Portland Housing Bureau

Appendix F
Air Conditioning Requirement
Effective: August 13, 2021

As evidenced by recent extreme heat waves, summers in Portland are growing hotter and more dangerous due to climate change. Extreme heat poses a particular health threat to vulnerable populations. In keeping with our mission to serve vulnerable Portlanders, the Portland Housing Bureau (PHB) will now require in-unit air conditioning (A/C) cooling strategies in all new affordable residential buildings financed with PHB capital subsidies. PHB will be further assessing requirements for cooling strategies in existing affordable housing rehabilitation projects it funds.

PHB is asking affordable housing developers to propose an in-unit air conditioning cooling strategy that best balances the needs of their project and populations while ensuring the project's efficient use of public resources. Acceptable cooling approaches may include central air conditioning, packaged terminal air conditioners (PTACs), ducted or ductless condenser or heat pump units, window A/C units, portable A/C units, hybrid, geothermal, or other emerging technologies.

This requirement is effective August 13, 2021 for any project that has not yet closed financially.

A/C Requirement FAQs

1. **Question:** Our project proposes to utilize a DOAS ventilation system in which tempered or slightly cooled fresh air is ducted into each dwelling unit as part of the project's required mechanical ventilation strategy. Does this strategy meet PHB's funding requirements?

a. **Answer:** No, tempered air is not sufficient. Air Conditioning is required in-unit.

2. **Question:** Our project proposes to utilize windows with custom inserts which allow for the use of a portable floor AC unit. Residents would be required to purchase their own portable AC floor unit. Does this strategy meet PHB's funding requirements?

a. **Answer:** No. If portable or window AC units are the only method of delivering AC to the dwelling unit, the AC units must be purchased and provided by the developer.

3. **Question:** Our project proposes to provide cooling to residents by air conditioning corridors and common areas, including community rooms large enough to accommodate all residents in case of a heat wave. Is this sufficient to meet PHB's funding requirements?

a. **Answer**: No. Air Conditioning is required in all dwelling units.