



Residential Infill Project

Portland Housing Advisory Commission

June 5, 2018



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



Overview

- Project genesis and scope
- Process
- Housing Opportunity Proposal
- Mapping the 'a' overlay
- Next Steps

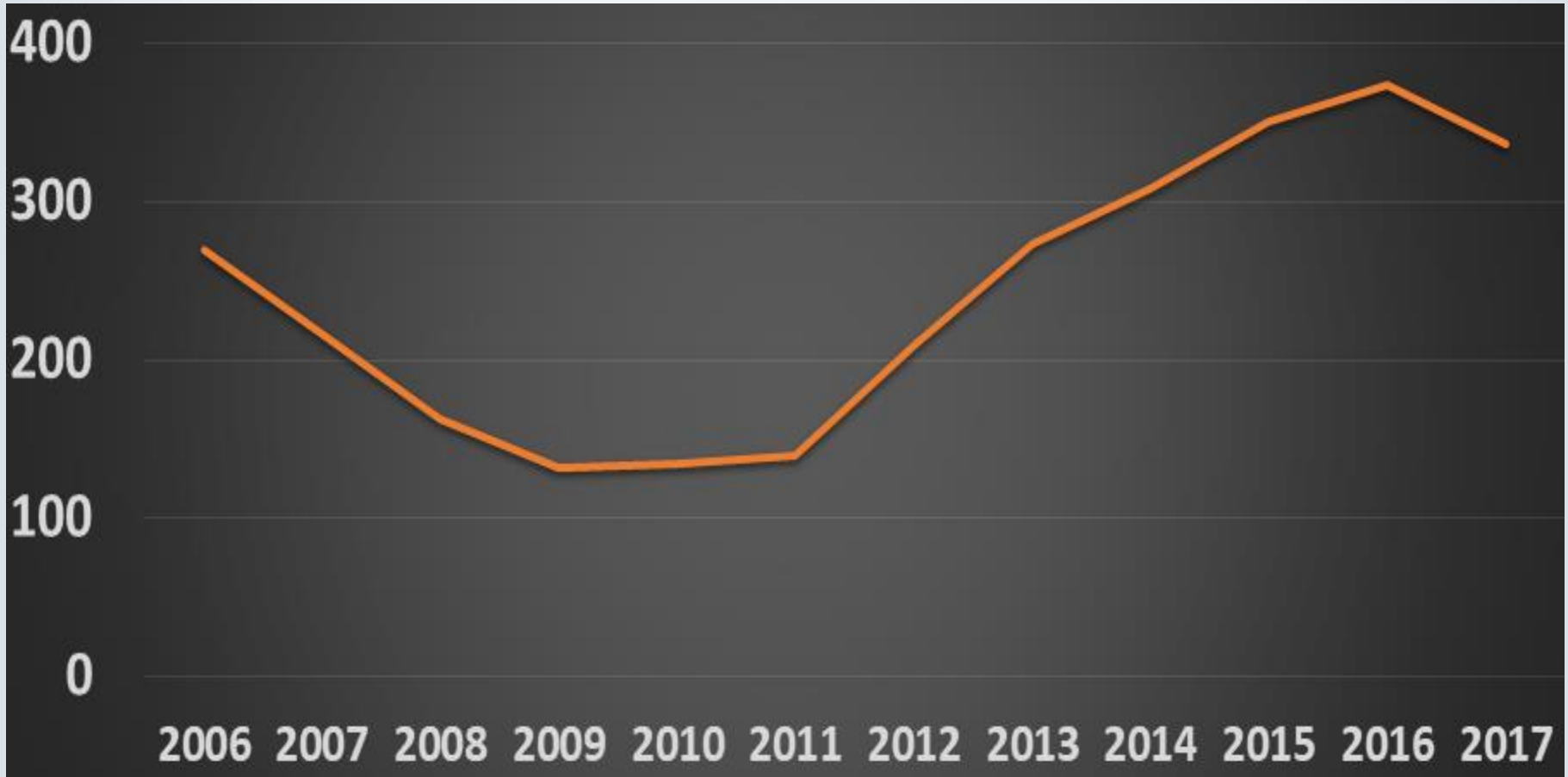
Why is this project important?

- Considerable public interest
- Housing crisis and lack of affordability
- 43% of the city is zoned single-dwelling
- Homes and investment
- Opportunity to increase access to complete neighborhoods
- Development and design shapes how Portland looks and functions

