

ORDINANCE No. 189733

*Amend Affordable Housing Code to establish a Manufactured Dwelling Park Affordable Housing Bonus Density Program (Ordinance; add Code Section 30.01.130)

The City of Portland ordains:

Section 1. The Council finds:

1. Portland's continued population and economic growth have had a significant impact on rental housing, resulting in a more than 30% increase in average rents from 2012-2016. As noted in the City's 2017 State of Housing Report, after four consecutive years of seeing rent increases of five percent or more, Portland saw a smaller overall rent increase in 2017 of two percent. However, rents for larger units continued to rise five percent for two bedrooms and 10 percent for three bedrooms. At the same time, when adjusted for inflation, renter incomes are still below their pre-recession levels.
2. In Oregon, manufactured housing plays a small but important role in the affordable housing market. There are nearly 140,000 manufactured homes in Oregon, accounting for 7.6% of the total housing stock and housing 8.3% of the population.
3. Portland has 57 manufactured dwelling parks citywide, providing lower-cost market rate homes for nearly 3,000 Portland households, many with an ownership element, for residents that are more vulnerable, have lower incomes, lower educational attainment, and tend to be people of color more than Portland as a whole.
4. Ordinance No. 189137, passed by the Council on August 22, 2018 adopted a new zone for residential manufactured dwelling parks to allow for potential bonus density available to any manufactured dwelling park where 50 percent of the tenants earn no more than 60 percent of median family income.
5. Applying clear and objective criteria, Portland Housing Bureau ("PHB") will evaluate if a manufactured dwelling park meets the requirements for the bonus density set forth in the Zoning Code. PHB will provide land use applicants with a letter certifying if a manufactured dwelling park meets the standards set out in the established Code and Administrative rules.
6. PHB will develop Administrative Rules to guide the implementation of the Manufactured Dwelling Park Affordable Housing Bonus Density Program authorized by PCC Section 30.01.130.

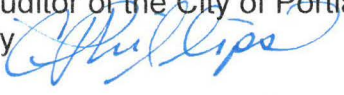
NOW, THEREFORE, the Council directs:

- a. Amend PCC Title 30 with the addition of Section, 30.01.130
Manufactured Dwelling Park Affordable Housing Bonus Density Program,
attached as Exhibit A.
- b. The PHB Director or designee is authorized to amend and repeal the
Administrative Rules.

Section 2. The Council declares an emergency exists because timely City approval of the Manufactured Dwelling Park Affordable Housing Density Bonus Program is necessary for PHB to implement its responsibilities already approved in PCC 33.120.205; therefore, this ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council: DEC 04 2019

Mayor Ted Wheeler
Prepared by: Dory Van Bockel
Date Prepared: October 14, 2019

Mary Hull Caballero
Auditor of the City of Portland
By 
Deputy

*Amend Affordable Housing Code to establish a Manufactured Dwelling Park Affordable Housing Bonus Density Program (Ordinance; add Code Section 30.01.130)

<p>INTRODUCED BY Commissioner/Auditor: Mayor Ted Wheeler</p> <p>COMMISSIONER APPROVAL <i>AW</i></p> <p>Mayor—Finance & Administration - Wheeler <i>AW</i></p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Hardesty</p> <p>Position 4/Safety - Eudaly</p> <p>BUREAU APPROVAL</p> <p>Bureau: Housing Bureau Head: Shannon Callahan <i>SC</i></p> <p>Prepared by: October 14, 2019 Date Prepared: Dory Van Bockel</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 checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>City Auditor Office Approval: required for Code Ordinances <i>Tom/Ku</i></p> <p>City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter <i>10/23/19</i></p> <p>Council Meeting Date: November <i>December</i> 20, 2019 4</p>	<p>CLERK USE: DATE FILED <u>NOV 25 2019</u></p> <p>Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <i>[Signature]</i> Deputy</p> <p>ACTION TAKEN:</p>
---	---

AGENDA
<p>TIME CERTAIN <input type="checkbox"/></p> <p>Start time: _____</p> <p>Total amount of time needed: _____ (for presentation, testimony and discussion)</p>
<p>CONSENT <input type="checkbox"/></p>
<p>REGULAR <input checked="" type="checkbox"/></p> <p>Total amount of time needed: 15 minutes (for presentation, testimony and discussion)</p>

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