

SECTION 10.0400 CONVERSIONS OF UNITS

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10.0410 CONVERSION OF ELDERLY HOUSING UNITS

10.0411 APPLICATION

An application for conversion of elderly housing to a non-elderly housing use shall be made under the Type II procedure.

10.0412 CONVERSION CRITERIA

- A. Conversion under **Section 10.0410** shall satisfy one of the following criteria:
 - 1. The facility is remodeled so that the number of units in the facility does not exceed the number of units allowed for non-elderly housing in the land use district; or
 - 2. The land use designation of the property has been changed to or already is a designation which would allow the proposed number of units; or
 - 3. The proposed conversion is to a use subject to a Special Use Review and an application is approved pursuant to **Section 8.0100**, of the Community Development Code; or
 - 4. The proposed conversion is to a permitted land use in the land use district and meets the applicable requirements of the Community Development Plan.
- B. Conversion under **Section 10.0410** shall be subject to **Article 7**, Design Review, of the Community Development Code.

10.0420 AFFORDABLE HOUSING AND EMERGENCY SHELTERS CONVERTED FROM HOTELS AND MOTELS

10.0421 APPLICABILITY

The following standards apply to the conversion of a hotel or a motel to an emergency shelter or to affordable housing. Properties located within the HI district are exempt from this section.

10.0422 COORDINATION WITH OTHER REGULATIONS

- A. Emergency shelters or affordable housing resulting from a conversion under **Section 10.0420** shall comply with occupancy limits in the City of Gresham Building Code (GRC 10.05).
- B. Conversions located within the Floodplain Overlay District, or the Highly Sloped Subareas shall comply with the applicable provisions of **Sections 5.0100** and **5.0211**.
- C. A Conversion under **Section 10.0420** is exempt from the following standards:
 - 1. Section 4.1151 Downtown Design Standards;
 - 2. Section 4.1250 Civic Design Standards;
 - 3. Section 4.1428 Pleasant Valley Architectural Review;
 - 4. Article 7 Design Review;
 - 5. Section 8.0202 Design Review Standards;
 - 6. Section 9.0110 Buffering and Screening Requirements;
 - 7. Section 9.0800 Parking Standards; and
 - 8. Appendix 5 Public Facilities.

10.0423 STANDARDS

- A. The conversion of a hotel or motel to an emergency shelter or to affordable housing (including the conversion of a hotel or motel to affordable housing that was previously converted to an emergency shelter under **Section 10.0420**), is subject to the following standards:
 - 1. The hotel or motel is a lawful use of the property.
 - 2. The conversion does not expand the building footprint.
 - 3. The applicant shall demonstrate that either:
 - a. All affordable housing units shall be affordable to households with incomes equal to or less than 60% of the area median income as determined by the Oregon Housing Stability Council based on information from the United States Department of Housing and Urban Development (ORS 458.610) and the affordability shall be enforceable by an affordable housing covenant (ORS 456.270 to 456.295), for a duration of no less than 30 years; or
 - b. The emergency shelter shall provide shelter on a temporary basis for individuals or families who lack permanent housing.

10.0424 PROCEDURES

- A. A conversion under **Section 10.0420** does not require a Development Permit. See **Section 11.0102**.
- B. The conversion of a hotel or motel to an emergency shelter or to affordable housing under **Section 10.0420** is not land use decision or a limited land use decision (ORS 197.015).

- C. A conversion under **Section 10.0420** is subject to the appeal process in GRC 1.05.025, Appeals to Council.

