



# City of Portland Bureau of Planning and Sustainability

## Expanding Opportunities for Affordable Housing

### Planning and Sustainability Commission

### February 11, 2020



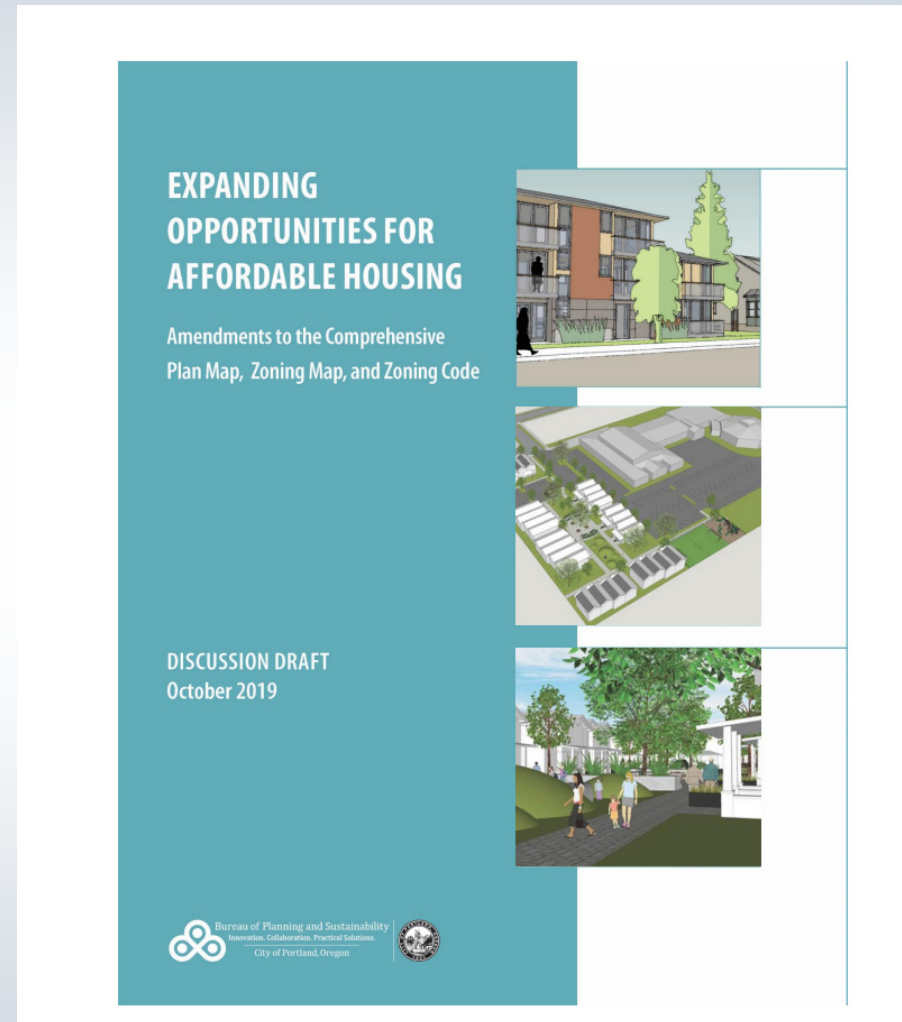
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# Expanding Opportunities for Affordable Housing

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

## 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



# 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

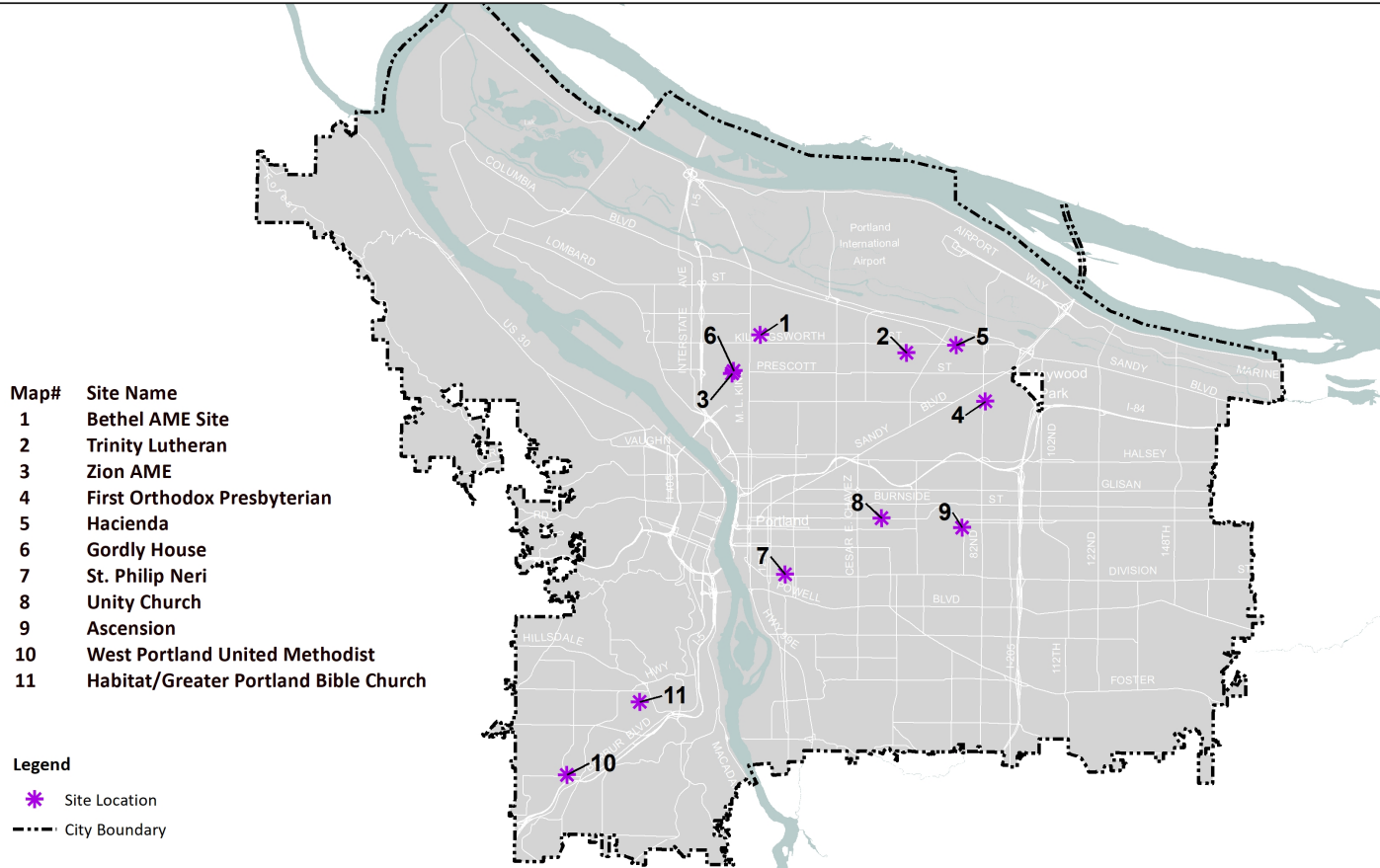
When a conditional use review is required:

- 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



January 13, 2020  
 City of Portland, Oregon  
 Bureau of Planning & Sustainability  
 Geographic Information System



0 1 2 Miles



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# Project timeline



- Proposed Draft: January 2
- PSC hearing: February 11
- Recommended Draft: March
- City Council: April 1 (tentative)



