

**REVISED Decision Table I: Miscellaneous Code - Carry Over Item I 32 and revised I 30**

*This table contains a carry over item related to the affordable housing bonus and how it should be calculated and revisions to I 30 related to bonus and transfer priorities for South Waterfront.*

**Contents of Decision Packet I:**

- Decision Table I
- Memo I-3

**Items Marked for Discussion:**

I32, I 30

Ref #	Commenter(s)	Topic	Proposed draft	Issue/Request	Staff recommendation	Staff rationale	Discuss?	PSC decision
I32  Memo I-3	BPS Staff	Affordable housing bonus option	<p>The affordable housing bonus applies to proposals in the CX, EX and RX. An additional 3:1 FAR can be earned if at least 25% of the increased floor area is dedicated to housing affordable to those earning 80% of MFI.</p> <p><b>Reference:</b> Volume 2A: Part 1 Central City Plan District, p. 55-63, 33.510.205.C.2.a Floor area bonus options.</p> <p><b>Note:</b> The Proposed Draft does not reflect changes to the FAR bonus options adopted with the inclusionary housing project in December 2016.</p>	<p>1)The new affordable housing bonus adopted with the inclusionary housing project provides a bonus FAR of 3:1 for each project that triggers the mandatory inclusionary housing provisions on a site.</p> <p>2)Staff identified issues with this and discussed it with the PSC on 3/14/17.</p> <p>3)PSC requested that staff explore other options for calculating the affordable housing bonus.</p>	<p><b>Proposed Amendment:</b></p> <p><b>Amend 33.510.205.C.2.a:</b> Modify the affordable housing bonus to earn FAR based on the floor area of a project, not the site. One square foot is earned for each net building square foot up to 3:1 maximum for the site.</p> <p><b>See Memo I 3 for more detail.</b></p>	<p>Projects required to meet the affordable housing requirements earn bonus FAR. Staff proposes to amend the current bonus provision to calculate bonus floor area based on a project’s net floor area instead of total site area: for every square foot built, one square foot of floor area will be earned. There will not be a restriction on how the bonus FAR may be used.</p> <p>The existing 3:1 FAR limit on floor area increases on a site would remain unchanged. This amendment will prevent the accumulation of disproportionately high amounts of floor area that could not be used on a site and that, if transferred, could flood the market and discourage the use of the historic FAR transfer.</p> <p>The affordable housing fund or “fee-in-lieu” bonus option remains unchanged from the Proposed Draft.</p> <p><b>See Memo I 3 for more detail</b></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Support staff rec. <input type="checkbox"/> Other

