



Portland Housing Strategy



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



Goals

- Accommodate Growth
 - Provide Choice
 - Maintain Affordability
 - Avoid Displacement
-
- Housing Affordability = less than 30% of income
 - Affordable Housing = permanent, regulated, usually for 60% AMI or below



2035 Comprehensive Plan

Housing Elements

- Needs Analysis
- Development Capacity and Allocation
- Policies



Needs Analysis

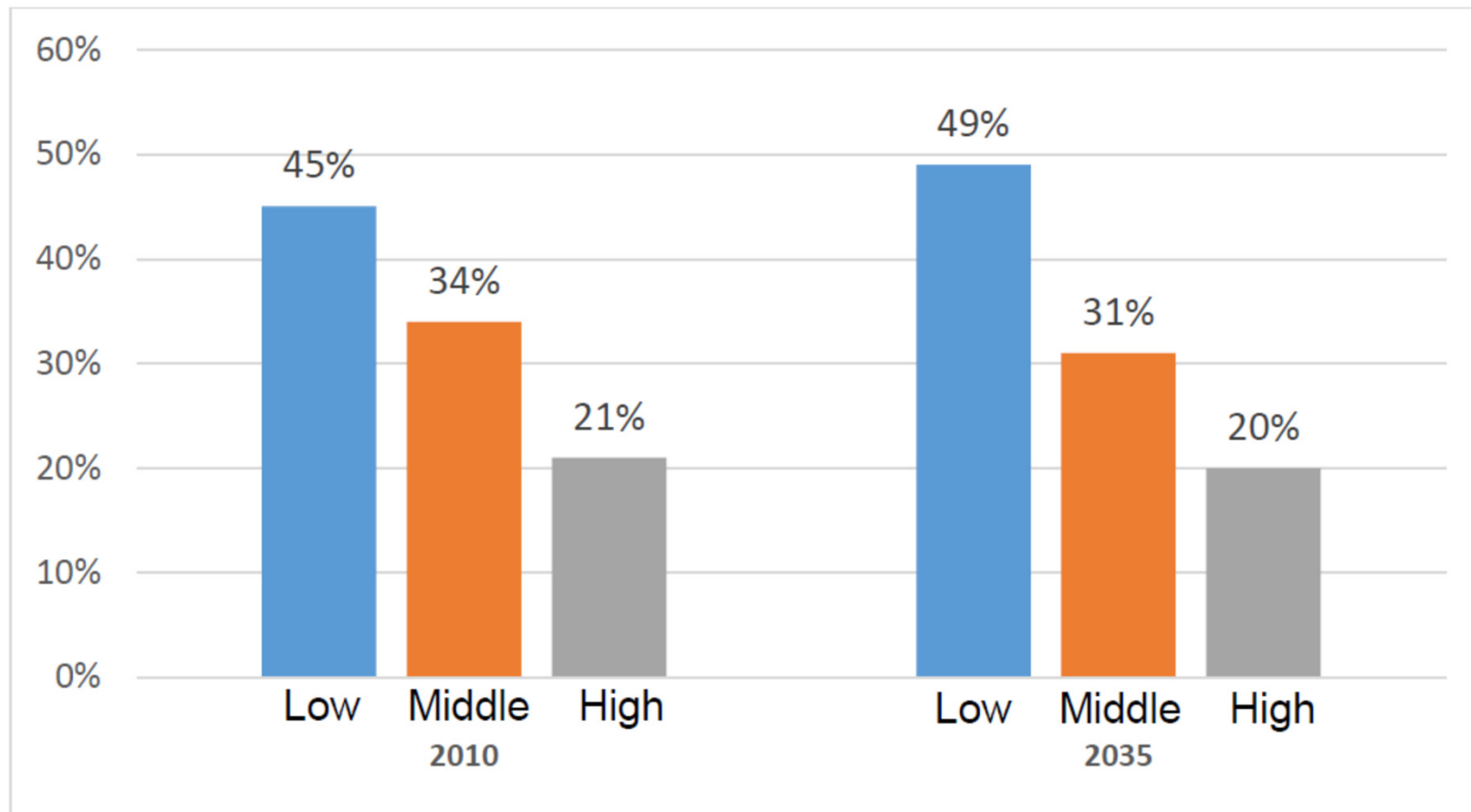
2010-2035 Forecasted
Growth

123,000 new households



Household Income Types

Figure 28: Household Types



Housing Supply

Supply is “zoned capacity” for different types of housing.