## 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.



### Map Changes proposed by testimony

Property	Requested by/ Ownership of	Current zoning	Proposed zoning	Staff Rec	Current CP designation	Proposed designation
1033 N Sumner	Emmanuel Church	R2.5	CM2	yes	Res 2,500	MU - U
10603 SE Henderson S	Mt Scott Church of	R10	R7	yes	Res 10,000	Res 7,000
2401 SW T Ferry Rd 9134 SW 25th Ave	Habitat for Human	R7	R5	yes	Res 7,000	Res 5,000
E of 6140 SW Boundary St	Robison Jewish Ho	R10	R2 (RM1)	yes	Res 10,000	RM 1
Williams/Vancouver Russell	Legacy Emanuel	CI2m	CM3dm	yes	Campus Institutional 2	MU - U
1735 NE Weidler St	Grace Memorial	RH (RM4d)	CM3	yes*	High Density Re	MU - U
4515, 4505 N Mississippi	Prop owner D Clay	R2.5	R1 (RM2)	no*	Res 2,500	RM 2
935 NE 33rd	SE district liaison	R5	R2 (RM1)	yes*	Res 5,000	RM 1
5441 SE Belmont St	SE district liaison	R5	R2 (RM1)	yes*	Res 5,000	RM 1
7435 SE Foster Rd	Chinese Christian	CE	CM2	yes	MU - N	MU - N
3228 SW Sunset Blvd	St Andrews	R10	R5	yes*	Res 10,000	Res 5,000

\* needs discussion



Site	Infrastructure Constraints
Emmanuel Temple Church (1033 N Sumner)	No issues
Mt. Scott Church of God (10603 SE Henderson)	Sub-standard streets, Environmental Overlay
Habitat for Humanity (2401 Taylors Ferry Rd.)	Stormwater constraints, Sub-standard streets Not far from anticipated LRT station on Barbur
Clay residence (4515 N Mississippi)	No issues
Mt. Tabor Presbyterian (5441 SE Belmont)	No issues
Robison Jewish Home (E. of 6140 SW Boundary)	Sub-standard streets, Environmental Overlay
Evergreen Community (935 NE 33 <sup>rd</sup> )	No issues
Chinese Christian (74 <sup>th</sup> /Foster)	Models predict traffic congestion in 2035 along Foster in multiple places. Frequent service bus
St. Andrews (3228 SW Sunset Blvd.)	Sub-standard streets
Grace Memorial (16/Weidler)	No issues
Williams/Russell Site	No issues



## Infrastructure Barriers

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





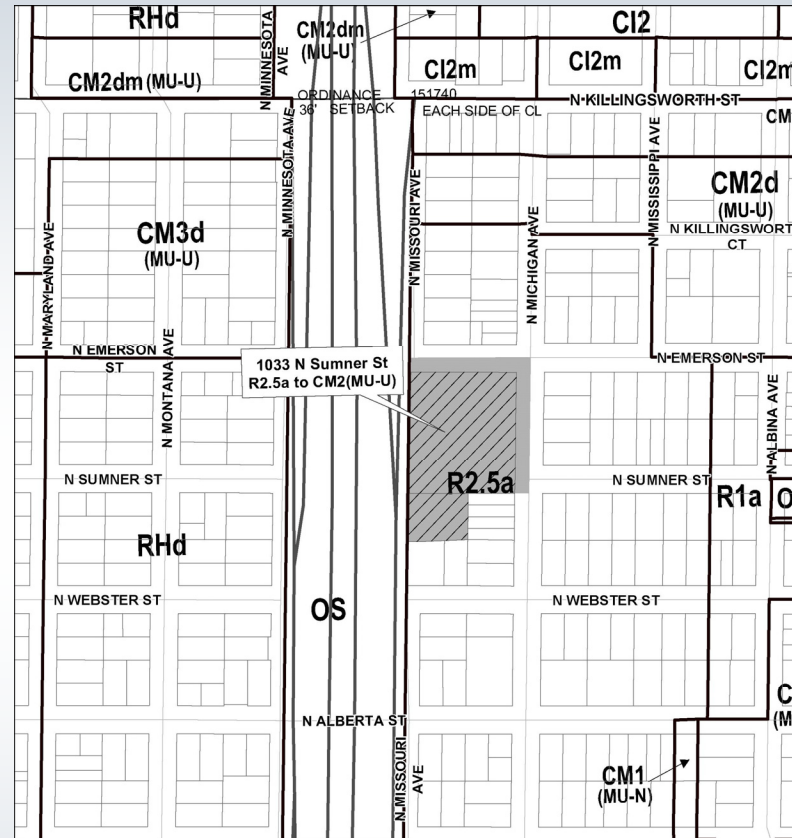
Site	Notes
Bethel AME	Unimproved ROW (8 <sup>th</sup> Ave)
Trinity Lutheran	Street and water extension needed, traffic on Killingsworth
First AME Zion	No known issues
F. Orthodox Presbyterian	No known issues
Hacienda/Emmert	72 <sup>nd</sup> and 73 <sup>rd</sup> lack curbs and sidewalks, traffic on Killingsworth
PAALF/Gordly	No known issues
St Philip Neri	Inner Powell and SE 11 <sup>th</sup> 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 <sup>th</sup> lacks curbs and sidewalks
Portland Bible	Street, sidewalk, sewer, storm extensions req.



# Emmanuel Temple

1033 N Sumner St

R2.5 to CM2






## Additional - Expanding Opportunities for Affordable Housing

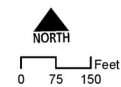
### Emmanuel Temple Church

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Geographic Information Systems

#### Legend

-  Existing Zoning
-  Proposed Change Area
-  Common Ownership



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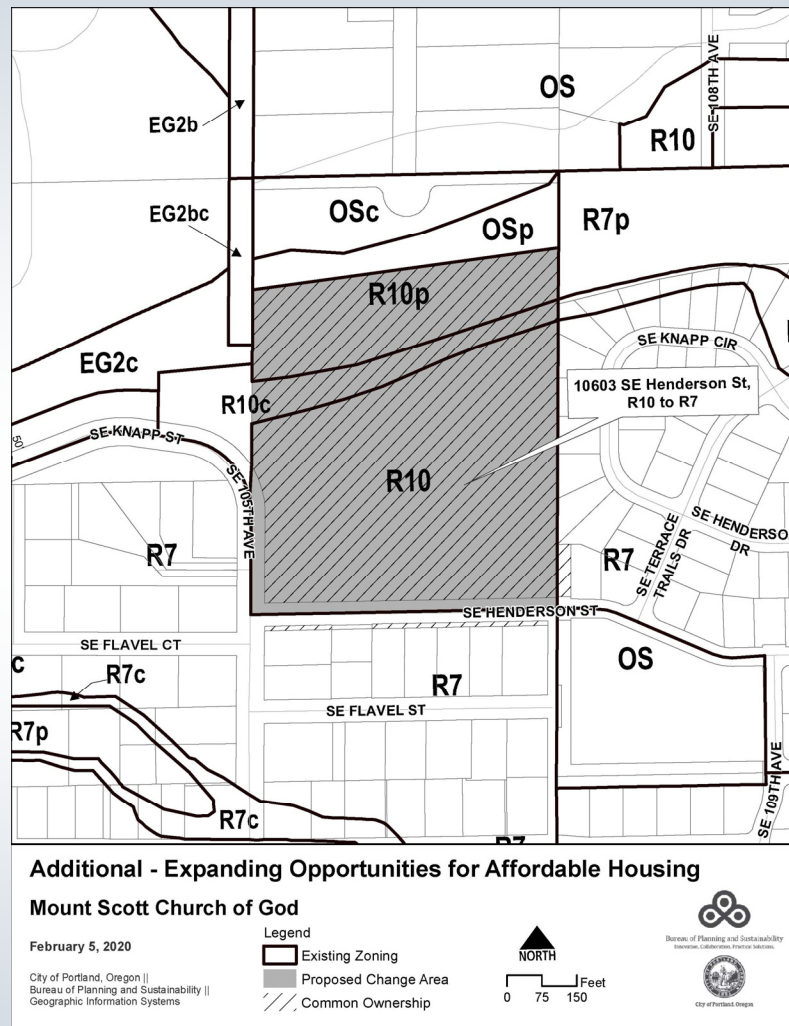
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# Mt Scott COG

