identify opportunities to reduce barriers to conversion.

#### Need and Location Analysis:

The upfront embodied carbon impact of the construction of needed new housing units to 2045 is estimated at 3.3 million MtCO<sub>2e</sub>. For comparison, this is the equivalent of: 783,788 gas cars in typical use for one year. Reduction in upfront carbon costs, through adaptive reuse, in addition to promoting density to reduce VMT by residents will help maintain Portland’s housing stock in ways that foster environmental and community health and builds on actions in the Climate Emergency

#### Impact

**Affordability:** All

**Tenure:** Both

**Populations Served:**  
General

**Magnitude:** Low



Work Plan and the Climate Investment Plan. Eliminating and reducing carbon from buildings, vehicles, and businesses is one part of addressing the climate emergency.

**Implementation:**

- 2024
  - Amended Title 24.85 to change the seismic design requirements for office to residential conversions.
  - Adopted a limited exemption from SDCs for certain areas if building is kept residential for 10 years
  - Apply for and awarded Climate Pollution Reduction Grant through Department of Environmental Quality
  - PCEF and Prosper establish funding partnership to support conversion projects
- 2025
  - PP&D to conduct code review for steps A-E
  - Prosper to approve low interest loans for 2 projects in Old Town-\$11m TIF
  - Prosper and PCEF allocating \$7M of pilot PCEF investment for 2-3 projects in the Central City
- 2024-30
  - Identify underutilized assets in centers and corridors for conversion.
  - Adopt and implement code revisions for reuse and historic resource incentives.
  - Evaluate code flexibility for efficient energy
  - New policies identified, adopted and implemented

<p>- <b>DLCD Category:</b> Zoning and Code</p>	<p><b>Priority:</b> Medium</p>	<p><b>Lead:</b> Prosper, BPS, PP&amp;D</p>	<p><b>Partners:</b> Port, PHB</p>
<p><b>Project start:</b> 2023 Priority identified</p>	<p><b>Adoption:</b> 2026 All new policies adopted</p>	<p><b>Implementation:</b> 2026 New policies in effect</p>	

## 4. Implement Heat Adaptation Recommendations

Given the rising urban heat risks associated with increased density, growth and the changing climate, BPS has developed recommendations for addressing urban heat, including nature based, engineered, and policy solutions. Adopting these solutions will ensure healthy and safe housing Portlanders. The recommendations most pertinent to housing development include:

- Cool Roof Regulations – Explore adopting cool roof regulations for new multi-dwelling buildings and retrofits. Cool roof requirements lower local outside air temperature which decreases the urban heat island effect, slow smog formation, reduce energy demand, decrease roof temperature, help older inefficient air conditioners provide sufficient cooling and improve indoor comfort and safety for spaces that are not air conditioned, reducing preventable heat-related illness and death.
- Other heat adaptation recommendations related to new development include shade tree planting and built shade structures in common outdoor areas, Cool Corridors Planning, planting manual updates and Environmental Justice Spatial analysis and mapping.

### Need and Location Analysis:

Access to open spaces, opportunities for social interactions, green features, low-carbon building and adaptability also influence the health of a community. The analysis shows that close to half of all regulated affordable units are situated in Portland’s hottest neighborhoods, along with 38 percent of current housing capacity.

### Implementation

- 2023-25 - Conduct research and develop recommendations
  - Climate Investment Plan (CIP) developed and adopted
- 2026-27 - Develop and adopt new actions and policies through Sustainability and Climate Commission’s next climate action plan.
- 2030 - Climate Action Plan actions and policies in effect, including associated PCEF investments outlined in CIP.

