

A. Housing Opportunity Initiative Elements & Timeline

Updated 8/26/19

Publish Recommended Drafts

- Better Housing by Design (BHD)
- Residential Infill

AUGUST

PSC Briefing
AUGUST 27th (confirmed)

City Council work session
SEPTEMBER 3rd (confirmed)

- Overview
- Anti-Displacement Plan scope
- Better Housing by Design (BHD)
- Residential Infill (including ADPDX amendments)
- Timeline

Anti-Displacement Action Plan

- Inventory and tracking for accountability of City Anti-Displacement programs and actions.
- Community / City Task Force
- Exploration of additional potential programs and actions.
- Engagement with households affected by displacement.

Starts AUGUST
Report to CC MARCH

BHD @ City Council

- 10/2 Hearing
- 11/6 Deliberations / Amendments
- 11/20 Complete

Residential Infill @ CC

- 12/3 Briefing
- 12/11 Hearing
- 1/15 Deliberations / Amendments
- 1/29 Deliberations
- Feb. Complete

B. Senate Bill 534 (narrow lot bill)

Effective date: March 1, 2020

What it requires: Allow development of at least one dwelling unit on any legally platted lot, regardless of size or dimensions.

Additional limits: City may include reasonable regulations (that do not unduly increase costs or time)

Where it applies: Anywhere detached houses are allowed (not OS or industrial zones)

Where excluded: Development may still be limited if lot is constrained due to:

- Infrastructure constraints (water, sewer, storm, streets)
- Natural resource constraints (p-zones)
- Flood and landslide hazard areas
- Steep slopes (25%+)

How RIP implements SB 534:

1. Rezones ~7000 narrow lots to R2.5
2. Allows development of 7000 narrow lots in R5 by deleting 5-year waiting period after demo.
3. Excludes lots based on infrastructure and physical constraints
4. Improves design of buildings on narrow lots (requires attached houses, limits garages, limits height of detached houses)

Additional Amendments to RIP needed to meet new requirements:

1. Allow development those narrow lots in West Portland Park are unconstrained.
2. Allow development of small lots in large lot zones (R10, R20, RF)

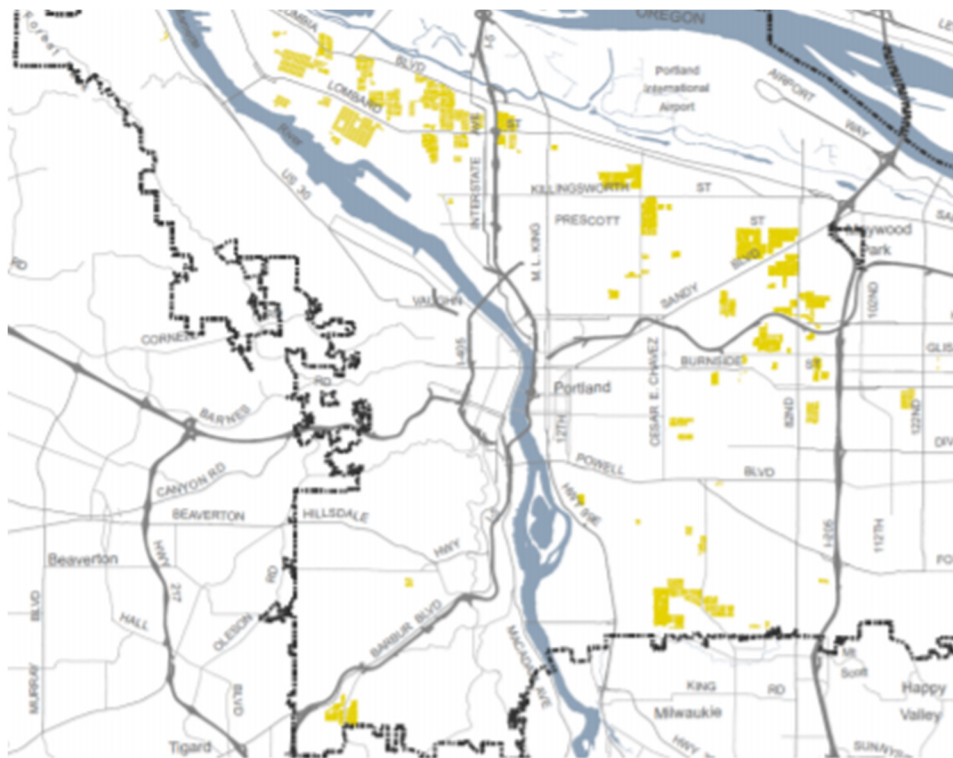


Figure 3: Map showing locations of plats with historically narrow lots in Portland.

C. House Bill 2001 (middle housing bill)

Effective date: June 30, 2022

What it requires: Allow development of duplexes on all lots where single houses are allowed. Allow development of all other types of middle housing (triplexes, quads, attached houses, cottage clusters) in some areas within the zones. Use the residential building code, not the commercial code, for internal conversions.

