

City of Portland Bureau of Planning and Sustainability

Expanding Opportunities for Affordable Housing

Planning and Sustainability Commission

January 14, 2020



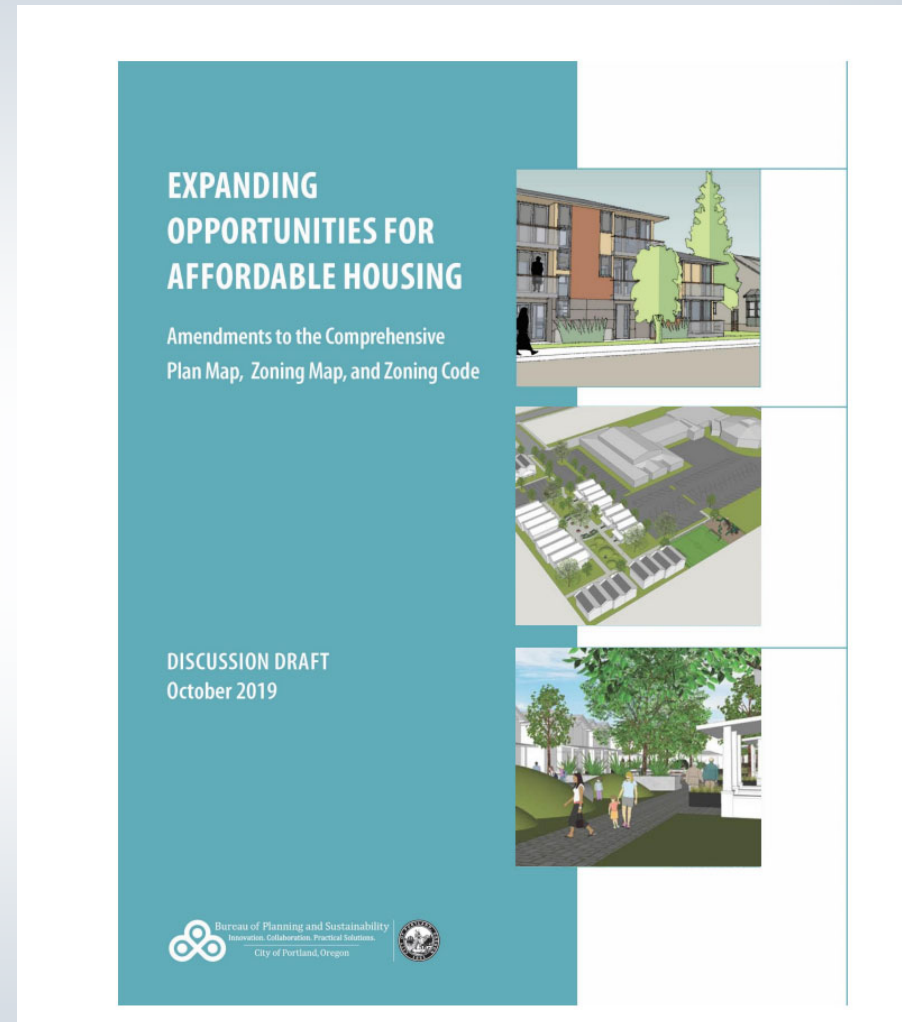
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Expanding Opportunities for Affordable Housing

Metro grant-funded

Focus on faith and community-based organizations



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Identifying barriers, finding solutions

Barriers/hurdles

- Pre-development costs
- Land Use review process
- Permitting process
- Infrastructure requirements, cost

Solutions

- BDS point person
- Zoning code and map amendments
- Infrastructure fund



Proposed Zoning Code Amendments

Amendments to:

33.281 School and
School Sites

33.815 Conditional
Use Review

33.820 Conditional
Use Master Plan

- Reduce the need for a conditional use review when housing will be built
- Allow removal of parking
- Reduce the review thresholds for cases that trigger a conditional use review
- Increase the amount of floor area that can be demolished and added to a site without a conditional use review



Conditional Use Review Exemption

Reducing the conditional use site boundary

- Current code requires a review to reduce a CU site boundary
- Proposed code allows reduction along an existing lot line without a CU review.



Conditional Use Review Exemption

Developing housing

- Amend the code to allow housing that meets base zone development standards to be added to a CU site without a CU review.



Conditional Use Review Exemption

Adding up to 2,000 square feet of non-housing floor area

- Current code allows the addition of up to 1,500 square feet of new floor area to a CU site without CU review.
- Proposed code increases the allowance to 2,000 square feet.
- Allows expansion of non-housing floor area.



Conditional Use Review Exemption

Up to 25% of existing floor area may be removed and replaced

- This will allow an existing CU to tear down and replace up to 25% of existing floor area.
- Current code only allows the addition of 1,500 square feet of floor area regardless of whether the floor area is replacing what was demolished.



Conditional Use Review Exemption

Reduce parking by up to 50% when developing housing and the site is near frequent transit

- This will allow a conditional use to build housing on a portion of an existing parking lot without a CU review.
- Current code only allows the removal of 1 space or 4% of the number of existing parking spaces without a CU review.



Conditional Use Review Procedure Threshold

Reduce CU review thresholds for some reviews

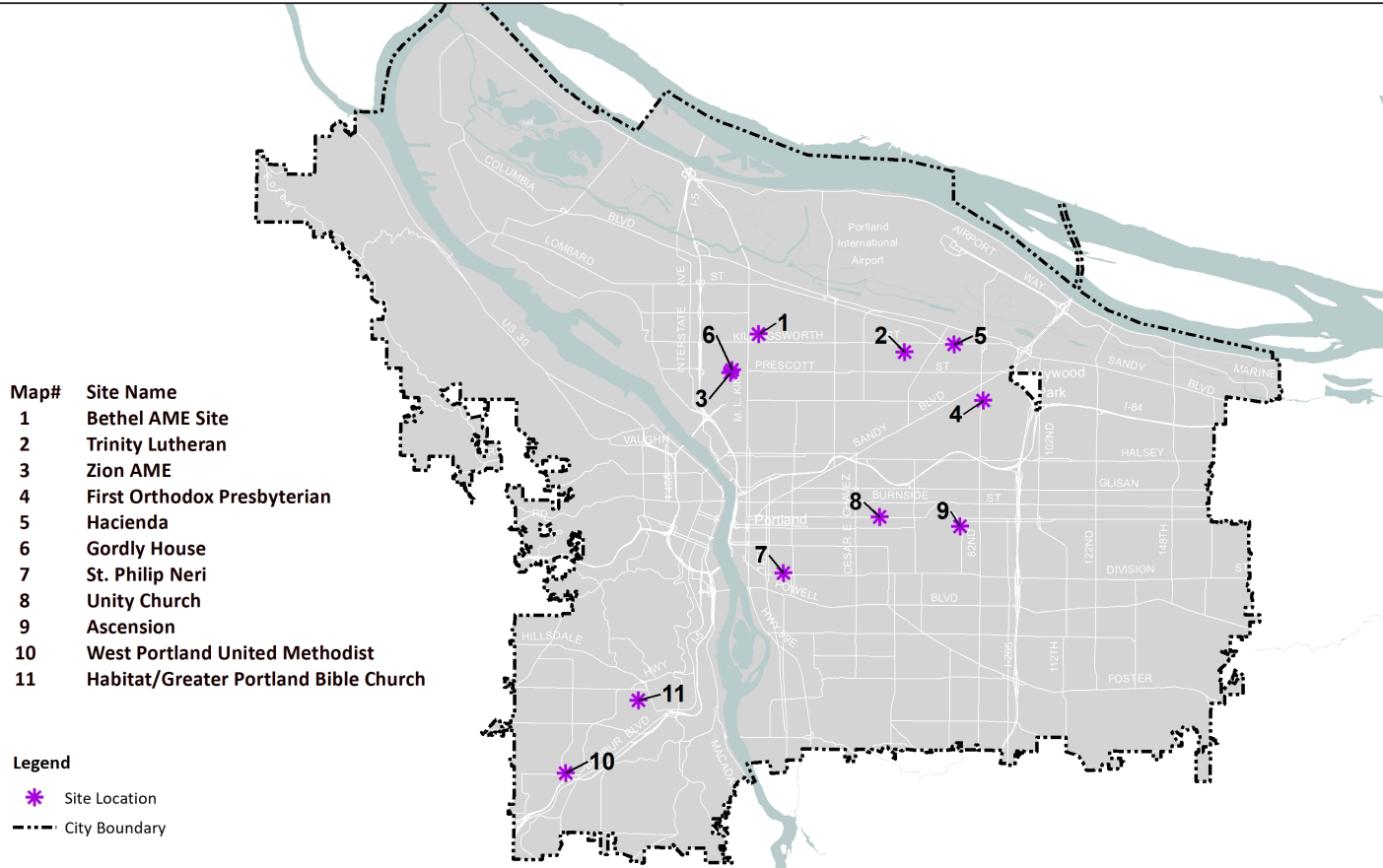
When a conditional use review is required:

- Reduce the review threshold from a Type III to a Type II if the proposal includes housing.
- Reduce the review threshold from Type III to Type II when adding up to 25% more floor area to a site. Current threshold is 10%.



