



Residential Infill Project

Planning and Sustainability Commission Work Session

Revised Proposed Draft

February 26, 2019



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Follow along...

The PSC materials are available on the project website:

www.portlandoregon.gov/bps/67730

Or go to www.portlandoregon.gov/bps/infill
Look for “documents and resources”

Today's Agenda

1. Displacement Risk Analysis

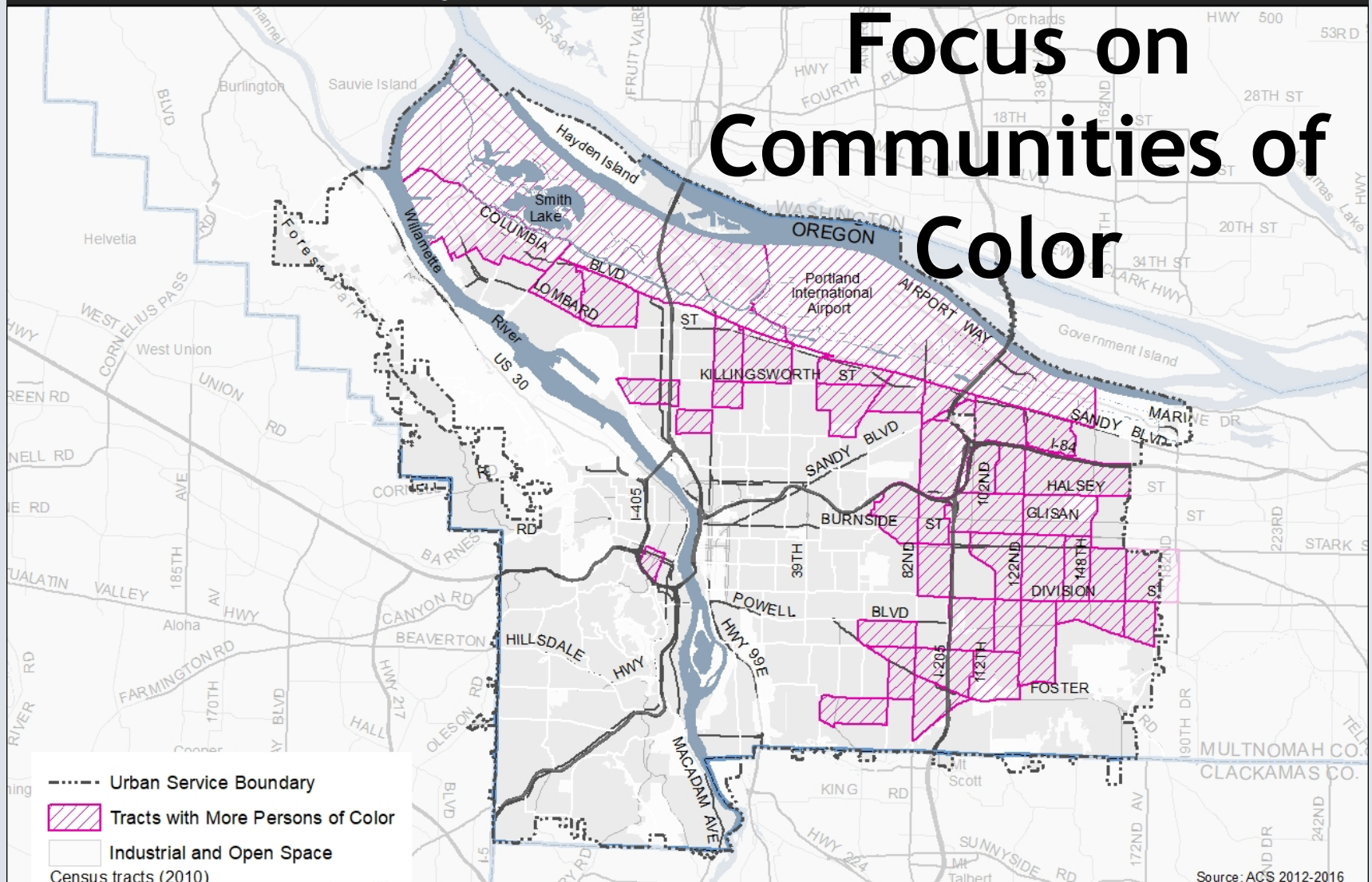
- Discovery
 - Additional Data
 - Housing Bureau Programs
- Our Charge: What are we addressing?
- Options for moving forward