**DLCD Category:**  
Stabilization and Other

**Priority:** Low

**Lead:** BPS

**Partners:** PCEF, PBOT, PPR, UF, Other experts, topic area partners

**Project Start:** 2023  
Hire staff for study

**Adoption:** 2027  
Adopt policies

**Implementation:** 2030  
New policies in effect

### Impact

**Affordability:** All

**Tenure:** Both

**Populations Served:**  
General

**Magnitude:** Low

# H. Advocate at the State and Federal Level

## 1. Advocate for Funding for Production and Preservation

The state legislature has recently recognized the importance of helping cities with funding for housing production. Continued state funding for affordable housing is critical to meeting our targets for lower income households (0-30%, 30-60% AMI). There is a need for additional funding to preserve existing affordable housing, especially those units with expiring 10-year agreements. Expanded support for middle income housing for households making between 60-120% AMI. Recently, the state legislature provided funding for public infrastructure projects that support housing. More investments like those are needed to support infrastructure for individual developments and larger catalytic projects.

### Needs and Location Analysis:

Engagement with developers and community (Pgs. 156-186, HPS) identified strategies and possible solutions that are beyond the scope of the City's power. Advocating on behalf of community needs to the State helps support the continued development of policies statewide that will address local need.

Each legislative session, City bureaus submit policy sheets for the City to add to their legislative agenda, Bureau staff are committed to continuing to advocate for this to be on the city's legislative agenda and priorities. City staff also provide public comment and letters of support for related topics when they come up in the legislative process.

### Implementation:

- 2024 - Document support for proposed bills and results
- 2025-30 - Document support for proposed bills

**DLCD Category:**  
Stabilization and Other

**Priority:** Low

**Lead:** OGR, PHB

**Partners:** PP&D,  
Prosper, BPS

**Project Start:** 2024  
Develop city priorities

**Adoption:** 2025  
Advocate for priorities during legislative session

**Implementation:** 2025  
Advocate for priorities during legislative session

### Impact

**Affordability:** 0-120%

**Tenure:** Both

**Populations Served:**  
General

**Magnitude:** Low

## 2. Advocate for Regulatory and Code Changes to Meet Housing Need

Many state policy changes could be made at both the statutory and regulatory level to accelerate housing production including updating condominium laws; increasing visitability and accessible units; allowing for midsize multi-dwelling buildings with a single (staircase) exit; and reducing burdens on affordable housing. Other ideas include changing the Low-Income Housing Tax Credit program to focus on affordable housing; creating a State Rehabilitation Tax Credit to support seismic upgrades, energy retrofits, and conversion of non-residential buildings to housing; reforming the Mortgage Interest Deduction to generate revenue for affordable housing funding and creating pilot projects using a limited profit, non-market, or other alternative housing development models.

### Needs and Location Analysis:

Engagement with developers and community (Pgs. 156-186, HPS) identified strategies and possible solutions that are beyond the scope of the City’s power. Advocating on behalf of community needs to the State helps support the continued development of policies statewide that will address local need.

Each legislative session, City bureaus submit policy sheets for the City to add to their legislative agenda, Bureau staff are committed to continuing to advocate for this to be on the city’s legislative agenda and priorities. City staff also provide public comment and letters of support for related topics when they come up in the legislative process.

### Implementation:

- 2024 - Document support for proposed bills and results
- 2025-30 - Document support for proposed bills

**DLCD Category:** Stabilization and Other

**Priority:** Low

**Lead:** OGR

**Partners:** PP&D, PHB, BPS, Prosper

**Project Start:** 2024  
Develop city priorities

**Adoption:** 2025  
Advocate for priorities during legislative session

**Implementation:** 2025  
Advocate for priorities during legislative session

### Impact

**Affordability:** All

**Tenure:** Both

**Populations Served:** General

**Magnitude:** Low

### 3. Advocate for Policy that Supports the Building of Resilient Homes

As the City of Portland continues to work to produce more resilient and environmentally friendly homes, there are opportunities for the state and federal governments to do more to reduce embodied carbon in construction and incentivize shifts to all-electric standards.