Zoning Map Amendments

Expanding Opportunities for Affordable Housing



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Geographic Information System



0 1 2 Miles



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Infrastructure Barriers

- In depth evaluation for case studies
- Identification of any issues for other sites subject to zone change



Infrastructure barriers

Case study examples:



- Portsmouth Union (N Lombard and Fiske) - new signal required
- Trinity Lutheran - street extension required

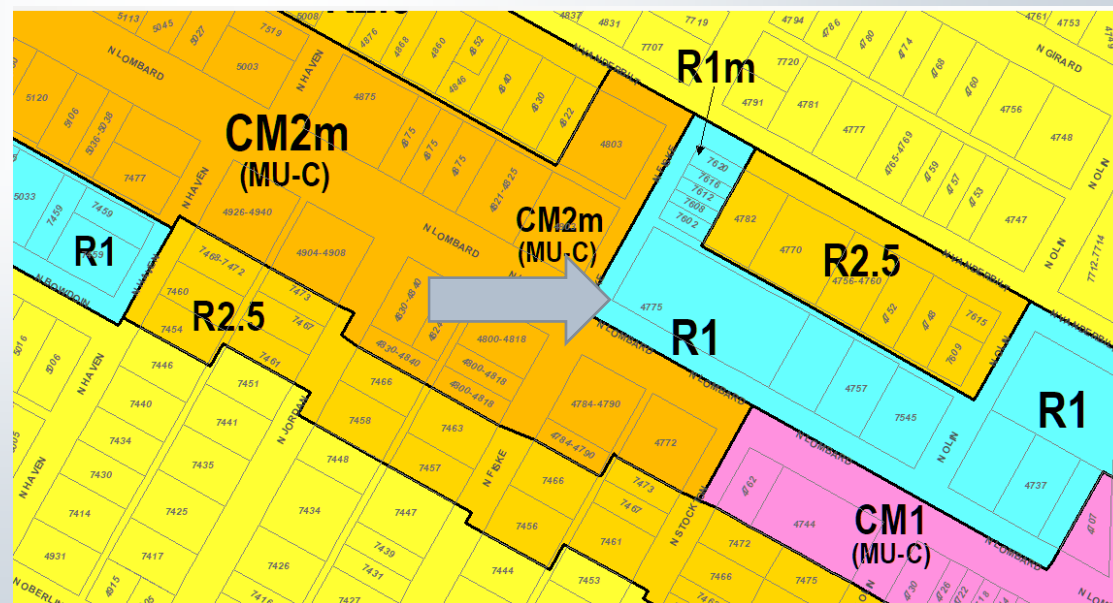


Portsmouth Union

20-units supportive housing

30% AMI

Using undeveloped portion of site



Site	Notes
Bethel AME	Unimproved ROW (8 th Ave)
Trinity Lutheran	Street and water extension needed, traffic on Killingsworth
First AME Zion	No known issues
F. Orthodox Presbyterian	No known issues
Hacienda/Emmert	72 nd and 73 rd lack curbs and sidewalks, traffic on Killingsworth
PAALF/Gordly	No known issues
St Philip Neri	Inner Powell and SE 11 th traffic @ train Xing
Unity of Portland	No known issues
Ascension	No Known issues - some unpaved streets nearby
W. Portland U. Methodist	Taylor's Ferry traffic exceeds standards, SW 47 th lacks curbs and sidewalks
Portland Bible	Street, sidewalk, sewer, storm extensions req.



Project timeline



- Proposed Draft: January 2
- Briefing PSC: January 14
- PSC hearing: February 11
- Recommended Draft: March (date TBD)
- City Council: March 26 or April 1 (tentative)



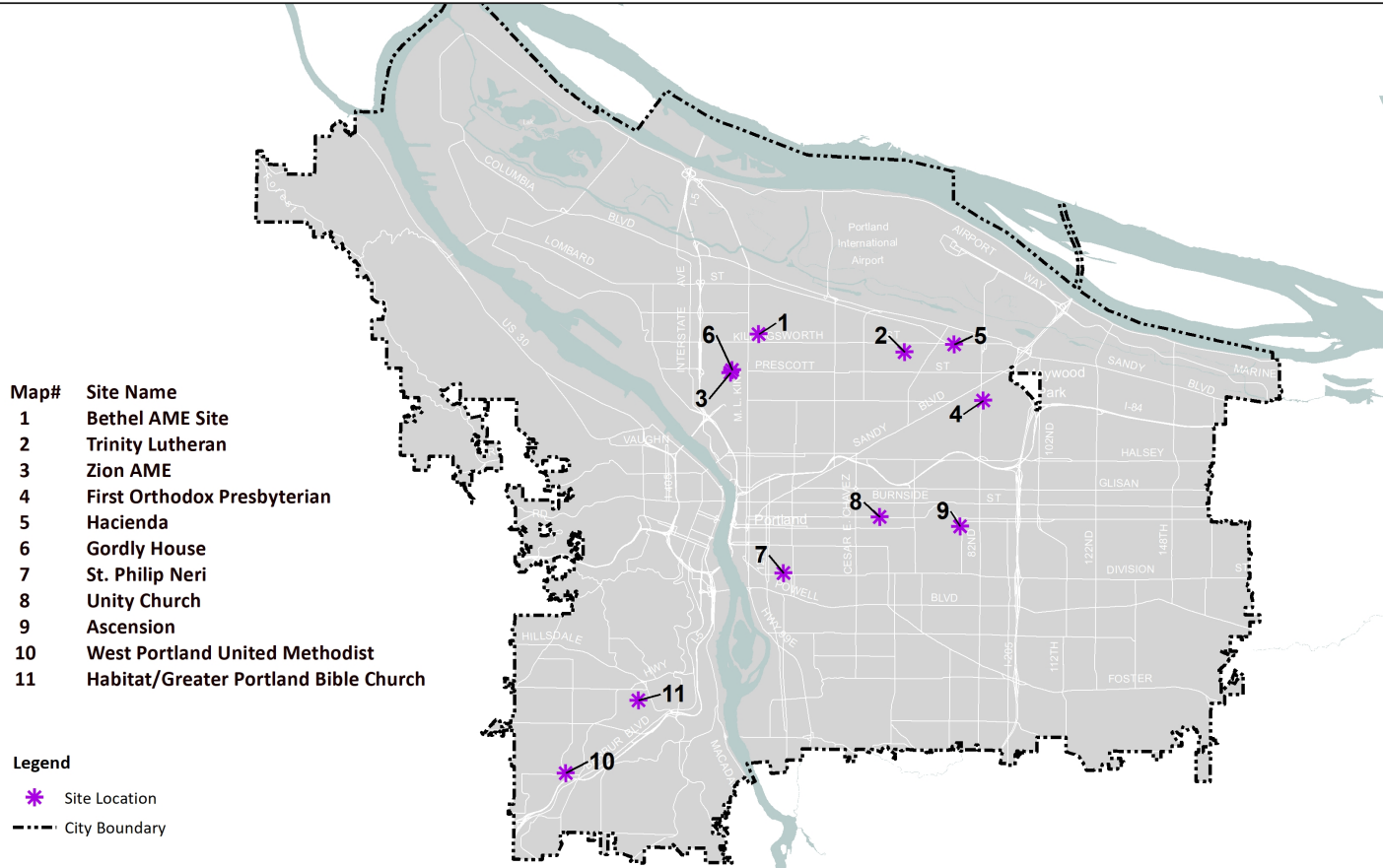
Project web page

portland.gov/ah-grant



Zoning Map Amendments

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0 1 2 Miles



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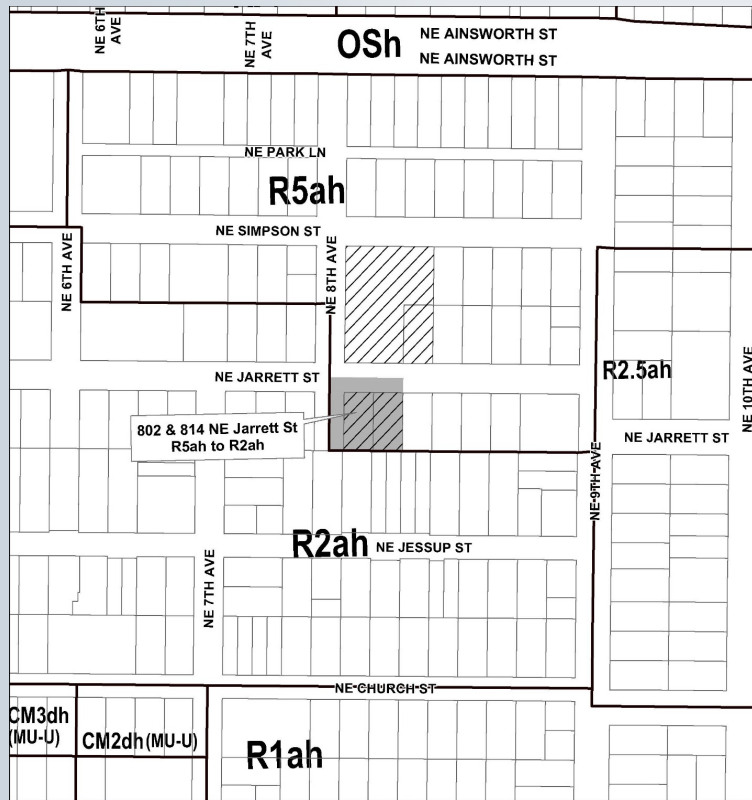


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Bethel AME Economic Development Corp 5828 NE 8th Avenue

Zoning Map Amendment: R5 to R2 (RM1)