Project Genesis and Scope



Increase in Demolitions



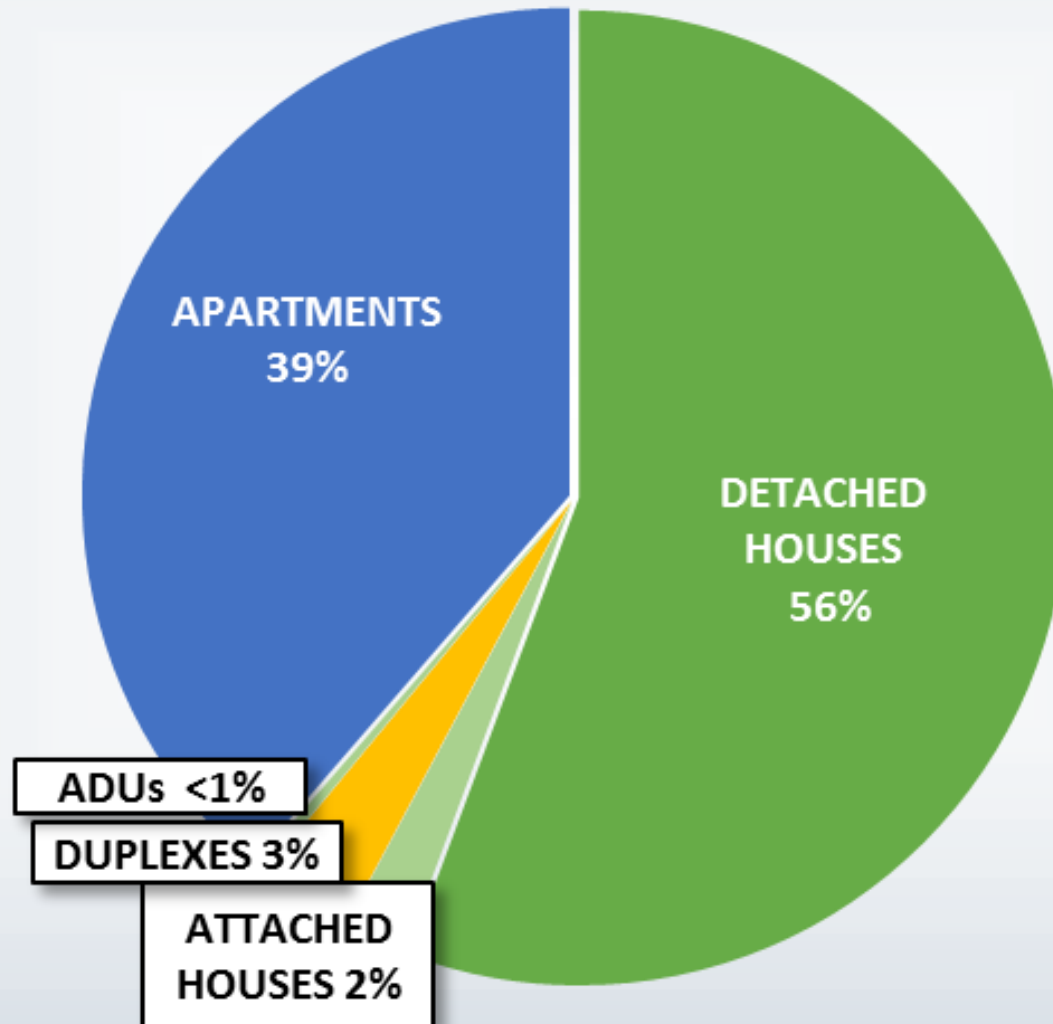
Size of New Houses



Narrow Lots



Housing Supply by Type



Lack of housing choice

15%



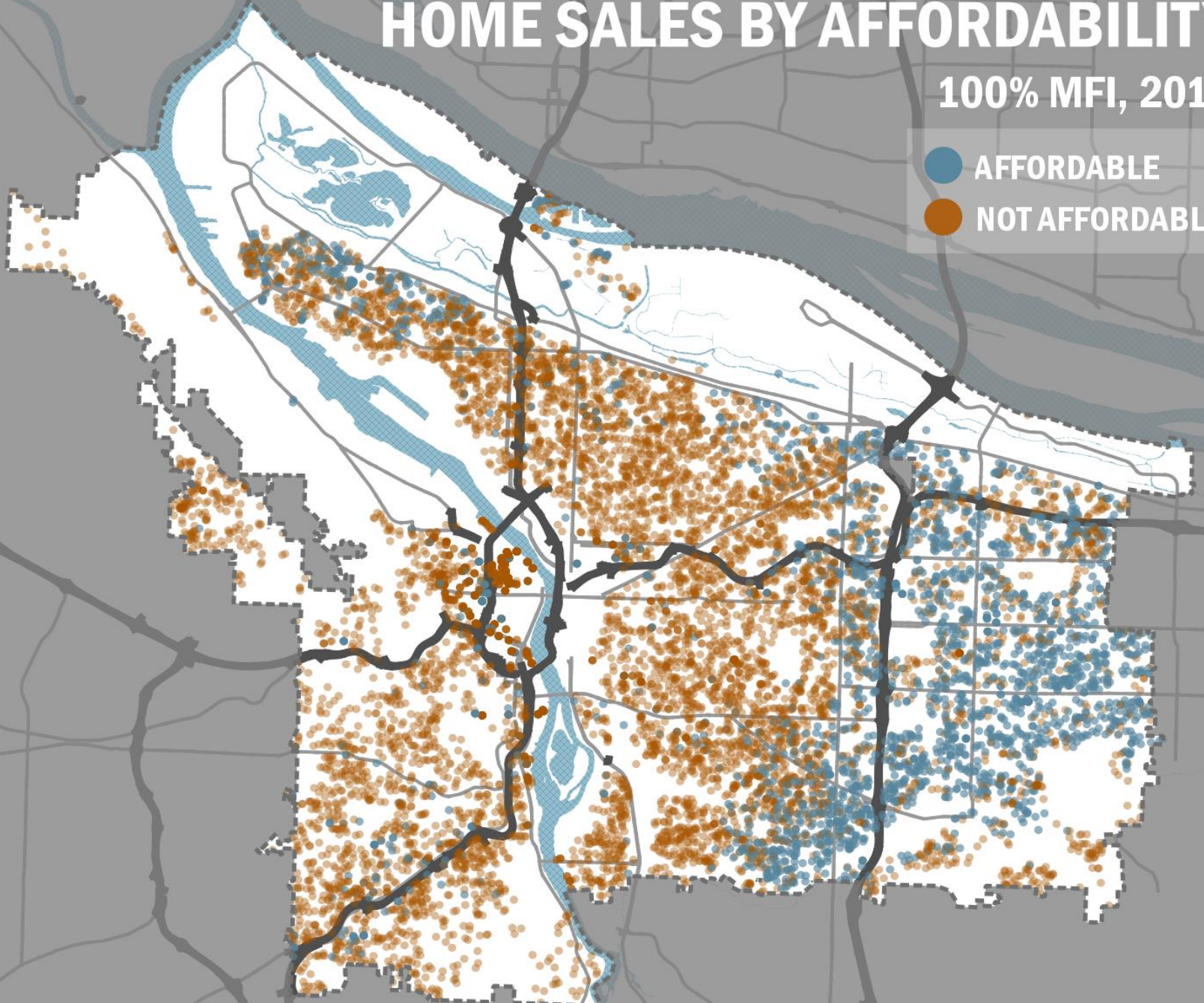
77%



HOME SALES BY AFFORDABILITY

100% MFI, 2015

- AFFORDABLE
- NOT AFFORDABLE

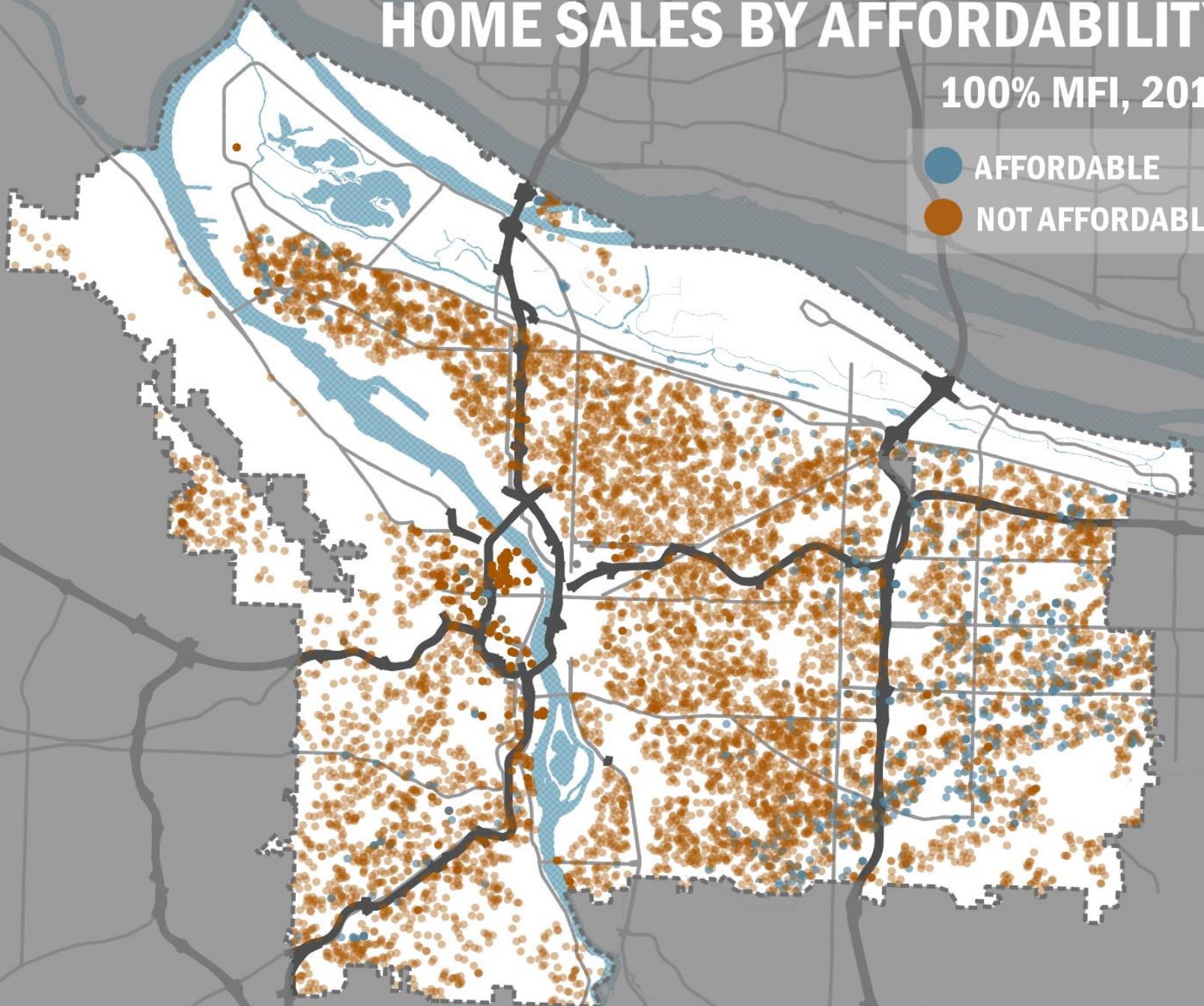


Source: Regional Multiple Listing Service (RMLS), Portland Bureau of Planning and Sustainability.

