



PORTLAND HOUSING ADVISORY COMMISSION

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Date: April 28, 2016

To: Commissioner Dan Saltzman

CC: Mayor Charlie Hales, Commissioner Nick Fish, Commissioner Amanda Fritz,
Commissioner Steve Novick, Housing Director Kurt Creager, Development Services
Director Paul Scarlett

Re: Affordable Housing and the Type IIx Land Use Review

Commissioner Saltzman,

At the April 5 meeting of the Portland Housing Advisory Commission, an issue was raised during the public testimony portion of the meeting with regard to the City of Portland's new procedure with respect to affordable housing development and the Type IIx land use review.

The primary concern identified was that while the new review process enables a staff level review of an affordable development project, the appeal of that review process is heard at the Portland Design Commission, with a relatively low hurdle for any community member to request an appeal. This effectively provides little certainty that an affordable project would avoid the time and intensity of the Design Commission process, which had been the intent of the change in the review process.

Consequently, PHAC members submitted and unanimously adopted a motion, to recommend to you and the other members of City Council that the City amend the review procedure, making a Type IIx land use review for an affordable housing development project appealable to City Council, rather than the Portland Design Commission.

Sincerely,

Sarah Zahn
PHAC Chair