Proposed Draft - Expanding Opportunities for Affordable Housing

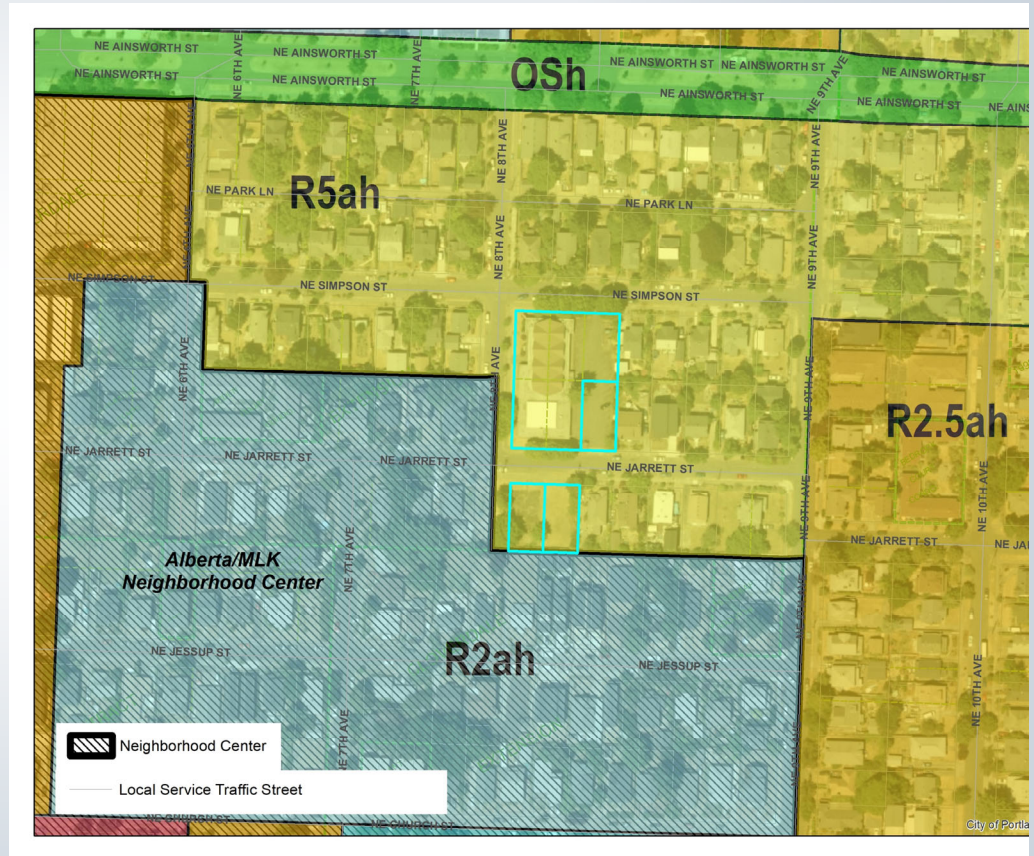
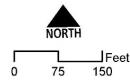
Map 1: Bethel AME

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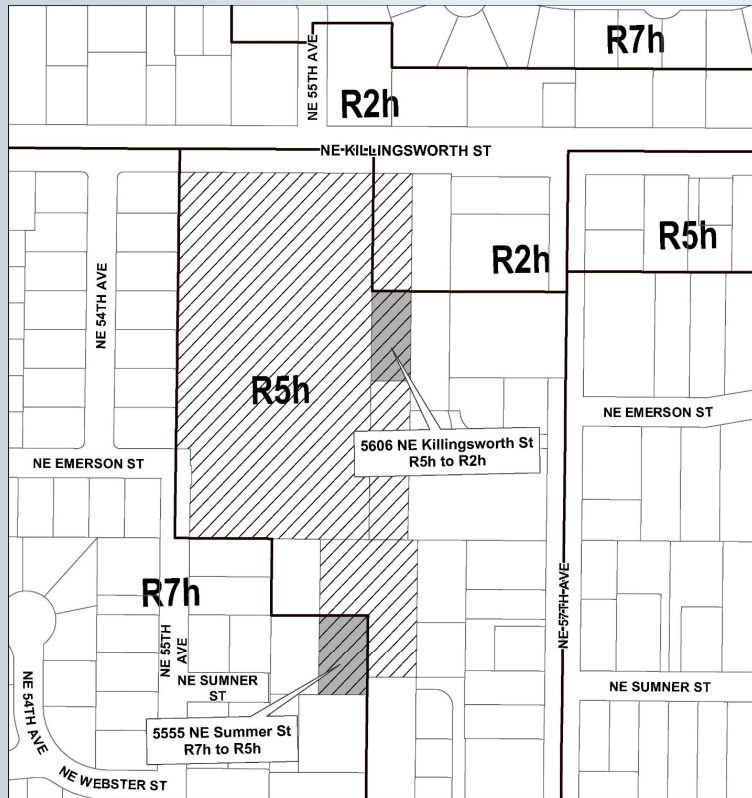
Legend

- Existing Zoning
- Proposed Change Area
- Common Ownership



Trinity Lutheran 5520 NE Killingsworth St

Zoning Map Amendment: R5/R2 to R2 (RM1); R7/R5 to R5



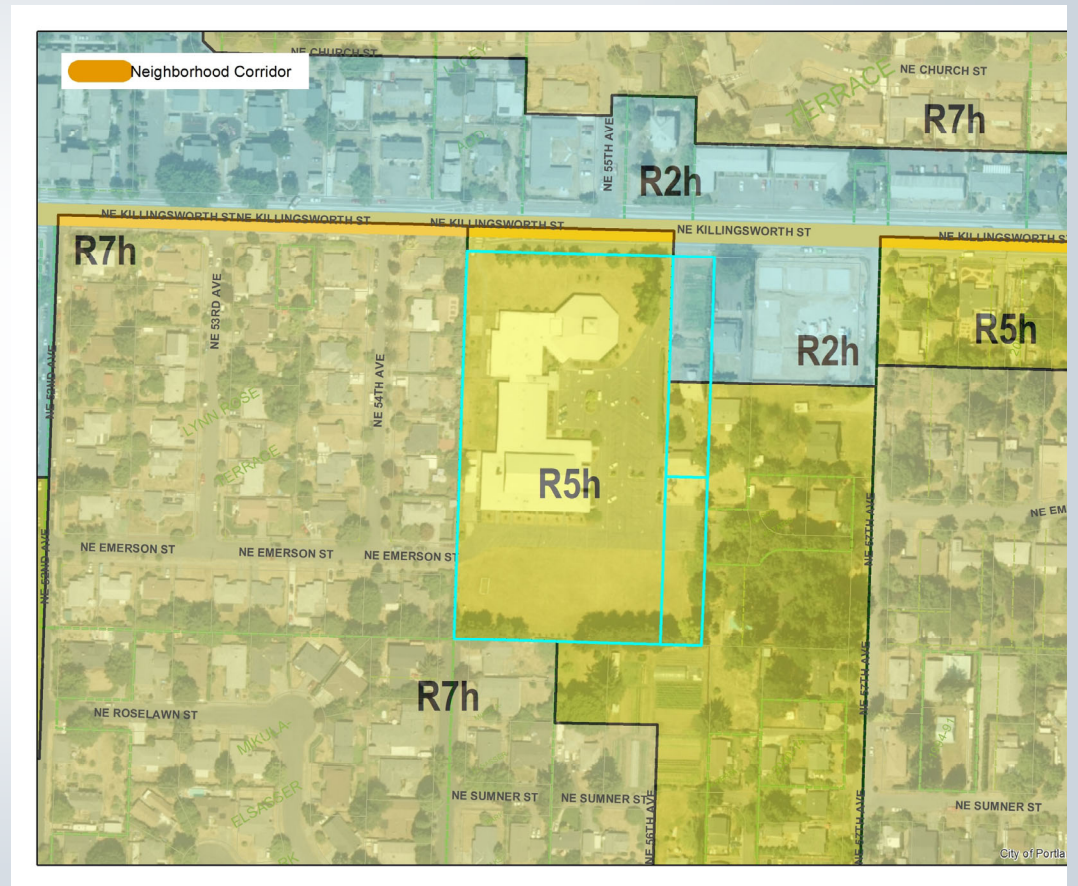
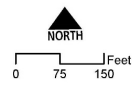
Proposed Draft - Expanding Opportunities for Affordable Housing
Map 2: Trinity Lutheran

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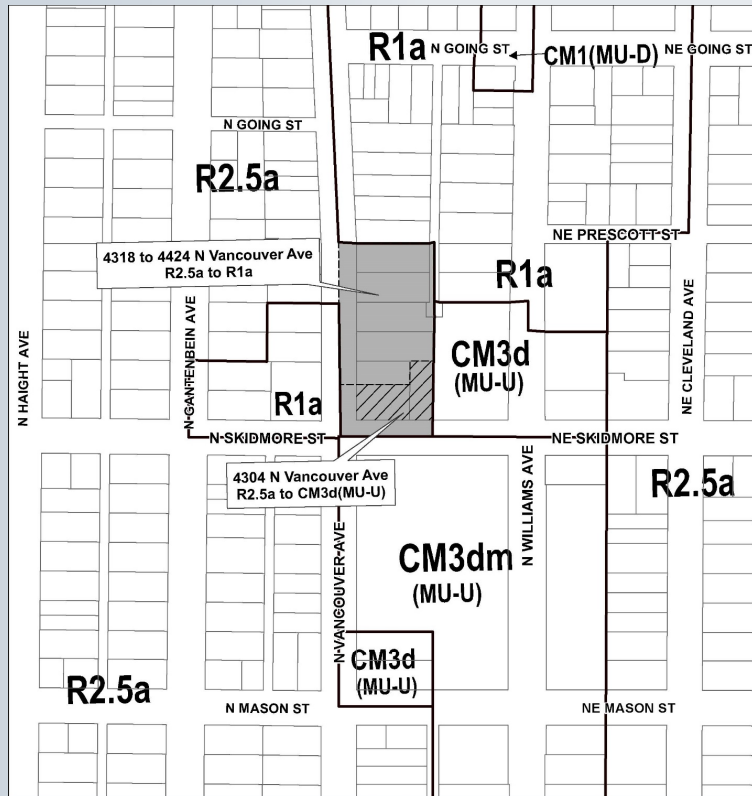
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Geographic Information Systems