10603 SE Henderson St

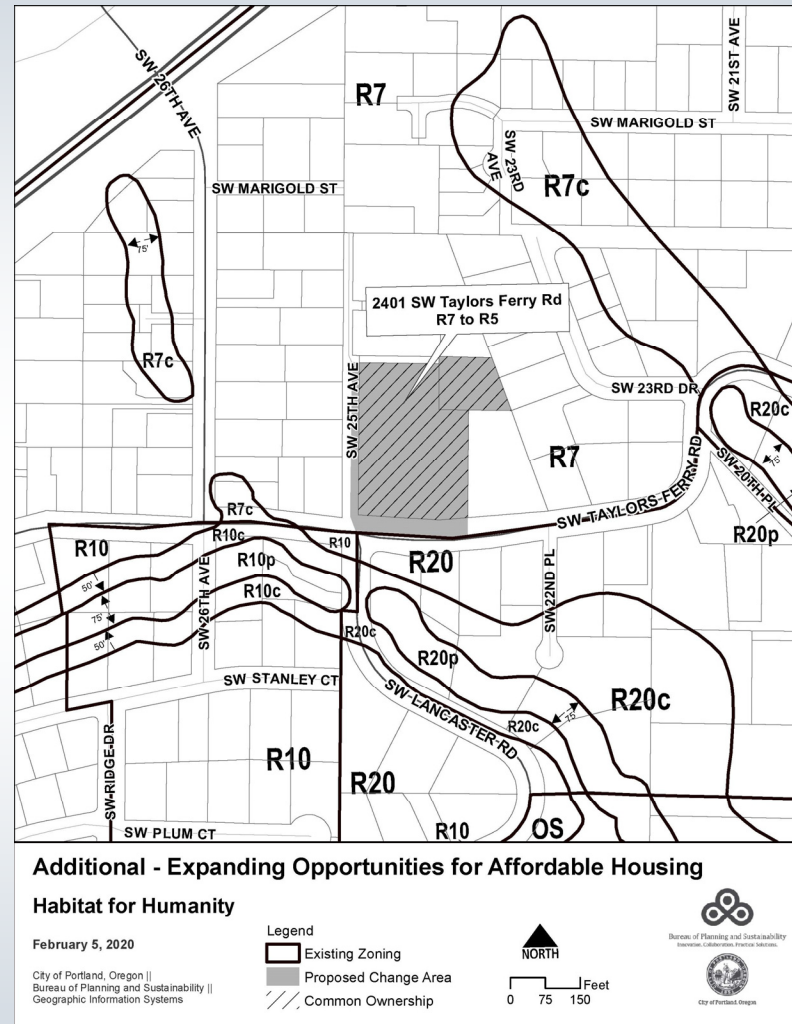
R10 to R7



# Habitat for Humanity

2401 SW Taylors Ferry Rd and 9134 SW 25<sup>th</sup> Ave

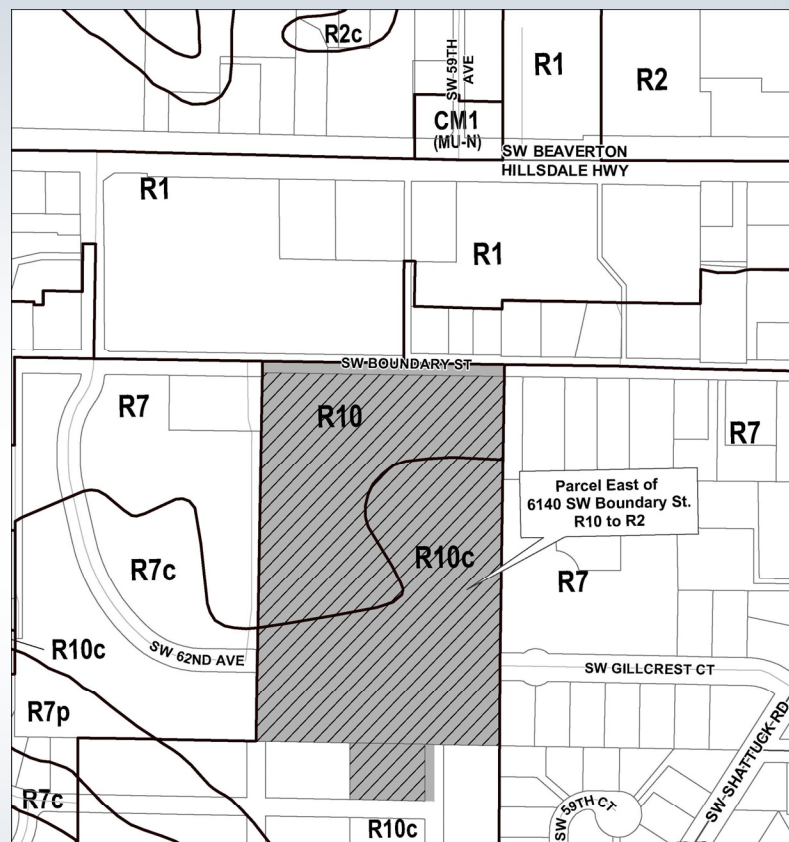
R7 to R5



# Robison Jewish Home

E of 6140 SW Boundary St

R10 to R2 (RM1)

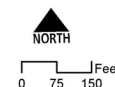


## Additional - Expanding Opportunities for Affordable Housing Robison Jewish Home

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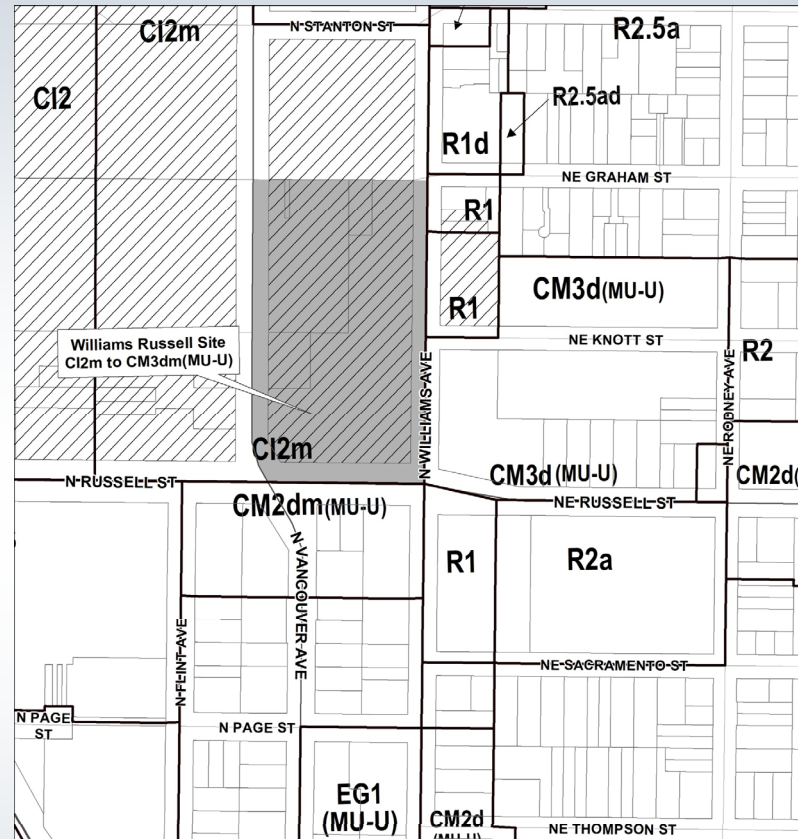
- Legend
- Existing Zoning
  - Proposed Change Area
  - Common Ownership



# Williams Russell site

N Williams to N  
Vancouver, Russell  
to Graham

CI2m to CM3dm






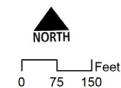
## Additional - Expanding Opportunities for Affordable Housing Williams Russell Site