2. Potential Amendments

March 12 Deliberation/recommendation

Displacement Risk Analysis

Focus on Communities of Color



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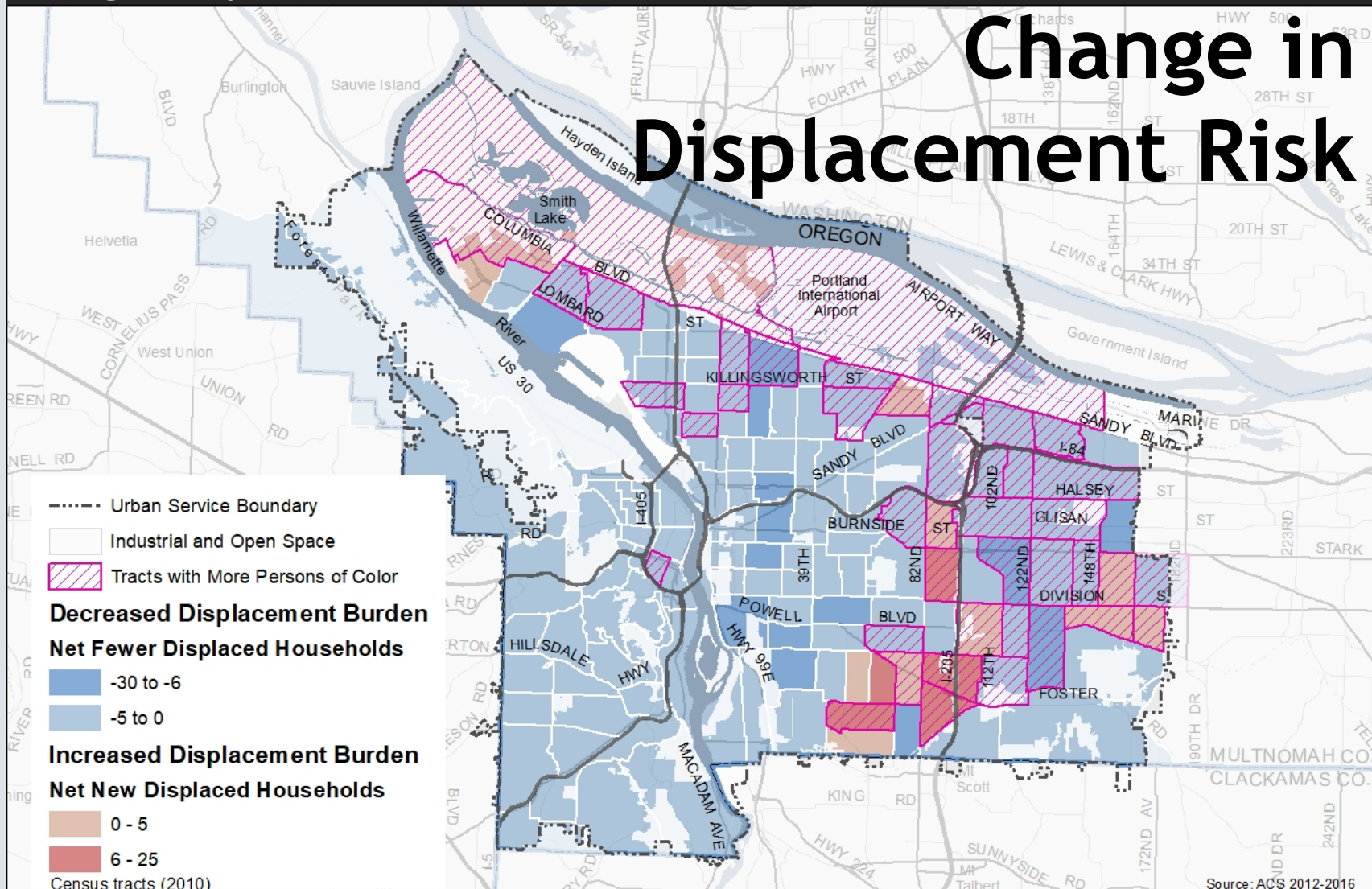
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Change in Displacement Risk



