



PORTLAND HOUSING PRODUCTION STRATEGY (HPS)

2024

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THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

Purpose

- Commission's Advisory Role

Process

- May 28 – Briefing / public comment
- June 11- Discussion



Today we'll cover ...

- Discussion
- Next Steps



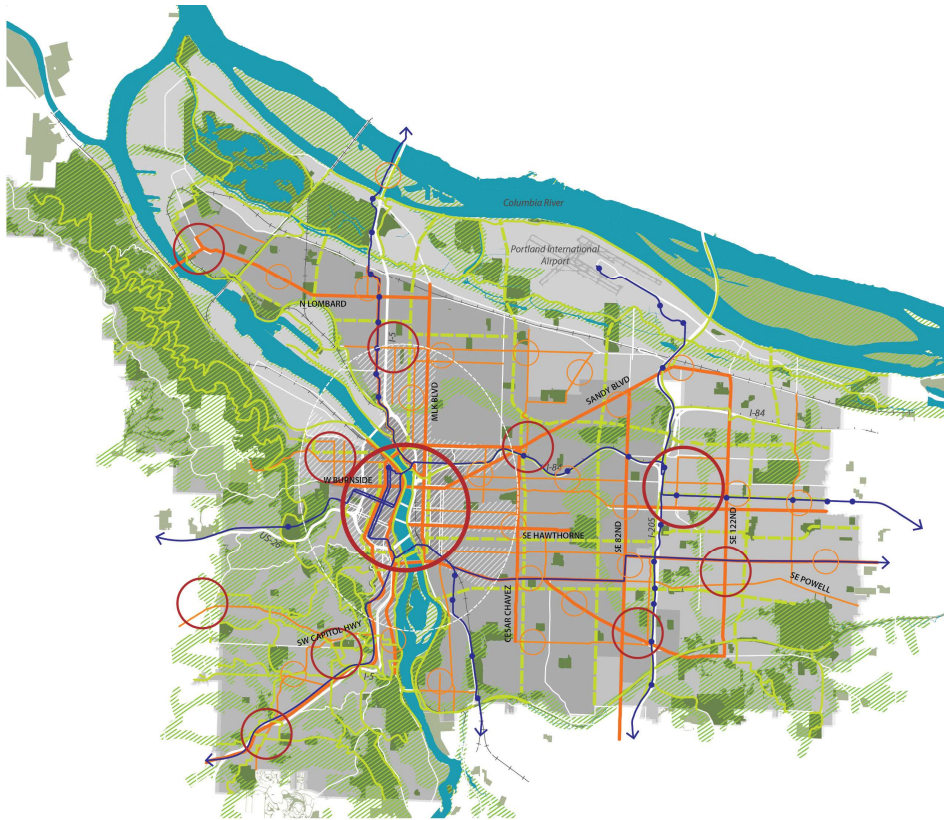


2035 Comprehensive Plan Chapter 5: Housing Goals and Policies



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Urban Design Framework



Guiding Principles

- **Human Health.** Increasing access to complete neighborhoods.
- **Equity.** Reduce disparities.
- **Resilience.** Reduce risk to natural hazards, disasters and climate change.