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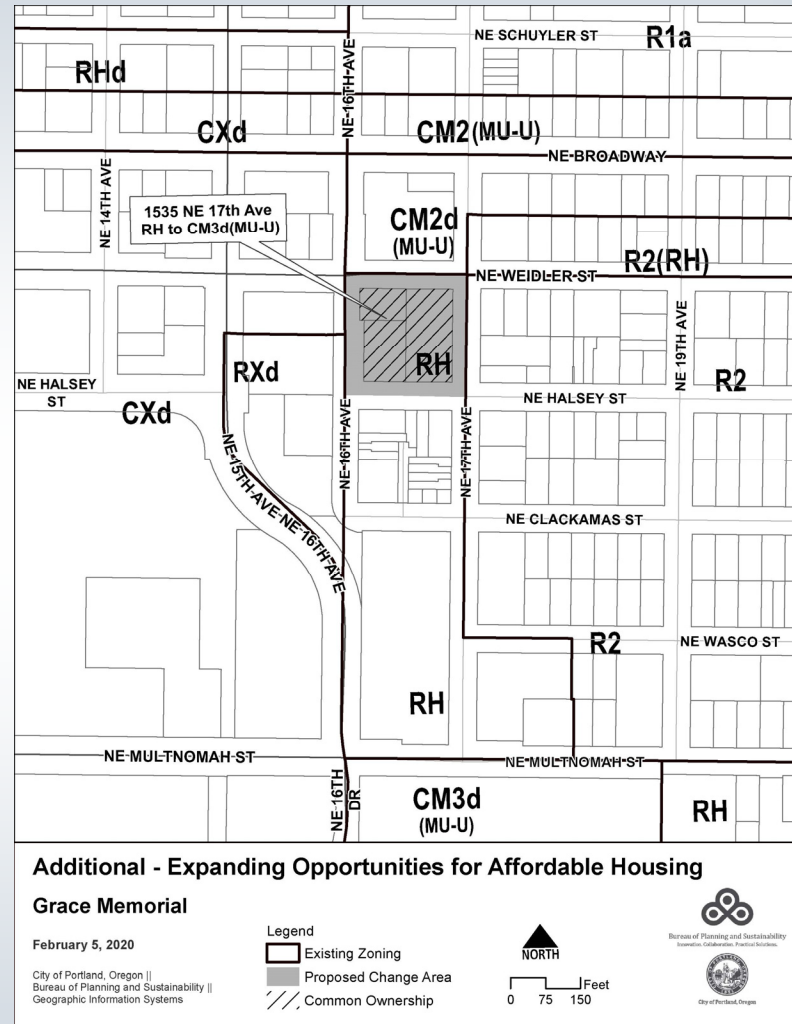
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# Grace Memorial

1535 NE 17<sup>th</sup> Ave

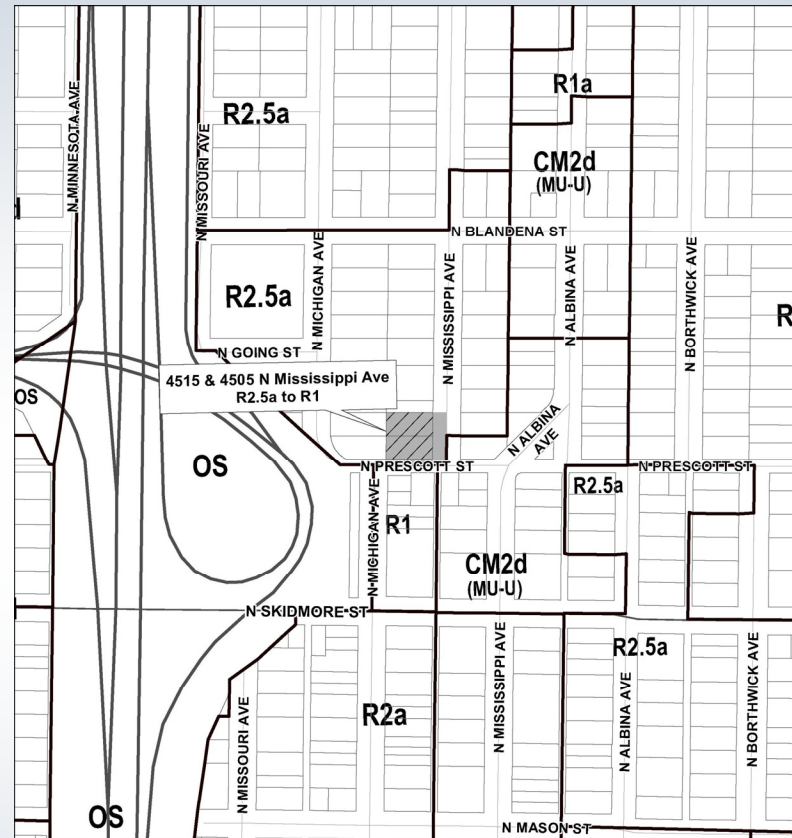
RHd to CM3d



# 4505 and 4515 N Mississippi

Clay residence

R2.5 to R1 (RM2)



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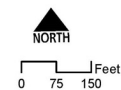
4515 N Mississippi Ave & 4505 N Mississippi Ave

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### Legend

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- Proposed Change Area
- Common Ownership



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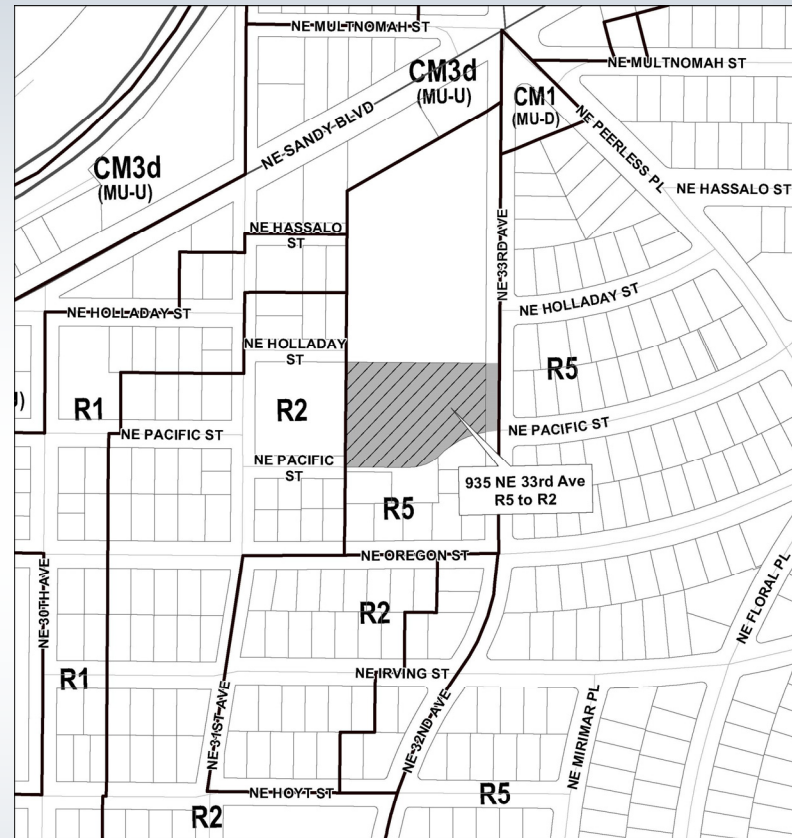




# Evergreen Community/ Tillamook Preschool

935 NE 33<sup>rd</sup> Ave

R5 to R2 (RM1)