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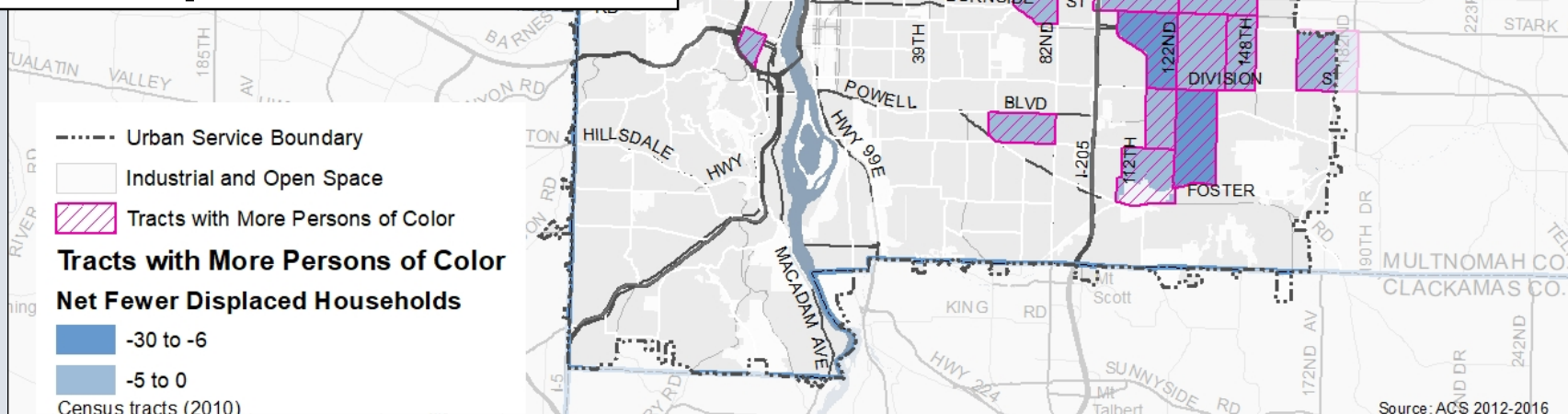


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Communities of Color with Less Risk