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I30	BPS Staff	Prioritization of FAR Bonus and Transfers	<p>Bonuses and transfers are prioritized to focus on affordable housing and historic resources. The first 2 to 1 is prioritized for affordable housing. The remaining 1 to 1 can be earned through other bonuses and transfers.</p> <p><b>Reference:</b> Volume 2A: Part 1 Central City Plan District, p. 53-54, 33.510.205.B.</p>	<p>Staff is requesting to add back in to the draft an exemption to the prioritization of the bonus and transfer usage for South Waterfront that was included in the Proposed Draft.</p> <p>In the process of updating the draft to integrate inclusionary housing code, staff intended to maintain South Waterfront’s ability to use the transfer within the subdistrict and existing bonuses for projects that do not trigger inclusionary housing. The use of the transfer within a subdistrict is an important tool for development in South Waterfront.</p>	<p><b>Proposed Amendment: gray is the revised language and strikethrough was approved 3/14 Amend 33.510.205.B as follows:</b></p> <p><b>B. Priorities for the use of bonus and transfer options.</b> <del>Except in IG1, W</del>when FAR will be increased using bonuses or transfers, the following regulations specify which bonus and transfer options must be used before other bonus or transfer options:</p> <p>1. <u>Priorities:</u></p> <p><del>a. Outside the South Waterfront subdistrict. Outside the South Waterfront subdistrict, Unless otherwise specified in Paragraph B.2.a and b, the first 3 to 1 of any increase in FAR on a site must be earned or gained through use of one of the following options:</del></p> <p><del>a. The affordable inclusionary housing bonus option described in Subparagraph C.2.a.;</del></p> <p><del>b. The Affordable Housing Fund bonus option described in Subparagraph C.2.b.;</del></p> <p><del>c. The historic resources transfer provisions described in Paragraph D.1. In this case, the sending site for the transfer must be in the Skidmore/Old Town historic district or the New Chinatown/Japantown historic district; or</del></p> <p><del>d. The riverfront open space bonus described in Subparagraph C.2.c.</del></p> <p><del>b. The next 1 to 1 of any increase in FAR on a site must be earned or gained through the use of one of the following options:</del></p> <p><del>(1) The affordable housing bonus option described in Subparagraph C.2.a.;</del></p> <p><del>(2) The affordable housing fund bonus option described in Subparagraph C.2.b.;</del></p> <p><del>(3) The historic resources transfer provisions described in Paragraph D.1.; or</del></p> <p><del>b. Inside the South Waterfront subdistrict. Inside the South Waterfront subdistrict, the first 3 to 1 of any increase in FAR on a site must be earned or gained through use of one of the following options. If the site is in the Greenway bonus target area shown on Map 510-5 and does not trigger the requirements of 33.245, Inclusionary Housing, the first 7,500 square feet of bonus floor area must be earned through use of the South Waterfront Willamette River Greenway bonus option:</del></p> <p><del>(1) The mandatory inclusionary housing bonus option described in Subparagraph C.2.a.;</del></p> <p><del>(2) The voluntary inclusionary housing bonus option described in Subparagraph C.2.b.;</del></p> <p><del>(3) The South Waterfront Willamette River Greenway bonus option described in Subparagraph C.2.d</del></p> <p><del>(4) The open space bonus option described in Subparagraph C.2.e;</del></p> <p><del>(5) The open space fund bonus option described in Subparagraph C.2.f.</del></p> <p>2. <u>Exceptions.</u> The following exceptions apply to the bonus and transfer option priorities specified in Paragraph B.1:</p> <p><u>a. The South Waterfront subdistrict is exempt from the bonus and transfer options usage priorities specified in Paragraph B.1. However, if the site is within the Greenway bonus target area shown on Map 510-5, and does not trigger the requirements of 33.245, Inclusionary Housing, the South Waterfront Willamette River Greenway bonus option must be used before any other bonus. Bonus floor area of at least 7,500 square feet from the South Waterfront Willamette River Greenway bonus option must be earned before the project qualifies for other bonus or transfer options;</u></p> <p>b-c: unchanged</p>	<p>Staff proposes to change the priorities for earning FAR in light of the adoption of the mandatory inclusionary housing program and code. The proposal is as follows:</p> <p>B.1 Priorities:</p> <ul style="list-style-type: none"> <li>If inclusionary housing is triggered in the Central City, a project earns 3:1 FAR for building affordable housing. There are no other options for the first 3:1 increase.</li> <li>If inclusionary housing is not triggered, a project may earn up to 3:1 through one of the following: <ul style="list-style-type: none"> <li>Inclusionary housing fund payment,</li> <li>Historic resource, or</li> <li>River front open space bonus (only applies to properties along the riverfront)</li> </ul> </li> <li>The transfer within a subdistrict may be used after 3:1 is earned from one of the above options.</li> </ul> <p>B.2. Exceptions:</p> <p>Staff is proposing to return to the Draft the exemption language for the South Waterfront Subdistrict that was included in the Proposed Draft. Staff had not intended to change the existing priorities for South Waterfront except for those projects that trigger the inclusionary housing program (IHP) as noted in B.2.a. However, if IHP is not triggered, properties along the greenway must use the South Waterfront Willamette River Greenway bonus option first. Other properties can transfer FAR from other sites in the subdistrict.</p> <p>The historic resource transfer is not available for use in SOWA (the proposed code has been updated to reflect this restriction in 33.510.205D.1c (2)).</p>	<p>×</p>	<p><input type="checkbox"/> Support staff rec.</p> <p><input type="checkbox"/> Other</p>