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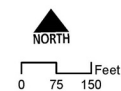
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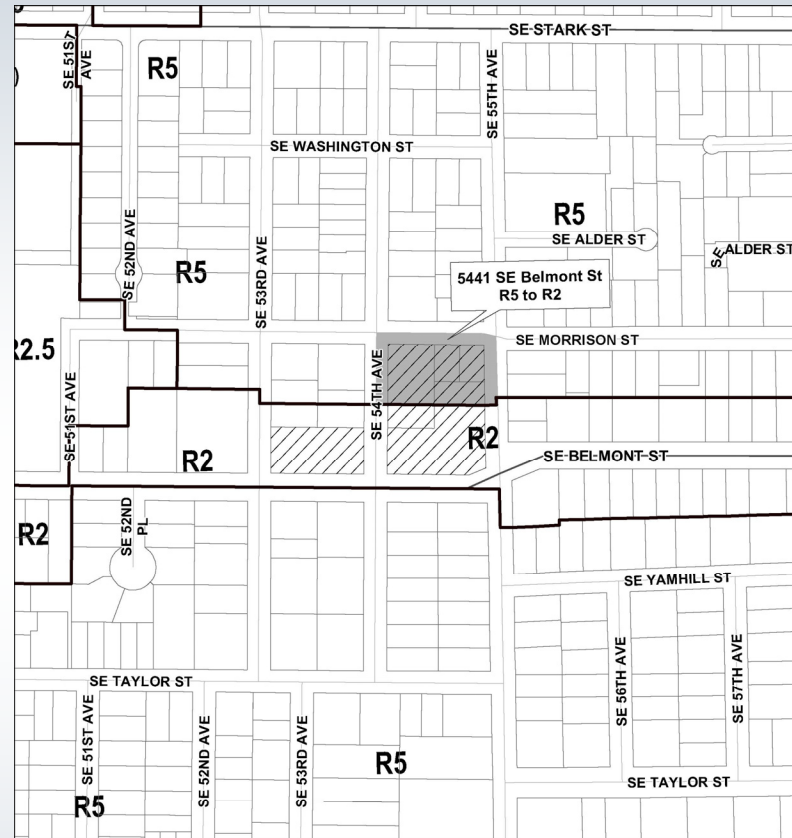
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# Mt Tabor Presbyterian

5441 SE Belmont St

R5 to R2 (RM1)



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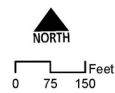
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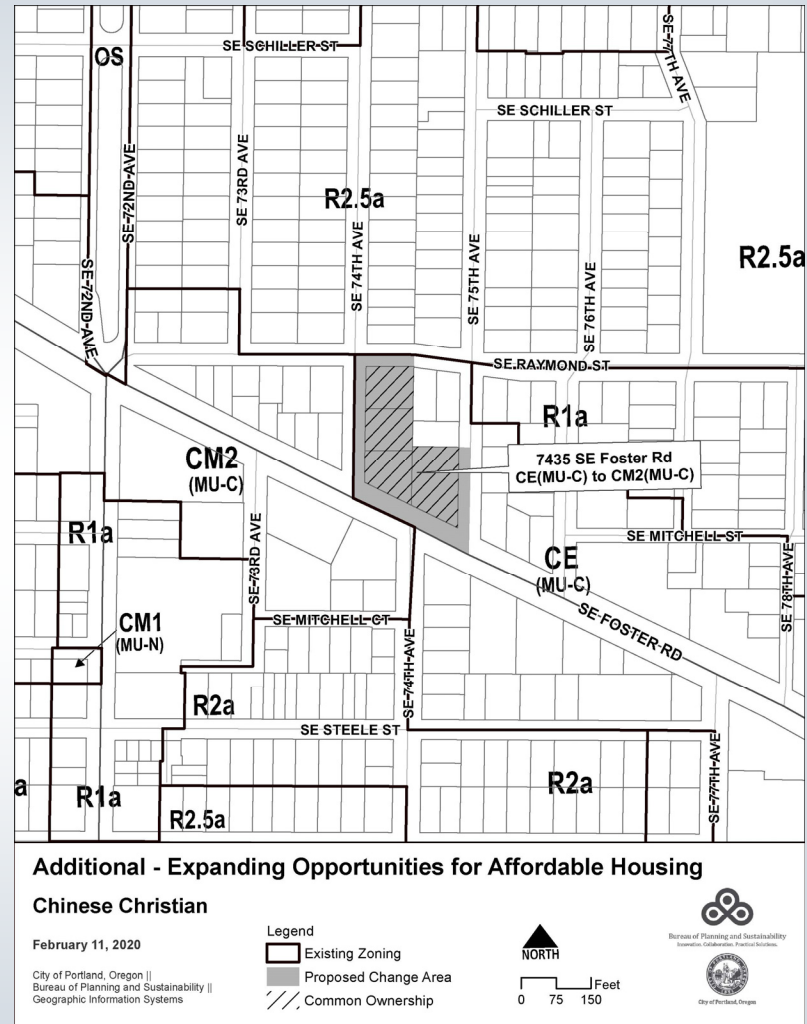
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# Chinese Christian

7435 SE Foster Rd.,  
7407-7415 SE Foster  
Rd., 5016 SE 74th  
Ave and 5008 SE  
74<sup>th</sup>

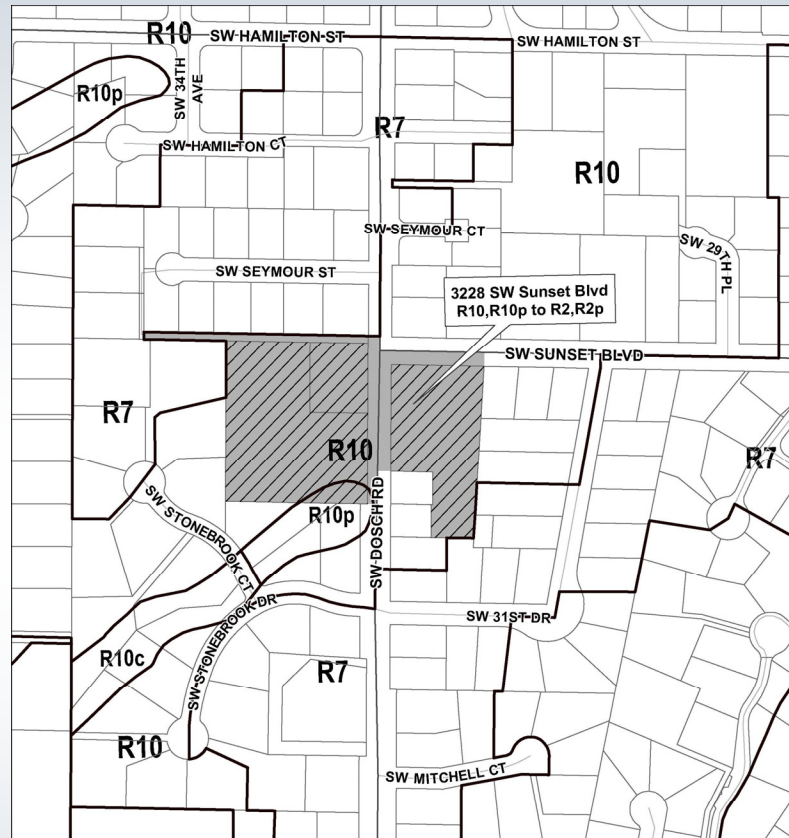
CE to CM2



# St Andrews

3228 SW Sunset  
Blvd

R10 to R2



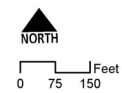
## Additional - Expanding Opportunities for Affordable Housing St. Andrews