157 Households with less displacement risk



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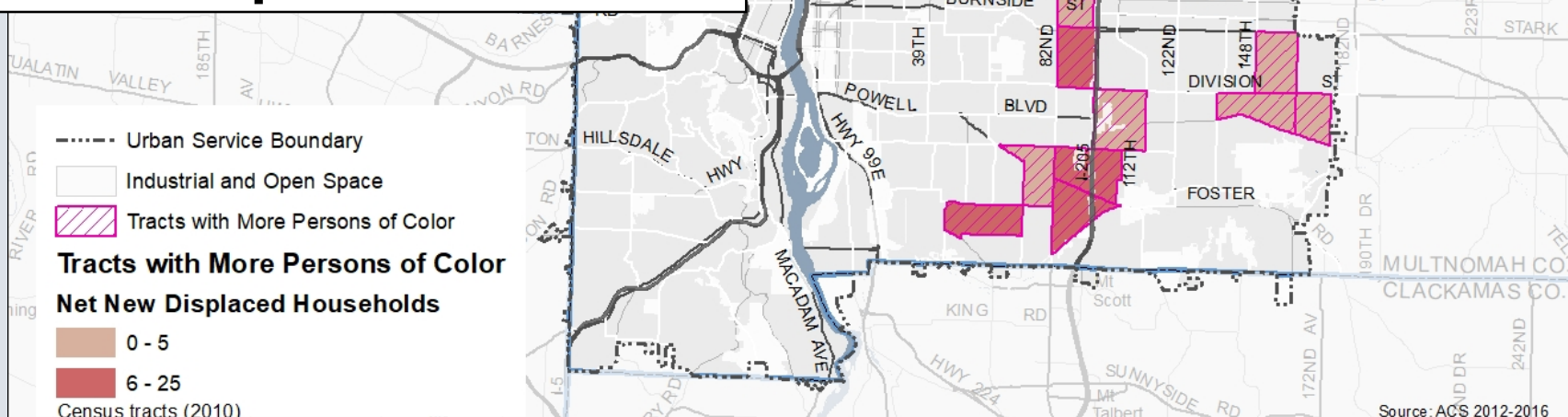
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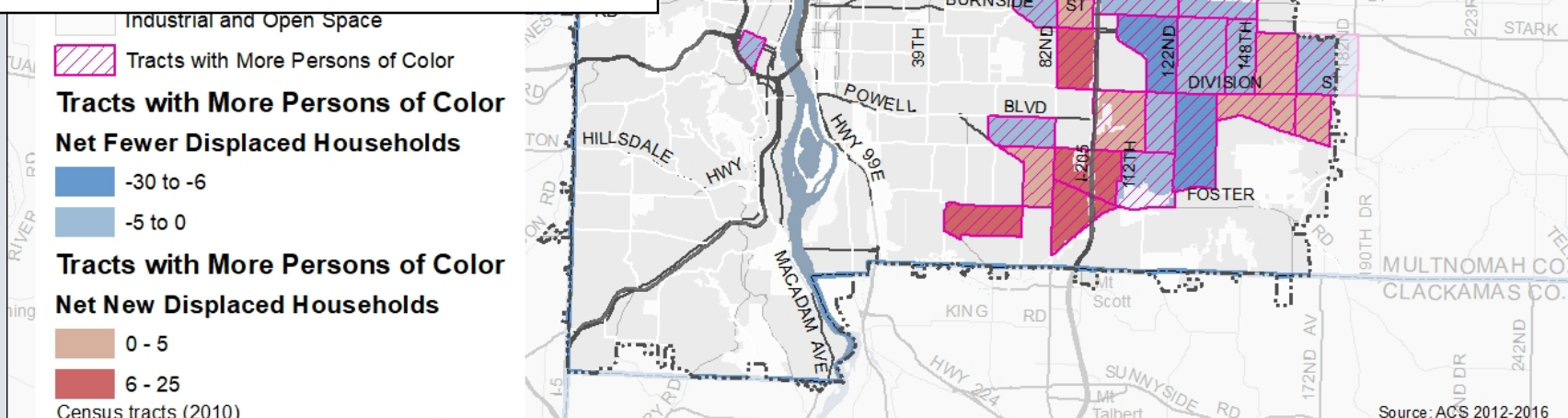
Communities of Color with More Risk