Figure 5: Residential Development Capacity (Proposed Plan).



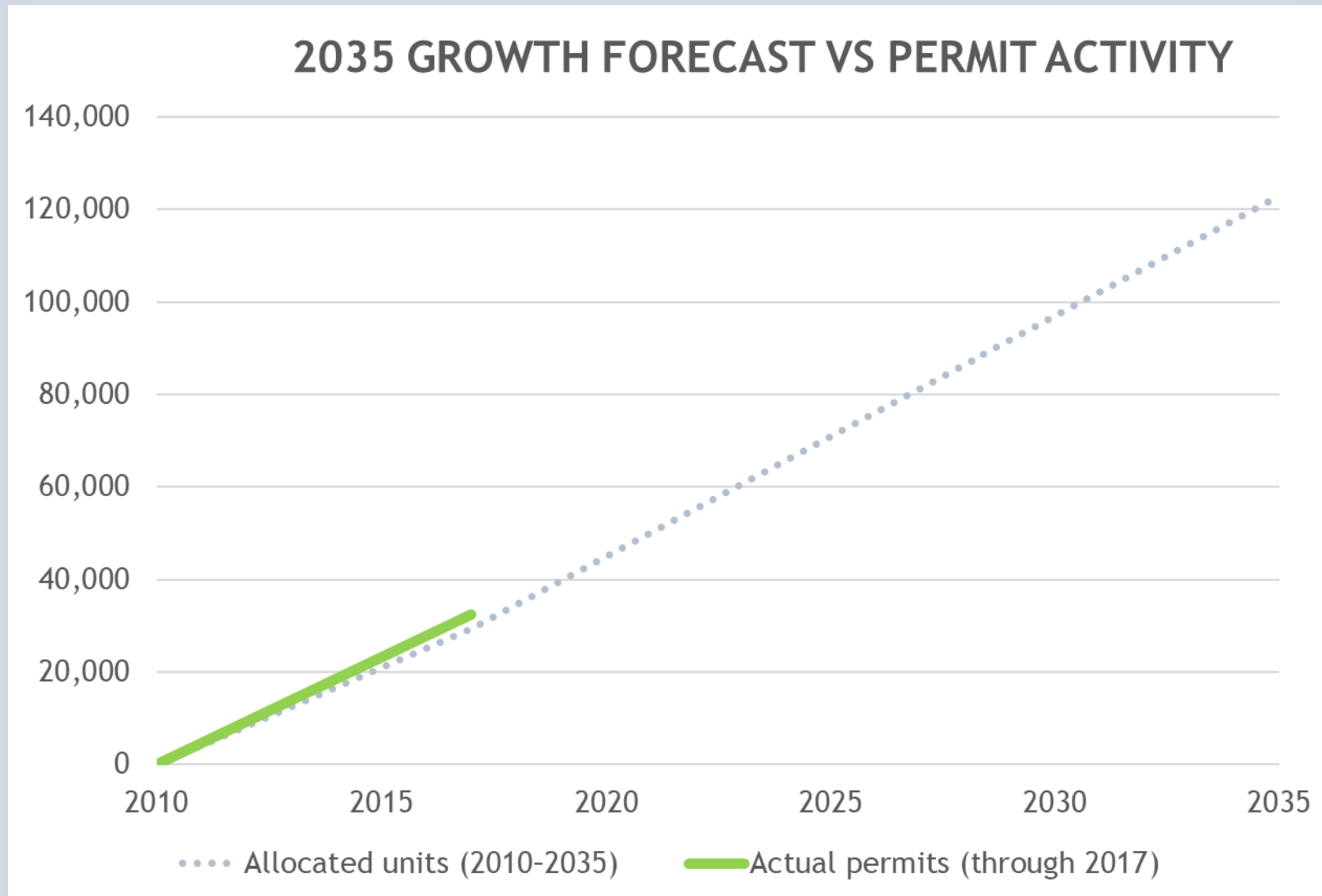
Growth Allocation Strategy

Where will the forecast growth go?