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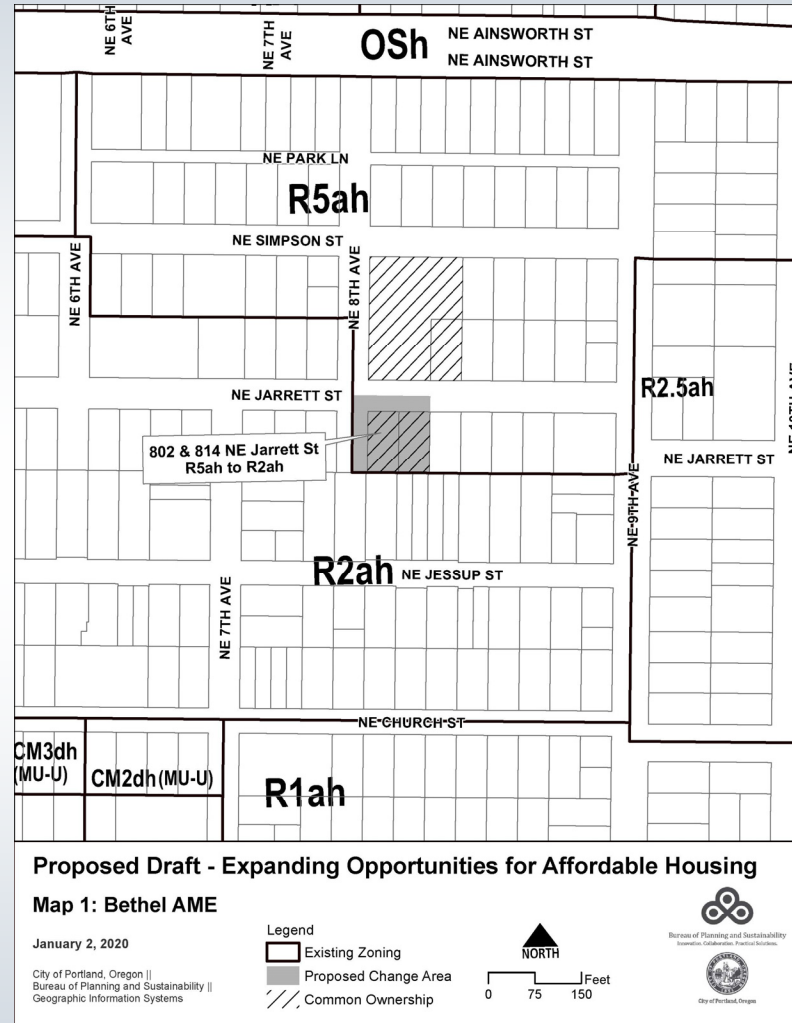
# Initial 11 sites