**Needs and Location Analysis:**

Engagement with developers and community (Pgs. 156-186, HPS) identified strategies and possible solutions that are beyond the scope of the City’s power. Advocating on behalf of community needs to the State helps support the continued development of policies statewide that will address local need.

Each legislative session, City bureaus submit policy sheets for the City to add to their legislative agenda, Bureau staff are committed to continuing to advocate for this to be on the city’s legislative agenda and priorities. City staff also provide public comment and letters of support for related topics when they come up in the legislative process.

**Implementation:**

- 2024 - Document support for proposed bills and results
- 2025-30 - Document support for proposed bills

**DLCD Category:** Stabilization and Other

**Priority:** Low

**Lead:** OGR

**Partners:** BPS, PP&D, PHB, Prosper

**Project Start:** 2024  
Develop city priorities

**Adoption:** 2025  
Advocate for priorities during legislative session

**Implementation:** 2025  
Advocate for priorities during legislative session

**Impact**

**Affordability:** All

**Tenure:** Both

**Populations Served:** General

**Magnitude:** Low

# New Strategies Summary

Information presented in the tables below are not new information, simply provide DLCDD with requested summaries of HPS actions.

## New Strategies by Expected Impact

Action	Affordability				Tenure	Populations served	Magnitude	Priority
	0-60%	60-80%	80-120%	120%+				
<b>A. Promote Affordable Housing (0-80% AMI)</b>								
A1. Replace Housing Bonds Revenue Source	X	X			Both	Low-income	High	High
A2. Create New Tax Increment Financing (TIF) Districts	X	X			Both	Low income, general	High	High
A3. Leverage Other State and Federal Funding Sources	X	X			Both	Low income	High	Medium
A4. Establish a Comprehensive Citywide Land Banking Strategy	X	X			Both	Low income	Medium	High
A5. Rezone Sites for Affordable Housing	X	X			Both	Low income	Medium	High
A6. Review and Update Inclusionary Housing (IH) Program	X	X			Both	Low, moderate income	High	High
A7. Update Short Term Rental Nightly Fee	X	X			Rent	Low income	High	Medium
<b>B. Increase Middle Income Housing And Homeownership</b>								
B1. Create New Middle-Income Financial Incentives		X	X		Rent	general, communities of color	Medium	High
B2. Update Land Division Code	X	X	X	X	Own	general	Low	High
B3. Expand Homeownership Programs	X	X	X		Own	Low, moderate income, communities of color	Medium	High
B4. Improve Middle Housing Permit Process			X	X	Own	general	Low	Medium

Action	Affordability				Tenure	Populations served	Magnitude	Priority
	0-60%	60-80%	80-120%	120%+				
<b>C. Increase Access To Opportunity</b>								
C1. Implement and Support Catalytic Investments	X	X	X	X	Both	General, Low-income communities, communities of color	High	High
C2. Increase Housing Capacity in Inner Centers & Corridors	X	X	X	X	Rent	Low, communities of color, older adults, people with disabilities	High	High
C3. Revise Zoning Bonuses and Incentives	X	X	X	X	Both	General, low income, older adults, people with disabilities	Medium	High
C4. Kickstart Housing Demand in Central City	X	X	X	X	Both	General	Low	High
C5. Increase Housing Capacity in the Central City	X	X	X	X	Both	General	Medium	High
C6. Identify Housing Opportunity Along 82nd Avenue	X	X	X	X	Both	Low-income communities, older adults, people with disabilities	Low	Medium
C7. Promote Increased Transit Service	X	X	X	X	Both	Low-income communities, older adults, people with disabilities	Low	Medium
C8. Incorporate Affirmatively Furthering Fair Housing	X	X	X	X	Both	Low, communities of color, older adults, people with disabilities	Low	Low
<b>D. Reduce Barriers To Development And Improve Processes</b>								