- **30%** Central City 37,000 units
- **50%** Centers and Corridors 62,000 units
- **20%** Other 24,000 units



Growth Rate



Housing Supply

Type	New Units Forecast 2010-2035	Actual (2010-2017)
Detached House	17,000	4,690 (27%)
Attached House, Plex	16,000	1,307 (8%)
Apartments: (Corridor, Neighborhood Mixed Use, Small Studio, SRO, Mid-Rise, High Rise)	87,000	25,652 (29%)
ADU	3,000	2,048 (68%)
	123,000	33,697 (27%)



Housing Policy

- Diverse and Expanding Supply
- Housing Access
- Housing Location
- Affordability
- Homelessness
- Health, Safety, Well-being



Housing Policy

Policy 5.2 – Capture at least 25% of the region's growth

Policy 5.4 – Encourage new and innovative housing types

Policy 5.6 – Enable and encourage the development of middle housing

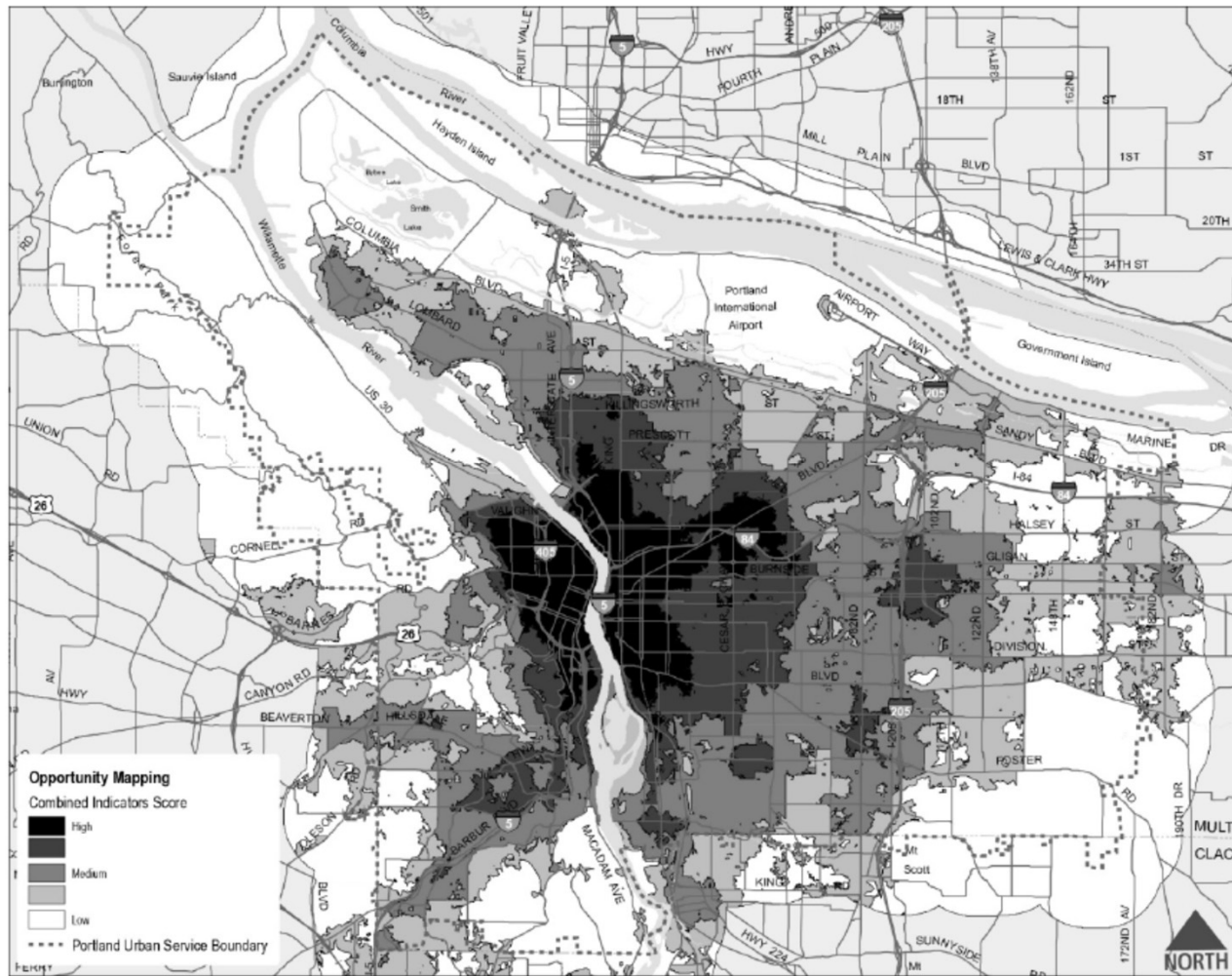
Policy 5.22 – Location (high opportunity areas)

