

City of Portland Bureau of Planning and Sustainability

Expanding Opportunities for Affordable Housing

Planning and Sustainability Commission

March 10, 2020



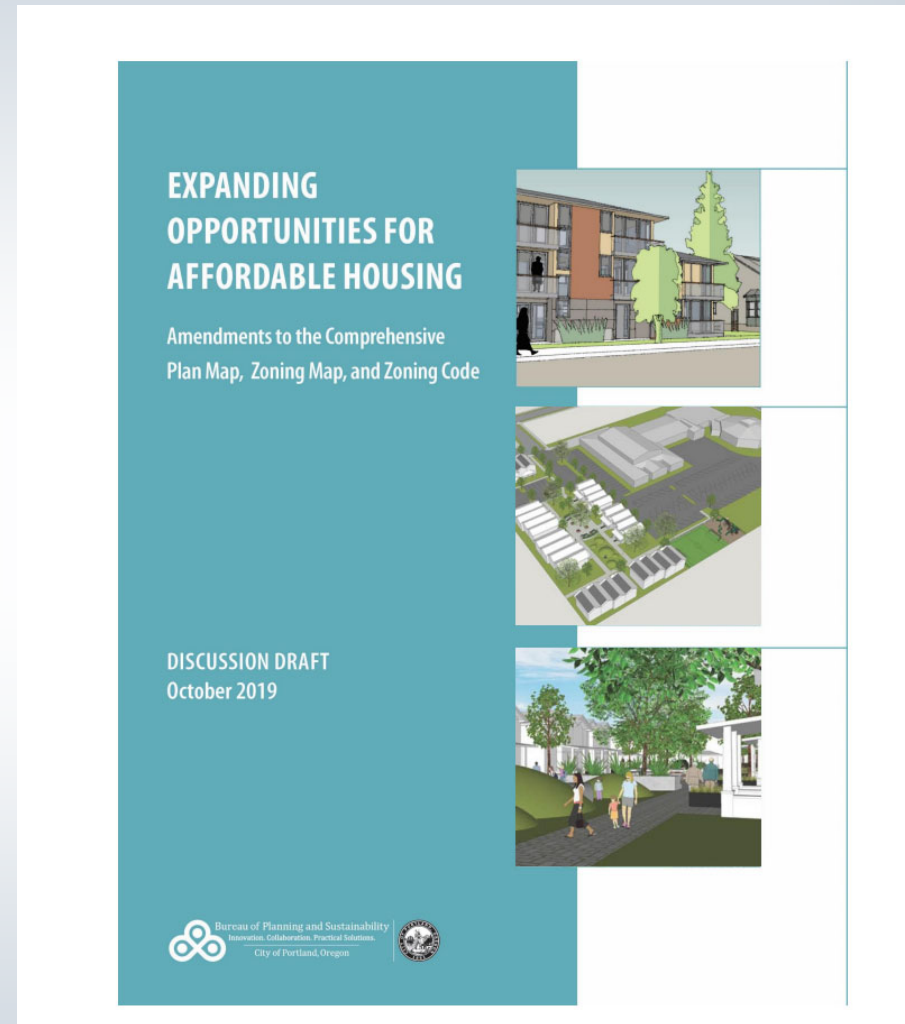
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Expanding Opportunities for Affordable Housing

Metro grant-funded

Focus on faith and community-based organizations



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Project timeline



- Proposed Draft:
January 2
- PSC hearing:
February 11
- PSC decision: March 10
- Recommended Draft:
April 9
- City Council hearing:
May 14
- Effective date:
late June



Proposed Zoning Code Amendments

Amendments to:

33.281 School and
School Sites

33.815 Conditional
Use Review

33.820 Conditional
Use Master Plan

Exempt from Conditional Use (CU) review to:

- Develop housing
- Change CU site boundary
- Redevelop up to 50% of parking area for housing if near frequent transit
- Increase floor area to 2,000 sq ft

Reduce review threshold to Type II



- To develop housing, when not exempt

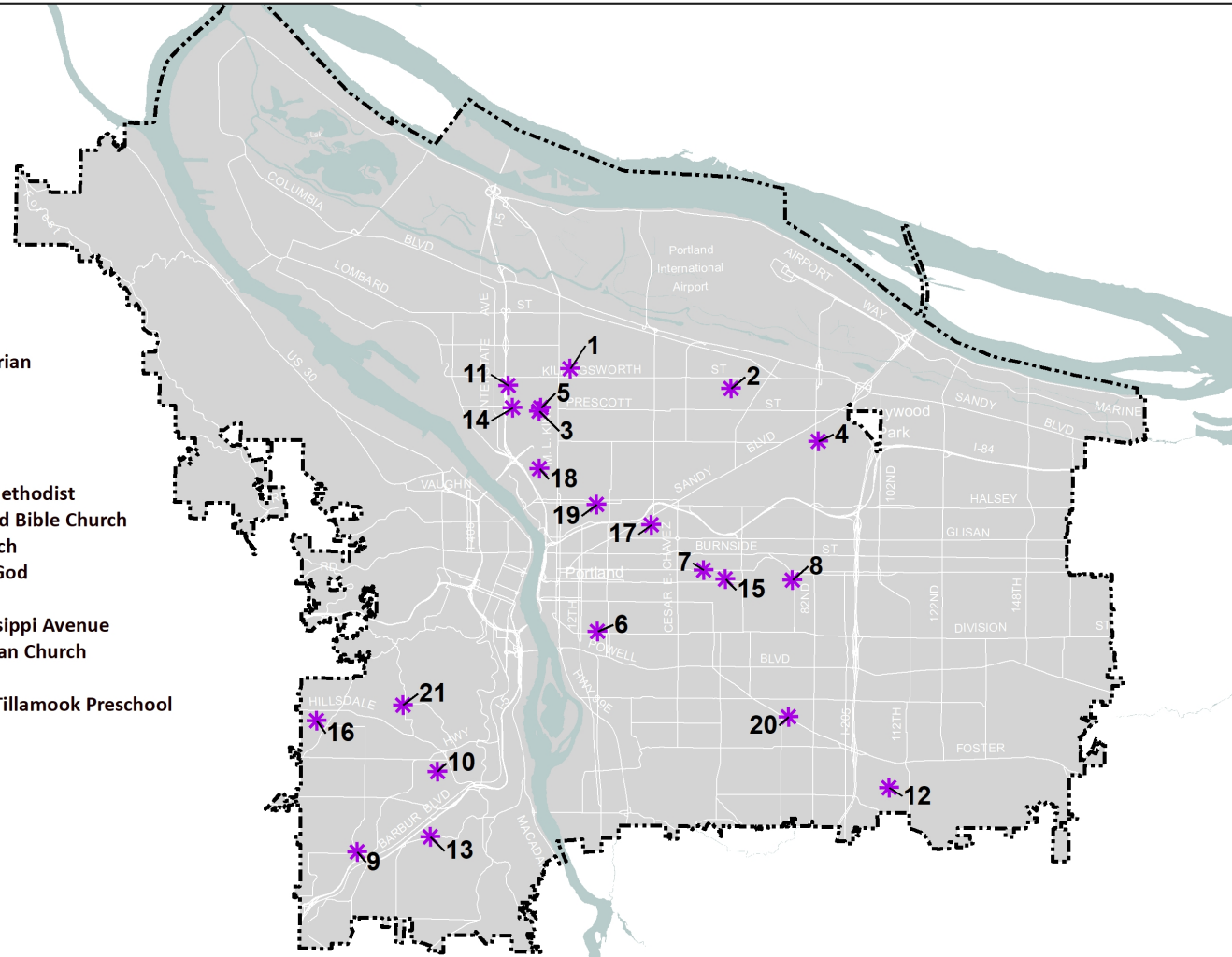


Zoning Map Amendments

Expanding Opportunities for Affordable Housing

- | Map# | Site Name |
|------|---|
| 1 | Bethel AME Site |
| 2 | Trinity Lutheran |
| 3 | Zion AME |
| 4 | First Orthodox Presbyterian |
| 5 | Gordly House |
| 6 | St. Philip Neri |
| 7 | Unity Church |
| 8 | Ascension |
| 9 | West Portland United Methodist |
| 10 | Habitat/Greater Portland Bible Church |
| 11 | Emmanuel Temple Church |
| 12 | Mount Scott Church of God |
| 13 | Habitat for Humanity |
| 14 | 4515 and 4505 N Mississippi Avenue |
| 15 | Mount Tabor Presbyterian Church |
| 16 | Robison Jewish Home |
| 17 | Evergreen Community/Tillamook Preschool |
| 18 | Williams Russell Site |
| 19 | Grace Memorial |
| 20 | Chinese Christian |
| 21 | St. Andrews |

