

RESOLUTION No. 371 96

Direct the Bureau of Planning and Sustainability to develop a legislative proposal to amend Title 33 as part of Regulatory Improvement Code Amendment Package RICAP #8 to simplify regulations, remove regulatory obstacles and expedite processes for land use reviews and permits for affordable housing projects, mass shelters and short-term housing (Resolution)

WHEREAS, on September 15, 2015 the Portland City Council studied policy options to increase the supply of affordable housing at prices and rent levels affordable to low-income households.

WHEREAS, Portland's economic recovery has not resulted in the preservation or construction of an adequate supply of housing at prices and rent levels affordable to low-wage workers.

WHEREAS, on October 7, 2015, after hearing testimony concerning the number of homeless persons citywide and the lack of affordable housing for rent or sale in the City, the City Council amended the city code to give the Council the authority to declare a housing emergency and also voted to formally declare a Housing Emergency in Portland.

WHEREAS, in adopting the code amendments on October 7, 2015, the City Council expressly acknowledged there is a longer-term need to consider additional regulatory options to address unmet housing needs and to remove obstacles that prevent development of housing to meet these needs.

WHEREAS, there is a current need for 23,845 units of housing affordable to households earning below 60% of Median Family Income (MFI).

WHEREAS, Portland Housing Bureau data indicates that on any given night about 4,000 people sleep on the streets or in shelters across Portland, and the number of affordable housing units, mass shelter beds, and short-term housing options are far from meeting the demand for shelter.

WHEREAS, there are opportunities to remodel existing housing units or build new housing units, mass shelters, and short-term housing to address this need in Portland.

WHEREAS, development to address the severity of the housing crisis is constrained by development standards that contain limitations, such as the number of beds allowed in a mass shelter, or requirements to go through a land use review using a Type III review procedure which can be time-consuming and expensive in this time of crisis.

WHEREAS, these Title 33 regulations and processes can be a deterrent to the remodeling and construction of affordable housing units, mass shelters, and short-term housing and frustrate efforts to address the City's urgent need for these types of housing.

WHEREAS, it is in the public interest to facilitate the review and permitting of development offering affordable housing units, mass shelters, and short-term housing projects in Portland and to consider needed changes to the city code to accomplish this objective.

NOW, THEREFORE, BE IT RESOLVED:

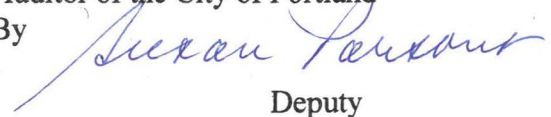
1. The City Council directs the Bureau of Planning and Sustainability (BPS), in coordination with the Bureau of Development Services and Housing Bureau, to develop a legislative proposal to amend Title 33 as part of Regulatory Improvement Code Amendment Package #8 to simplify regulations, remove regulatory obstacles, and expedite processes for land use reviews and permits for affordable housing projects, mass shelters, and short-term housing.
2. The City Council directs BPS and the Planning and Sustainability Commission (PSC), in consultation with the Design Commission and Historic Landmarks Commission, to forward to the Council the PSC's recommendation on proposed zoning code amendments, regardless of whether the recommendation is favorable or unfavorable, no later than December 1st, 2016 as part of the RICAP #8 package.

BE IT FURTHER RESOLVED, this resolution sets forth the City Council's preliminary intentions and interim direction to the Bureau of Planning and Sustainability, based on the information available at this time, and nothing in this resolution constitutes a final decision concerning any future zoning code amendments to simplify regulations, remove regulatory obstacles, and expedite processes for land use reviews and permits for affordable housing projects, mass shelters, and short-term housing projects that BPS or the Planning and Sustainability Commission may propose for Council consideration.

Adopted by the Council: MAR 09 2016

Commissioner Dan Saltzman
Prepared by: Matthew Grumm
Date Prepared: March 9, 2016

Mary Hull Caballero
Auditor of the City of Portland
By


Deputy

227

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Agenda No.
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Title

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MAR 01 2016

CLERK USE: DATE FILED _____

INTRODUCED BY
Commissioner/Auditor:**Commissioner Dan Saltzman****COMMISSIONER APPROVAL**

Mayor—Finance and Administration - Hales

Position 1/Utilities - Fritz

Position 2/Works - Fish

Position 3/Affairs - Saltzman

Position 4/Safety - Novick

BUREAU APPROVAL

Bureau:

Prepared by: Leanne Torgerson, BDS
Date Prepared: 2/26/16**Financial Impact & Public
Involvement Statement**Completed ☒ Amends Budget ☐Portland Policy Document
If "Yes" requires City Policy paragraph stated
in document.
Yes ☐ No ☒**City Auditor Office Approval:**
required for Code Ordinances**City Attorney Approval:**
required for contract, code, easement,
franchise, charter, Comp PlanCouncil Meeting Date **3/9/16**Mary Hull Caballero
Auditor of the City of PortlandBy: _____
Deputy**ACTION TAKEN:****AGENDA****TIME CERTAIN** ☐

Start time: _____

Total amount of time needed: _____
(for presentation, testimony and discussion)**CONSENT** ☐**REGULAR** ☒Total amount of time needed: ~~15 minutes~~
(for presentation, testimony and discussion)**FOUR-FIFTHS AGENDA****COMMISSIONERS VOTED
AS FOLLOWS:**

		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	✓	
4. Novick	4. Novick	✓	
Hales	Hales	✓	