Policy 5.39 – Compact single-family options



Housing Policy

Figure 5-1. Housing Opportunity Map



Housing Choice

Housing Types



Detached House

A one- to three-story detached, single family dwelling on its own lot. Typically, lot size is more than 5,000 square feet.



Plex

A dwelling having apartments with separate entrances to six or more units. This includes two-story houses having a complete apartment on each floor and side-by-side apartments on a single lot that share a common wall.



Accessory Dwelling Unit (ADU)

A smaller, secondary dwelling unit on the same lot or within a house, attached house or manufactured home.



Small Lot Single Family Residence

A one- to three-story detached, single family dwelling on its own lot, but a smaller (2500 sq foot) lot.



Corridor Apartment

A four-story residential apartment building, typically with one on-street entrance and internal entrances to individual units.



Mid-Rise Mixed Use (Small Units)

A six- to ten-story building with ground floor office or retail uses. Allocated units of this type tend to be predominantly studios and one-bedroom units and tend to have smaller units.



Attached House (Medium Density)

Characterized by individual units that share a common wall, with each unit on its own lot. Examples include townhomes and rowhouses.



Neighborhood Mixed Use

A four-story residential apartment building with commercial uses on the ground floor.



Mid-Rise Mixed Use (Large Units)

A six- to ten-story building with ground floor office or retail uses. Typical units are larger, one- to four-bedroom units, and have a smaller number of studio units as part of the overall mix.



Attached House (High Density)

Characterized by individual units that share a common wall. Many high-density attached houses include shared open space amenities in backyards or courtyards. Examples include duplexes, triplexes and units with shared courtyards.



Single Room Occupancy Unit (SRO)

A studio apartment that does not have its own washing, laundry and kitchen facilities. Examples include affordable housing projects, assisted living facilities and college dormitories.



