

IMPACT STATEMENT

Legislation title: *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 30.01.060)

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Purpose of proposed legislation and background information:

The ordinance is technical in nature and establishes Code sections allowing for Portland Housing Bureau to implement the FAR Transfer from Existing Affordable Housing and Three-Bedroom Unit FAR Density Bonus Option Programs which were policies approved through the Better Housing by Design Zoning Code project passed by Council on December 18, 2019 under Ordinance Number 189805.

Code Section 30.01.150 establishes a program for sites with existing housing affordable to households earning up to 60% of median family income to transfer Floor Area Ratio (FAR) to another site, based on Zoning Code Subsection 33.120.210.D.1.a, which went into effect March 1, 2020.

Code Section 30.01.160 establishes a program to encourage more family-sized units by providing a 25 percent FAR bonus for projects with three-bedroom units affordable to households earning up to 100% of median family income, based on Zoning Code Subsection 33.120.211.C.3., which went into effect June 1, 2020.

Codification of these programs allows for PHB to move forward with rule making ensuring effective administration of the programs which are already available under current Zoning Code.

Financial and budgetary impacts: N/A

Community impacts and community involvement:

The ordinance contains technical implementation of programs approved through the Better Housing by Design Zoning Code Project which involved numerous public hearings before both the Planning and Sustainability Commission and Council prior to approval.

Implementation of administrative rules will follow the Housing Bureau's rule-making policy involving publishing the rules publicly and holding a public hearing to allow for community input on the final rules.

100% Renewable Goal: N/A

Budgetary Impact Worksheet

Does this action change appropriations?

- YES:** Please complete the information below.
- NO:** Skip this section