Legend

- Existing Zoning
- Proposed Change Area
- Common Ownership



First AME Zion 4304 N Vancouver Ave; and individual lots

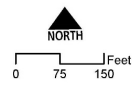


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Map 3: Zion AME

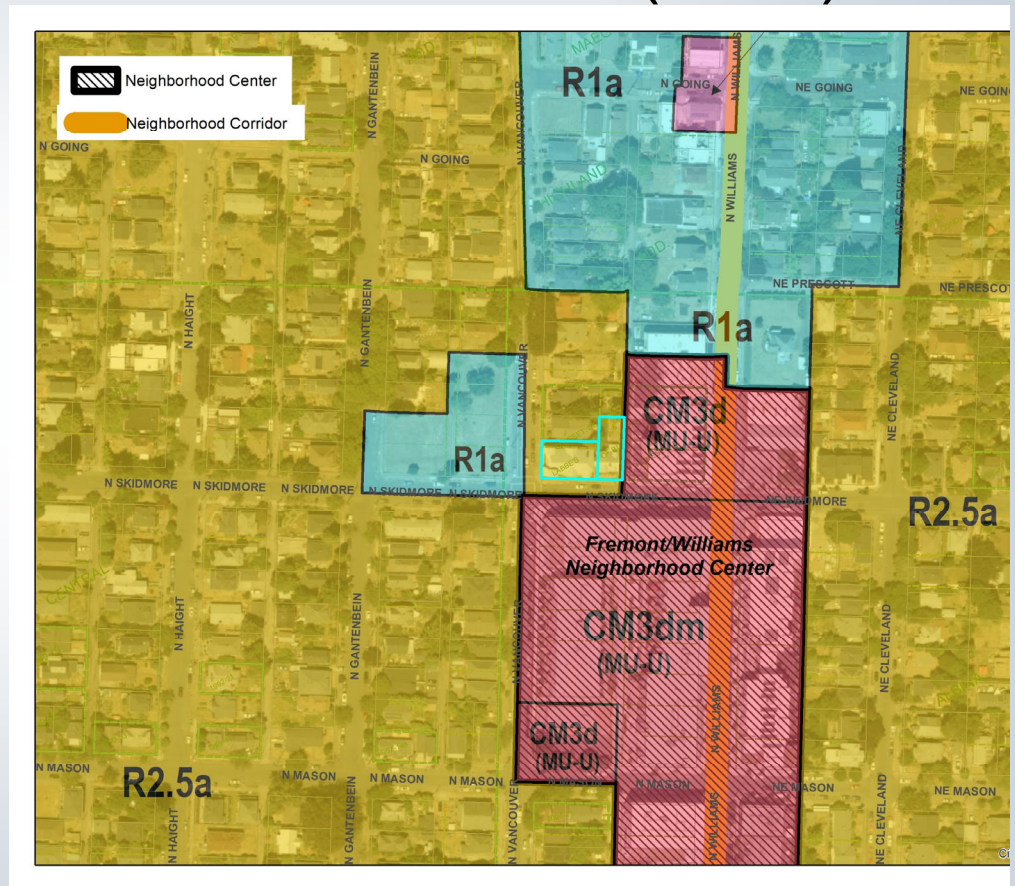
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- Legend
- Existing Zoning
 - Proposed Change Area
 - Common Ownership

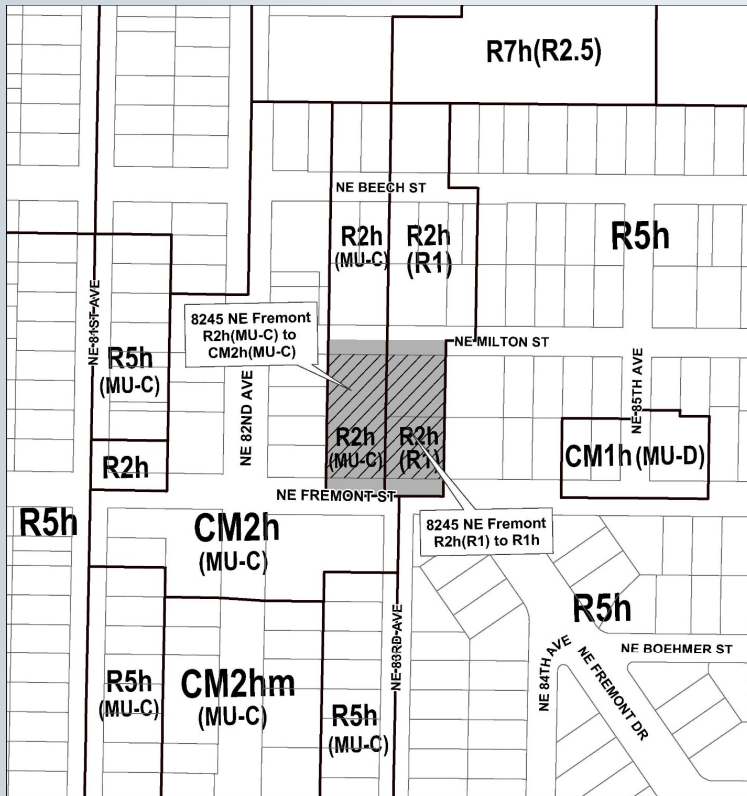


Zoning Map Amendment: R2.5 to CM3; R2.5 to R1 (RM2)



First Orthodox Presbyterian 8245 NE Fremont St

Zoning Map Amendment: R2 to CM2; R2 to R1 (RM1)



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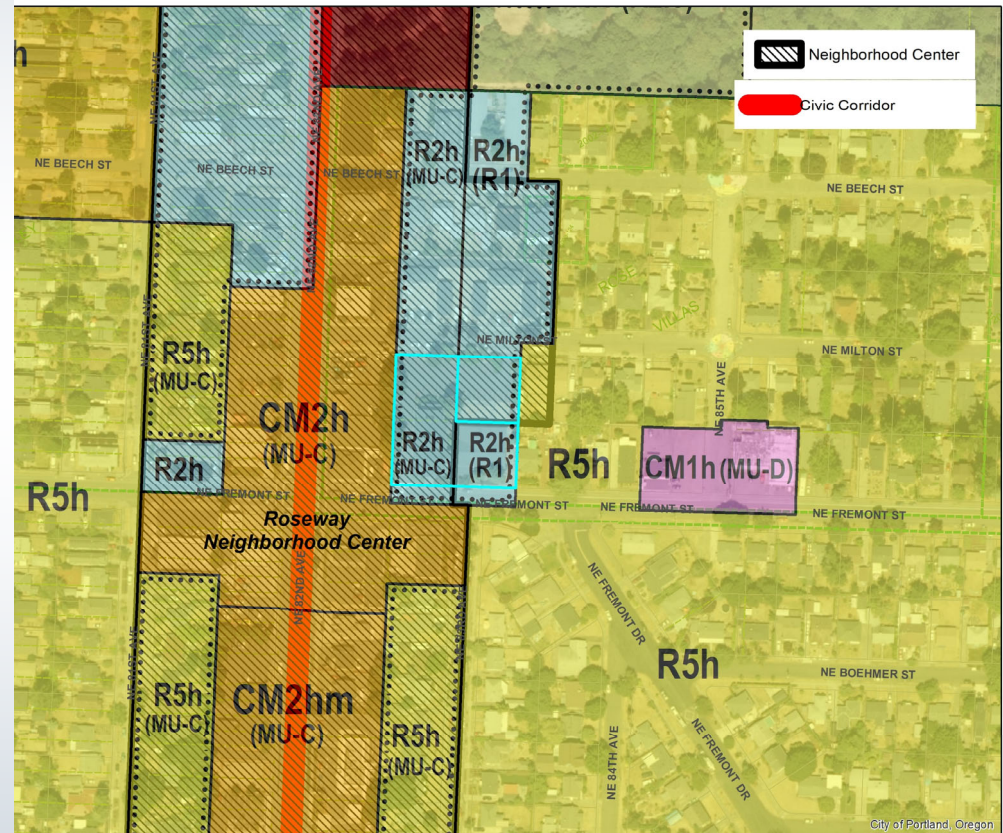
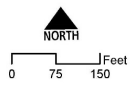
Map 4: First Orthodox Presbyterian

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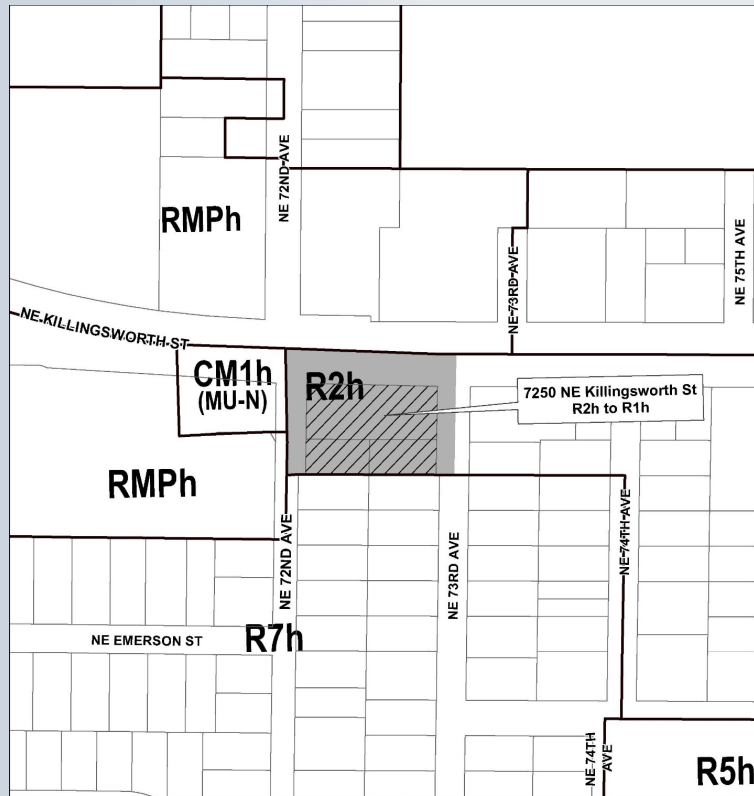
Legend

