



CITY OF
PORTLAND, OREGON

PORTLAND HOUSING BUREAU

Dan Saltzman, Commissioner
Kurt Creager, Director
421 SW 6th Avenue, Suite 500
Portland OR 97204
(503) 823-2375
Fax (503) 823-2387
portlandoregon.gov/PHB

Comprehensive Inclusionary Housing Program Development Framework

On February 10, 2016, through Resolution No. 37187, City Council asserted its intention to engage in a fair, deliberative, data-driven community discussion of potential enabling ordinances resulting from the potential removal of the preemption on inclusionary housing in the 2016 State Legislative Session.

As SB 1533 was enrolled by the State Legislature and subsequently signed by the Governor, the City of Portland intends to begin the process to assess the feasibility of developing a comprehensive inclusionary housing program. Outlined in this memo is an overview of the program development framework, including estimated timelines and deliverables, which the City intends to implement by the date allowed per SB 1533, November 29th, 2016.

Core components comprehensive inclusionary housing program development framework:

1. Technical analysis consulting advisors
2. Panel of housing experts
3. Community-wide discussion series
4. Intra-bureau technical team

Technical Analysis Consulting Advisors

The Housing Bureau is in the process of developing a contract with consultants from David Paul Rosen and Associates, with sub-consulting services from ECONorthwest, for an independent analysis of commercial and residential development in the City of Portland, the economic feasibility for a comprehensive inclusionary housing program, and the calibration of existing and potential voluntary and mandatory inclusionary housing programs that would be part of a comprehensive inclusionary housing program structure. The contract will be in place by April, at which point the consulting team will begin their work.

Panel of Housing Experts

Housing Commissioner Dan Saltzman has invited individuals with housing expertise to serve on a panel of housing experts to provide input and guidance on the development of a comprehensive inclusionary housing program. The panel will be expected to hold monthly public meetings to review the various components of assessing the feasibility for, and the development of a comprehensive inclusionary housing program. In addition, the panel will be expected to meet, as needed, with the technical analysis consulting advisors and the intra-bureau technical team.

Community-wide Discussion Series

In addition to the public meetings of the panel of housing experts, the technical analysis consulting advisors and the intra-bureau technical team will be expected to hold at least 3 community-wide public meetings at various stages of the feasibility assessment and program development process.

Intra-bureau Technical Team

Staff from the bureaus of Development Services, Housing, Planning and Sustainability, among other staff, to serve on an intra-bureau technical team to provide data, information, and guidance, as needed, on the development of a comprehensive inclusionary housing program.

Tentative Timeframe

April 2016

- Panel of housing experts appointed and monthly meetings begin
- Technical analysis consulting advisors contract finalized

May 2016

- Development prototypes presented and reviewed

June 2016

- Financial modeling assumptions presented and reviewed
- First community wide discussion

July 2016

- Nexus analysis presented and reviewed
- Second community wide discussion

August 2016

- Economic and feasibility analysis presented and reviewed
- Third community wide discussion

September 2016

- Recommendations on a comprehensive inclusionary housing program presented and reviewed

October to December 2016

- Hold for further refinement



CITY OF
PORTLAND, OREGON

PORTLAND HOUSING BUREAU

Dan Saltzman, Commissioner
Kurt Creager, Director
421 SW 6th Avenue, Suite 500
Portland OR 97204
(503) 823-2375
Fax (503) 823-2387
portlandoregon.gov/PHB

Inclusionary Housing Program Development
Panel of Housing Experts

- Shannon Callahan – Office of Commissioner Saltzman
- Matthew Tschabold – Portland Housing Bureau
- Sarah Zahn – Portland Housing Advisory Commission, Gerding Edlen
- Dike Dame – Portland Housing Advisory Commission, Williams and Dame Development
- Dr. Lisa Bates – Portland State University
- Dr. Ronald Lehr – KeyBanc Capital Markets Inc.
- Amanda Saul – Enterprise Community Partners
- Vivian Satterfield – OPAL PDX
- Margaret Tallmadge – Coalition of Communities of Color, Portland Planning and Sustainability Commission
- Eric Cress – Urban Development + Partners
- Greg Goodman – Downtown Development Group, Portland Business Alliance
- Kira Cador – Rembold Companies