73 Households with more displacement risk



Communities of Color Displacement Risk Change

84 Households with
less displacement
risk overall under RIP



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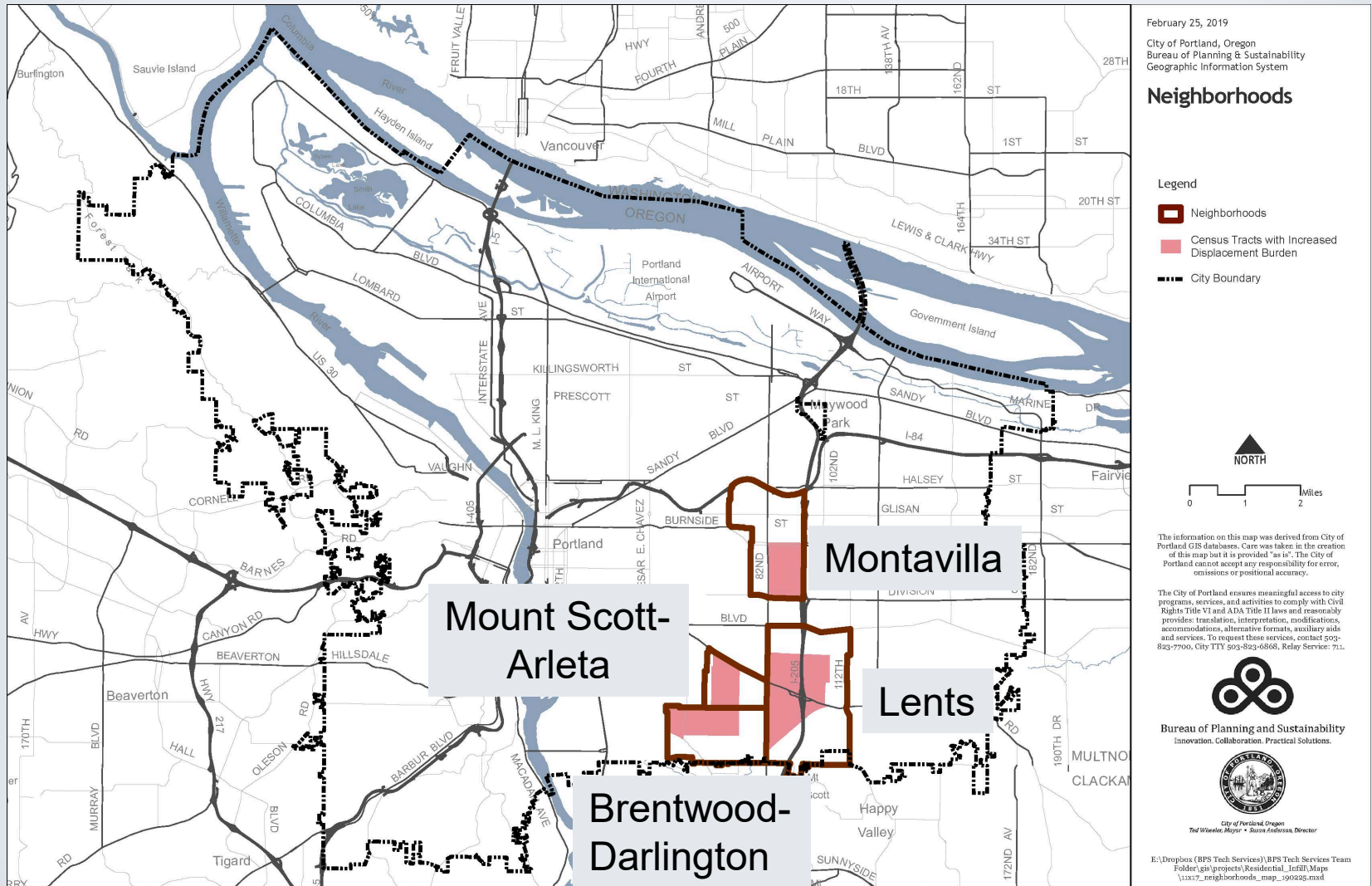
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Neighborhoods with a net increase



			Neighborhoods with net increase in displacement risk			
Population share	City wide	Displacement Risk Areas	Brentwood -Darlington	Lents	Mt. Scott-Arleta	Montavilla
White	71%	62%	68%	54%	71%	66%
Black	6%	8%	3%	5%	1%	4%
Latino	10%	14%	16%	17%	12%	8%
Asian	8%	10%	7%	18%	10%	13%
Native American	1%	1%	1%	1%	1%	2%
Hawaiian/Pacific	1%	1%	1%	1%	0%	1%
Another race	0%	0%	0%	0%	1%	0%
Multi-racial	5%	5%	5%	5%	4%	5%

Questions?

Housing Bureau Programs

Our Charge:

What are we Addressing?