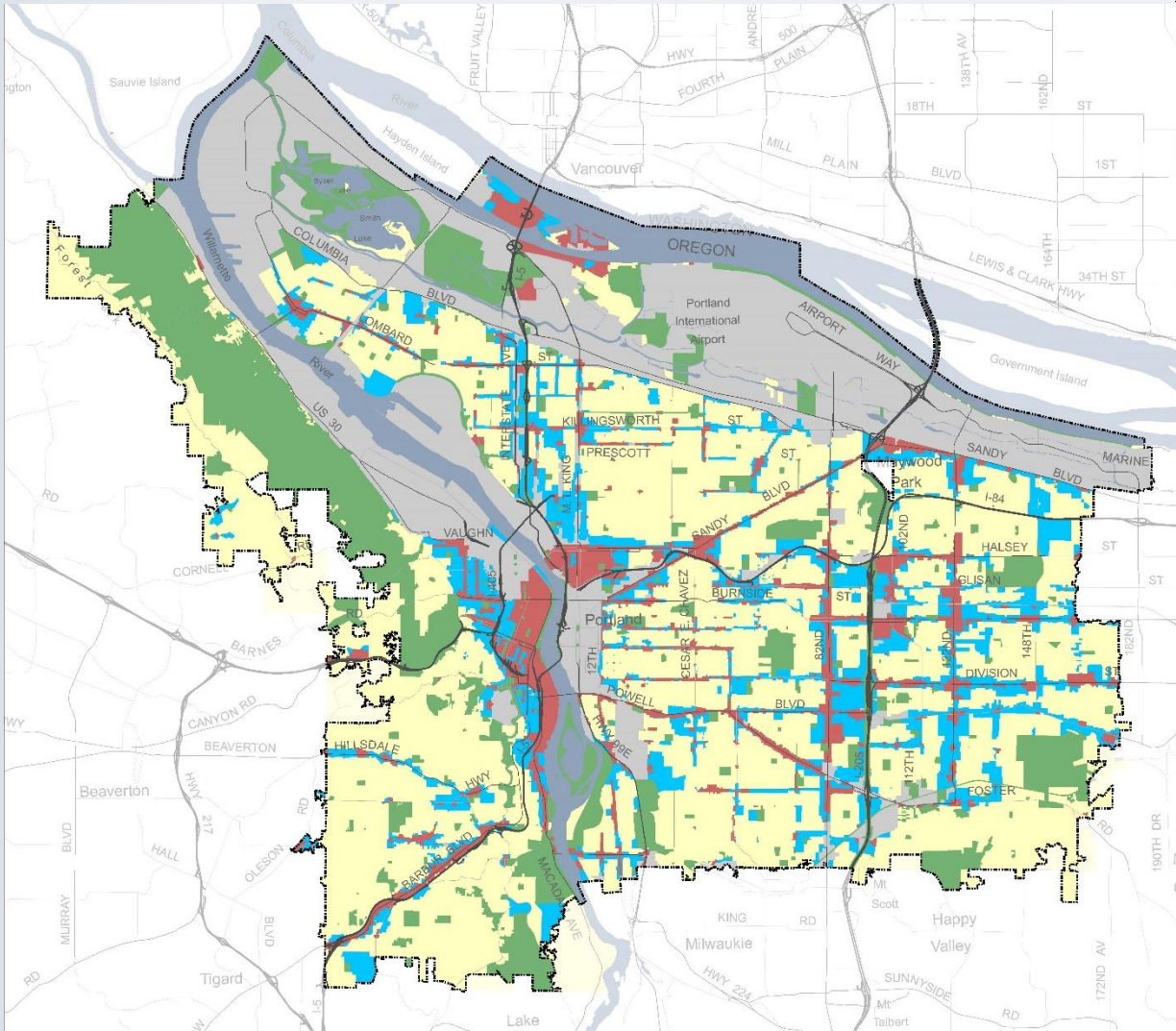
HOME SALES BY AFFORDABILITY

100% MFI, 2017

- AFFORDABLE
- NOT AFFORDABLE



Generalized Zoning Map



Industrial/Empl
21%

Mixed Use
8%

Multi-Dwelling
7%

Single-Dwelling
43%

Open Space
21%

Residential Infill Project Goal

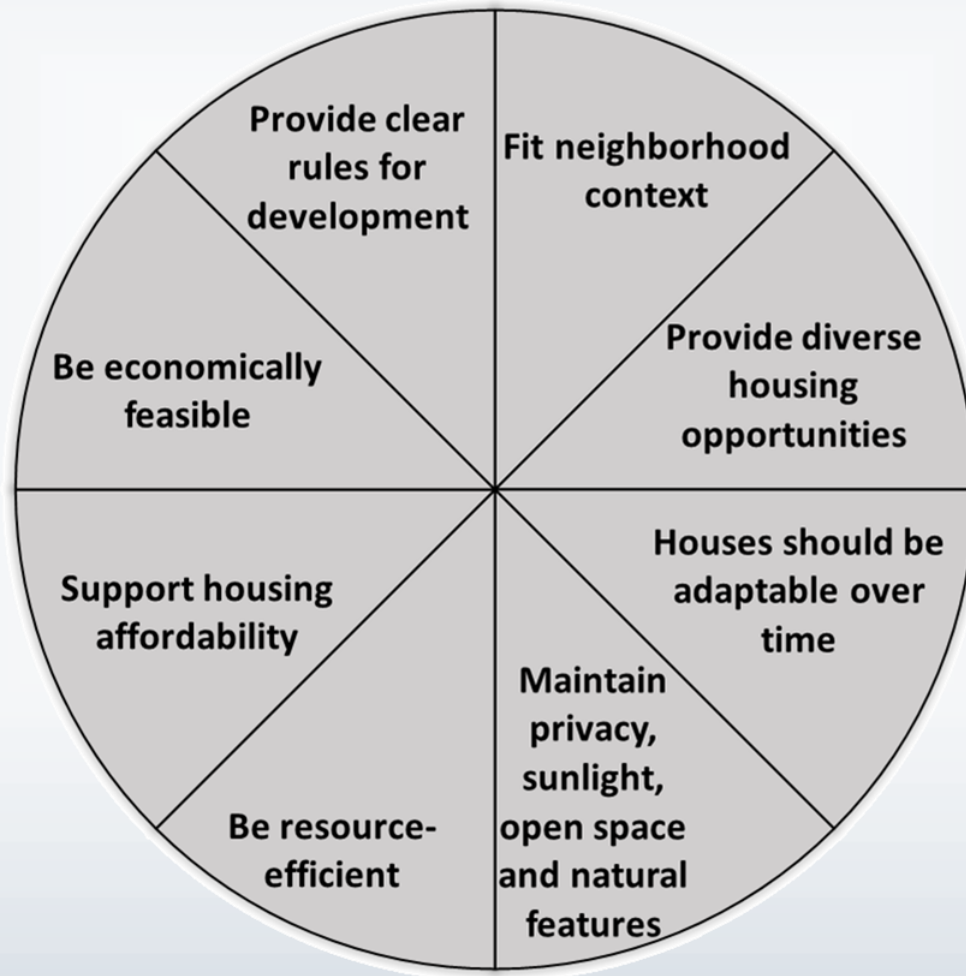
To update Portland's single-dwelling zoning rules to better meet the changing needs of current and future residents.