# Bethel AME

802 and 814 NE Jarrett St

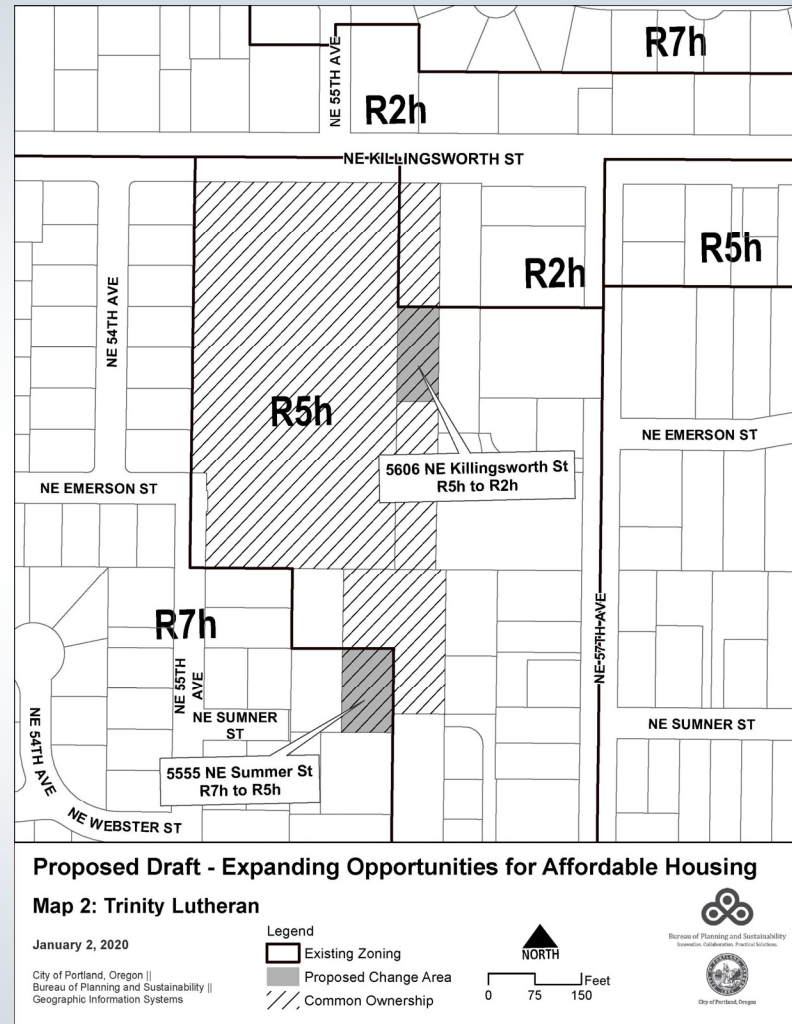
R5 to R2



# Trinity Lutheran

5606 and 5555 NE  
Sumner St

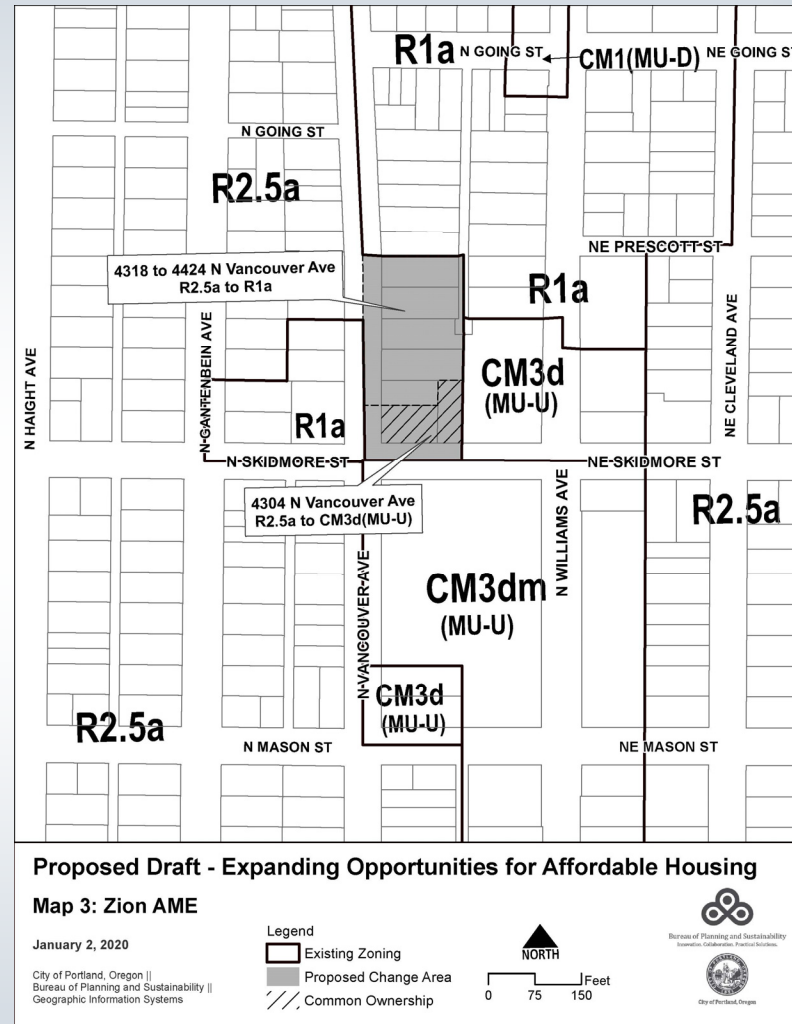
R5 to R2  
R7 to R5



# Zion AME

4304 N Vancouver Ave  
R2.5 to CM3d

4318 to 4424 N Vancouver Ave  
R2.5 to R1a



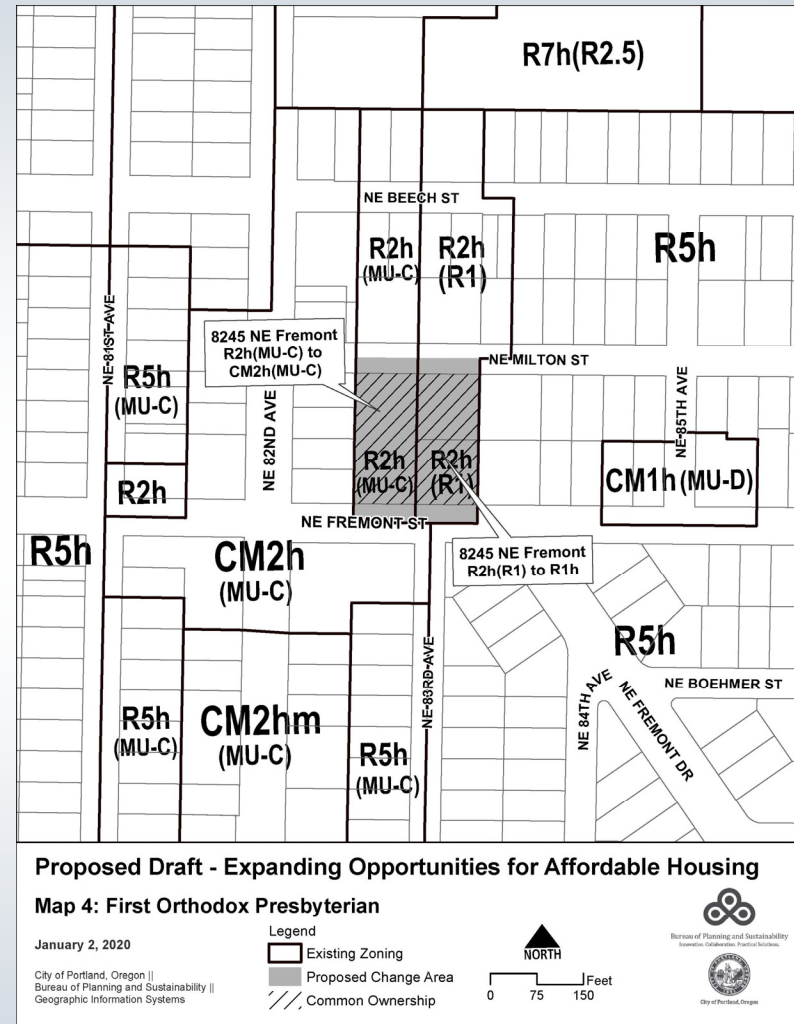


# First Orthodox Presbyterian

8245 NE Fremont St

R2 to CM2

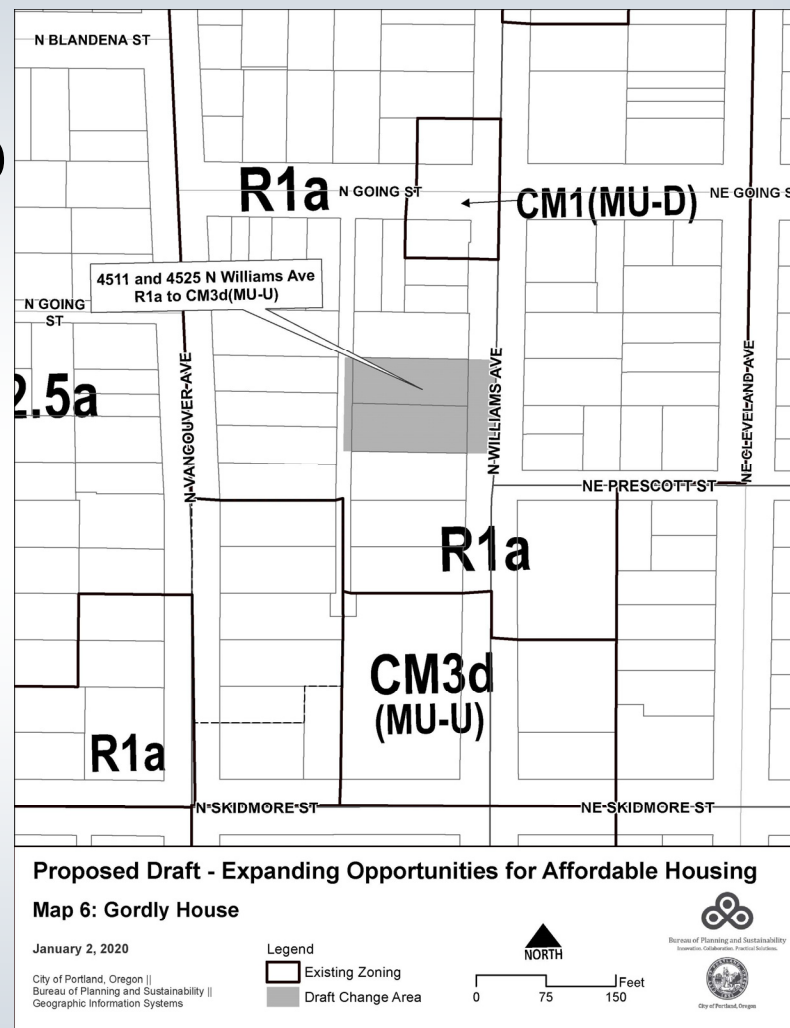
R2 to R1



# Gordly House Portland African American Leadership Forum

4511 and 4525 N  