- Legend**
-  Site Location
 -  City Boundary



March 6, 2020

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0 1 2 Miles



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Testimony summary

Total: 131

MapApp: 82

Letters: 16

Hearing: 33

Issues raised:

- Barriers: 64 (49%)
- Conditional use: 34 (26%)
- Displacement, gentrification: 19 (14%)
- Generational wealth: 7 (6%)
- Housing emergency/crisis: 26 (20%)
- Parking: 29 (22%)
- Zoning: 55 (42%)

Map changes proposed: 11



Map Requests - Testimony

	Property	Requested by/ Ownership of	Current zoning	Proposed zoning	Current CP designation	Proposed designation
1	1033 N Sumner	Emmanuel Church	R2.5	CM2	Res 2,500	MU - U
2	10603 SE Henderson	Mt Scott Church	R10	R7	Res 10,000	Res 7,000
3	2401 SW T Ferry Rd 9134 SW 25th Ave	Habitat for Humanity	R7	R5	Res 7,000	Res 5,000
4	E of 6140 SW Boundary St	Robison Jewish H	R10	R2 (RM1)	Res 10,000	Res 2,000
5	Williams/Vancouver /Russell	Legacy Emanuel	CI2m	CM3dm	Campus Inst'l 2	MU - U
6	1535 ne 17th Ave	Grace Memorial RH	(RM4d	CM3d	High Density Re	MU - U
7	4505, 4515 N Mississippi	Property owner I	R2.5	R1 (RM2)	Res 2,500	Res 1,000
8	935 NE 33rd	SE district liaison	R5	R2 (RM1)	Res 5,000	Res 2,000
9	5441 SE Belmont St	SE district liaison	R5	R2 (RM1)	Res 5,000	Res 2,000
10	7407-7415, 7435 SE Foster Rd, 5008 and 5016 SE 74 th	Ptld Chinese Christian	CE	CM2	MU-N	MU-N (no change)
11	3228 SW Sunset Blvc	St Andrews	R10	R2	Res 10,000	Res 2,000



Map Change criteria

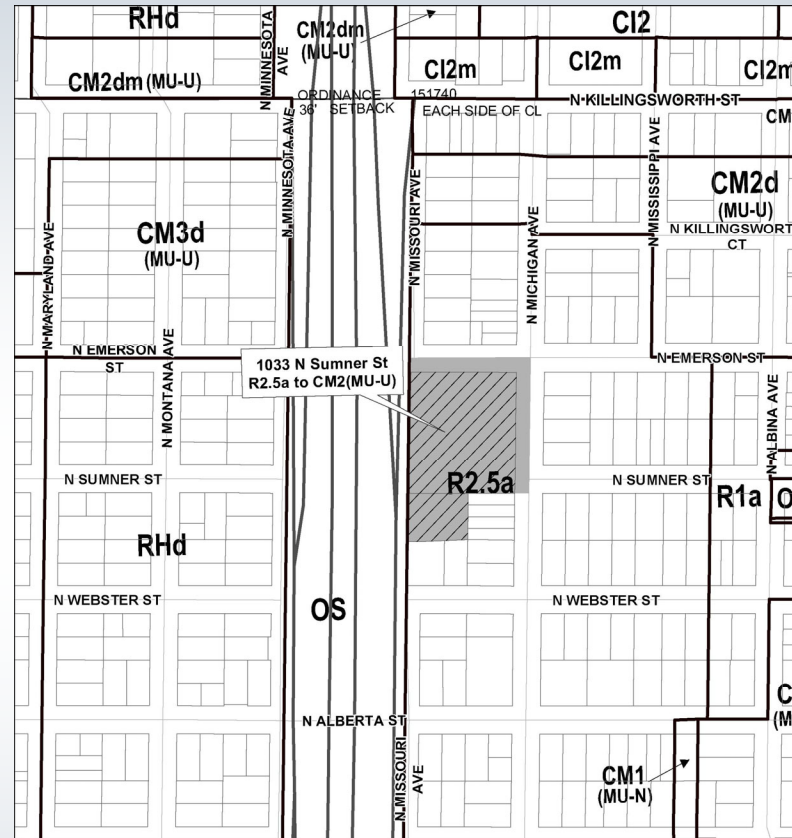
- Adjacent to proposed zoning
- On a corridor or TSP-designated collector street;
- Rectifies a NC use or split zone situation;
- Is in ownership of an institution or CBO;
- Creates a pathway for providing community benefits.



Emmanuel Temple

1033 N Sumner St

R2.5 to CM2






Additional - Expanding Opportunities for Affordable Housing

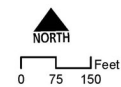
Emmanuel Temple Church

February 5, 2020

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Legend

-  Existing Zoning
-  Proposed Change Area
-  Common Ownership



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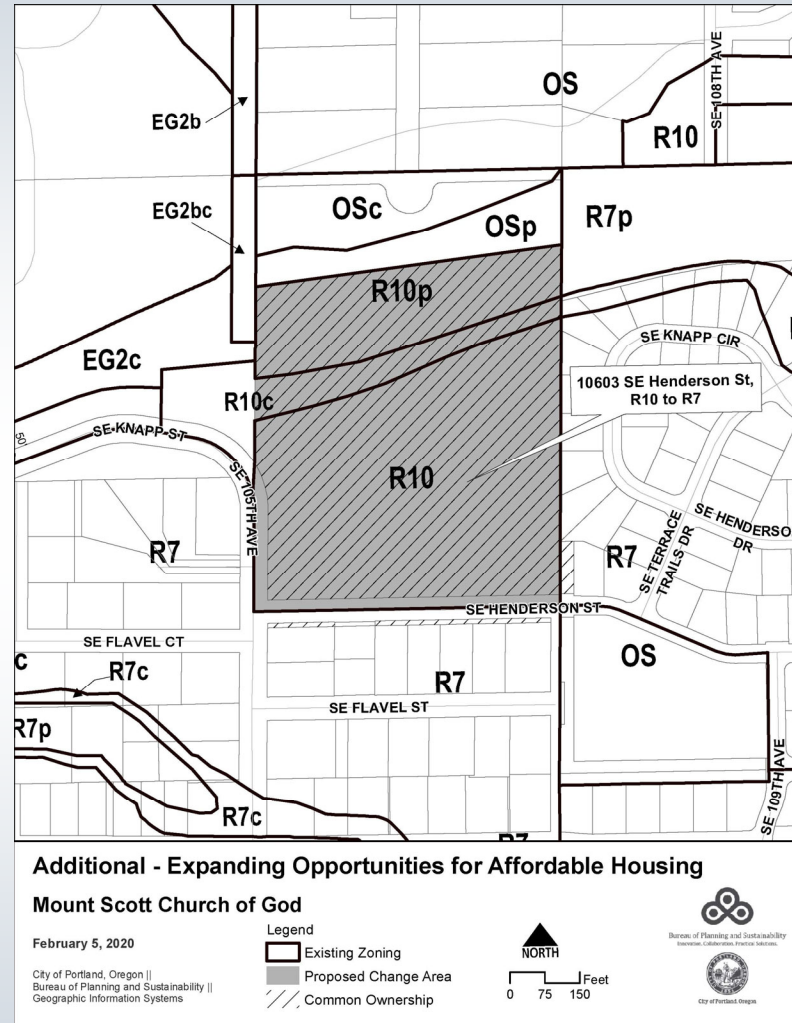
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Mt Scott COG