Additional limits: May include reasonable regulations (that do not unduly increase cost/time) Must still comply with State land use goals (i.e. environmental, historic)

Where it applies: Where detached houses allowed (not in AG., OS or industrial zones)

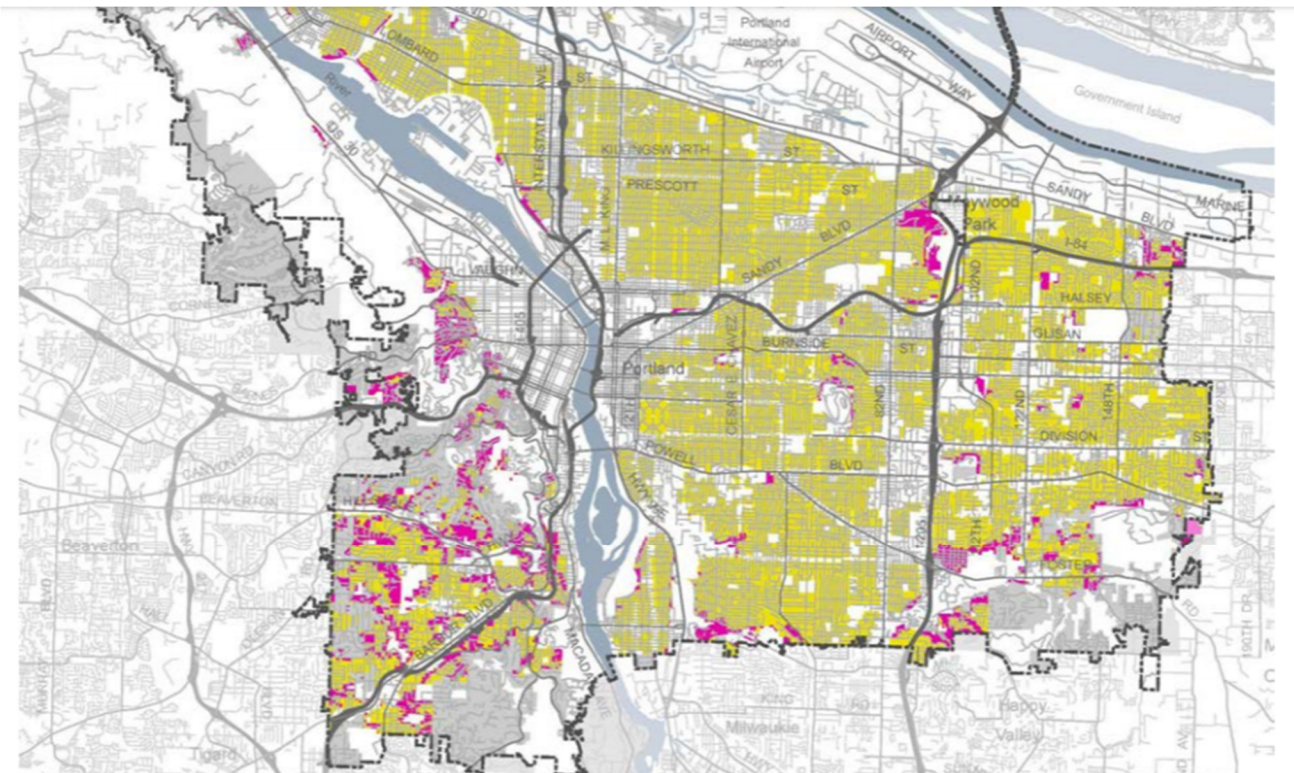
Where excluded: May exclude service deficient areas, but only if a plan has been developed to eliminate the deficiencies and only for the plan period.

How RIP implements HB2001:

1. Allows duplexes on all lots in R2.5-R7 zones
2. Allows 3-plex/4-plex development allowed on most lots in R2.5-R7 zones
3. Attached houses allowed on all lots in R20-R2.5 zones

Additional compliance issues to address by 2022:

1. Allow duplexes, triplexes, fourplexes in R20 and R10 zones
2. Allow cottage cluster housing by right (as opposed to a Planned Development)
3. Explore ways to increase affordability of middle housing.



Areas in yellow indicate the R2.5, R5 and R7 zones that are proposed to allow the additional housing

Anti-Displacement mitigations for Residential Infill based on AD-PDX discussions:

Idea #1 (zoning code) – deeper affordability bonus

- a. Allow a 6-plex building when 3 units are affordable at 60% MFI
- b. Use the development standards in proposed RM1 zone:

	R5 zone	RM1 zone
FAR	0.8 (with bonus)	1.0
Height	30'	35'
Building coverage	~45%	50%
Min. Landscaping	None	30%

Idea #2 (funding) – additional gap funding

For affordable units built under residential infill code:

- a. Allow waivers of Construction Excise Tax (CET) and System Development Charges.
- b. Allow abatements of property taxes, and
- c. Allow CET funds collected in single dwelling zones to be used to support affordable housing projects in single dwelling zones.

Idea #3 (tenant protections) – right of first refusal

Apply to multi-unit buildings (in single dwelling zones) any tenant’s right-of-first-refusal provisions that City Council adopts.

Idea #4 (change in real estate law) – Zero loss of affordable housing

If a property that is “naturally occurring” affordable housing, create law that requires any redevelopment of the property to include the same number of affordable units.