

Five Improvements

- 1. Four homes allowed on all properties**
2. Increase in FAR for additional units
3. Height Bonus for three or more units
4. Smaller front setbacks
5. Create equal opportunity in all neighborhoods

Allow **Four Homes** On All Properties



Legalize **fourplexes**

- 1-4 units is considered a **house** by the Federal Housing Administration for mortgage lending
- Local zoning should be synchronized with existing **federal policy** and definitions
- Spreading costs over four units allows each one to be **affordable** to the average Portland household
- Allowing a fourth unit provides the opportunity for **neighborhood-compatible** housing for more people

Fourplexes for Affordability

For the market to deliver units affordable to average Portland households, it must be allowed at least four units on a lot.

	Single Family	Duplex	Triplex	4-Plex
Size (SqFt)	2500	2500	3,600	4,400
FAR	0.5	0.5	0.72	0.88
Unit Size (SqFt)	2500	1250	1,200	1,100
Property Acquisition	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
Total Development Cost	\$ 970,000	\$970,000	\$1,242,800	\$1,441,200
Sales Price per Unit (Buy)	\$ 970,000	\$ 485,000	\$ 415,000	\$ 360,000
Achievable Rents	\$ 5,000	\$2,500	\$2,400	\$2,200

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FAR Bonus for 3 or more units

Allow a 0.25 FAR bonus per unit for houses containing three or more homes



- Incentivizes development of more housing
- Provides design flexibility for triplexes and fourplexes
- Allows 2 and 3 bedroom family-sized apartment homes

Portland, OR

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Mary Vogel
RIP testimony
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