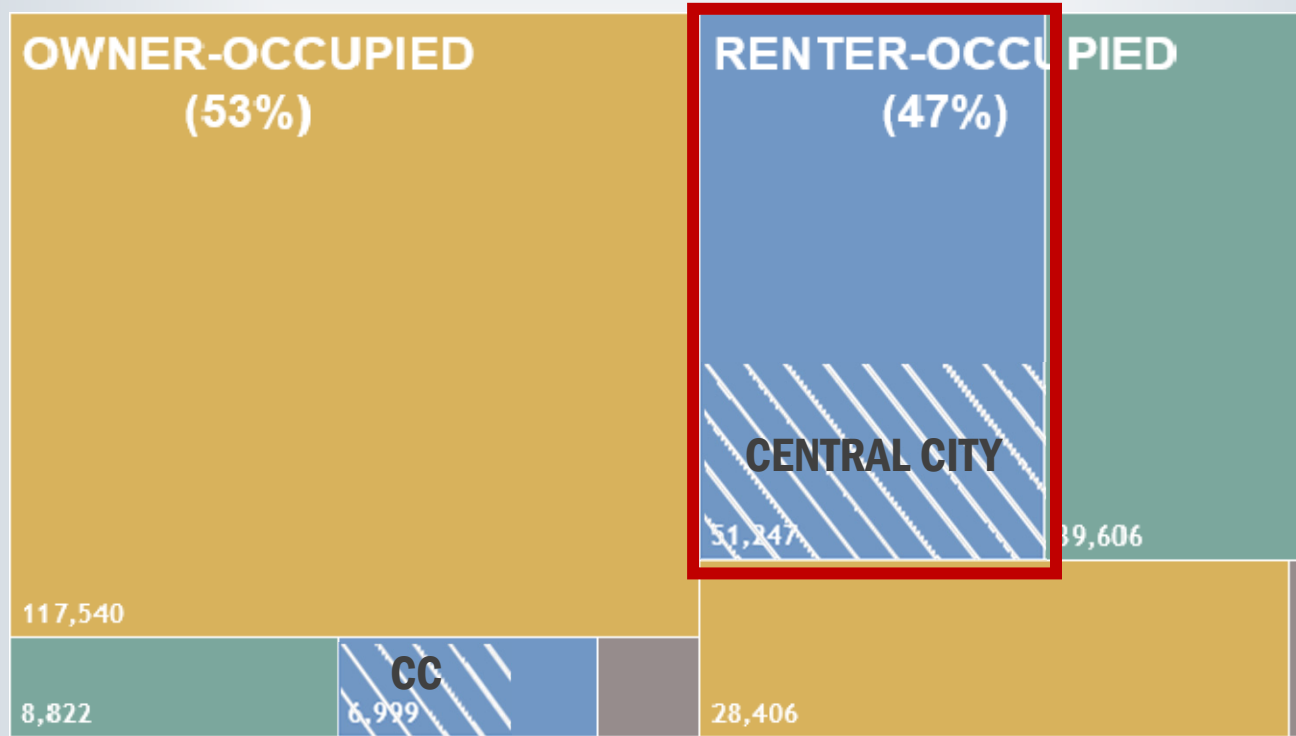
High-Rise Tower

A 10+ story building containing residential apartments or condominium units. In addition to spectacular views, most high rises offer their residents a full range of amenities. Building features may include 24-hour concierge service, swimming pools, spas, saunas, tennis courts, exercise areas, party rooms and guest suites.



Housing stock today

TENURE BY UNITS IN STRUCTURE PORTLAND, OR 2012-16



- Detached single-family
- Middle housing (<10 units)
- Large multi-family (10+ units)
- Other (boats, RVs, mobile homes)

Source: U.S. Census Bureau, 2012-2016 ACS 5-year estimates, Table B25032.



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



Zoning Code projects to Increase Choice



Residential Infill Project
Single-Dwelling Zones

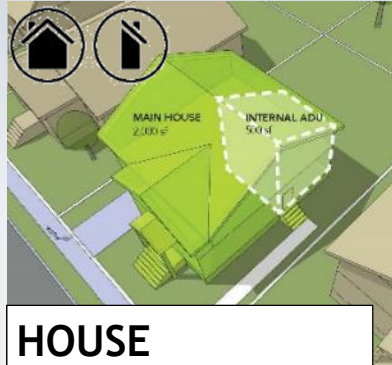
Better Housing by Design
Multi-Dwelling Zones