- 100,000 more households
- Smaller household sizes
- Fewer households with children
- Aging population

Three Topics

- **Scale of Houses** - Smaller houses that better fit existing neighborhoods
- **Housing Opportunity** - More housing choices for people's changing needs.
- **Narrow Lots** - Clear and fair rules for narrow lot development.

Guiding Principles



Process

Two Phases of the Project

- **Concept Phase**
August 2015 - December 2016
- **Legislative Phase**
January 2017 - December 2018

Developing a Concept Proposal

- 26-member **Stakeholder Advisory Committee** met over 14 months (Aug 2015-Oct 2016)
- Over 7,000 people participated in an **online questionnaire** to prioritize issues

Public Engagement - Concept Phase

- 545 people at six open houses
- 200 people at other presentations
- 2,375 people responded to a second online questionnaire
- 1,562 comments via questionnaires, comment forms, flip chart notes, emails and letters
- 280 people testified in person and in writing to City Council (Dec 2016)

Public Engagement - Legislative Phase

- 188 people at kick off event and six drop-in office hours
- 111 people at other presentations
- 46 organizations submitted letters
- 433 people responded to online questionnaire
- 3,710 comments (questionnaire, email, flip charts)
- 139 testifiers at PSC
- 1,089 written pieces of testimony

Housing Opportunity

Middle Housing

Mixed Use Zones

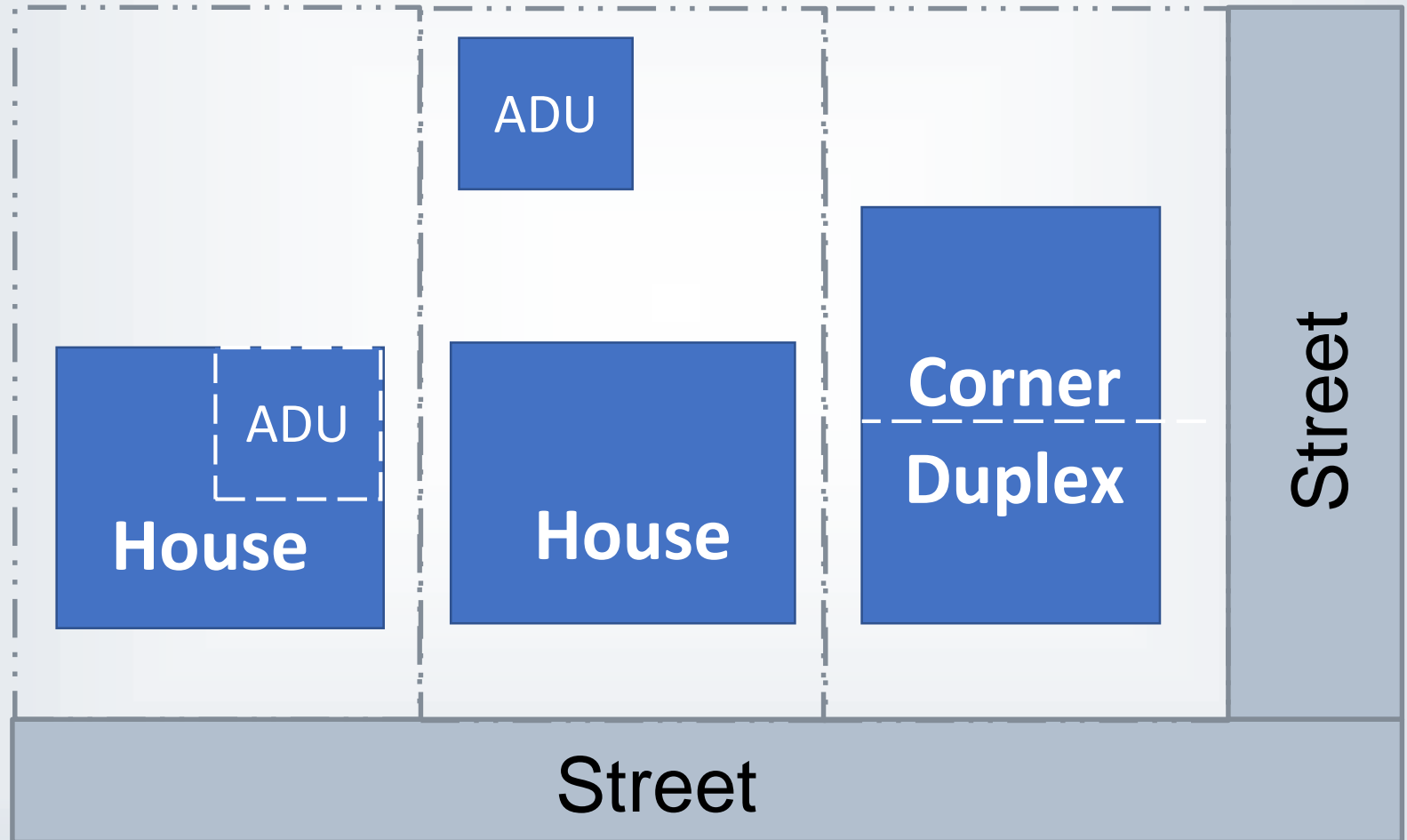
Better Housing by Design

Residential Infill Project

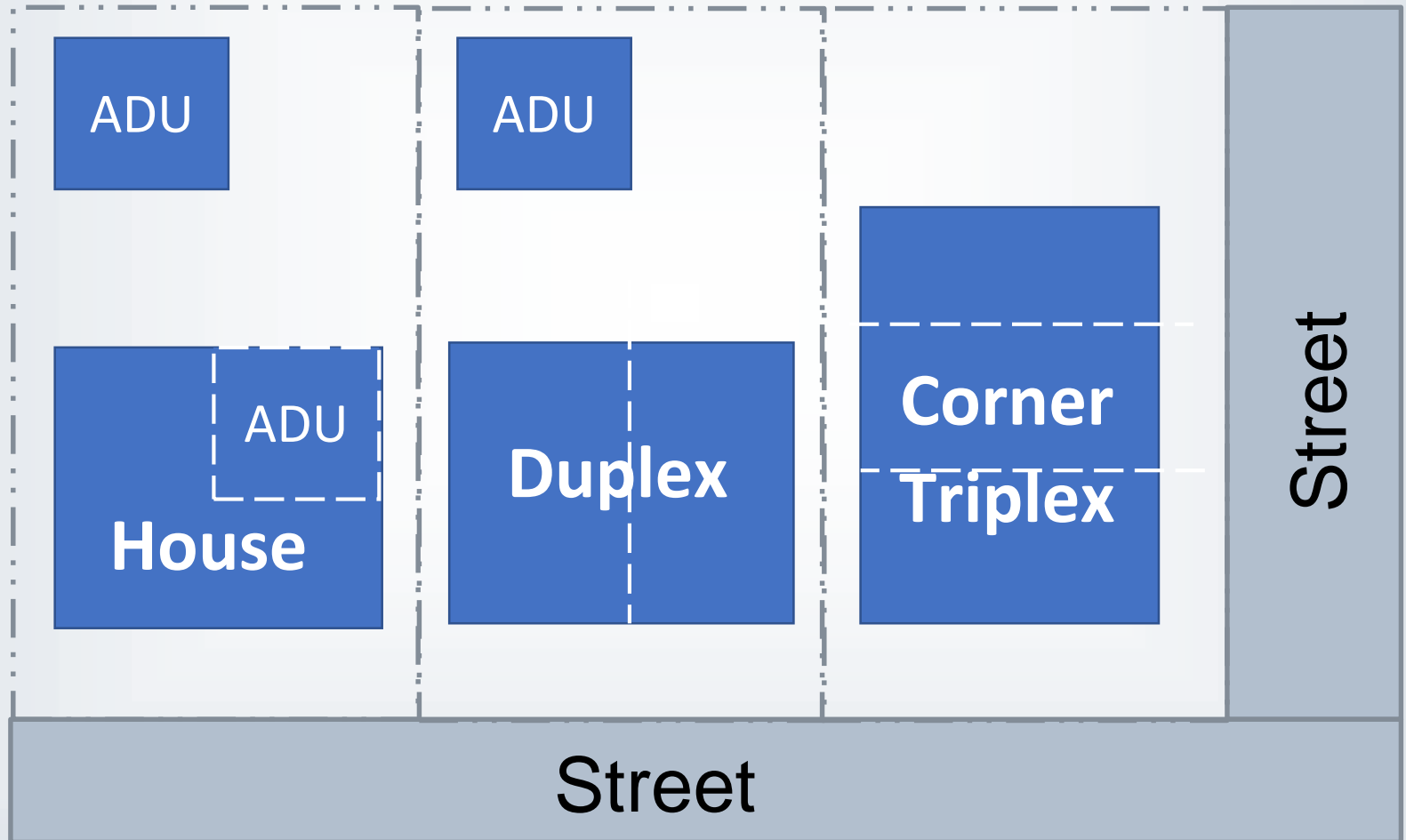


Single-dwelling zones

Current housing types allowed:

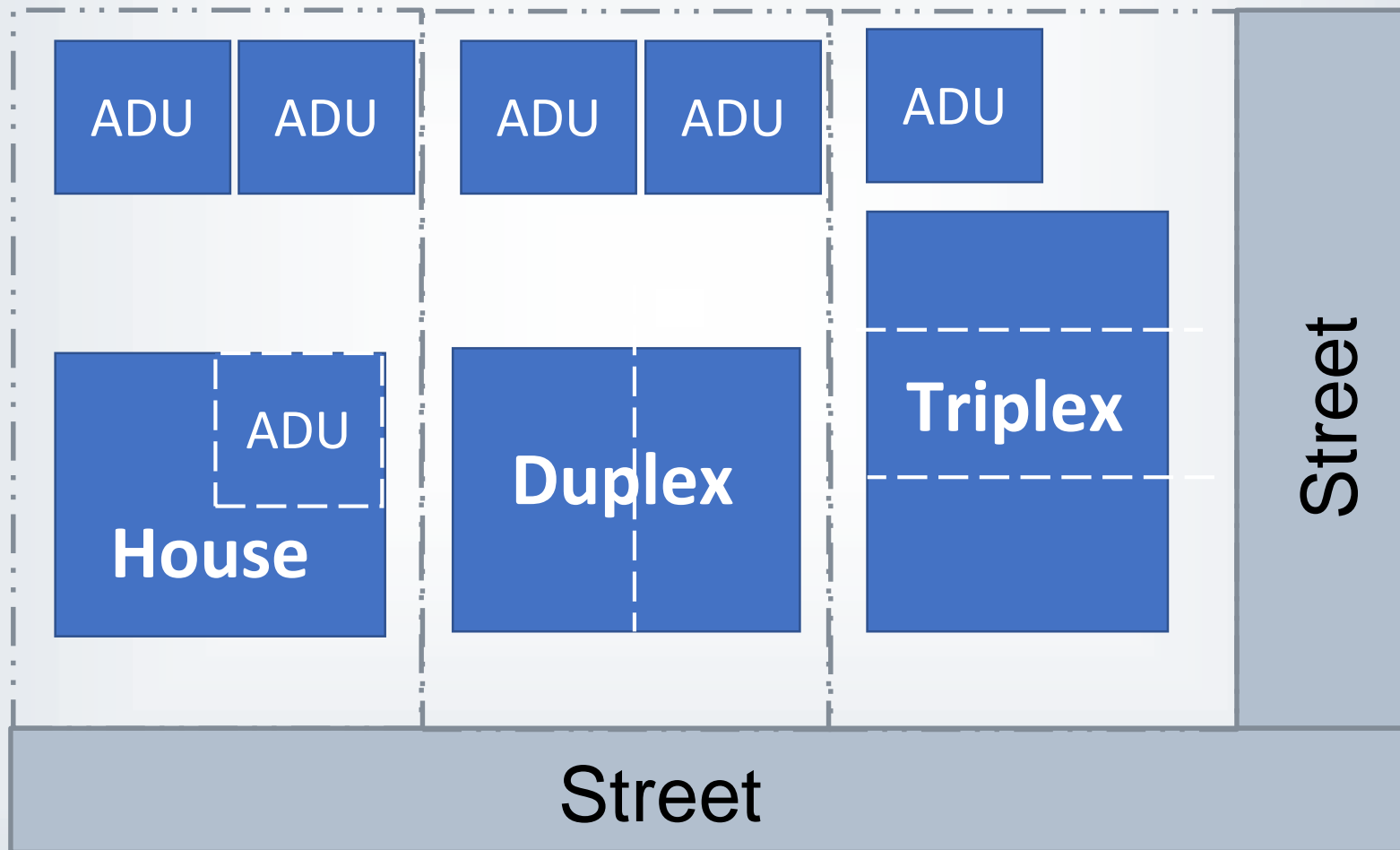


Create a new 'a' overlay zone
Allow these *additional* housing types :



Affordability Bonus

(Discussion Draft-all 4 units @80%MFI)