Action	Affordability				Tenure	Populations served	Magnitude	Priority
	0-60%	60-80%	80-120%	120%+				
D1. Implement Regulatory Reform Project	X	X	X	X	Both	General	Medium	High
D2. Improve User Experience within Permitting Systems	X	X	X	X	Both	General	Medium	High
D3. Reform Development Services Funding Model	X	X	X	X	Both	General	Medium	High
D4. Explore Infrastructure Investments and Strategies	X	X	X	X	Both	General	Medium	Low
D5. Revise System Development Charges (SDC)	X	X	X	X	Both	General	Low	Medium
<b>E. Stabilize Current And Future Households</b>								
E1. Preserve Existing Affordable Housing	X	X			Rent	Low income	High	High
E2. Launch Affordable Housing Listing Service	X				Both	Low income	Low	Medium
<b>F. Promote Age And Disability Friendly Housing</b>								
F1. Implement Accessible Housing Production Strategies	X	X	X	X	Both	Low income, older adults, people with disabilities	Low	Medium
F2. Educate on Opportunities for Aging in Place & Community	X	X	X	X	Both	General, older adults, people with disabilities	Low	Low
<b>G. Promote Climate Friendly And Healthy Homes</b>								
G1. Support Mass Timber and Modular Innovations	X	X	X	X	Both	General	Low	Medium
G2. Develop Low Carbon Building Policies	X	X	X	X	Both	General	Low	Low
G3. Promote Commercial to Residential Conversion / Adaptive Reuse	X	X	X	X	Both	General	Low	Medium
G4. Implement Heat Adaptation Recommendations	X	X	X	X	Both	General	Low	Low
<b>H. Advocate At State And Federal Level</b>								
H1. Advocate for Funding for Production and Preservation	X	X	X	X	Both	General	Low	Low
H2. Advocate for Regulatory and Code Changes to Meet Housing Need	X	X	X	X	Both	General	Low	Low
H3. Advocate for Policy that Supports the Building of Resilient Homes	X	X	X	X	Both	General	Low	Low



# New Strategies by Adoption And Implementation Timeline

Strategy	Project Start: When the project was/will likely be initiated		Adoption: When a new policy/program is expected to be adopted by year			Implementation: When a new policy/program is expected to be effective by year			
	Pre-2024	2024	2025	2026	2027	2028	2029	2030	
<b>A. Promote Affordable Housing (0-80% AMI)</b>									
A1. Replace Housing Bonds Revenue Source		Scoping begins		Adopt New Source	Allocate funding				
A2. Create New Tax Increment Financing (TIF) Districts	Planning & Analysis Begins	City Council Adoption		Action Plans TIF collection begins					
A3. Leverage Other State and Federal Funding Sources		Apply for funding			Adopt funding				
			Implement & invest						
A4. Establish a Comprehensive Citywide Land Banking Strategy			Initiate project	Adopt Citywide strategy	Land Bank Launched				
A5. Rezone Sites for Affordable Housing		Outreach		Map changes adopted and effective					
A6. Review and Update Inclusionary Housing (IH) Program	Agreement to review & update				Calibration Study + Adoption	Revisions in effect			
A7. Update Short Term Rental Nightly Fee			Update begins & adopted	Fee collection begins					
<b>B. Increase Middle Income Housing and Homeownership</b>									
B1. Create New Middle-Income Financial Incentives	Planning & Analysis For First Incentives	First New Incentives Adopted							All New Incentives In Effect
B2. Update Land Division Code	Planning & Analysis Begins	Code Changes Adopted & Effective							