- Existing Zoning
- Proposed Change Area
- Common Ownership



Hacienda/Emmert 7250 NE Killingsworth St

Zoning Map Amendment: R2 to R1 (RM1)



Proposed Draft - Expanding Opportunities for Affordable Housing

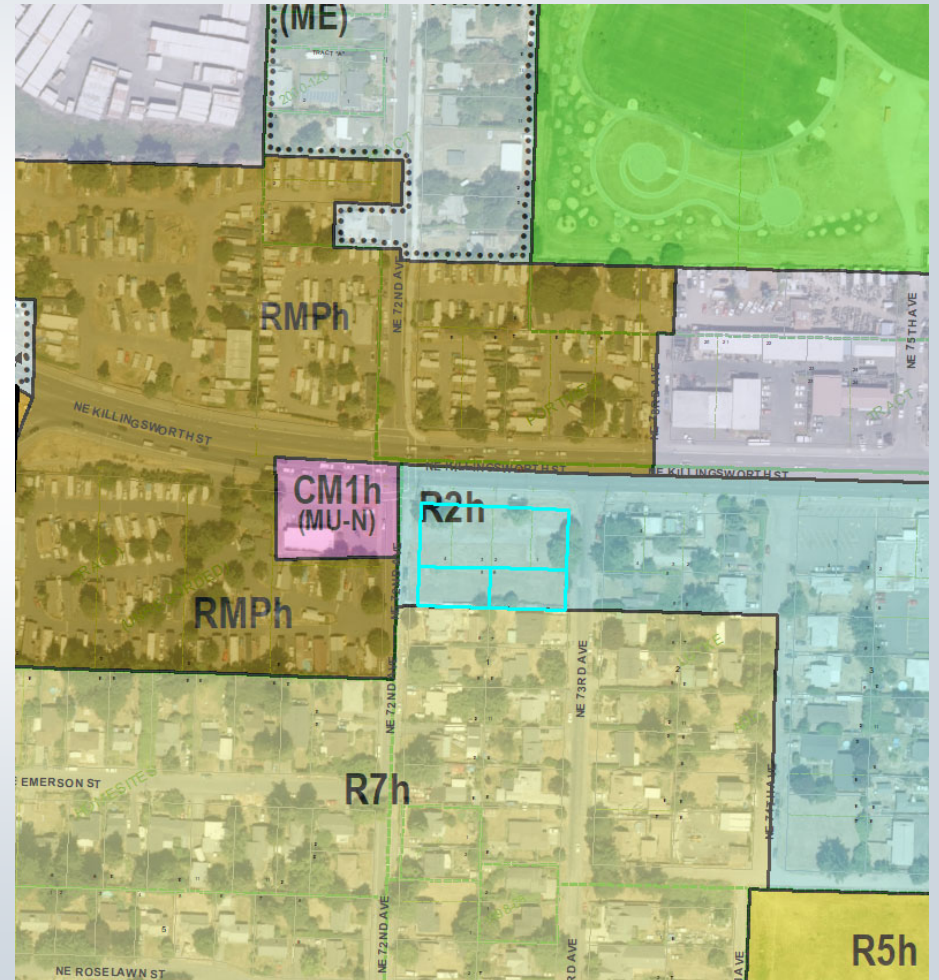
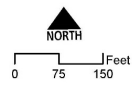
Map 5: Hacienda

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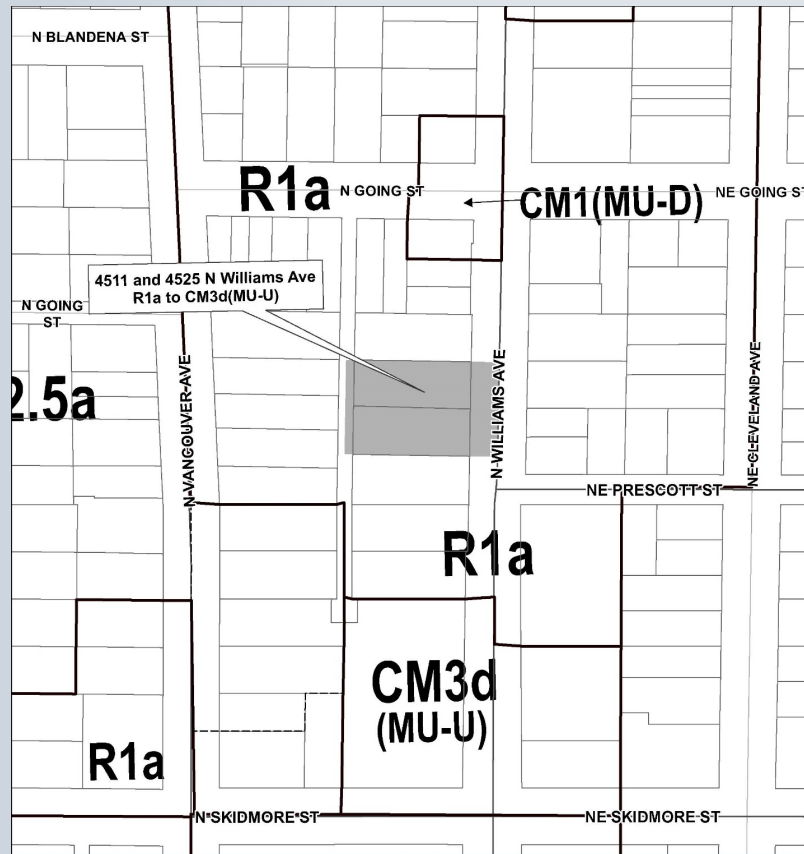
Legend

- Existing Zoning
- Proposed Change Area
- Common Ownership



PAALF / Gordly House 4511 N Williams Ave

Zoning Map Amendment: R1 to CM3



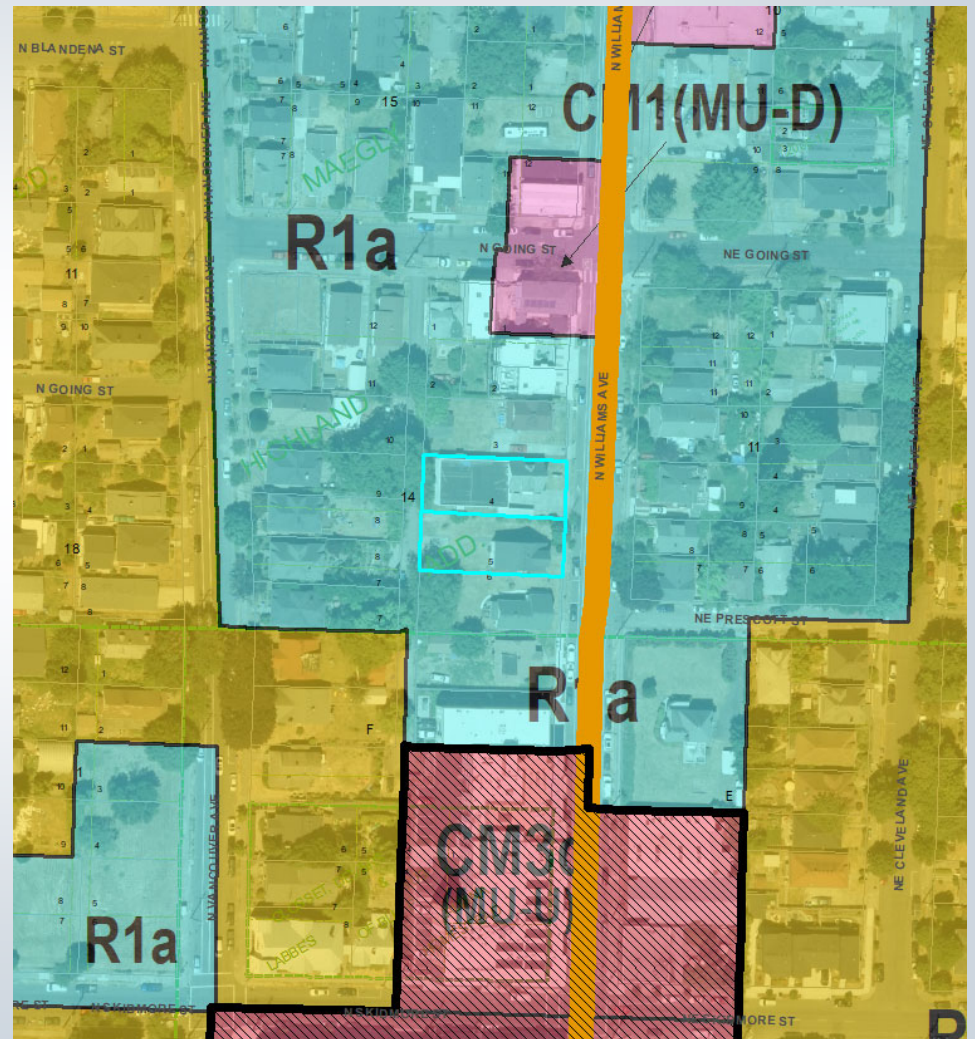
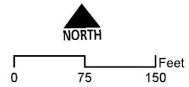
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Map 6: Gordly House