Incentives for affordability

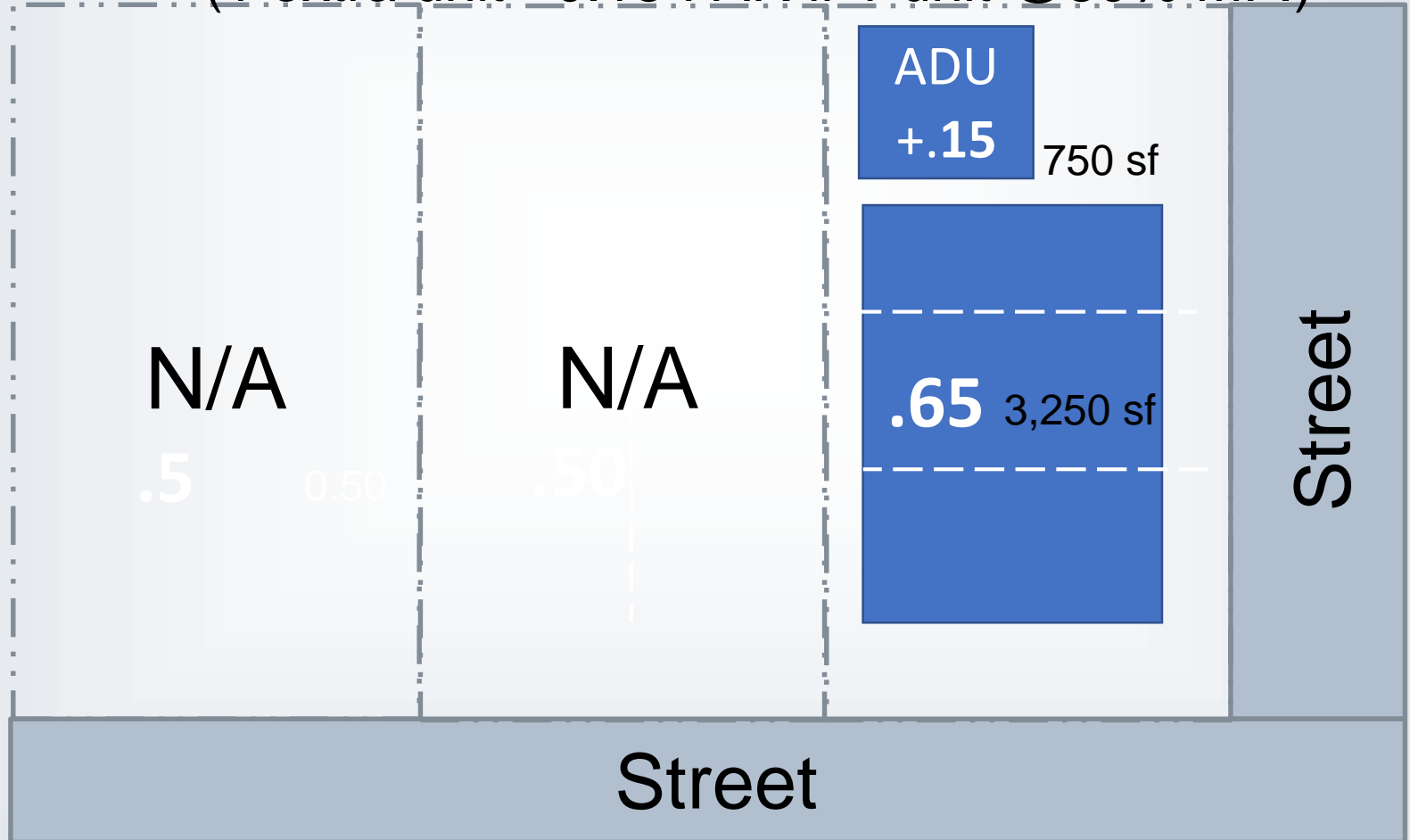
Option 1: Bonus FAR (+0.10 FAR if 1 unit @ 80% MFI)



Incentives for affordability

Option 2: Bonus Unit – corner lots only

(1 extra unit +0.15 FAR if 1 unit @80% MFI)



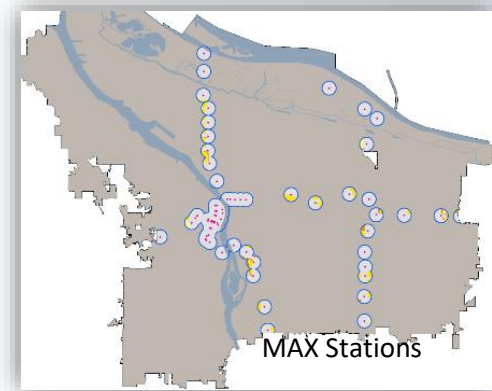
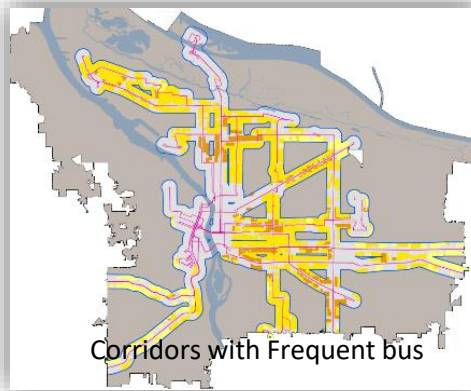
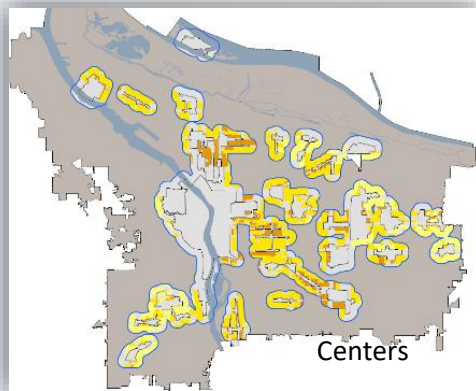
Where?

“Housing that is located in a walkable neighborhood near active transportation, employment centers, open spaces, high-quality schools, and various services and amenities enhances the general quality of life for its residents.” - **Chapter 5, 2035 Comp Plan**

MAPPING THE 'a' OVERLAY ZONE

Mapping methodology

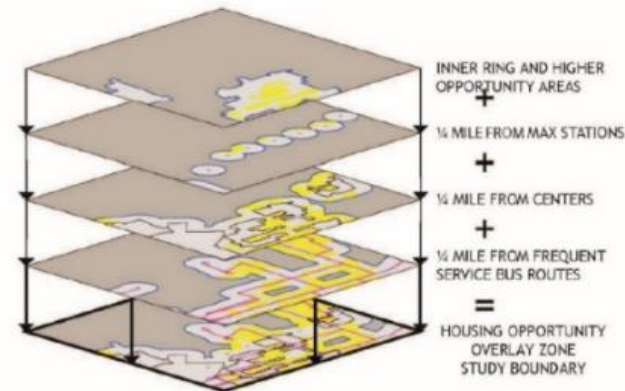
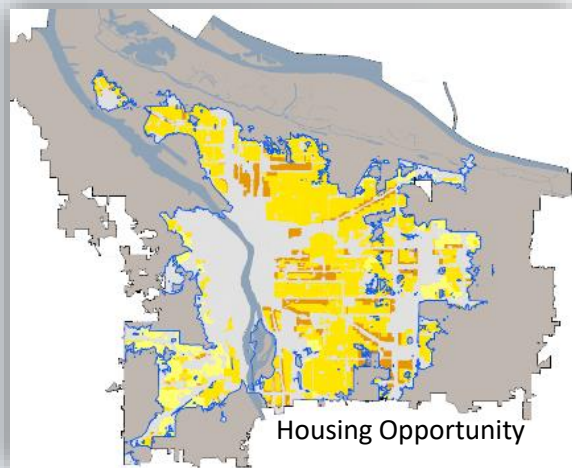
- Step 1. Defining the Base Boundary: Centers, Corridors, Transit



Policy 5.6 Middle housing...Where appropriate, apply zoning that would allow this within a quarter mile of designated centers, corridors with frequent service transit, high capacity transit stations, and within the Inner Ring around the Central City.