Goal 5.A: Housing diversity

Goal 5.B: Equitable access to housing

Goal 5.C: Healthy connected city

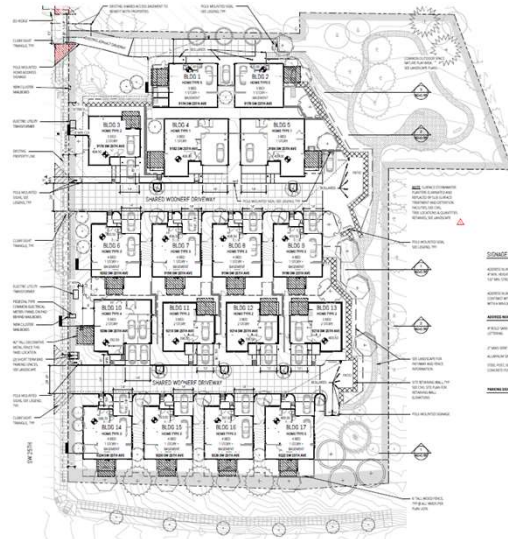
Goal 5.D: Affordable housing

Goal 5.E: High-performance housing

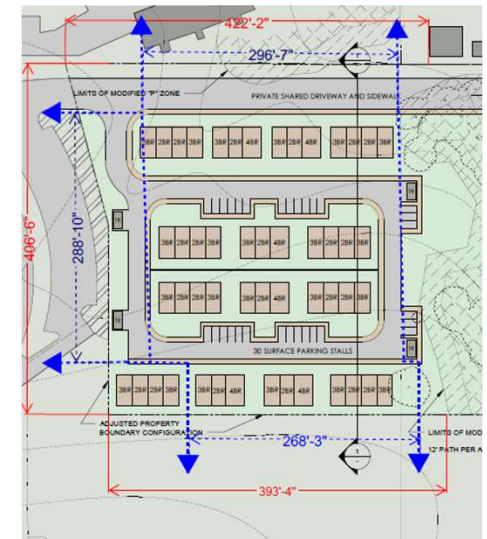
Expanding Opportunities for Affordable Housing update