10603 SE Henderson St

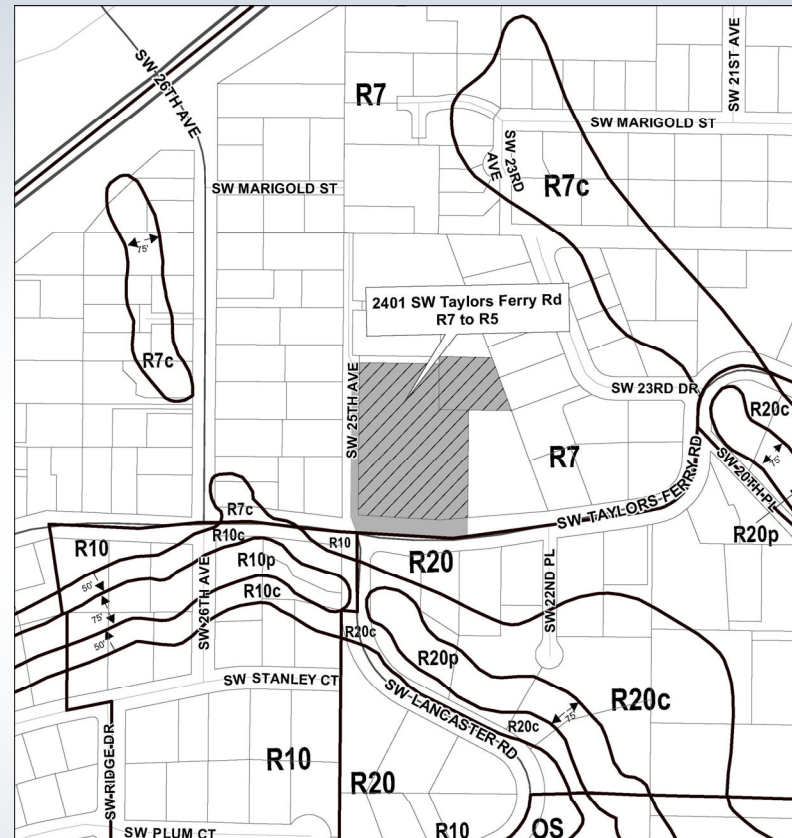
R10 to R7



Habitat for Humanity

2401 SW Taylors Ferry Rd and 9134 SW 25th Ave

R7 to R5

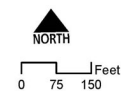


Additional - Expanding Opportunities for Affordable Housing Habitat for Humanity

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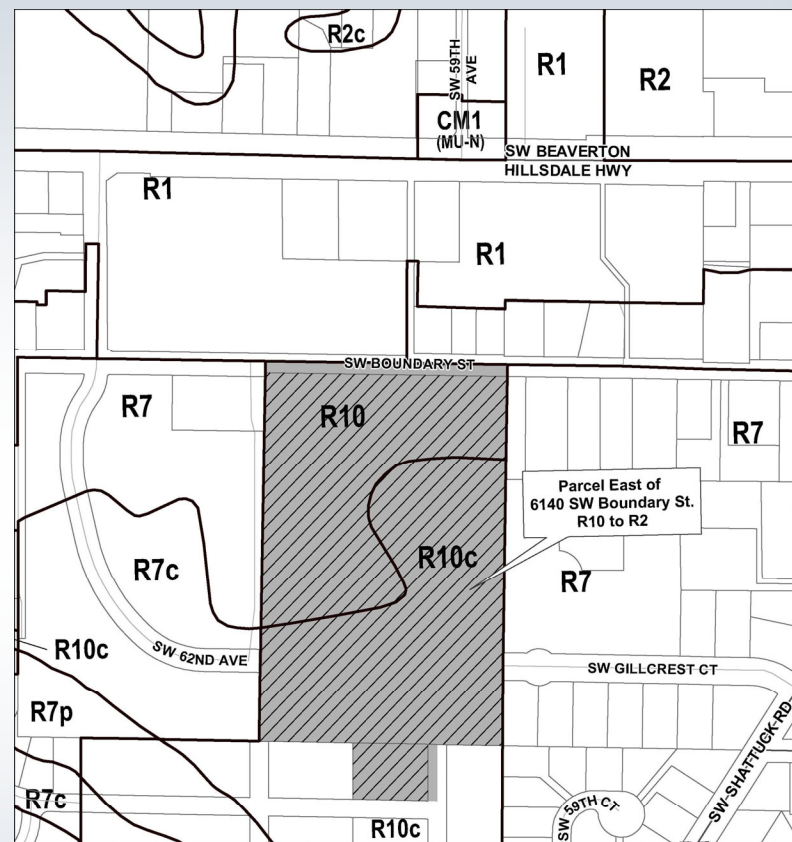
- Legend
- Existing Zoning
 - Proposed Change Area
 - Common Ownership



Robison Jewish Home

E of 6140 SW Boundary St

R10 to R2 (RM1)

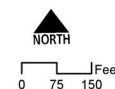


Additional - Expanding Opportunities for Affordable Housing Robison Jewish Home

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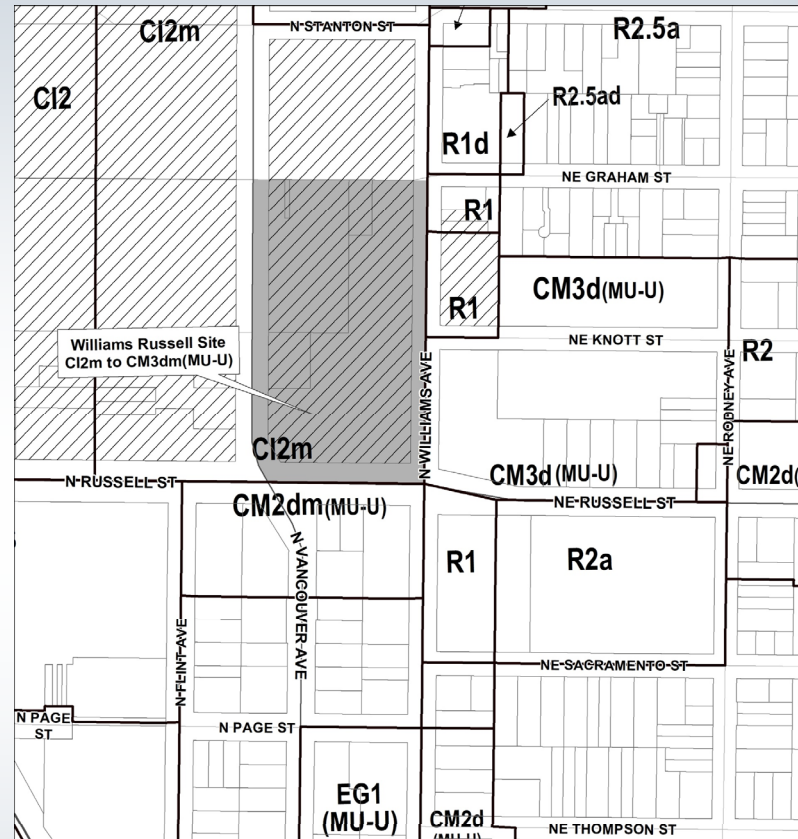
- Legend
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Williams Russell site

N Williams to N
Vancouver, Russell
to Graham

CI2m to CM3dm






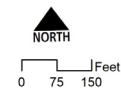
Additional - Expanding Opportunities for Affordable Housing Williams Russell Site