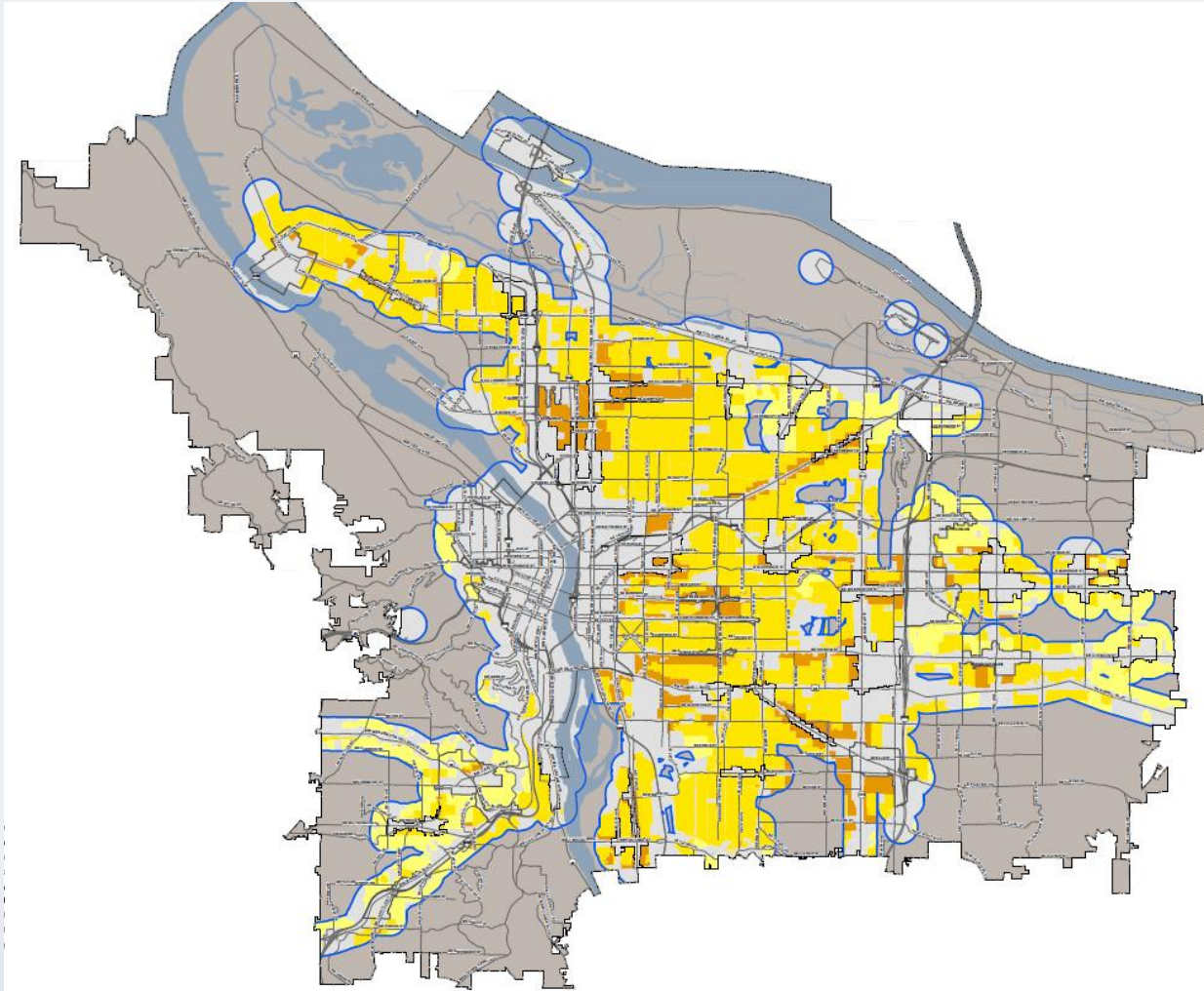
Mapping methodology

- Step 1. Defining the Base Boundary:
Filling in the gaps with Opportunity Areas

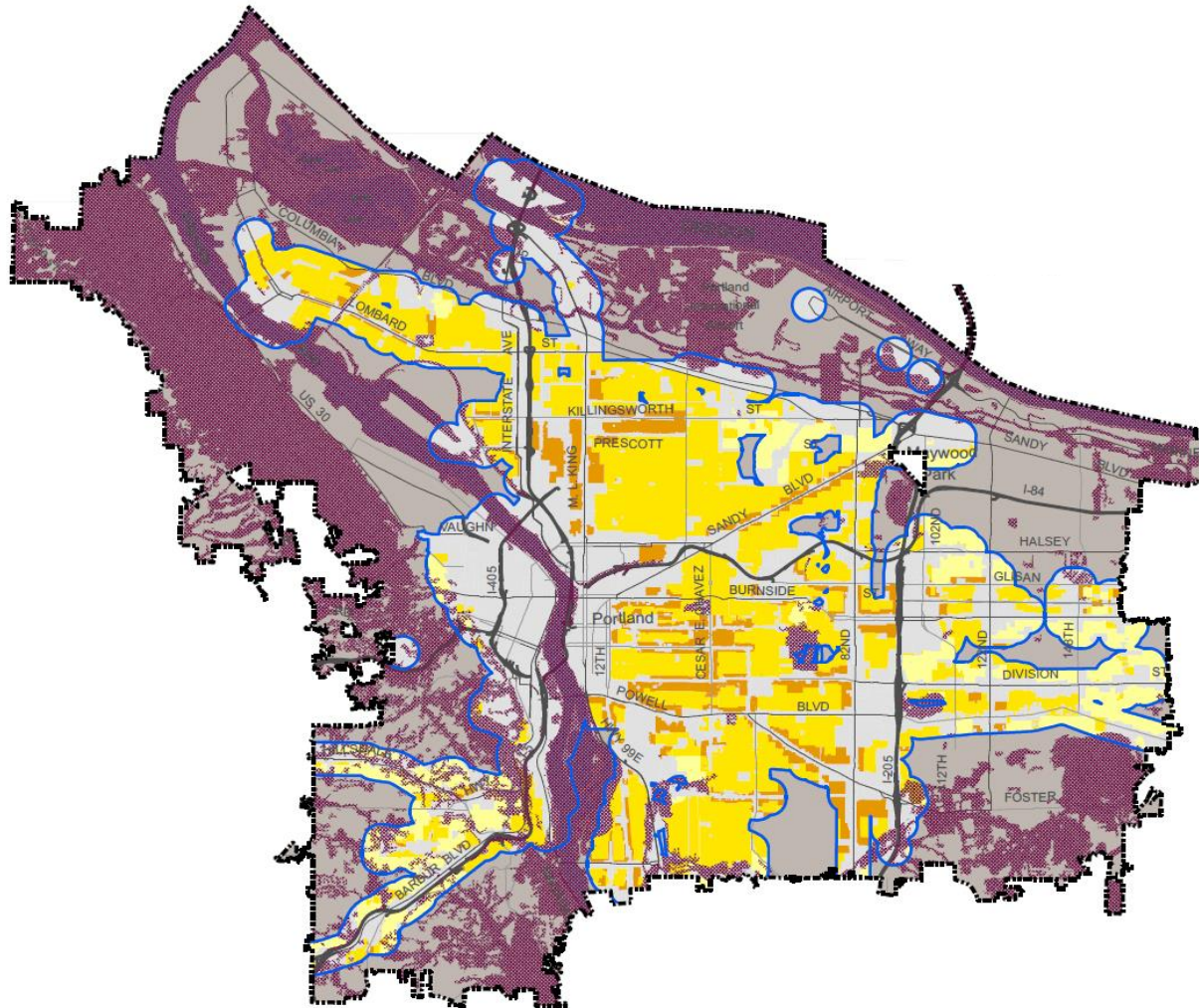


Policy 5.22 Locate new affordable housing in areas that have high/medium levels of opportunity in terms of access to active transportation, jobs, open spaces, high-quality schools, and supportive services and amenities.