Mixed Use Zones Project
Commercial/Mixed Use Zones

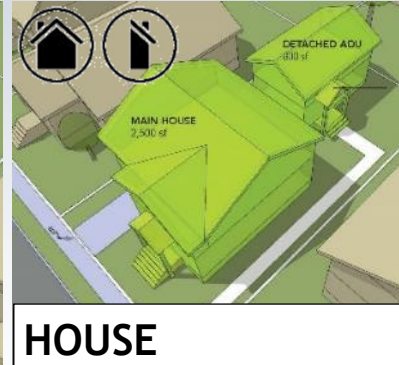
Residential Infill



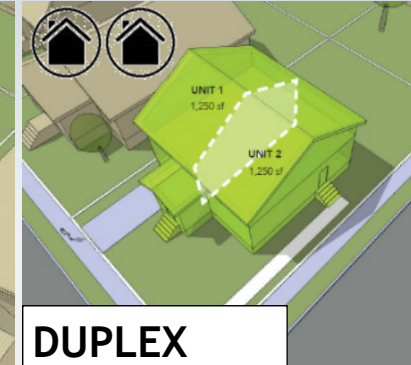
HOUSE



**HOUSE
W/INTERNAL ADU**

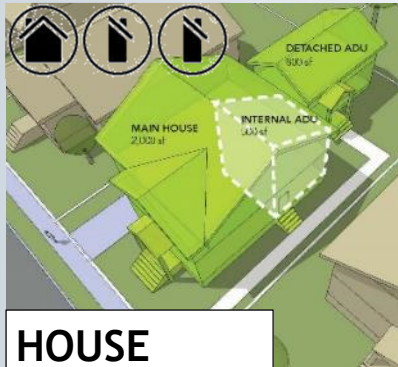


**HOUSE
W/DETACHED ADU**

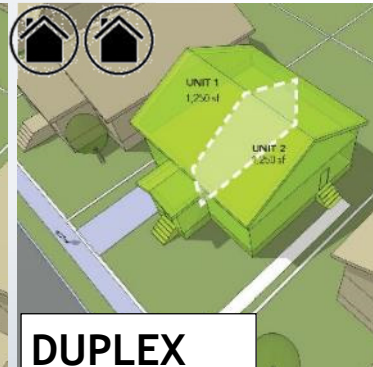


**DUPLEX
ON CORNER**

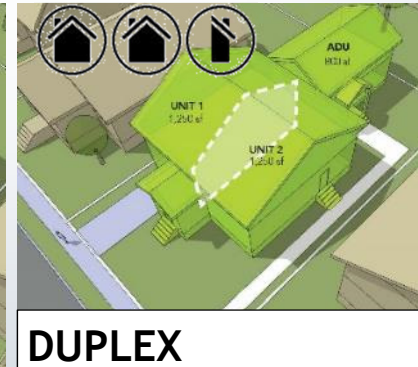
Proposed Additional Types



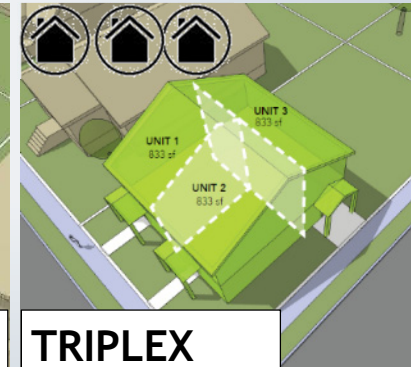
**HOUSE
W/ 2 ADUs**



DUPLEX



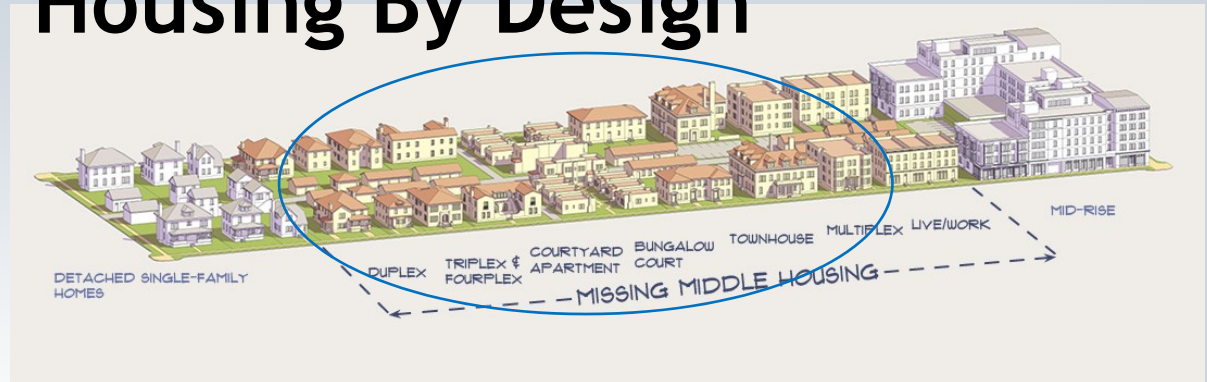
**DUPLEX
W/DETACHED ADU**



**TRIPLEX
ON CORNER**



Better Housing By Design



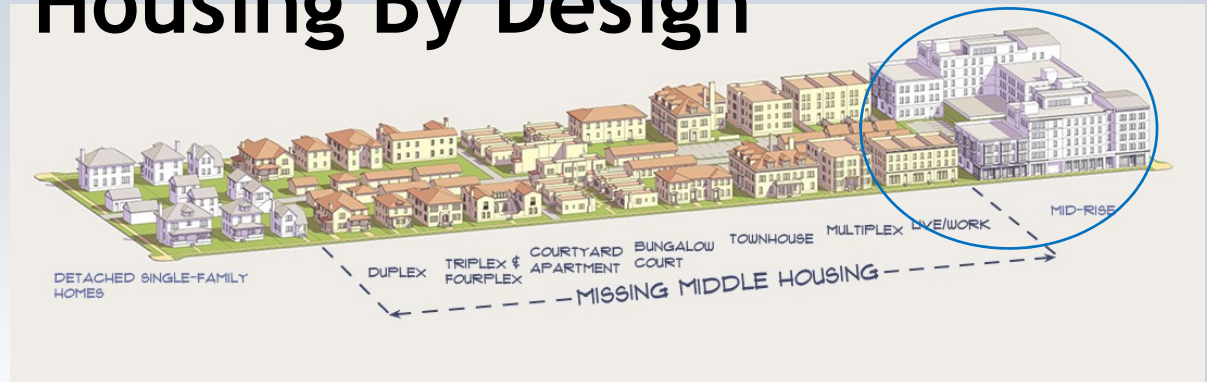
Regulating by size of buildings, instead of units

- Variety of smaller housing types along neighborhood side streets
- Promote housing diversity, including single-level accessible units



Better Housing By Design

Corridors



Both in R1 zone



34 units on 10,000 SF site



18 units on 18,000 SF site

Regulating by size of buildings, instead of units

- Larger scale along corridors
- Promote housing diversity, including single-level accessible units



Bureau of Planning and Sustainability
Innovation. Collaboration. Practical Solutions.



Affordable Housing

- Adding more regulated affordable units
- Inclusionary Zoning
- Tenant services and protections
- Other strategic actions