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Legend

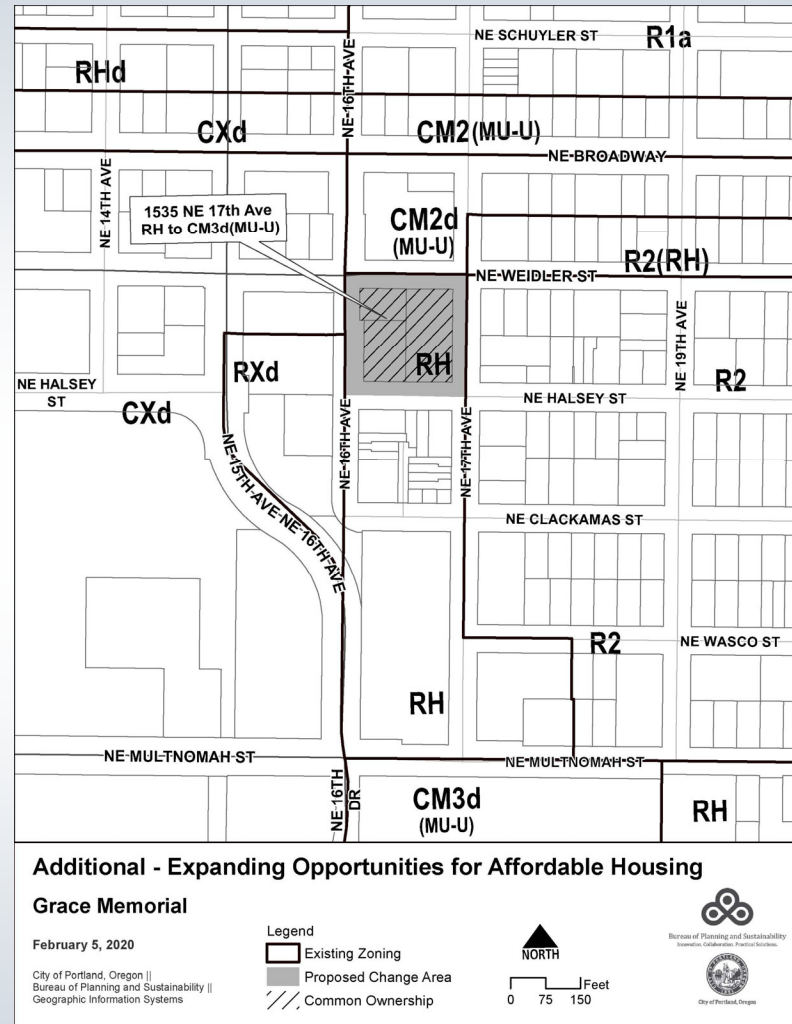
-  Existing Zoning
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Grace Memorial

1519-1535 NE 17th
Ave

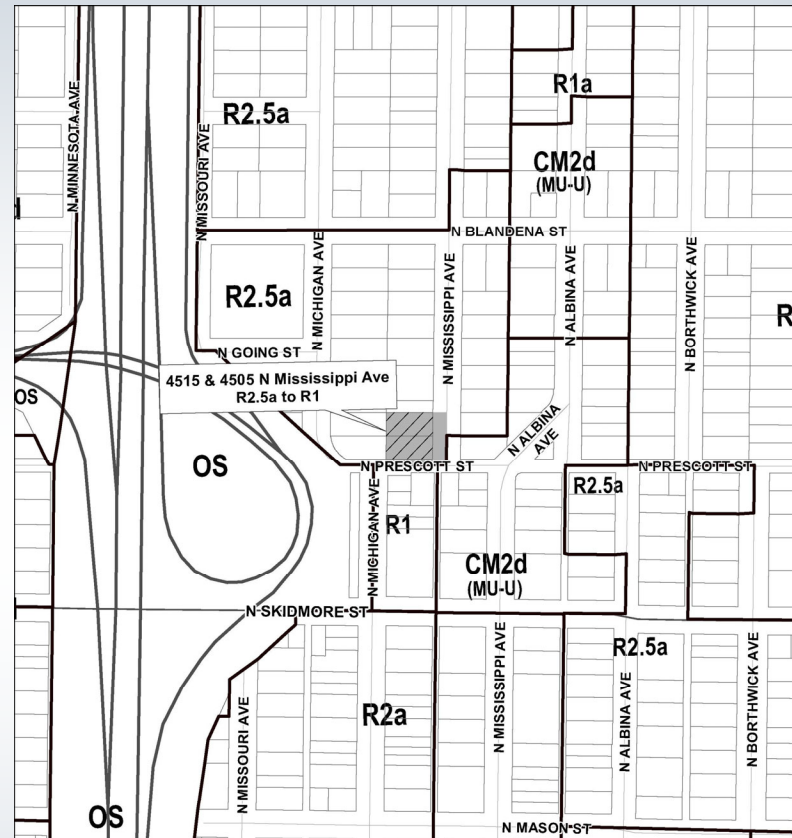
RH to CM3d



4505 and 4515 N Mississippi

Clay residence and
adjacent property

R2.5 to R1 (RM2)



Additional - Expanding Opportunities for Affordable Housing

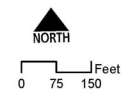
4515 N Mississippi Ave & 4505 N Mississippi Ave

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Legend

- Existing Zoning
- Proposed Change Area
- Common Ownership



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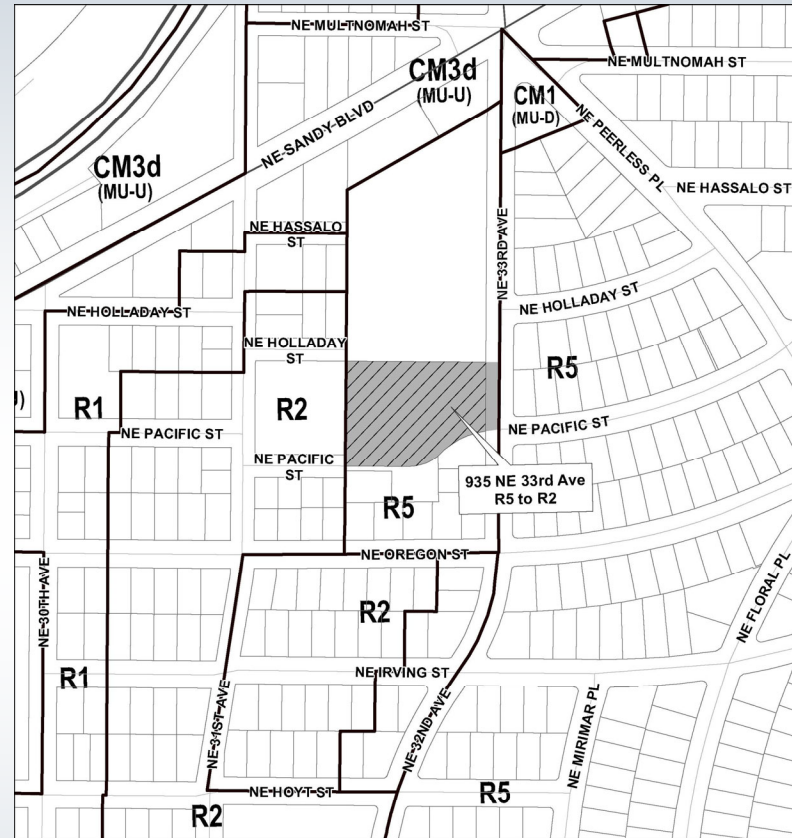
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Evergreen Community/ Tillamook Preschool

935 NE 33rd Ave

R5 to R2 (RM1)






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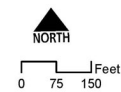
Evergreen Community/Tillamook Preschool