- Step 2. Adjusting the Boundary:
Zoning Patterns and Street Centerlines

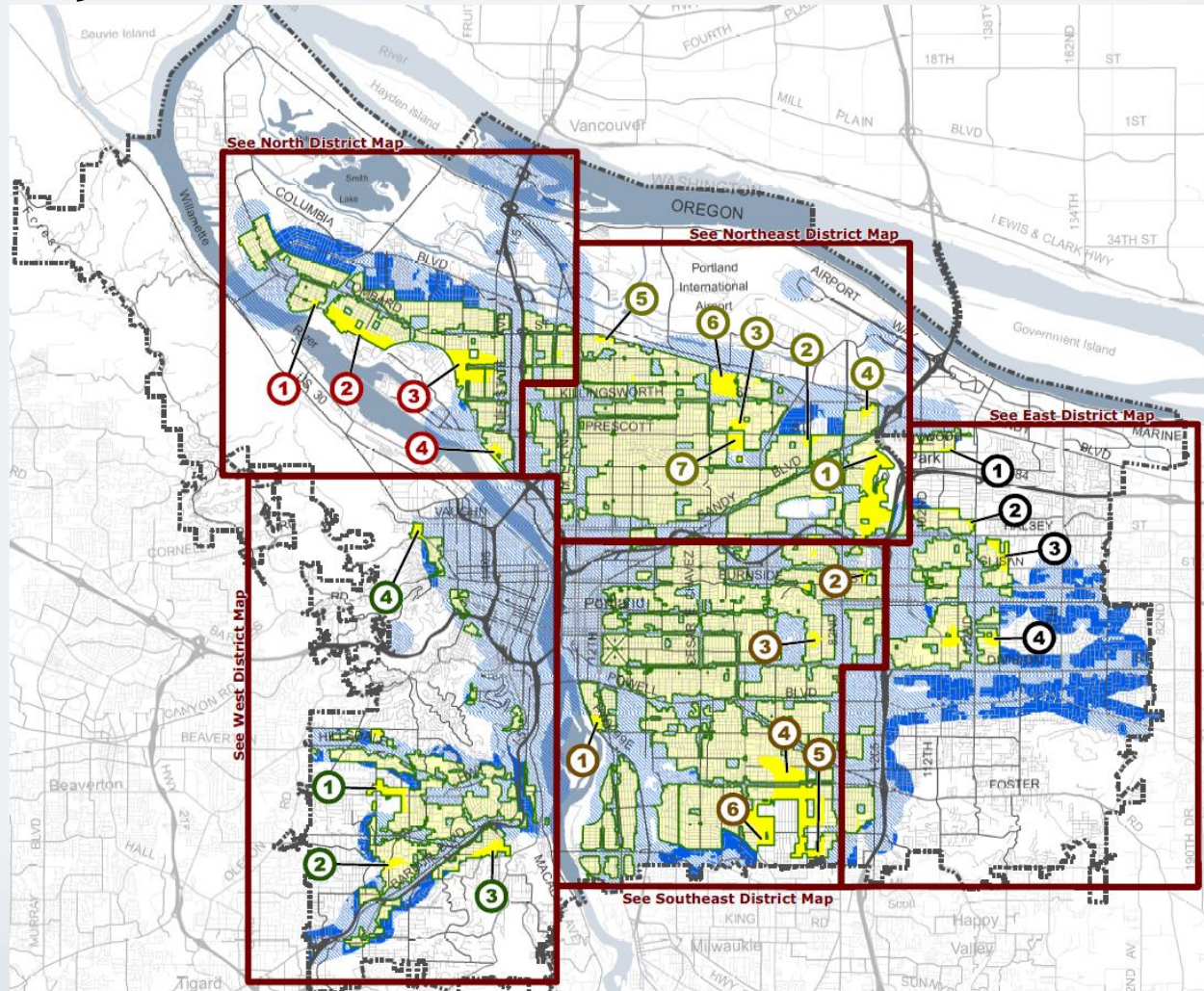


■ Step 3. Adjusting the Boundary: Development Constraints

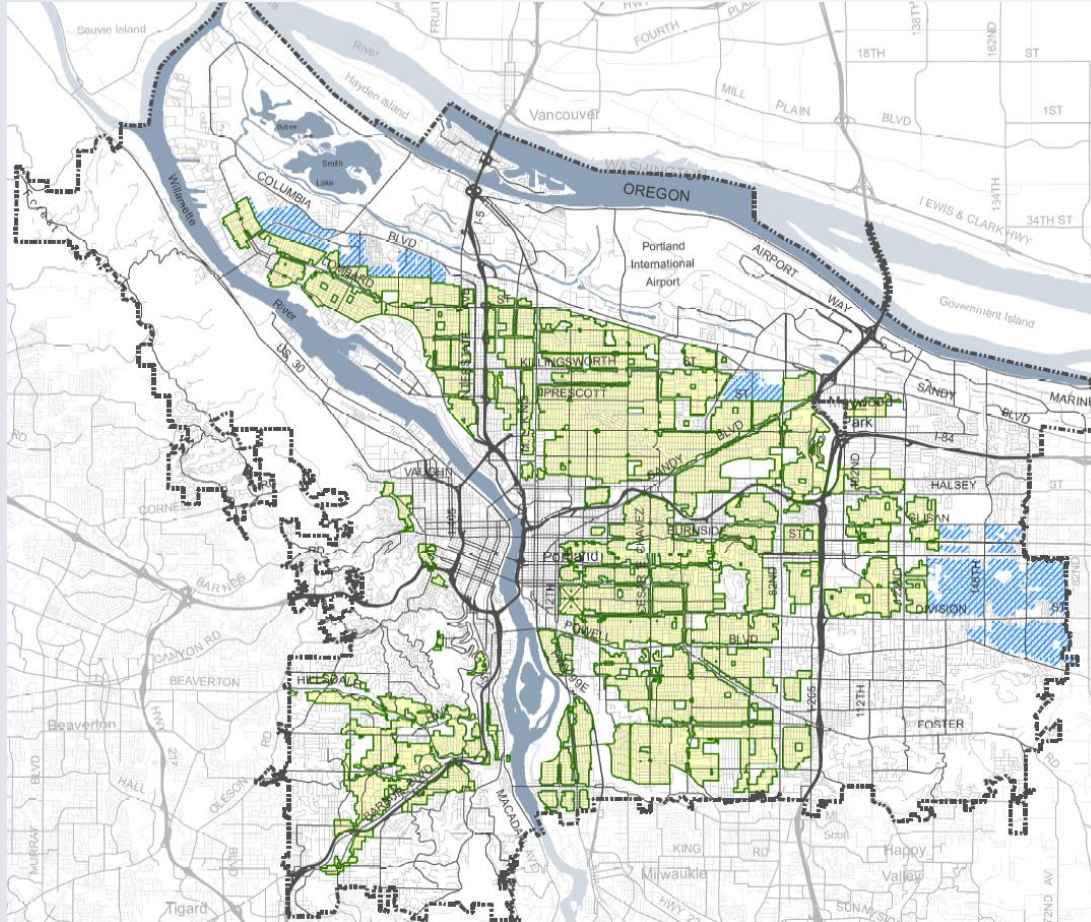


Policy 4.79 Natural hazards and climate change risks and impacts. Limit development in or near areas prone to natural hazards, using the most current hazard and climate change-related information and maps.

■ Step 4. Adjusting the Boundary: Proximity to other amenities



■ Step 5. Adjusting the Boundary: Displacement Risk Analysis



Policy 5.16 Involuntary displacement. When plans and investments are expected to create neighborhood change, limit the involuntary displacement of those who are under-served and under-represented.

Possible Programs for Vulnerable Communities

- Support for homeowners
 - Technical assistance
 - Financial assistance
- Support for renters of single-family houses
 - Education programs
 - Pilot a program that gives priority of affordable units to households that have been displaced

Other public good?

- Affordability
- Accessibility / visitability
- Passive house
- Tree preservation
- Design standards
- Family-sized units

Next Steps

Planning & Sustainability Comm

- 5/22 Work Session #1
- 6/7 Work Session #2
- 6/26 Work Session #3
- 7/10 Work Session #4
- 7/24 Recommendation

City Council

Fall 2018

Questions?