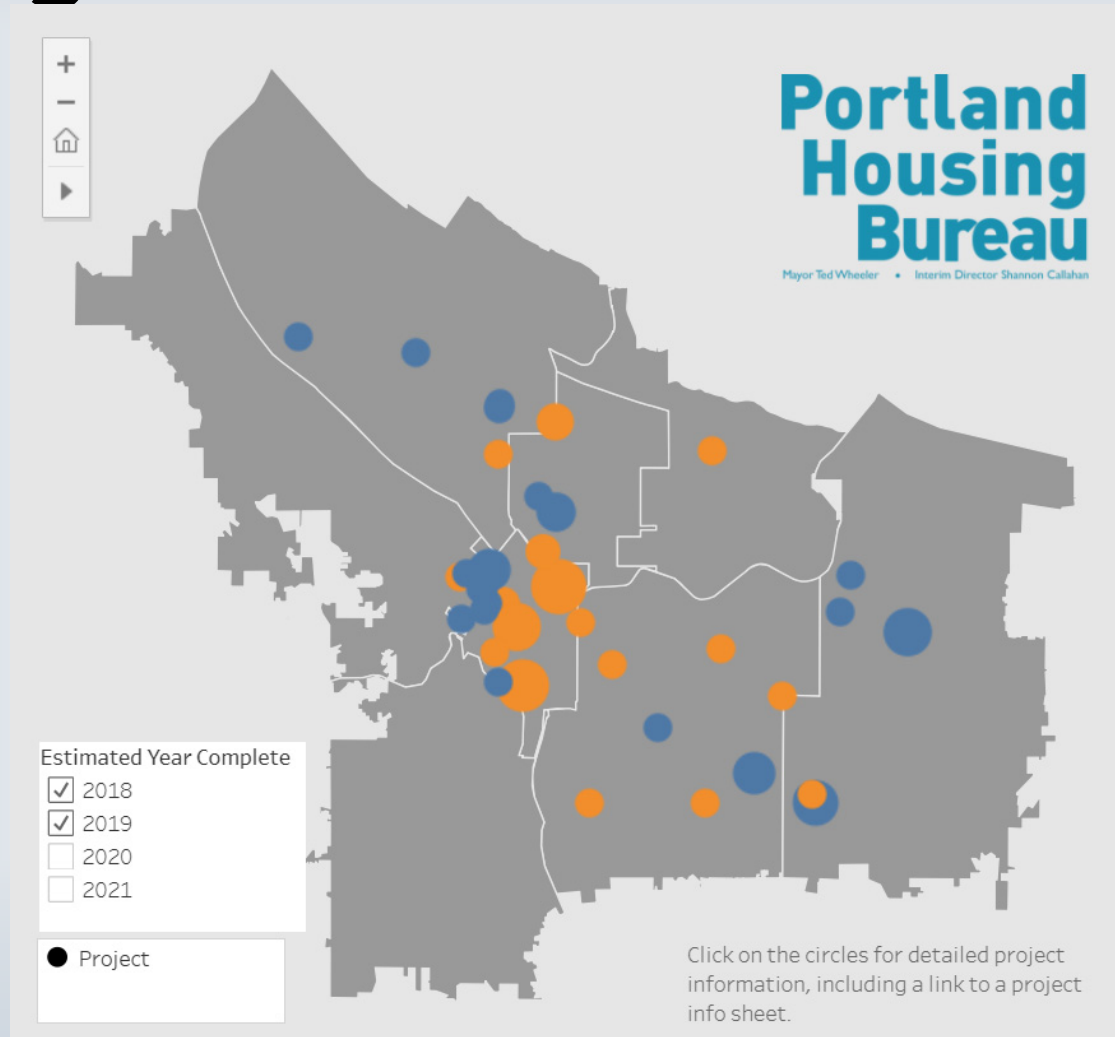


Regulated Affordable Units

- Housing bond (City)
- Support for Metro Housing Bond
- Construction excise tax (City)
- Urban renewal funds set aside
- Development agreements
(SOWA, River District, Post Office, etc.)
- NOFA funding partnerships with nonprofit providers



Building new regulated affordable units



Inclusionary Housing

- Mandatory 20% of units at 80% AMI, or
- Voluntary 10% of units at 60% AMI
- Applies to buildings with 20+ units
- Incentives, such as density bonuses, SDC or fee waivers, and tax exemptions
- Off-site option
- Fee-in-lieu option



Tenant services and protections

- Fair housing enforcement
- Notice of rent increases
- Relocation fee requirement
- Lobbying for additional legislation in Salem
- New Housing Bureau tenant services
- Coordination with CAT, OPAL, Unite Oregon, Etc.



Other strategic actions

- SW Corridor Equitable Housing Strategy

