CCCAP FACT SHEET — SEPTEMBER 2026

Central City Code Amendments Project

What Portland's Recommended Draft Means for Multifamily Investors

RECOMMENDED DRAFT PUBLISHED	COMMITTEE HEARING	CITY COUNCIL VOTE (tentative)
Sept. 10, 2026	Oct. 6, 2026	Oct. 28, 2026

What It Is

The Central City Code Amendments Project (CCCAP) is a package of strategic Zoning Code, Comprehensive Plan, and Zoning Map amendments to the Central City 2035 Plan. It does not rewrite CC2035 policy — it makes tactical, near-term changes designed to remove regulatory barriers to housing production and to speed post-pandemic economic recovery in Portland's Central City.

Why Now

Remote work, 25–30% office vacancy, and high ground-floor retail vacancy have hit the Central City hard since 2020. CCCAP responds to findings from the City's Housing Needs Analysis and Housing Production Strategy and Governor Tina Kotek's Central City Taskforce report, All In On Portland's Central City, which called for faster action to reactivate the urban core and unlock new housing supply.

Five Project Objectives

- Advance new residential development where scenic and historic resources are not impacted.
- Allow more flexibility for a range of land uses within Central City zones.
- Activate ground-floor spaces and strengthen retail while identifying areas suited to ground-floor housing.
- Accommodate larger households and families that need bigger units.
- Activate the Willamette waterfront as both a regional attractor and a neighborhood amenity.

Key Provisions for Multifamily Investors & Developers

Zoning & Land Use

- Rezones select parcels in the Central Eastside, Lower Albina, Lloyd District, and Goose Hollow to match adjacent FAR/height patterns and encourage housing.
- Repeals housing prohibitions in parts of the Central Employment (EX) zone — including areas along NE Russell, near OMSI, and along SE Powell.
- Allows light manufacturing and small-scale (5,000 SF) warehouse/freight (“micro delivery hub”) uses in the Central Commercial (CX) zone.

Height & FAR Bonuses

- Increases maximum bonus heights in multiple areas and raises base heights in EX-zoned Lower Albina.
- New unlimited-height option for residential projects that earn bonus FAR (excludes South Waterfront, North Pearl, Riverplace, historic districts, and protected view corridors).

- New FAR bonus offering an additional 1:1 FAR for developments that include 2- and 3-bedroom units, targeting larger households.

Ground-Floor Housing

- Reduces the number of streets where ground-floor dwelling units are prohibited within 25 feet of the lot line.
- Creates new development standards to help ground-floor residential units succeed and improve the public realm.

Parking & Site Flexibility

- Allows temporary accessory surface parking on vacant or master-planned sites for a single 5-year period.
- Permits daily/hourly parking in existing Central Eastside off-street lots and up to 400 spaces of visitor parking in City-owned garages for monthly use.

Retail, Waterfront & Process

- Raises Central Eastside (IG1) retail allowance from 5,000 SF to 20,000 SF per site to activate ground floors.
- Expands retail and other activating uses in the Open Space zone, including Governor Tom McCall Waterfront Park.
- Simplifies food cart siting citywide and moves most Central City Master Plan amendments to a faster, staff-level Type II review.

Path to Adoption

Stage	Milestone
Early Outreach	Mar. 2025–Jan. 2026 — briefings to ~20 community/business groups
Discussion Draft	Released Jan. 12, 2026; public comment closed Feb. 13, 2026
Proposed Draft & Hearing	Released Apr. 21, 2026; hearing May 26, 2026; 8 of 9 follow-up amendments approved
Recommended Draft	Published Sept. 10, 2026
Committee Hearing	Housing & Permitting Committee, Oct. 6, 2026
Council Vote (tentative)	Full City Council, Oct. 28, 2026

HFO take: CCCAP's height, FAR, and use-flexibility changes directly expand the development math for multifamily sites across the Central Eastside, Lower Albina, Lloyd District, and Goose Hollow — worth watching for owners and investors evaluating repositioning or future development ahead of the October City Council vote.