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

- Citywide or neighborhood specific
- Proportionate impact
- Retaining community
- Housing opportunities for renters
- Housing options for owners

Options for Moving Forward

- Change proposal? (FAR limits, max units, map)
- Mitigation strategies?
- Other ideas?

Potential Amendments

Allow more housing types

Amendment (1 of 12):

- Retain current provisions that allow attached houses on vacant R5 lots in the Albina Plan District (33.505.230) [Schultz]

Allow more housing types

Amendment (2 of 12):

- Delete requirement for larger lot sizes for 3 or 4 units. (33.110.265.E.2) [Smith]

Allow more housing types

Amendment (3 of 12):

- Base the size of the detached ADU on the larger, not smaller, duplex unit.
(33.205.040.C.2) [Smith]

Limit the overall size of buildings

Amendment (4 of 12):

- Add allowance for one addition up to 250 square feet in each 5-year period without having to show compliance with the maximum FAR. (33.110.210)
[Smith, St. Martin]

Limit the overall size of buildings

Amendment (5 of 12):

- Provide an exception to FAR maximums when adding a detached ADU to sites with existing large houses (33.110.210).
[Smith, Spevak]

Limit the overall size of buildings

Amendment (6 of 12):

- Add allowance for 250 square feet for a garage, above FAR max (33.110.210).
[Bachrach]

Visitability for 3 or 4 units

Amendment (7 of 12):

- Maintain the visitable standard that addresses the zero-step entrance to the unit, but delete the other three standards that address the interior design of the unit. (33.110.265.E.3., 33.205.040.C.5, 33.270.200) [Bachrach]

Historically Narrow Lots

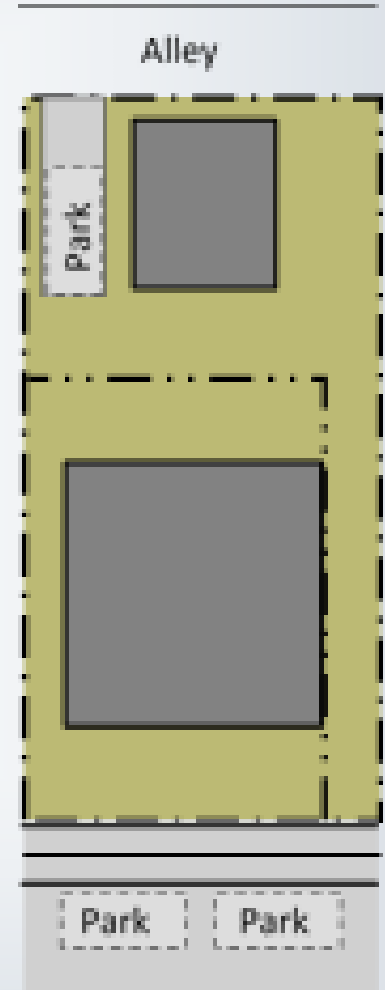
Amendment (8 of 12):

- Allow a 1,500 s.f. minimum base (or 0.6 FAR) for R5 historically narrow lot development. (33.110.260) [Bachrach]

Small Flag Lots and Alley Access

Amendment (9 of 12):

- Create an exception for property line adjustments that create a small flag lot to remove alley frontage for an existing house (33.677.100.A and D.) [Spevak]



Building Features and Articulation

Amendment (10 of 12):

- Limit the current window matching requirement on attached houses (in the R20-R5 zones) to street facing windows only. (33.110.265.C.1.d) [Spevak]



Modify Parking Rules

Amendment (11 of 12):

- Move “fourplexes” from “all other use parking standards” to the “parking development standards for houses, duplexes, and triplexes” (33.266.130).
[Spevak]

Technical Amendments

Amendment (12 of 12):

- Miscellaneous technical fixes. [Spevak]

Topics for PSC Letter (so far)

- Parking permit program
- Curb cut fee/curb tax proposal
- State building code exception to allow visitability requirement
- SDC waiver approaches for ADUs
- Streamlined partition process
- Tree code changes for small lot development.