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Legend

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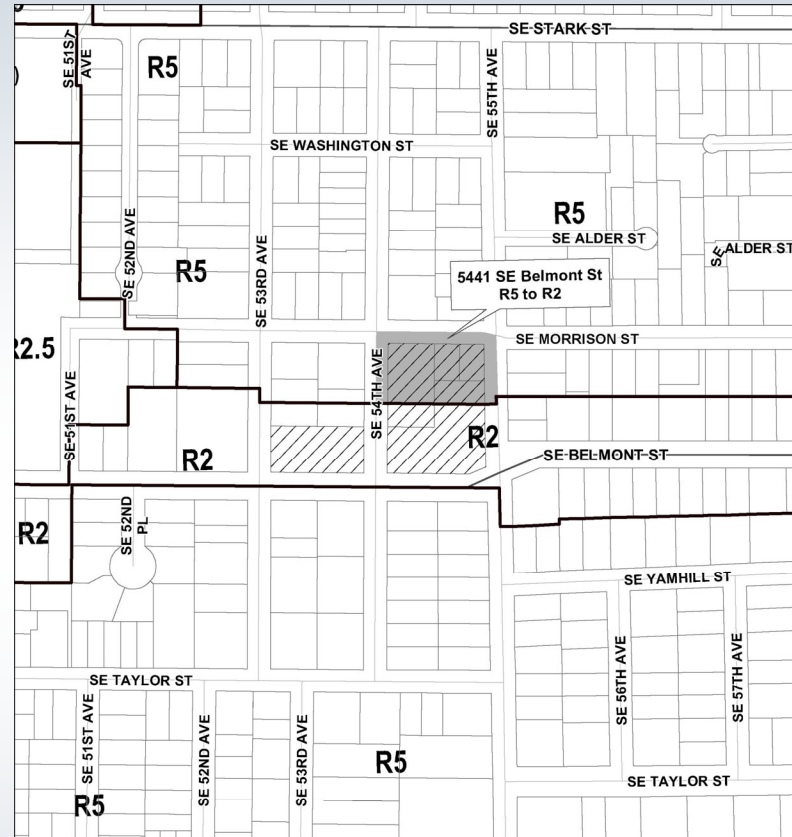
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Mt Tabor Presbyterian

5441 SE Belmont St

R5 to R2 (RM1)



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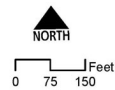
Mount Tabor Presbyterian

February 5, 2020

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Legend

- Existing Zoning
- Proposed Change Area
- Common Ownership



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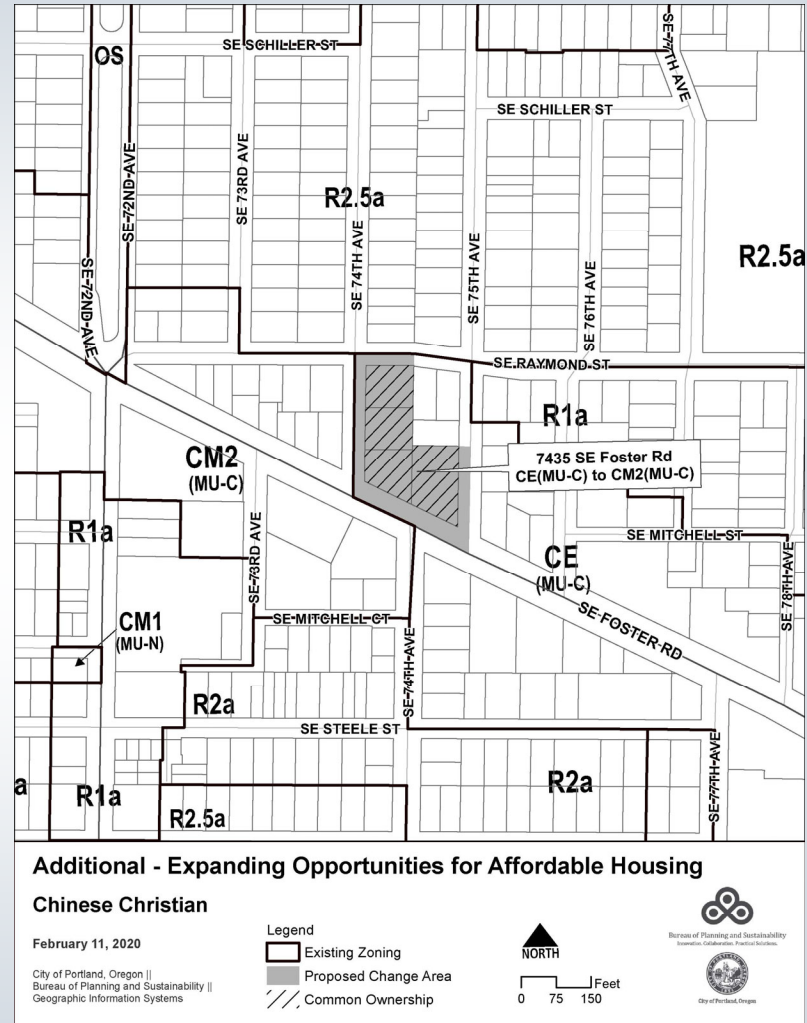
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Chinese Christian

7435 SE Foster Rd.,
7407-7415 SE Foster
Rd., 5016 SE 74th
Ave and 5008 SE
74th

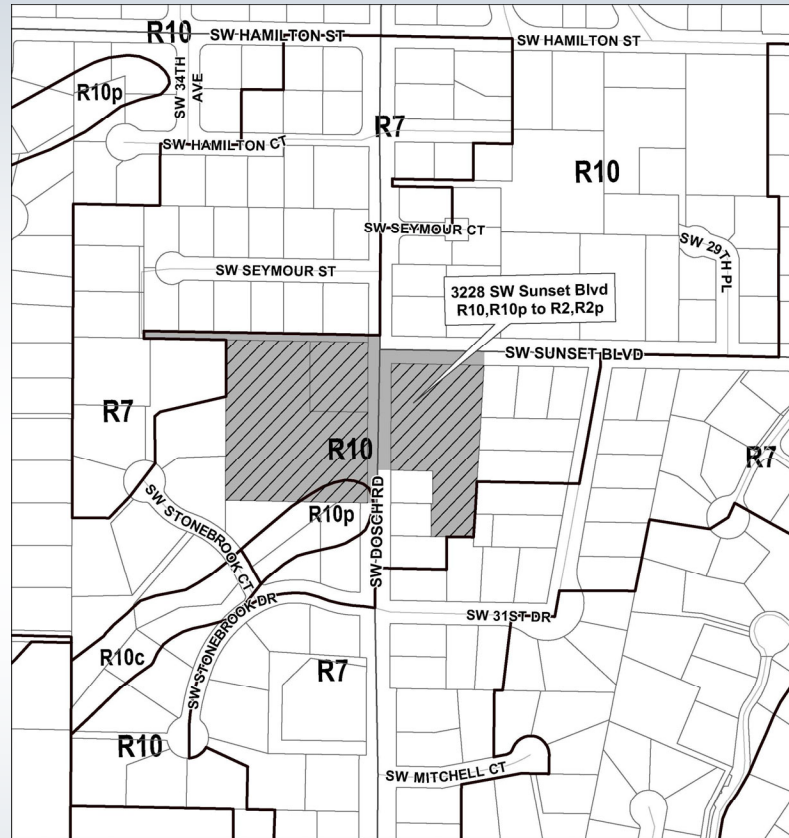
CE to CM2



St Andrews

3228 SW Sunset Blvd

R10 to R2 (RM1)



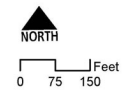
Additional - Expanding Opportunities for Affordable Housing St. Andrews