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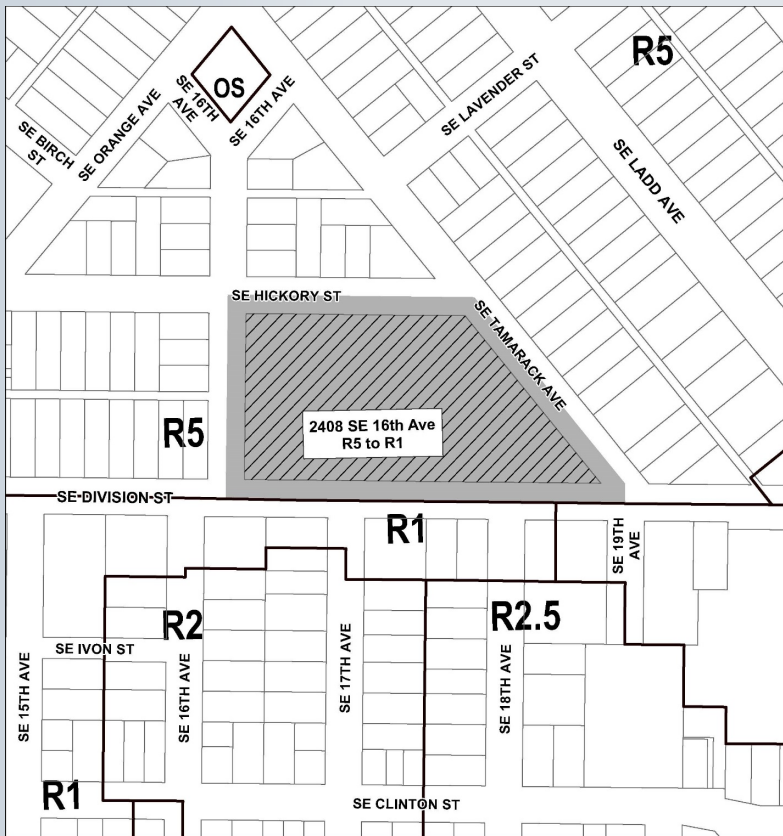
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Legend
 Existing Zoning
 Draft Change Area



St Philip Neri 2408 SE 16th Avenue

Zoning Map Amendment: R5 to R1 (RM2)



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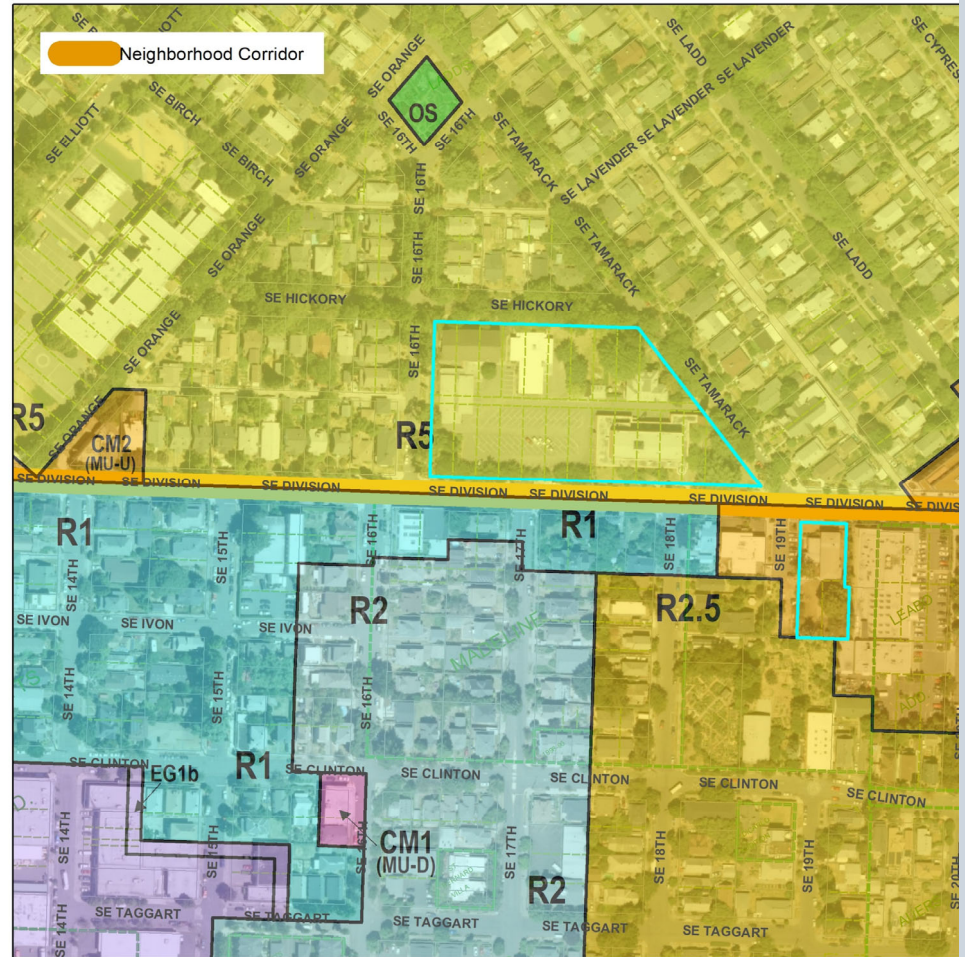
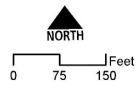
Map 7: St. Philip Neri

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Legend

- Existing Zoning
- Proposed Change Area
- Common Ownership

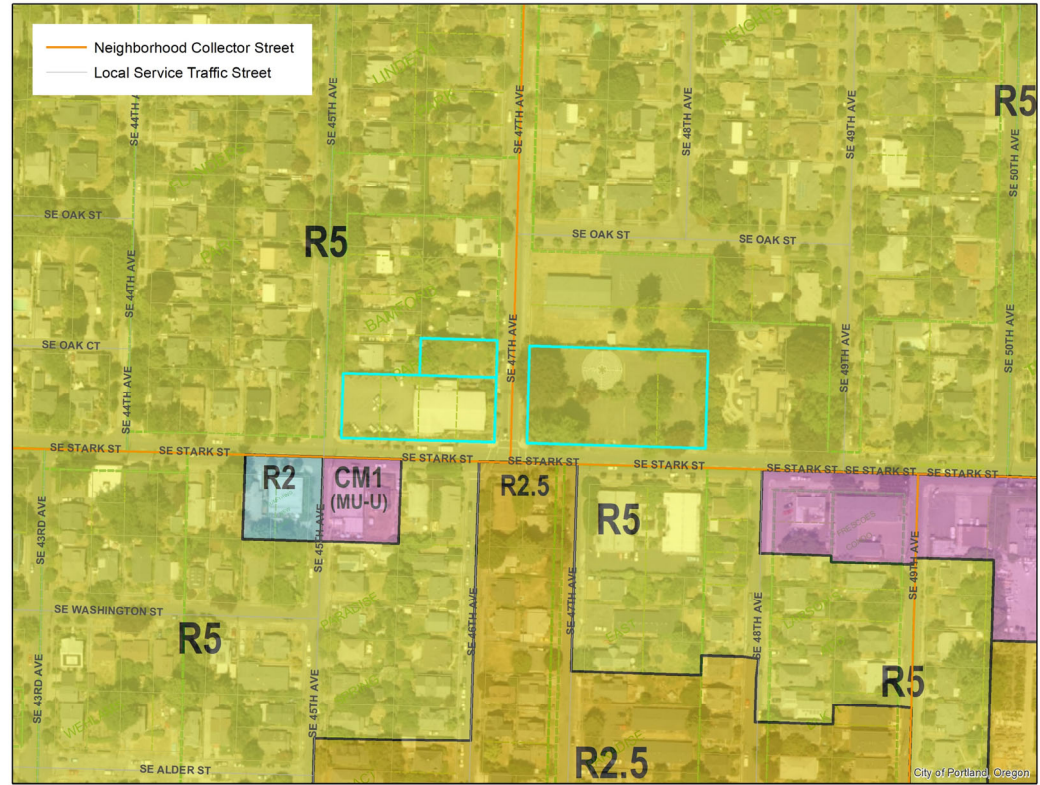
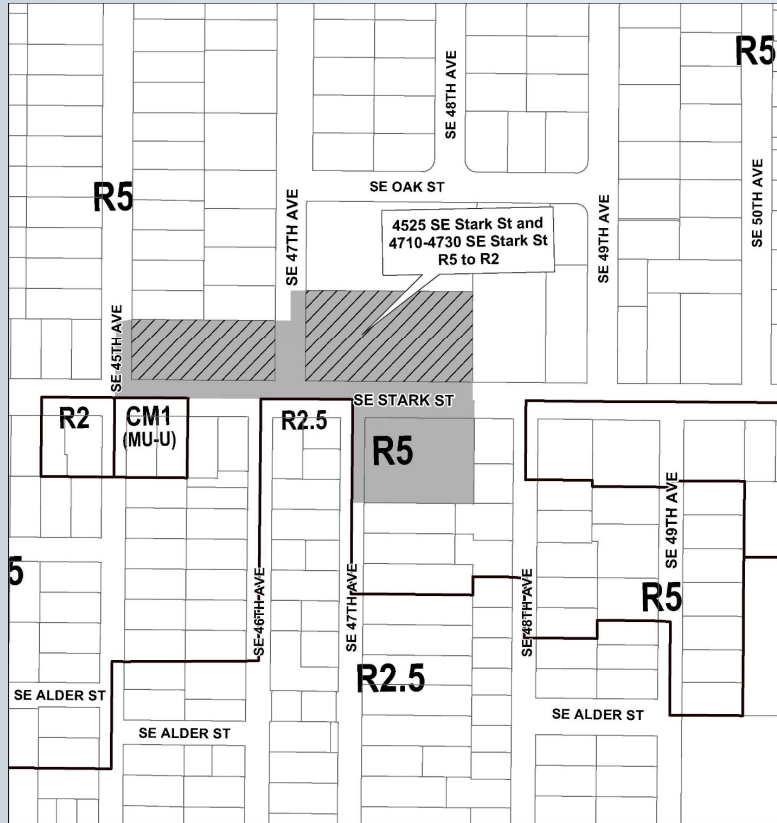


