



Portland Housing Bureau

To: Barry Manning, Bureau of Planning and Sustainability, Senior Planner
Julia Reed, Bureau of Transportation, Senior Planner
From: Jessica Conner, Senior Policy and Planning Coordinator
Cc: Matthew Tschabold, Policy and Planning Manager
Date: February 23, 2022
Re: Housing Bureau Comments on Montgomery Park to Hollywood Discussion Draft

The Housing Bureau appreciates the opportunity to review and comment on the Montgomery Park to Hollywood (MP2H)'s NW Plan discussion draft and offer the following comments and questions for consideration. All page numbers referenced are from the Adobe tool bar.

Volume 1 Summary and Report

Page	In-House Draft	PHB Comments
4	Technical Advisors list: Jessica Connor	Please correct the spelling: Conner
80	H1 Create over 2000 housing units	BPS is listed as an implementor twice.
80	H2 – create over 300 affordable housing units in Plan District through IH	Bureau comment remains from In-House Draft: Change this number to be a range of potential units. This number is assumed using a specific land use/development scenario. It does not take in to account the variety of on-site options allowed including reconfiguration which results in a lower number of units overall.

Volume 2 Zoning Code Amendments

Page	Discussion Draft	PHB Comments
4	Technical Advisors list: Jessica Connor	Please correct the spelling: Conner
47	33.590.230.B. Affordable Housing Benefit Bonus. "Bonus FAR and height is allowed for projects that meet the requirements of the inclusionary housing bonus option described in Subsection A and contribute to the Affordable Housing Fund."	Requirement is slightly unclear. Does the mandatory option apply? The voluntary option? Both? Either one? Right now it reads as though someone could pay in to the AHF twice and not have to provide any units. Consider: <i>Bonus FAR and height is allowed for projects that meet the requirements of the inclusionary housing bonus option described in either Subsection A.1 or Subsection A.2.a and contribute to the Affordable Housing Fund.</i>
47	33.590.230. C. Planned Development Bonus "...bonus floor area and height is allowed for proposals that are approved through a Planned Development, meet the requirements of the inclusionary housing bonus option described in Subsection A, and contribute to the Affordable Housing Fund."	Similar comment to above. Consider: <i>...bonus floor area and height is allowed for proposals that are approved through a Planned Development, meet the requirements of the inclusionary housing bonus option described in Subsection A.1 or Subsection A.2.a, and contribute to the Affordable Housing Fund.</i>