- 69 Habitat for Humanity Homes in development

SW Taylor Ferry Road

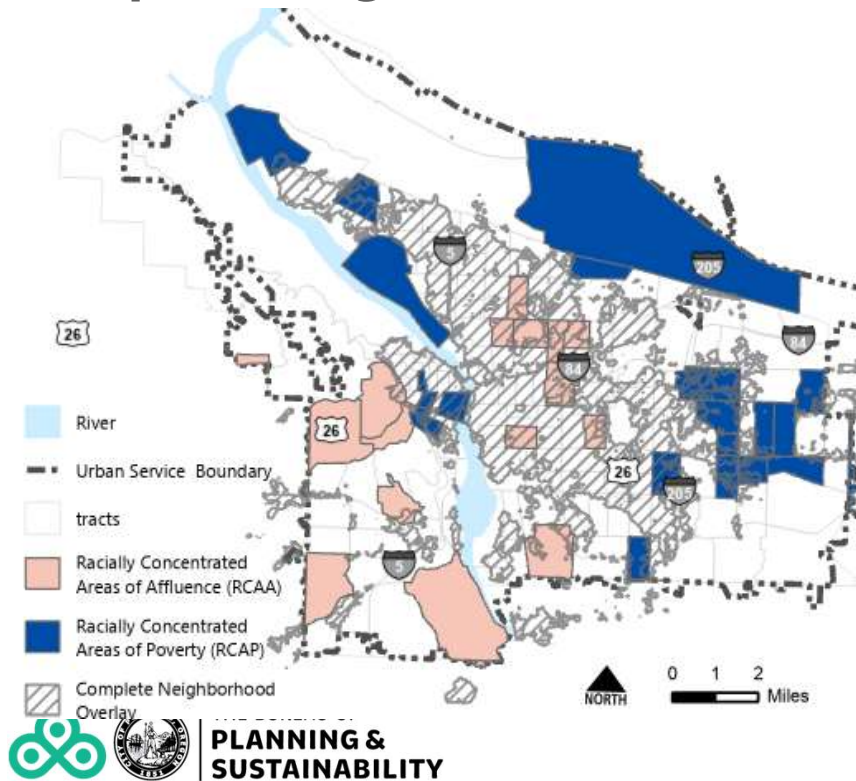


SW Vermont

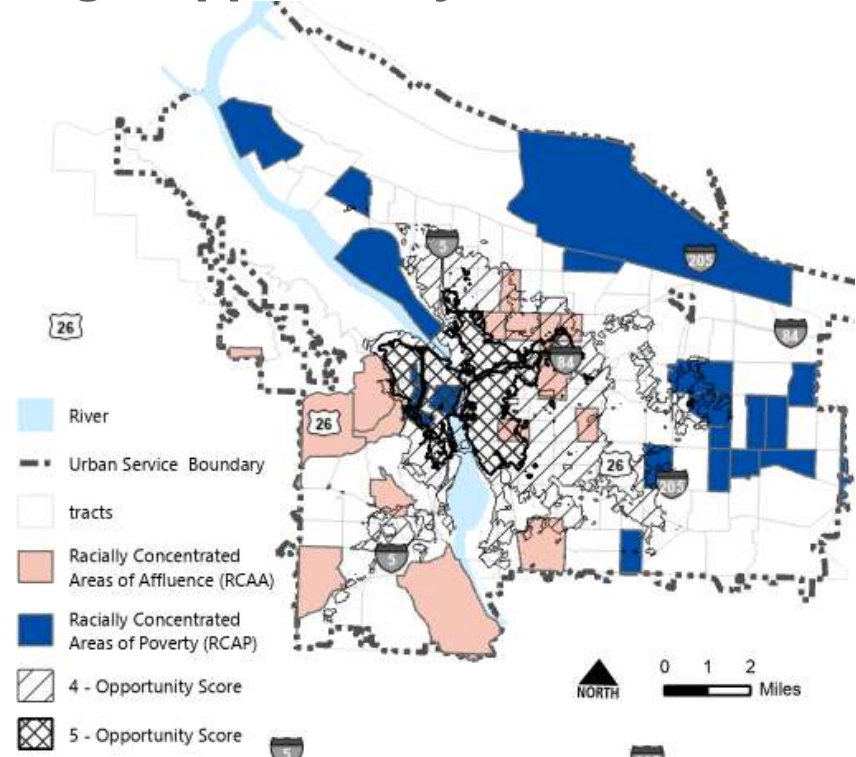


Racially Concentrated Areas of Affluence and Poverty

Complete Neighborhoods



High Opportunity Areas



Strategy Categories

- A. Promote affordable housing (0-80% AMI)
- B. Increase homeownership
- C. Increase access to opportunity
- D. Reduce barriers to development
- E. Stabilize current and future households
- F. Promote age- and disability-friendly housing
- G. Promote climate-friendly and healthy homes
- H. Advocate at the state and federal level

Engagement Impacting Revisions

Items Affirmed

- Affordability
- Homeownership
- Aging in place
- Process improvements
- Access to opportunity

- Focus on 0-30% AMI affordability
- Acknowledge safety and livability as it relates to housing choice
- Address livability and development in Central City
- Address 82nd Avenue housing opportunity
- Clarify accessible housing strategies
- Emphasize homeownership
- Incorporate transit-oriented development and service coordination
- Commit to action where possible

Promote Affordable Housing (0-80% AMI)

Proposed Strategies

1. Inclusionary Housing Periodic Review
2. New Tax Increment Financing Districts
3. Housing bonds revenue source
4. Additional local revenue sources ← **Focus on lodging tax policy**
5. Other state and federal funding sources
6. Rezone sites for affordable housing ← **Focus on housing providers**
7. Affirmatively furthering fair housing into City code
8. Comprehensive citywide land banking practice ← **High priority**

Increase Homeownership

Proposed Strategies

1. Create new middle-income financial incentives ← **Commit to action**
2. Update Land Division Code
3. Explore expanding homeownership programs
4. Improve middle housing permit process

Increase Access to Opportunity

Proposed Strategies

1. Increase housing capacity in Inner Centers & Corridors ← Commit to action
2. Revise zoning bonuses and incentives
3. Kickstart Central City housing demand
4. Increase Central City housing capacity
5. Identify housing opportunity along 82nd Avenue
6. Promote increased transit service

C1. Increase Housing Capacity in Inner Centers & Corridors

As identified in the BPS Strategic Plan, the City will explore **increase** housing capacity in high-opportunity neighborhoods to promote fair housing, address racial segregation, and expand affordable housing options. These changes may involve expanding commercial mixed-use and multi-dwelling zoning in centers and corridors in the inner neighborhoods.

- Conduct Infrastructure Capacity Analysis - This analysis, funded in part by a DLCD grant, aims to determine the extent to which the existing infrastructure can support increased housing densities **and identify investments needed to support increased capacity**.
- **Initiate an area plan project to increase mixed use and multi-dwelling zoning based on the results of the infrastructure capacity analysis.**

DLCD Category: Zoning and Code **Priority:** High **Lead:** BPS

Impact

Affordability: All

Tenure: Rent

Populations Served:

Low-income communities;
Communities of Color,
Older adults, People with disabilities

