

ORDINANCE No. 189213

*Amend Inclusionary Housing Code to make technical corrections to the floor area ratio requirement for a tax exemption as designated in the Zoning Code (Ordinance; amend Code Section 30.01.120)

The City of Portland ordains:

Section 1. The Council finds:

1. In December 2016, the City Council passed Ordinance 188163, adding the Inclusionary Housing program to the City's portfolio of affordable housing development tools.
2. The purpose of the Inclusionary Housing program is to increase the number and types of units available to households earning 80 percent or less of the median family income in high opportunity areas.
3. Subsection 30.01.120 B.3 directs the Portland Housing Bureau ("PHB") to periodically review the Inclusionary Housing options and incentives to determine if they are consistent with City goals and market conditions.
4. City Council adopted the Central City 2035 Plan on June 6, 2018. The Central City 2035 Plan went in to effect on July 9, 2018.
5. The Central City 2035 Plan states that the Central City is the fastest growing part of the City. Between 2010 and 2035 the Central City will gain approximately 38,000 households.
6. The Central City 2035 Plan outlines Housing and Neighborhood goals and policies that support the production and preservation of affordable housing.
7. PHB's initial analysis of Inclusionary Housing found that developments built at or above a 5:1 floor area ratio would need greater financial incentive offset.
8. The current tax exemption, section 30.01.120, applies to proposed developments with a base floor area ratio of 5:1 or greater.
9. After internal review, PHB finds that a technical correction to the tax exemption is needed to fulfill the policy intent of supporting the development of buildings built to a floor area ratio of 5:1 or greater.

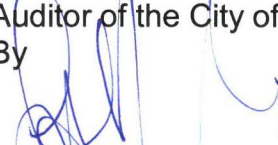
NOW, THEREFORE, the Council directs:

- a. Subsection 30.01.120 C., Financial Incentives, is hereby amended so that developments subject to and built under Inclusionary Housing and that are located in the Central City with built or base floor area ratios of 5:1 or greater will receive a full tax exemption as specifically set forth in Exhibit A, attached hereto.

Section 2. The Council declares that an emergency exists due to the adoption of the Central City 2035 Plan and the need to provide clarity and certainty to developers in early assistance, land use review, and permitting; therefore, this ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council: OCT 17 2018

Mayor Ted Wheeler
Prepared by: Jessica Conner
Date Prepared: September 7, 2018

Mary Hull Caballero
Auditor of the City of Portland
By  Deputy

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<p style="text-align: center;">INTRODUCED BY Commissioner/Auditor: Mayor Wheeler</p>	<p>CLERK USE: DATE FILED <u>OCT 09 2018</u></p>
<p style="text-align: center;">COMMISSIONER APPROVAL</p> <p>Mayor—Finance & Administration - Wheeler <i>MP</i></p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Eudaly</p>	<p style="text-align: center;">Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <u><i>[Signature]</i></u> Deputy</p>
<p style="text-align: center;">BUREAU APPROVAL</p> <p>Bureau: Housing Bureau Bureau Head: Shannon Callahan <i>[Signature]</i></p> <p>Prepared by: Jessica Conner Date Prepared: September 7, 2018</p> <p>Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>City Auditor Office Approval: required for Code Ordinances <i>Diane</i></p> <p>City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter <i>[Signature]</i></p>	<p>ACTION TAKEN:</p>
<p>Council Meeting Date October 17, 2018</p>	

AGENDA

TIME CERTAIN
 Start time: _____

Total amount of time needed: _____
 (for presentation, testimony and discussion)

CONSENT

REGULAR
Total amount of time needed: 10 minutes
 (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	✓	
2. Fish	✓	
3. Saltzman	✓	
4. Eudaly	✓	
Wheeler	✓	