

ORDINANCE NO.

Extend the housing emergency declared by Ordinance 187371 to address increased homelessness, identify Council powers, specify three year duration, and waive portions of the zoning code. (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. Portland has grown by more than 80,000 people in 29,000 households since 2000, but housing supply has not come close to meeting the demand. The resulting low vacancy rates and price increases have been severe. Between 2006 and 2015 the Oregon Office of Economic Analysis estimated that the Portland housing market was under-built by approximately 23,000 units of housing - insufficient just to keep up with population growth.
2. Portland's continued population growth and ongoing economic recovery have had a significant impact on rental housing, resulting in a more than 30% increase in average rents over the last five years, consistently low vacancy rates between 2.6% and 3.2% over the last three years, and high occupancy rates above 96.5% for the last five years. As noted in the City's 2015 Report on the State of Housing in Portland, in the last year average rents across the City increased between 8-9%, or roughly \$100 per month. At the same time, low-wage workers have experienced a decrease in inflation-adjusted wages and a reduced ability to find adequate and affordable rental housing.
3. Despite the improving economy, a 2015 point-in-time count of homelessness in Portland and Multnomah County found that on any given night in Multnomah County, more than 1,887 people experience homelessness without even basic emergency shelter. They were found sleeping on the streets or in parks, cars, abandoned buildings, or other places not meant for human habitation.
4. More people are newly homeless - 33% of people who were unsheltered on the night of the 2015 point-in-time count reported being homeless for less than six months, a five percentage point increase over 2013. Moreover, the numbers of people using emergency shelter increased to 4,311 in FY 14-15 from 3,041 in FY13-14 – a 42% increase. In just the first three quarters of FY 2015-2016 that number jumped to over 5300. There continues to be an inadequate number of emergency shelters to accommodate the number of people experiencing homelessness.
5. These combined circumstances are contributing to significant human suffering, creating an immediate need to provide adequate, safe, and habitable shelters for persons experiencing homelessness, and to rapidly increase the supply of permanent affordable housing. The severe shortages of rental housing and shelter space arise from human-made events and circumstances, causing or threatening to cause human

suffering and contributing to a growing deterioration of public spaces throughout the City.

6. It is appropriate for the Council to declare a housing emergency to allow for temporary housing, emergency mass shelters and day storage units to serve the homeless, and to expedite the creation of affordable housing. The housing emergency has impacted areas throughout the entire City of Portland. Under state law, the Portland City Charter and Portland City Code, the Council has authority to declare a housing emergency for the purpose of addressing the shelter and housing needs of the homeless and those in jeopardy of becoming homeless, and protecting the public health, safety and welfare.
7. Areas throughout the City are experiencing large camps of homeless persons. These camps occur without appropriate sanitation facilities or proper trash receptacles. These conditions pose potential health and safety threats for both the campers and the surrounding communities. Because the camps are makeshift, there are also no secure facilities for storage of personal items, creating additional hardships for the campers.
8. The City currently pays for on-going cleanup of campsites occurring on City-owned public property. During the housing emergency to date the City has worked with public, private and non-profit entities to expand health and sanitation services to those sleeping outdoors. Because the crisis is ongoing, these efforts must be continued and expanded to address basic humanitarian needs at areas around the City with significant concentrations of homeless campers.
9. On October 7, 2015, the Council, through Ordinance 187371, declared a housing emergency for a period of one year.
10. As part of the housing emergency to date, the City has successfully piloted the siting of mobile day storage facilities that include portable toilets and sharps containers. These storage units reduce the potential threats to public health, decrease the personal safety issues for campers, and reduce City expenses for campsite cleanup. With the continued large numbers of unsheltered people living in the City, this service remains critical and should be expanded for at least another three years.
11. Under the housing emergency to date, the City, in cooperation with Multnomah County, has addressed the impact of camping by expanding emergency shelter capacity and options, but given the anticipated continued pressure on the rental housing market, and associated challenges for low-income households to find and maintain housing, there remains an urgent need to continue shelter expansion and to transition temporary shelter capacity to permanent shelter capacity over the next three years.
12. Under the housing emergency, the Government Accountability and Transparency Review (GATR) process was created to reduce the time and expense associated with the development of affordable housing. This is a joint effort of the bureaus of

Housing, Environmental Services, Transportation, and Development Services. Given the continued deficit of more than 20,000 units of housing affordable to our lowest-income households, sustaining this program is critical and preserving it for up to three years will expedite the construction of hundreds of new units of affordable housing that are slated for production during that period.

