

## **ORDINANCE No. 190037**

\*Establish Code Sections to administer the FAR Transfer from Existing Affordable Housing and Three-Bedroom Unit FAR Density Bonus Option Programs that were approved through the Better Housing by Design zoning Code project (Ordinance; add Code Sections 30.01.150 and 30.01.160)

The City of Portland ordains:

Section 1. The Council finds:

1. On December 18, 2019, Council passed Ordinance 189805, revising Multi-Dwelling Residential designations and base zones intended to better implement Comprehensive Plan policies, including housing opportunities and diversity.
2. Ordinance 189805 approved the following zoning Code Subsections: 1) PCC 33.120.211.C.2., to encourage making half of units on a site affordable by providing a 100 percent FAR bonus, which went into effect March 1, 2020; 2) PCC 33.120.210.D.1.a., to allow a site with existing affordable housing to transfer FAR to another site, which went into effect March 1, 2020; and 3) Subsection 33.120.211.C.3., to encourage more family-sized units by providing a 25 percent FAR bonus, which went into effect June 1, 2020.
3. Ordinance 189805 added Code Section 30.01.140 which established the Multi-Dwelling Zones Deeper Housing Affordability FAR Density Program for Portland Housing Bureau to implement zoning Code Subsection 33.120.211.C.2. but did not include additions to Title 30 allowing for implementation of Subsections 33.120.210.D.1.a and 33.120.211.C.3.
4. Council needs to add two new Code Sections, 30.01.150 and 30.01.160, so that Portland Housing Bureau has the authority to implement the FAR Transfer from Existing Affordable Housing and Three-Bedroom Unit FAR Density Bonus Option Programs as shown in Exhibits A and B respectively.

NOW, THEREFORE, the Council directs:

- a. City Code Title 30 is amended by adding Section 30.01.150 as provided in Exhibit A.
- b. City Code Title 30 is amended by adding Section 30.01.160 as provided in Exhibit B.

Section 2. The Council declares that an emergency exists in order for Portland Housing Bureau to establish administrative rules and be able to administer the programs already in effect; therefore, this ordinance shall be in full force from and after its passage by the Council.

Passed by the Council: July 8, 2020

Commissioner: Mayor Wheeler

Prepared by: Dory Van Bockel

Date Prepared: June 4, 2020

**Mary Hull Caballero**

Auditor of the City of Portland

By *Keelan McClymont*

Deputy

Agenda No.  
**ORDINANCE NO. 190037**

Title

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<p style="text-align: center;"><b>INTRODUCED BY</b> Commissioner/Auditor: Mayor wheeler</p>	<p>CLERK USE: DATE FILED <u>        JUNE 29, 2020        </u></p>
<p style="text-align: center;"><b>COMMISSIONER APPROVAL</b></p>	<p style="text-align: right;">Mary Hull Caballero Auditor of the City of Portland</p> <p style="text-align: center; font-size: 1.2em;">By: <u>        Karla Moore-Love        </u> Deputy</p> <p><b>ACTION TAKEN:</b></p>
<p>Mayor—Finance &amp; Administration - Wheeler <i>Mustafa Washington</i></p>	
<p>Position 1/Utilities - Fritz</p>	
<p>Position 2/Works - Vacant</p>	
<p>Position 3/Affairs - Hardesty</p>	
<p>Position 4/Safety - Eudaly</p>	
<p style="text-align: center;"><b>BUREAU APPROVAL</b></p>	
<p>Bureau: HOUSING Bureau Head: <i>Shannon Callahan</i> <small>DocuSigned by: Shannon Callahan</small></p>	
<p>Prepared by: <i>Dorothy Backel</i> Date Prepared: 6/11/2020</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><b>City Auditor Office Approval:</b> required for Code Ordinances</p>	
<p><b>City Attorney Approval:</b> <i>AMD</i> required for contract, code, easement, franchise, comp plan, charter 6/22/2020</p>	
<p>Council Meeting Date 7/8/2020</p>	

<b>AGENDA</b>
<p><b>TIME CERTAIN</b> <input type="checkbox"/></p> <p>Start time: <u>        -        </u></p> <p>Total amount of time needed: <u>        -        </u> (for presentation, testimony and discussion)</p>
<p><b>CONSENT</b> <input type="checkbox"/></p>
<p><b>REGULAR</b> <input checked="" type="checkbox"/></p> <p>Total amount of time needed: <u>        10 mins        </u> (for presentation, testimony and discussion)</p>

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