

Expiration Date Extension Project

What is this project about?

The Expiration Date Extension Project addresses several issues related to the administration of the Zoning Code (Title 33) and the economic impacts of the COVID-19 pandemic on the development market. The Recommended Draft being brought before City Council proposes to amend Title 33 to:

1. For land use reviews and preliminary plat approvals issued between **March 8, 2017** and January 1, 2021, extend the time before the approval expires up to 46 months by setting the expiration date to January 1, 2024.
2. For pre-application conferences, permanently extend the expiration date from one year to two years after the conference.
3. For final plats, increase the number days from 180 to 365 days that applicants have to respond to a request for information or to otherwise make progress towards completing the final plat.
4. For inclusionary housing projects outside the Central City and Gateway plan districts, extend the lower inclusionary housing rates an additional **one year**.
5. For nonconforming upgrades agreements in effect on March 8, 2020, extend the timeline applicants have to complete upgrades to January 1, 2022 or until the end date recorded in the covenant, whichever is later.
6. For the Conway Master Plan, extend the expiration date of for approximately two years to January 1, 2024.
7. For all permits requiring neighborhood contact meetings, allow the meetings to be held remotely using video conferencing technology through January 1, 2024.
8. Minor typo correction: Correct the List of Terms Chapter to add three terms that were omitted with the Better Housing by Design update.
9. Delay SDC increases for PBOT, BES, and Water until August 1, 2020.

Timeline

- July 15: Record for written testimony closes at 5pm
- July 22: Council reconvenes and votes on the amendments and **may** pass as emergency ordinance and becomes effective that day
- July 29: Second reading and vote on proposal **if** not an emergency
- August 29: Effective date, **if** not an emergency

For more information on his project: <https://www.portland.gov/bps/edep>