February 11, 2020

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Legend

- Existing Zoning
- Proposed Change Area
- Common Ownership



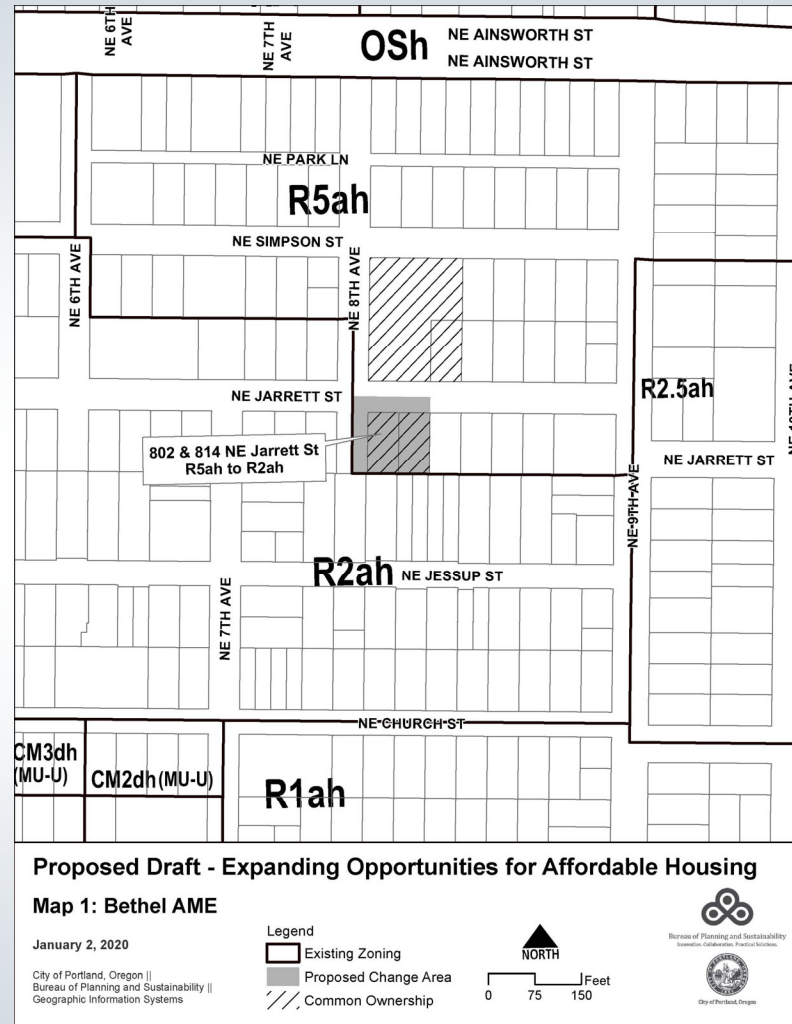
Initial 11 sites



Bethel AME

802 and 814 NE Jarrett St

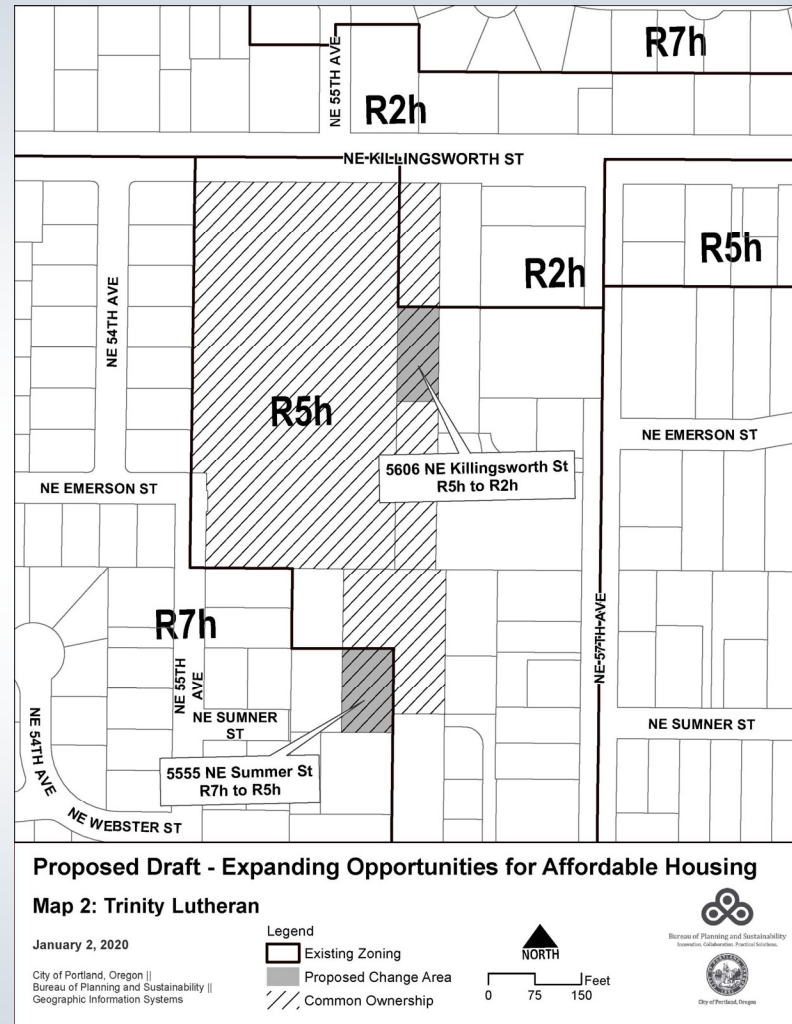
R5 to R2 (RM1)



Trinity Lutheran

5606 and 5555 NE
Sumner St

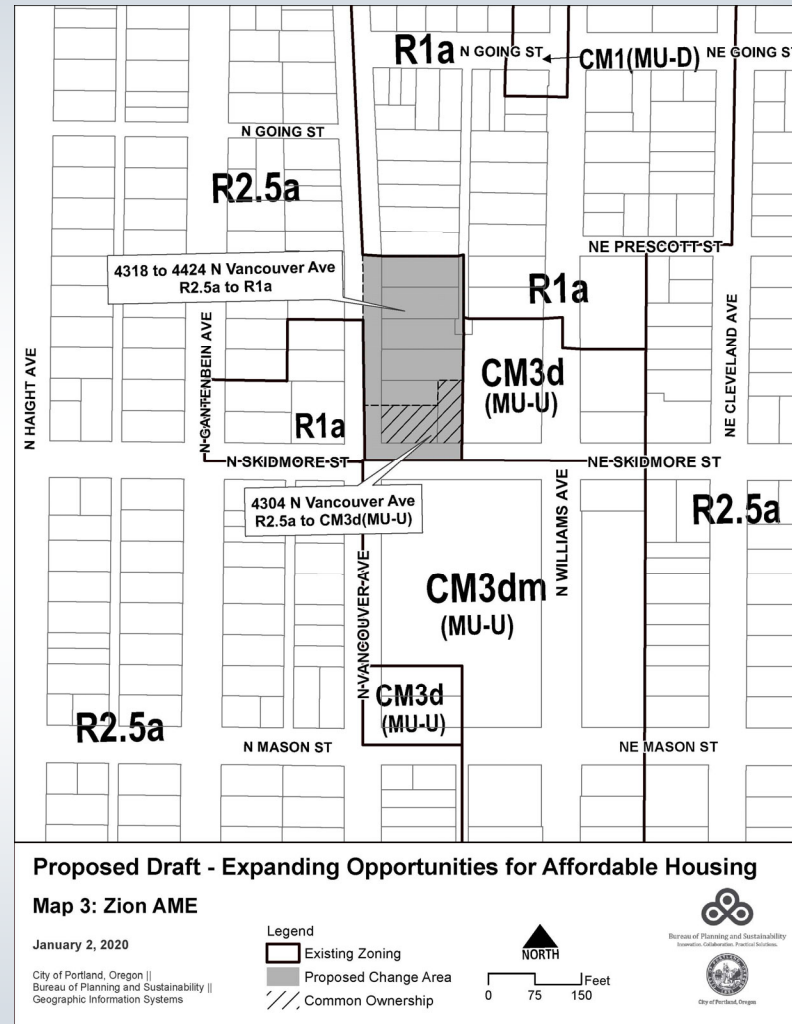
R5 to R2
R7 to R5



Zion AME

4304 N Vancouver Ave
R2.5 to CM3d

4318 to 4424 N Vancouver Ave
R2.5 to R1a (RM2)

