



**Bureau of Planning and Sustainability**

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**DATE:** April 24, 2012  
**TO:** Planning and Sustainability Commission  
**FROM:** Tom Armstrong, Supervising Planner  
**CC:** Susan Anderson, Director; Joe Zehnder, Chief Planner;  
**SUBJECT:** Limited Term Exemption Program - Proposed Multi-Unit Eligibility Map

**Overview**

As part of the program changes that combine the Multi-Unit and Transit-Oriented Development programs into a single program, there are proposed changes to the eligible areas to remove some areas and include new areas in the program.

**Areas To Be Removed**

Previously, all areas within an urban renewal area (URA) were automatically eligible for the Multi-Unit program. Based on discussions with the Policy Review Committee, David Douglas School District, and other stakeholders, areas in URAs that are outside Metro 2040 designated centers, main streets, station areas and corridors have been removed from the program.

Note: The previous program map used a “broad-brush” approach that included all of the URAs and ¼ mile on either side of a corridor, regardless of the underlying zoning. This approach covered many areas with single-dwelling residential zoning that were not eligible under these programs. The new program map takes a more refined approach to identify eligible areas with appropriate multi-dwelling or mixed use commercial zoning.

**Areas To Be Included**

In order to reflect the Portland Plan guiding policy to encourage new affordable and accessible housing in close proximity to places with services and transit, the proposed additions are based on two criteria:

1. Metro 2040 designated centers, main streets, and station areas with transit service;  
and
2. Metro 2040 designated corridors with frequent transit service.

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There are two exceptions to the criteria. First, the North Vancouver/Williams corridor is included even though it is not a designated Metro 2040 main street or corridor because it has multi-dwelling/mixed use zoning with transit service and is currently part of the program as part of the Interstate Corridor URA. In response to expressed concerns about the impact of tax-exempt development on David Douglas School District, potentially eligible areas with multi-dwelling residential zoning along SE 122nd Ave, south of Powell Boulevard, have not been included.

## Review Process

- May 1 Portland Housing Advisory Committee meeting: Discussion of programmatic changes only, not the draft map. This meeting is scheduled from 3:00 to 5:00 PM at 421 SW 6th Avenue, Ste 500.
- May 3 PSC Hearing on Homebuyer Opportunity program map. BPS staff will brief the PSC on the proposed changes to the multi-dwelling/transit-oriented development map but no public testimony will be taken on that map. This hearing is scheduled from 1:00 to 3:00 at the Portland Housing Bureau, 412 SW 6th Ave, Suite 500.
- May 22 Public Comments due to BPS staff on revised multi-dwelling/transit-oriented development map.
- May 31 BPS staff report to Planning and Sustainability Commission with proposed changes to map.
- June 12 PSC hearing on multi-dwelling/transit-oriented development map. This hearing is scheduled from 12:30 to 3:30 at 1900 SW 4th Ave, 2500A.
- Late June Portland City Council hearing and vote on proposed changes
- July Multnomah County Commission hearing and vote on proposed changes (final decision)