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Unity of Portland 4525 SE Stark Street and adjacent property

Zoning Map Amendment: R5 to R2 (RM1)



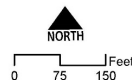
Proposed Draft - Expanding Opportunities for Affordable Housing Map 8: Unity

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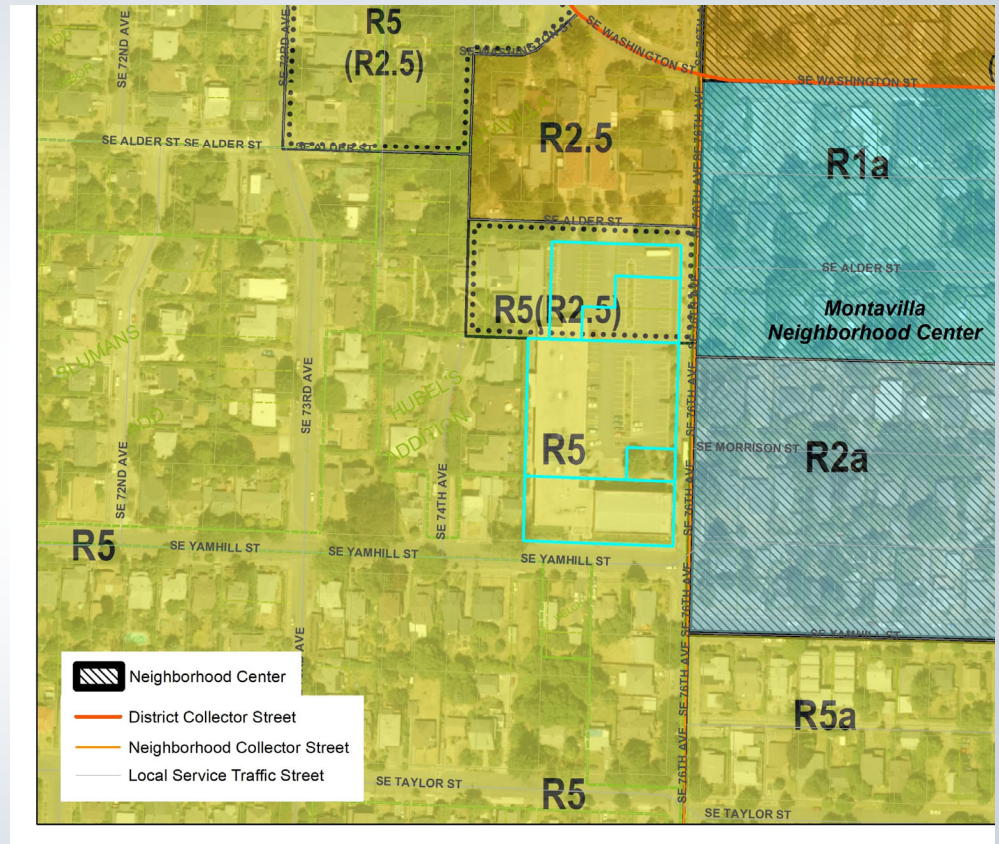
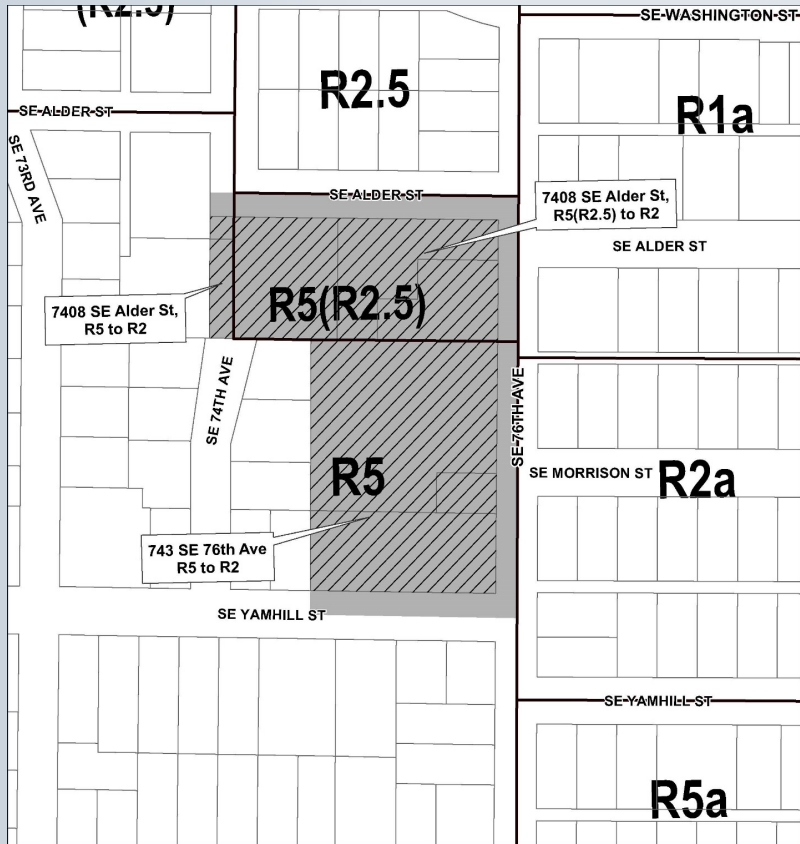
Legend

- Existing Zoning
- Draft Change Area
- Common Ownership



Ascension 7408 SE Alder Street

Zoning Map Amendment: R5 to R2 (RM2)



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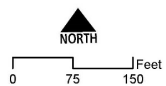
Map 9: Ascension

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Legend

- Existing Zoning
- Draft Change Area
- Common Ownership

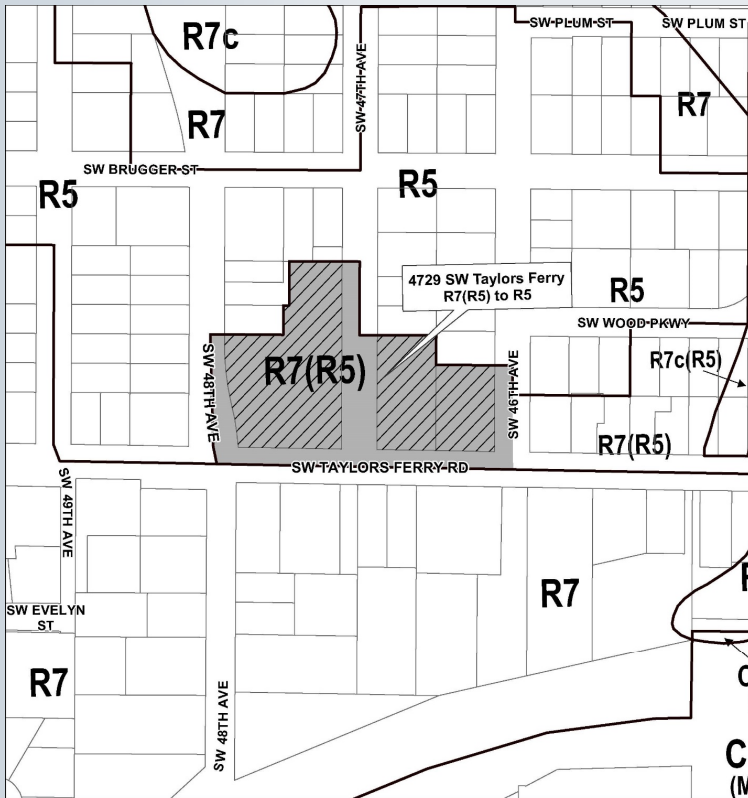


West Portland United Methodist

4729 SW Taylors Ferry Rd

Zoning Map Amendment:

R7 to R5



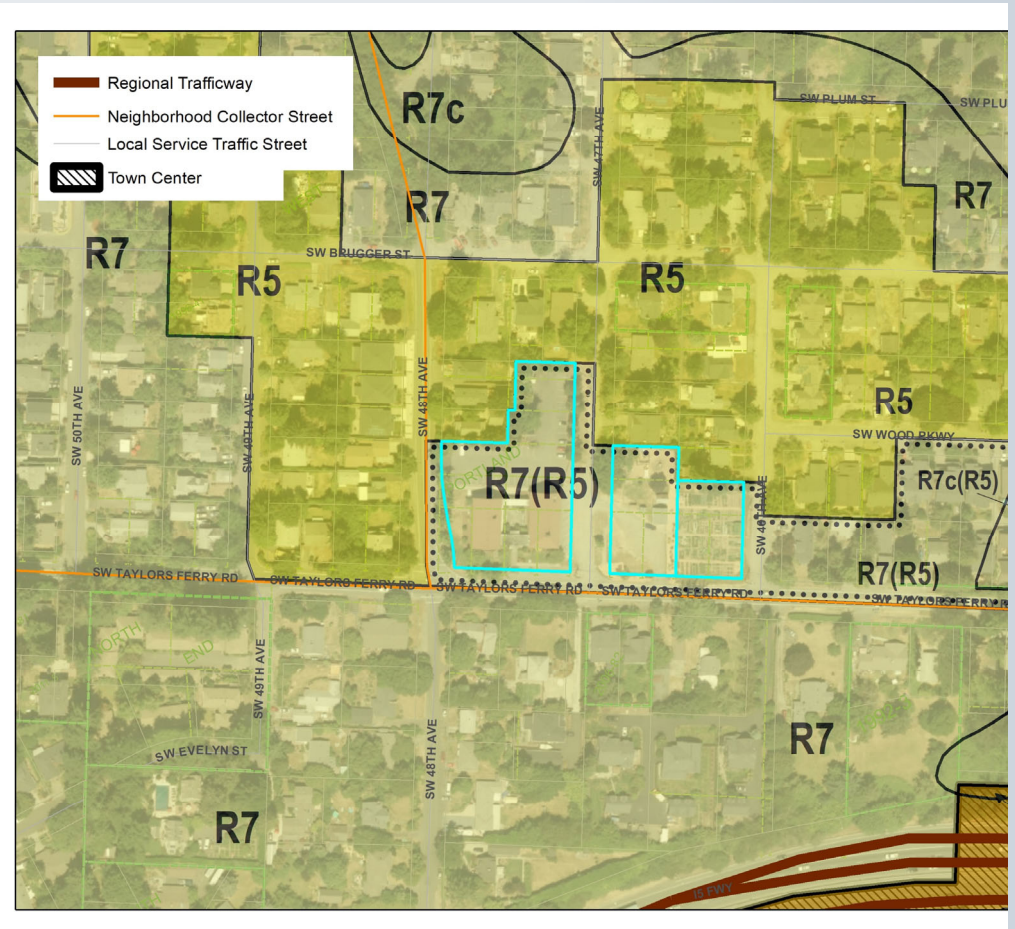
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Map 10: West Portland United Methodist
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Legend
 Existing Zoning
 Draft Change Area
 Common Ownership