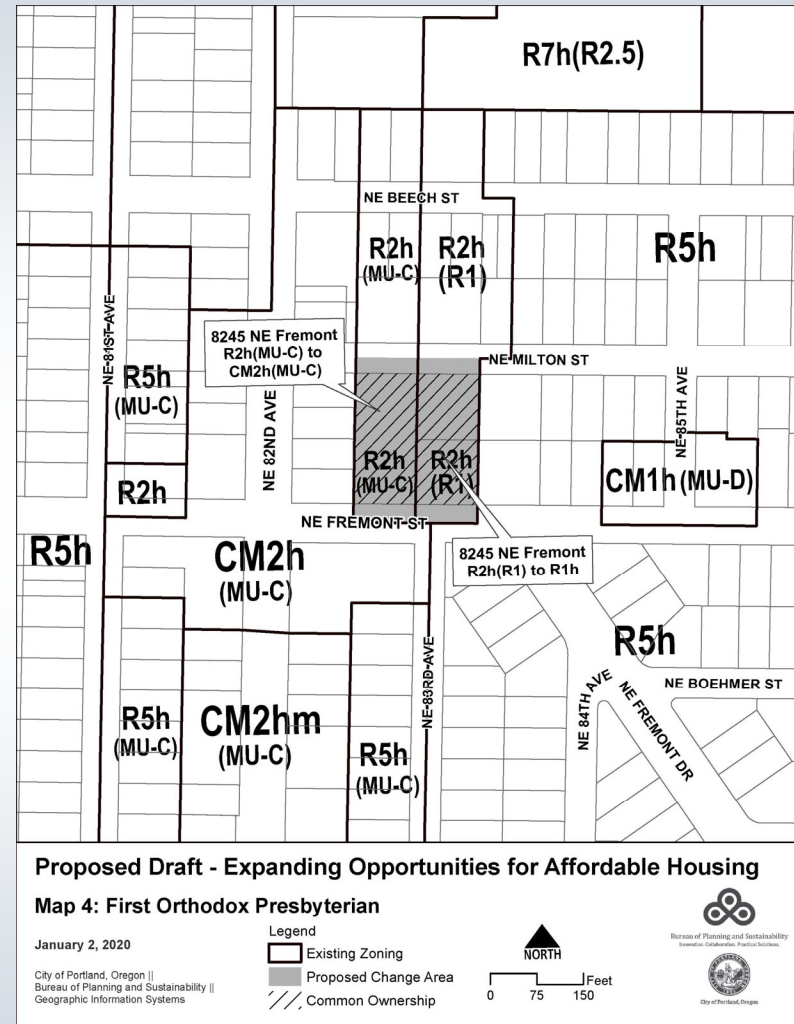


First Orthodox Presbyterian

8245 NE Fremont St

R2 to CM2

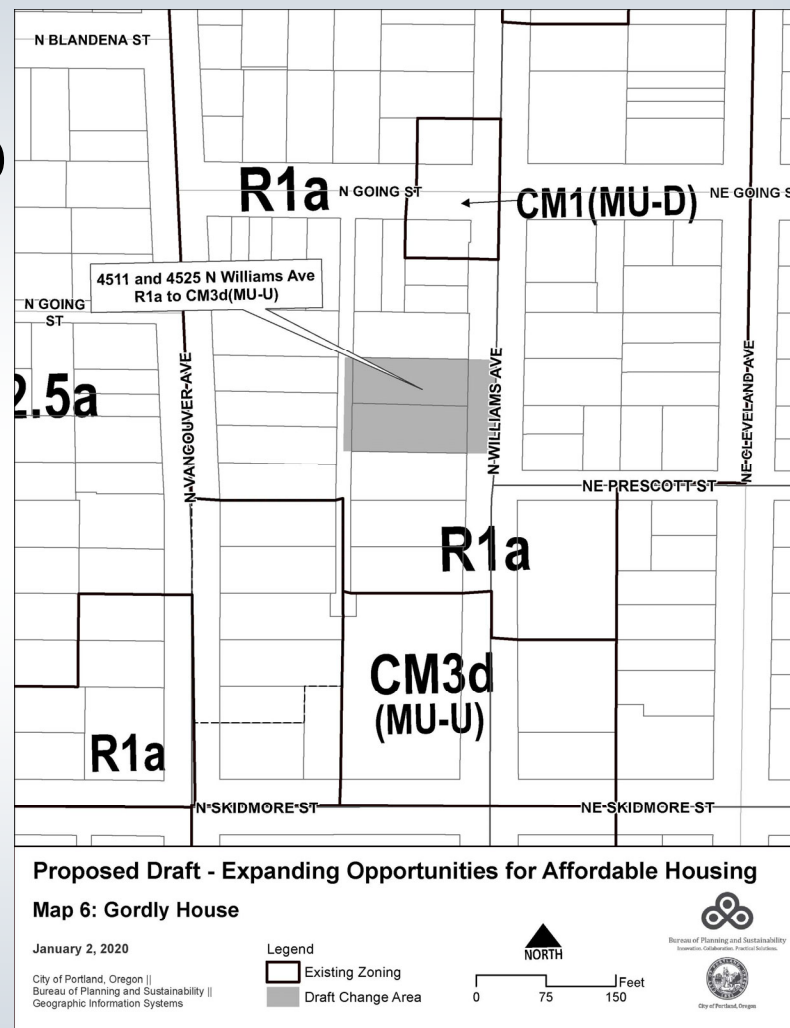
R2 to R1 (RM2)