Legend:	Project Start: When the project was/will likely be initiated		Adoption: When a new policy/program is expected to be adopted by year			Implementation: When a new policy/program is expected to be effective by year			
	Strategy	Pre-2024	2024	2025	2026	2027	2028	2029	2030
B3. Expand Homeownership Programs					Planning	Adoption	Implementation		
B4. Improve Middle Housing Permit Process						Evaluation	Revisions adopted and in effect		
<b>C. Increase Access to Opportunity</b>									
C1. Implement and Support Catalytic Investments			First Project Adopted		All Projects Adopted				Construction
C2. Increase Housing Capacity in Inner Centers & Corridors			Analysis Begins				Zoning Adopted & Effective		
C3. Revise Zoning Bonuses and Incentives			Grant Received		Code Adopted & Effective				
C4. Kickstart Housing Demand in Central City		Advance Portland Adopted					Advance Portland Implementation Period Complete		
C5. Increase Housing Capacity in the Central City			Opportunity Analysis Begins		Code Adopted & Effective				
C6. Explore Housing Opportunity Along 82nd Avenue				Analysis Begins	Analysis Complete	Recommendation Implementation			
C7. Promote Increased Transit Service			Transit Planning Processes Underway	Adoption of 82nd Ave LPA					82nd Ave, Transit Priority Spot Improvements & New FX Service Complete

Strategy	Project Start: When the project was/will likely be initiated		Adoption: When a new policy/program is expected to be adopted by year			Implementation: When a new policy/program is expected to be effective by year			
	Pre-2024	2024	2025	2026	2027	2028	2029	2030	
C8. Incorporate Affirmatively Furthering Fair Housing			Analysis Begins			FH Plans Adopted			Code Changes Implemented
<b>D. Reduce Barriers to Development and Improve Processes</b>									
D1. Implement Regulatory Reform Project	Recommendations Delivered	Adopted; Ongoing Implementation							
D2. Improve User Experience within Permitting Systems	Task Force Up; Recommendations Adopted			Recommendations Implemented					
D3. Reform Development Services Funding Model		Need Identified; Exploratory Action							
D4. Explore Infrastructure Investments and Strategies						Exploration Begins			
D5. Revise System Development Charges (SDC)	Planning & Analysis For First Revision					All Studies Complete, Changes Adopted & Implemented			
<b>E. Stabilize Current and Future Households</b>									
E1. Preserve Existing Affordable Housing		Analysis Begins				New Programs Adopted	New Programs Implemented		
E2. Launch Affordable Housing Listing Service		Project Started	Contract For Services	Listing Service Available					
<b>F. Promote Age And Disability Friendly Housing</b>									
F1. Implement Accessible Housing Production Strategies						Assessment begins	Revisions adopted & effective		

Strategy	Pre-2024	Adoption: When a new policy/program is expected to be adopted by year			Implementation: When a new policy/program is expected to be effective by year			
		2024	2025	2026	2027	2028	2029	2030
F2. Educate on Opportunities for Aging in Place & Community						Engagement	Adopt & distribute	
<b>G. Promote Climate Friendly and Healthy Homes</b>								
G1. Support Mass Timber and Modular Innovations		Review Begins					Revisions Adopted & Effective	
G2. Develop Low Carbon Building Policies			Exploration Begins		CAP Adoption	Cap Implementation		
G3. Promote Commercial to Residential Conversion / Adaptive Reuse	Priority identified			New Policies Adopted & Effective				
G4. Implement Heat Adaptation Recommendations	Staff Hired for Study				Adopt Policies			New Policies Effective
<b>H. Advocate at State and Federal Level</b>								
H1. Advocate for Funding for Production and Preservation		Priorities Determined	Legislative Advocacy					
H2. Advocate for Regulatory and Code Changes to Meet Housing Need								
H3. Advocate for Policy that Supports the Building of Resilient Homes								

## PRO HUD Housing Grant

In additional comments received from DLCD on 03/26, DLCD requested that the City additionally summarize the HPS actions that will benefit from the grant received and the allocations. The funding was applied for and awarded after the HPS process had begun and was adopted, and the City is still finalizing the PRO Housing grant action plan with HUD. Therefore, at this time, the City is able only able to provide the details in the application. That information can be found here;

<https://www.portland.gov/phb/documents/pro-housing-application/download>. As is required in the City's mid-term report, the City will report on the final allocation and action plan as approved by HUD.

# Contact

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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  
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