Williams Ave

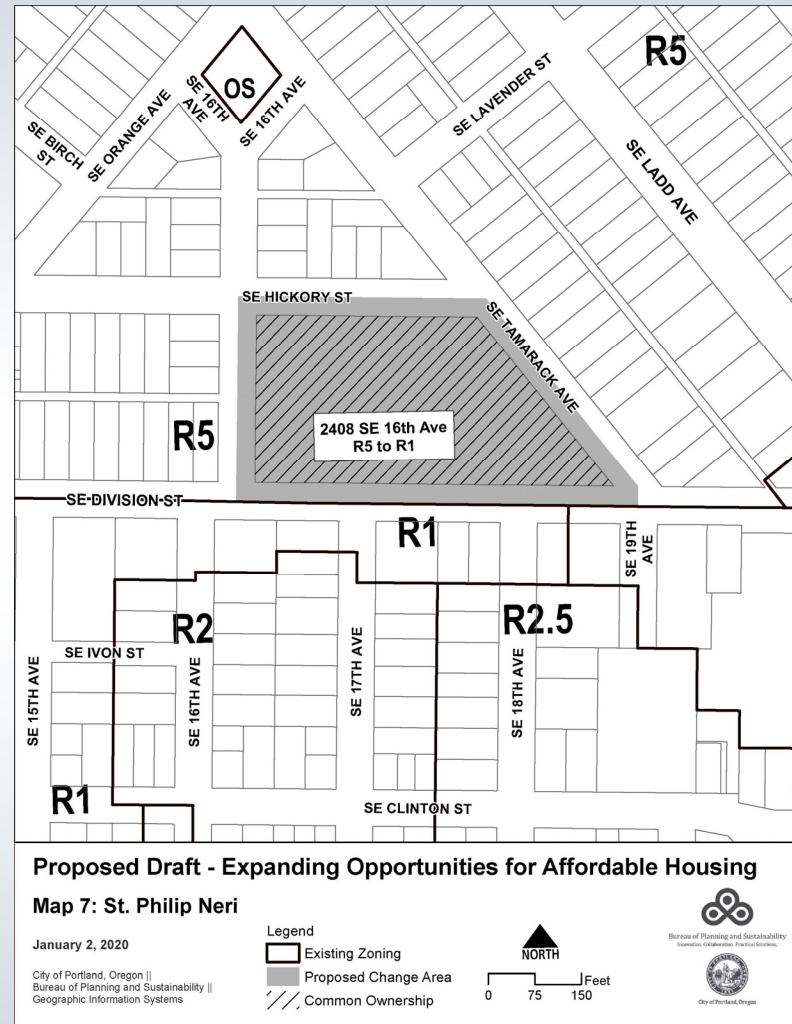
R1 to CM3d



# St Philip Neri

2408 SE 16<sup>th</sup> Ave

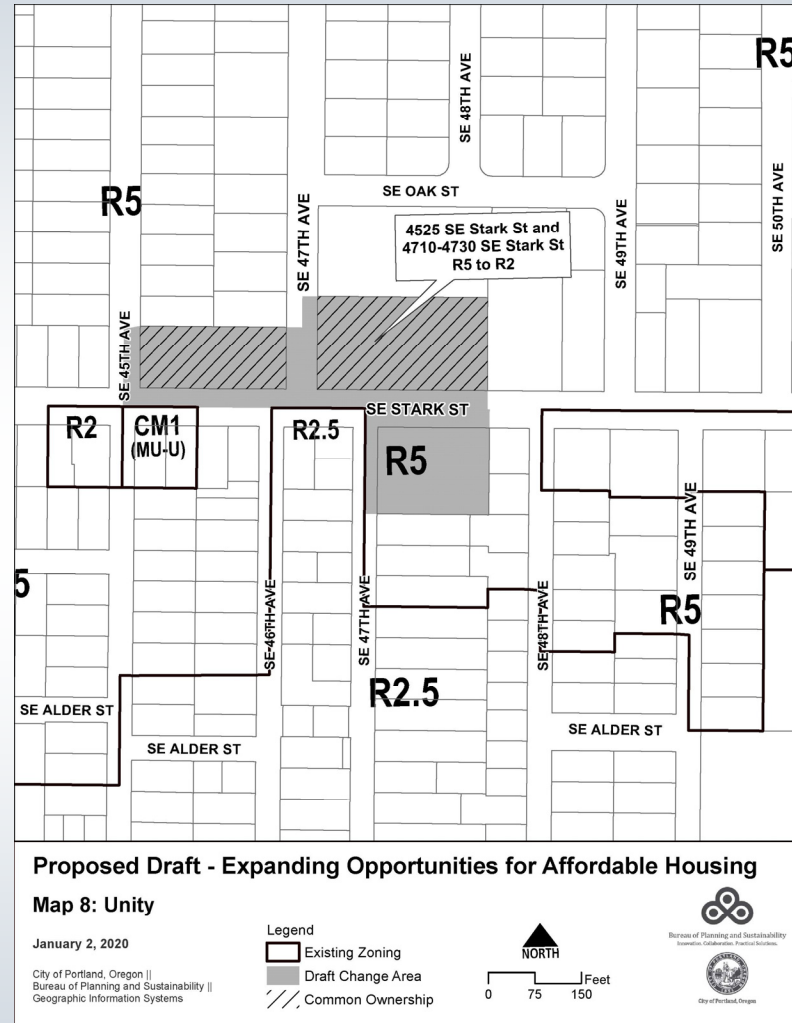
R5 to R1



# Unity of Portland

4525 SE Stark St  
4710-4730 SE Stark St  
St

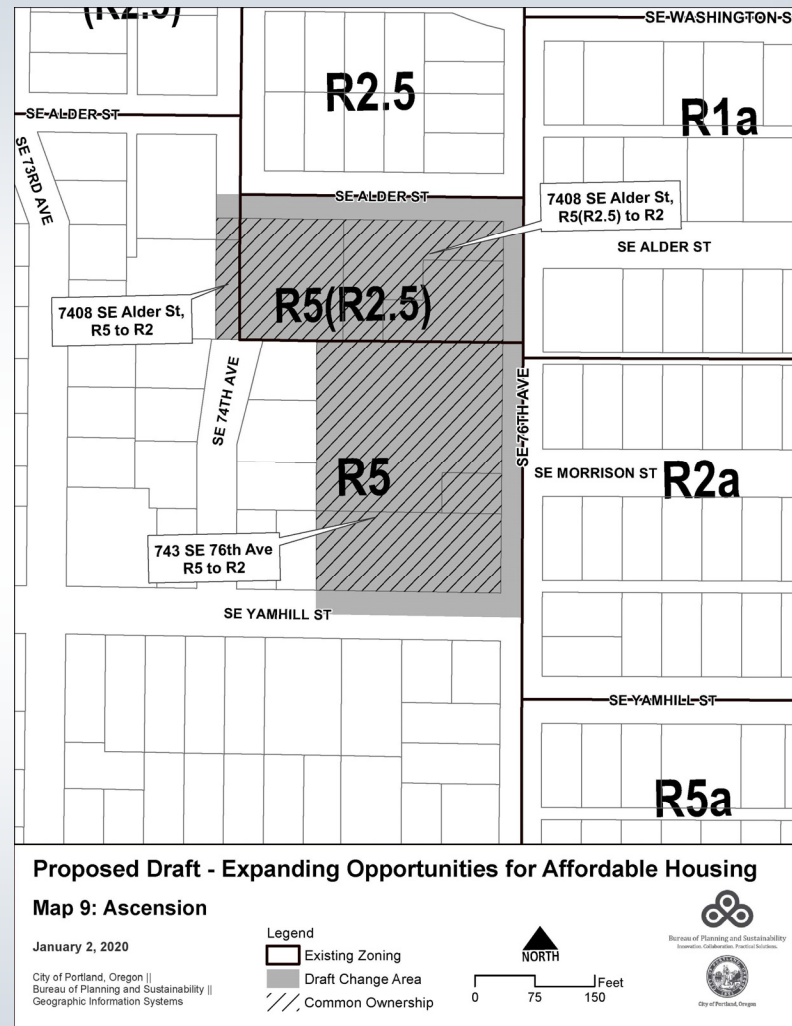
R5 to R2



# Ascension

7408 SE Alder St  
743 SE 76<sup>th</sup> Ave

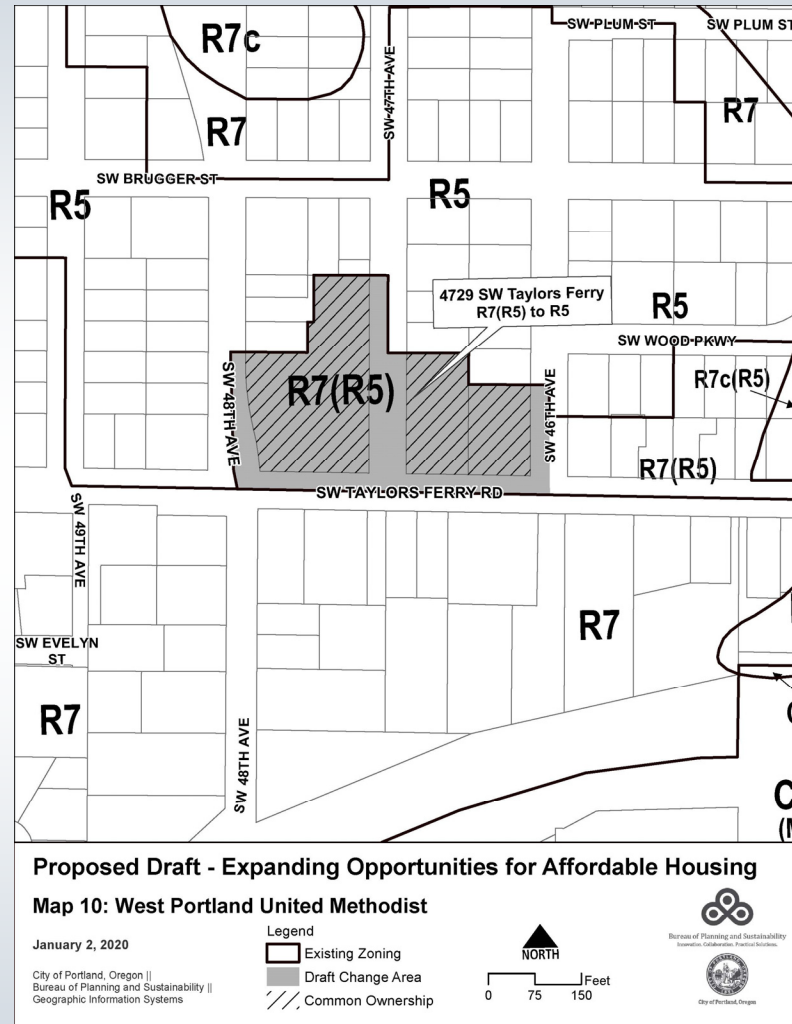
R5 to R2



# West Portland United Methodist

4729 SW Taylors  
Ferry Rd

R7 to R5



# Habitat for Humanity

2375 SW Vermont St

R7 to R2