Gordly House Portland African American Leadership Forum

4511 and 4525 N
Williams Ave

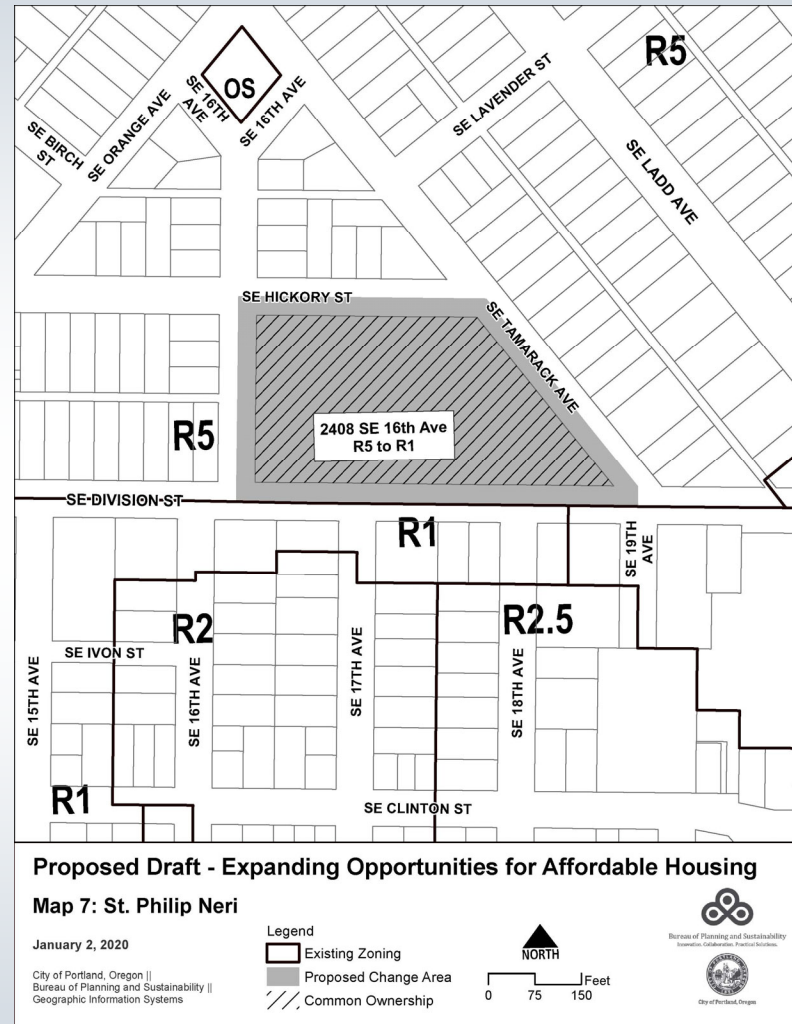
R1 to CM3d



St Philip Neri

2408 SE 16th Ave

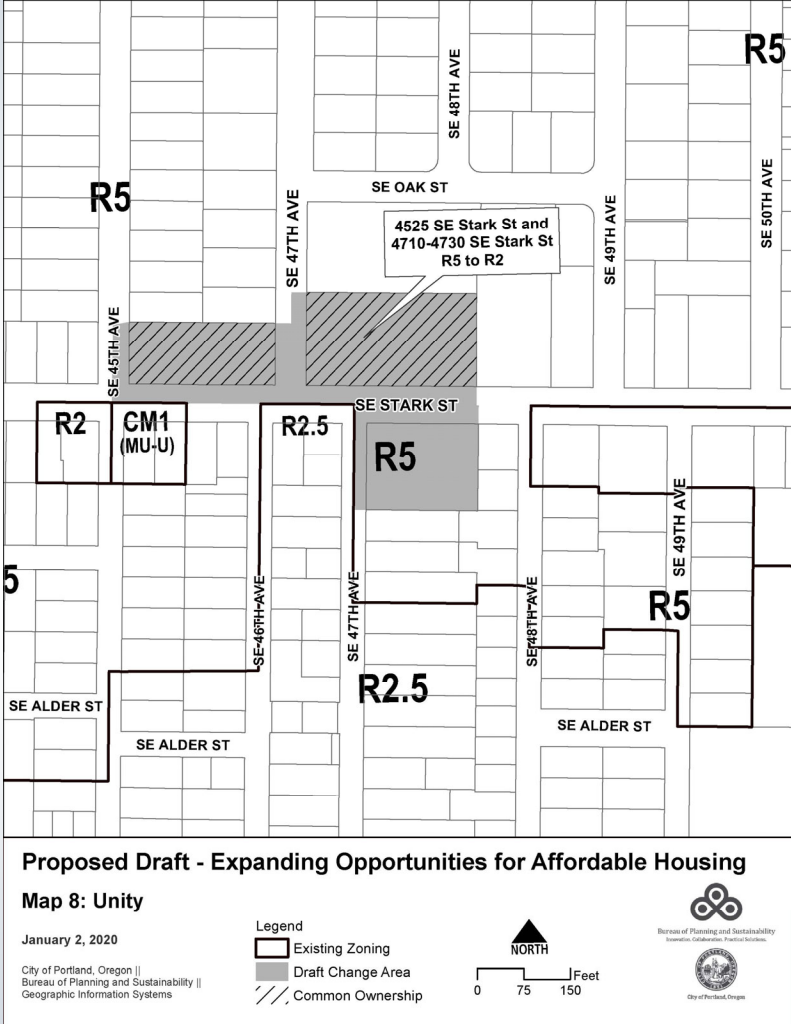
R5 to R1 (RM2)



Unity of Portland

4525 SE Stark St
4710-4730 SE Stark St
St

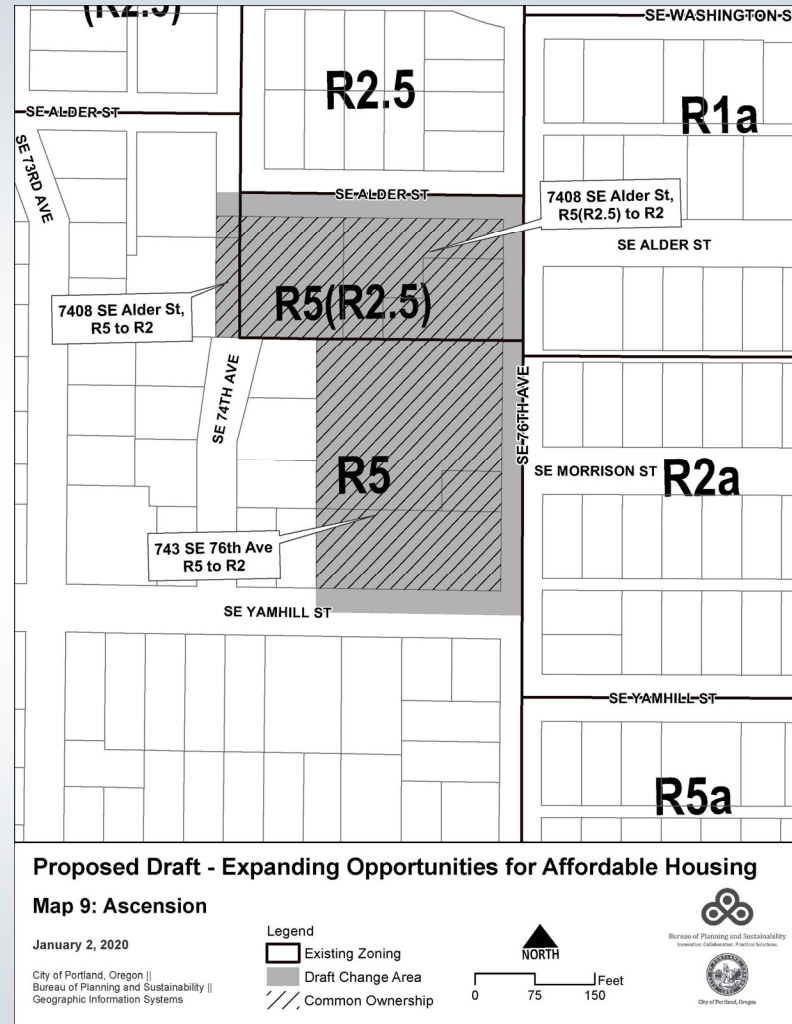
R5 to R2 (RM1)



Ascension

7408 SE Alder St
743 SE 76th Ave

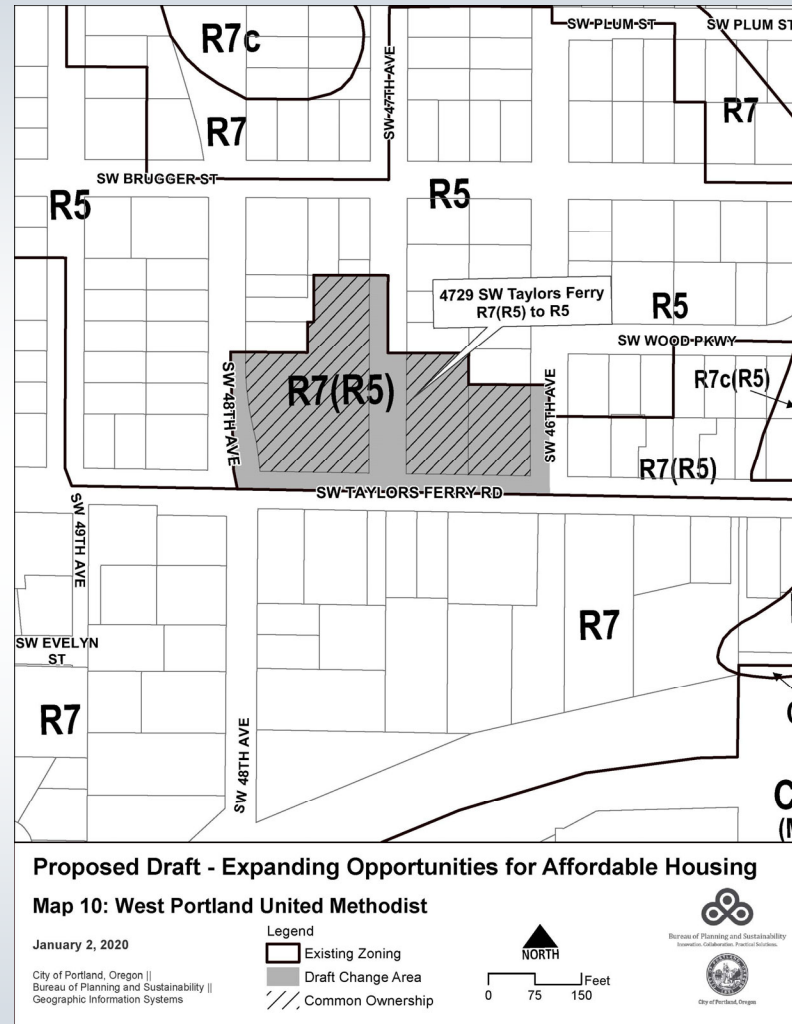
R5 to R2 (RM1)



West Portland United Methodist

4729 SW Taylors
Ferry Rd

R7 to R5



Habitat for Humanity

2375 SW Vermont St

R7 to R2 (RM1)