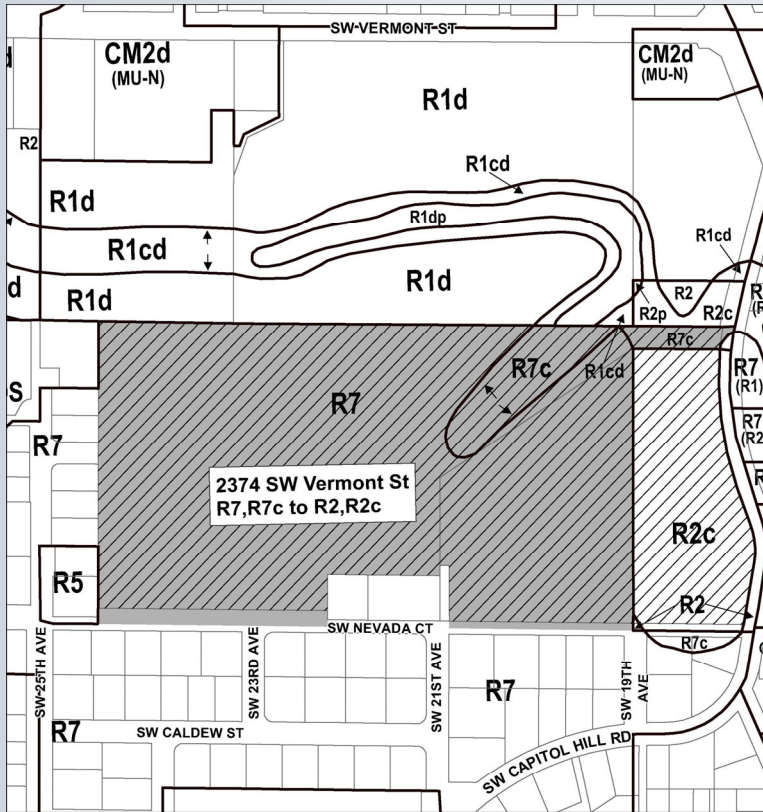
0 75 150 Feet

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Habitat for Humanity/ Greater Portland Bible 2374 SW Vermont St

Zoning Map Amendment: R7 to R2 (RM1)



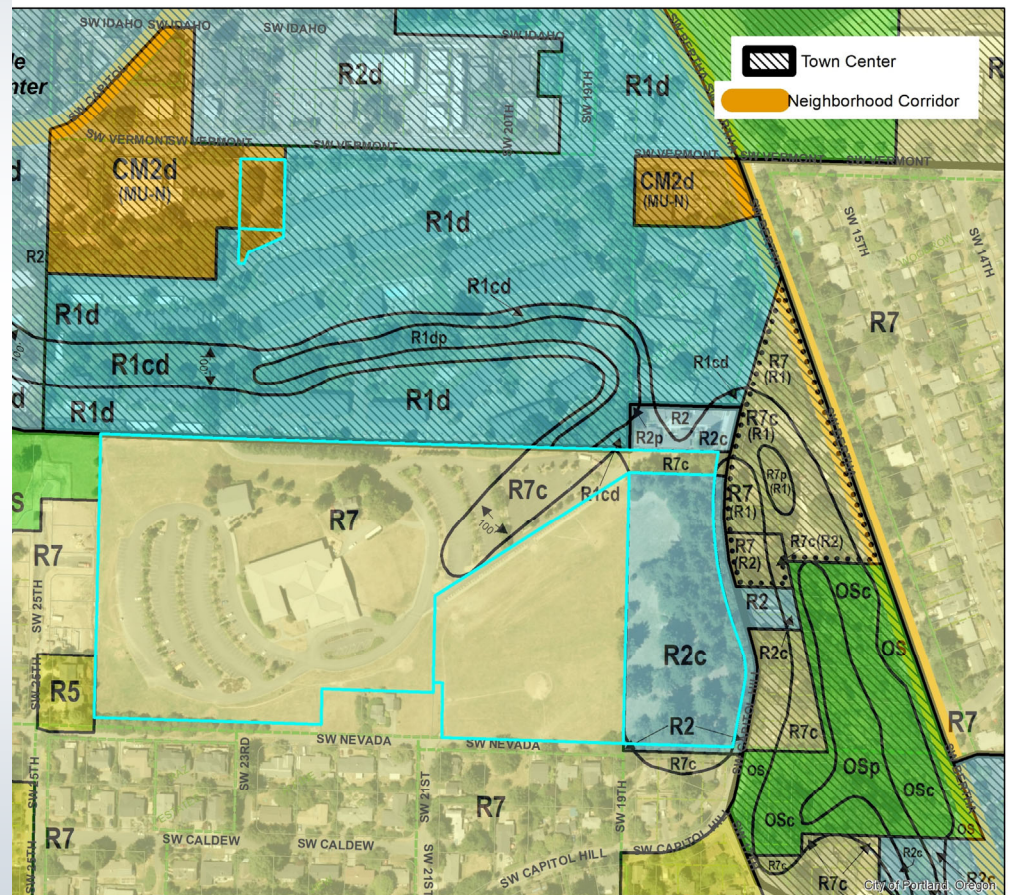
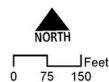
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Map 11: Habitat/Greater Portland Bible

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Legend
 Existing Zoning
 Draft Change Area
 Common Ownership

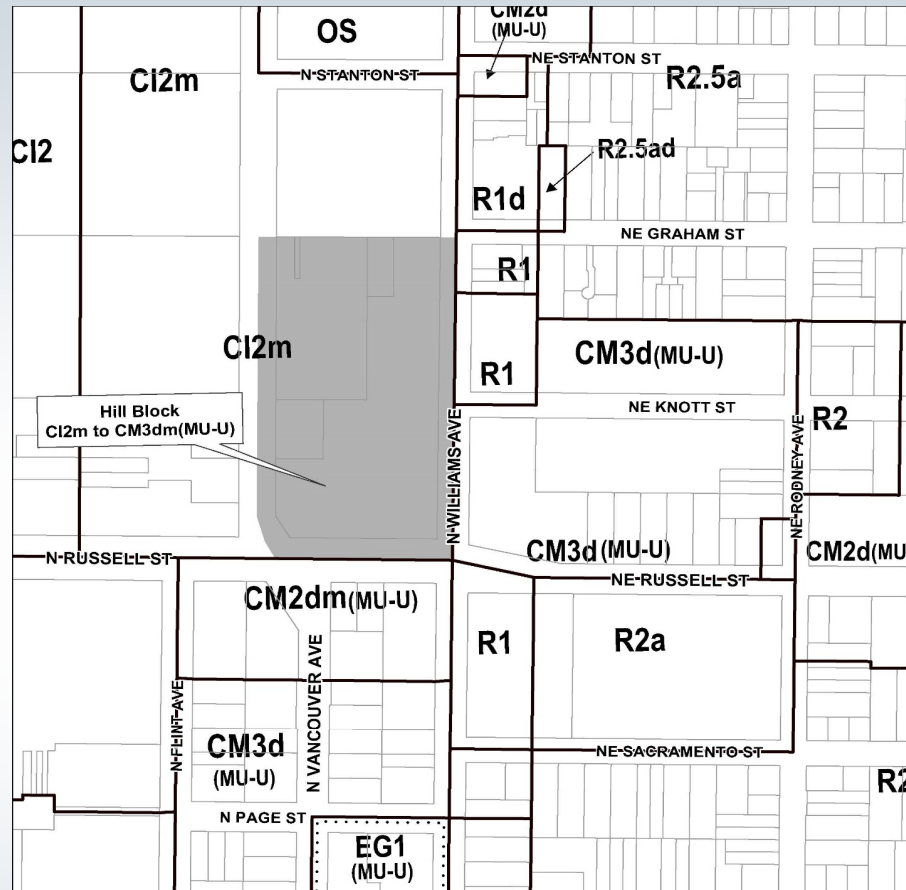


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Williams and Russell

CI2
 (Campus Institutional 2)
 to CM3d
 (Mixed Commercial 3)





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Map7: Hill Block

October, 2019

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Legend

-  Existing Zoning
-  Draft Change Area



0 75 150 Feet



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