13. The City's efforts to date have helped to ameliorate the housing emergency. Nonetheless, it is anticipated that the circumstances giving rise to the housing emergency will continue for a period of at least another three years. Accordingly, the Council should extend the emergency declaration for a corresponding time period so that appropriate efforts can be continued.

NOW, THEREFORE, the Council directs:

- a. There continues to be a state of emergency presented by the homeless situation throughout the City of Portland, requiring extension of the housing emergency declared by Ordinance 187371 under Portland City Code Title 15 for the entire City. The provisions of PCC 15.04.040.B limiting the duration of the extension of a housing emergency are waived, and the housing emergency declared by Ordinance 187371 is hereby extended for three years, through October 6, 2019.
- b. The duration of the housing emergency shall be for a period of three years from the effective date of this ordinance, unless extended by the Council as provided in Portland City Code subsection 15.04.030.B, or terminated sooner by the Council as provided in Portland City Code subsection 15.04.030.G.
- c. For the duration of the housing emergency, the City may otherwise exercise such authority as is provided in Portland City Code Section 15.08.025.
- d. For the duration of the housing emergency, the Council waives all applicable provisions of Title 33, other than the temporary activities general regulations (Portland City Code Section 33.296.040), to allow the City to site up to five day storage units at various locations responding to homeless issues.

Passed by the Council:

Mayor Charlie Hales
Prepared by: Chad Stover
Date Prepared: 08/18/2016


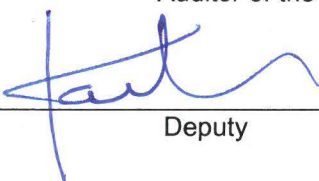
Mary Hull Caballero
Auditor of the City of Portland
By
Deputy

Agenda No.
ORDINANCE
Title

This document was substituted
with a revised version.
See final document:

187973

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<p>INTRODUCED BY Commissioner/Auditor: Mayor Hales</p>	<p>CLERK USE: DATE FILED <u>AUG 23 2016</u></p>
<p>COMMISSIONER APPROVAL</p> <p>Mayor—Finance and Administration - Hales </p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Novick</p> <p>BUREAU APPROVAL Bureau: Mayor's Office</p> <p>Prepared by: Chad Stover Date Prepared: 8/21/2016</p> <p>Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>City Auditor Office Approval: required for Code Ordinances</p> <p>City Attorney Approval: required for contract, code, easement, franchise, charter, Comp Plan</p> <p>Council Meeting Date 8/31/2016</p>	<p>Mary Hull Caballero Auditor of the City of Portland</p> <p>By:  Deputy</p> <p>ACTION TAKEN:</p>

<p>AGENDA</p> <p>TIME CERTAIN <input checked="" type="checkbox"/> Start time: 2:00 pm</p> <p>Total amount of time needed: 3 hour (for presentation, testimony and discussion)</p> <p>CONSENT <input type="checkbox"/></p> <p>REGULAR <input type="checkbox"/> Total amount of time needed: (for presentation, testimony and discussion)</p>	<table border="1"> <tr> <th>FOUR-FIFTHS AGENDA</th> <th colspan="2">COMMISSIONERS VOTED AS FOLLOWS:</th> </tr> <tr> <th></th> <th>YEAS</th> <th>NAYS</th> </tr> <tr> <td>1. Fritz</td> <td>1. Fritz</td> <td></td> </tr> <tr> <td>2. Fish</td> <td>2. Fish</td> <td></td> </tr> <tr> <td>3. Saltzman</td> <td>3. Saltzman</td> <td></td> </tr> <tr> <td>4. Novick</td> <td>4. Novick</td> <td></td> </tr> <tr> <td>Hales</td> <td>Hales</td> <td></td> </tr> </table>	FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:			YEAS	NAYS	1. Fritz	1. Fritz		2. Fish	2. Fish		3. Saltzman	3. Saltzman		4. Novick	4. Novick		Hales	Hales	
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