Magnitude: High

Partners: BDS, Infrastructure bureaus

Reduce Barriers to Development and Improve Processes

Proposed Strategies

1. Implement Regulatory Reform Project
2. Improve user experience within permitting systems
3. Explore development services funding models
4. Explore infrastructure investments and strategies ← **Revise**
5. **Revise** System Development Charges (SDC) revisions ← **Revise**

Stabilize Current and Future Households

Proposed Strategies

1. Preserve existing affordable housing ← Expanded actions
- ~~2. Study tenant opportunity to purchase policies~~ ← Demote
2. Explore Affordable Housing Listing Service
3. Provide operating subsidies for affordable housing developments ← Add to #1

Promote Age- and Disability-friendly Housing

Proposed Strategies

1. **Implement** accessible housing production strategies
2. Educate on opportunities for aging in place & community

Promote Climate-friendly and Healthy Homes

Proposed Strategies

1. Support mass timber and modular innovation
2. Develop low-carbon building policies
3. Promote commercial-to-residential conversions/adaptive reuse
4. Implement Heat Adaptation Recommendations

Advocate for state and federal level changes

Proposed Strategies

1. Preservation of expiring regulated affordable units
2. Middle-income housing fund
3. Changes in LIHTC (4% and 9%)
4. Changes to condo construction defect liability
5. State Rehabilitation Tax Credit
6. Increase accessible housing
7. All electric housing production
8. Reduced embodied carbon strategies
9. Single stair buildings
10. Additional infrastructure funding
11. Reduce burdens on affordable housing
12. Mortgage interest deduction reform
13. One-to-four-unit residential building code
14. Alternative housing models



Short Term Strategies (1-2 years)

A. Promote Affordable Housing (0-80% AMI)

- A4. Update Transient Occupancy Tax Policy
- A5. Leverage Other State and Federal Funding Sources
- A6. Rezone Sites For Affordable Housing
- A8. Establish a Comprehensive Citywide Land Banking

B. Increase Middle Income Housing and Homeownership

- B1. Create New Middle-Income Financial Incentives
- B2. Update Land Division Code

C. Increase Access To Opportunity

- C1. Increase Housing Capacity in Inner Centers and Corridors (infrastructure analysis)
- C2. Revise Zoning Bonuses and Incentives
- C3. Kickstart Housing Demand in Central City
- C4. Increase Housing Capacity in Central City
- C5. Identify Housing Opportunity Along 82nd Avenue

D. Reduce Barriers to Development and Improve Processes

- D1. Implement Regulatory Reform Project
- D2. Improve User Experience within Permitting Systems
- D3. Reform Development Services Funding Model
- D5. Revise System Development Charges (SDC)

E. Stabilize Current and Future Households

- E1. Preserve Existing Affordable Housing
- E2. Explore Affordable Housing Listing Service

G. Promote Climate Friendly and Healthy Homes

- G3. Promote Commercial to Residential Conversion / Adaptive Reuse

H. Advocate at State and Federal Level

Medium Term Strategies (3-4 years)

A. Promote Affordable Housing (0-80% AMI)

- A3. Replace Housing Bonds Revenue Source
- A6. Conduct Inclusionary Housing (IH) Program Periodic Review

B. Increase Middle Income Housing and Homeownership

- B3. Expand Homeownership programs
- B4. Improve Middle Housing Permit Process

C. Increase Access To Opportunity

- C1. Increase Housing Capacity in Inner Centers and Corridors (Rezoning)
- C6. Promote Increased Transit Service

D. Reduce Barriers to Development and Improve Processes

- D4. Explore Infrastructure Investments and Strategies

Long Term Strategies (5+ years)

C. Increase Access To Opportunity

- C7. Incorporate Affirmatively Furthering Fair Housing

F. Promote Age and Disability Friendly Housing

- F1. Implement Accessible Housing Production Strategies
- F2. Educate on Opportunities for Aging in Place & Community

G. Promote Climate Friendly and Healthy Homes

- G1. Support Mass Timber and Modular Innovations
- G2. Develop Low Carbon Building Policies
- G4. Implement Heat Adaptation and Management Recommendations

Next Steps

May

- May 28 - HPS to Planning Commission for Public Comment
- June 11 – Planning Commission Discussion

Here Now

June

- June 11 - HPS Planning Commission Discussion
- Engagement results integrated into HPS

Summer/Fall

- HPS to Council for Consideration and Adoption

What's Next