



Residential Infill Project

Planning and Sustainability Commission Work Session

Revised Proposed Draft - Briefing

February 12, 2019



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



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”

Recap

Public hearings

May 2018

Worksessions

June - August

PSC direction

September

Econ briefing

December

Agenda

Today

- Review the *Revised Proposed Draft*
- Displacement Risk Analysis

Feb 26 PSC to discuss amendment topics

Mar 12 PSC deliberates/recommendation

Project Deliverables

Residential Infill Project Summary

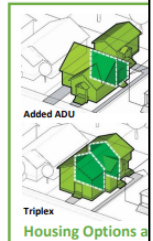
REVISED PROPOSED DRAFT

Shaping the future of
Portland's neighborhoods
to work together as a community
and benefits all of us.

By 2035, Portland will grow
popularity, changes in how
housing shortage that has
changes have made it more
in older residential neighborhoods
household is getting smaller.
To address these issues are
taking a look at the rules that
neighborhoods.

This proposal would allow
neighborhoods, but only if

How this project is
This project addresses the



The proposals in this document
Take a look inside and see
Commission direction.

February 2019
www.portlandoregon.gov

Residential Infill Project

AN UPDATE TO PORTLAND'S
SINGLE-DWELLING ZONING RULES

PROPOSED DRAFT
APRIL 2018

VOLUME 1:

STAFF REPORT AND MAP AMENDMENTS

Submit testimony to the Portland Planning
and Sustainability Commission by May 15, 2018
See inside cover for more information



Residential Infill Project

AN UPDATE TO PORTLAND'S
SINGLE-DWELLING ZONING RULES

PROPOSED DRAFT
APRIL 2018

VOLUME 2: ZONING CODE AMENDMENTS

Submit testimony to the Portland Planning
and Sustainability Commission by May 15, 2018
See inside cover for more information



Residential Infill Project

AN UPDATE TO PORTLAND'S
SINGLE-DWELLING ZONING RULES

PROPOSED DRAFT
APRIL 2018

VOLUME 3:

APPENDICES

Submit testimony to the Portland Planning
and Sustainability Commission by May 15, 2018
See inside cover for more information



Appendix H Displacement Risk

Table of Contents



Econ Analysis

The Infill Development Standards

continues to refine the Residential Infill Project, and this
Johnson Economics on the project from March 2018. A
standards, including changes in allowable FAR, the
of some parcels.

as follows:

	R5	R2.5
	3,000 SF	1,600 SF
Base FAR:	0.5	0.7
W/Bonus:	0.6	0.8
4,500 SF		3,200 SF
Base FAR:	0.7	0.9
W/Bonus:	0.8	1.0
	1.35 FAR	1.75 FAR

uses in allowed FAR as the number of units
able at 80% MFI, or an existing home is
ment solutions for redevelopment.

for the three residential zones is likely
ages represent a small percentage of
sizes below what the market may

503/295-7832 503/295-1107 (ext.)

Review of 8 substantive changes



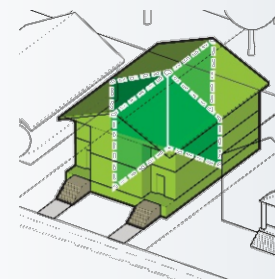
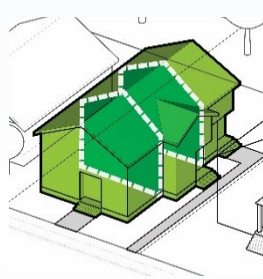
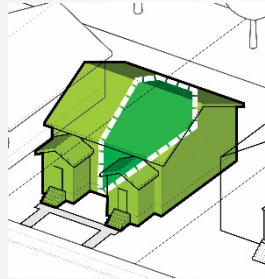
PSC Goals

Generalized Project Goal	Commissioners Mentioned	
Equitable benefits and costs	7	13
Lower displacement	2	
Increased home ownership	4	
More housing options	6	24
Increased range of types	6	
More locations	5	
Internal conversions	5	
Age friendly options	2	
Less expensive options	5	10
Smaller units	2	
More supply	2	
Lower SDCs/costs	1	
Also mentioned:		14
Urban canopy/open space	2	
Flood/hazards protection	1	
Context	2	
Reduce 1:1 demolitions	3	
Infrastructure adequacy	1	
Public involvement/process	1	
Code simplicity	3	
Energy efficiency/climate goals	1	

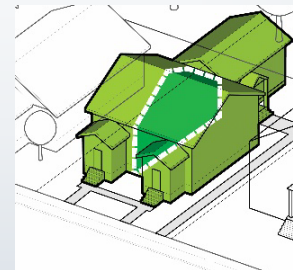
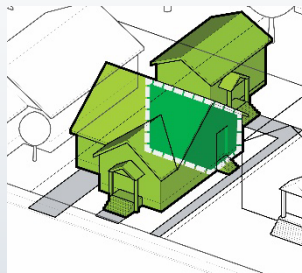
Housing Options and Scale

1. Allow for more housing types

a. Allow duplexes, triplexes and fourplexes



b. Allow a house +2 ADUs, or duplex +1 ADU.

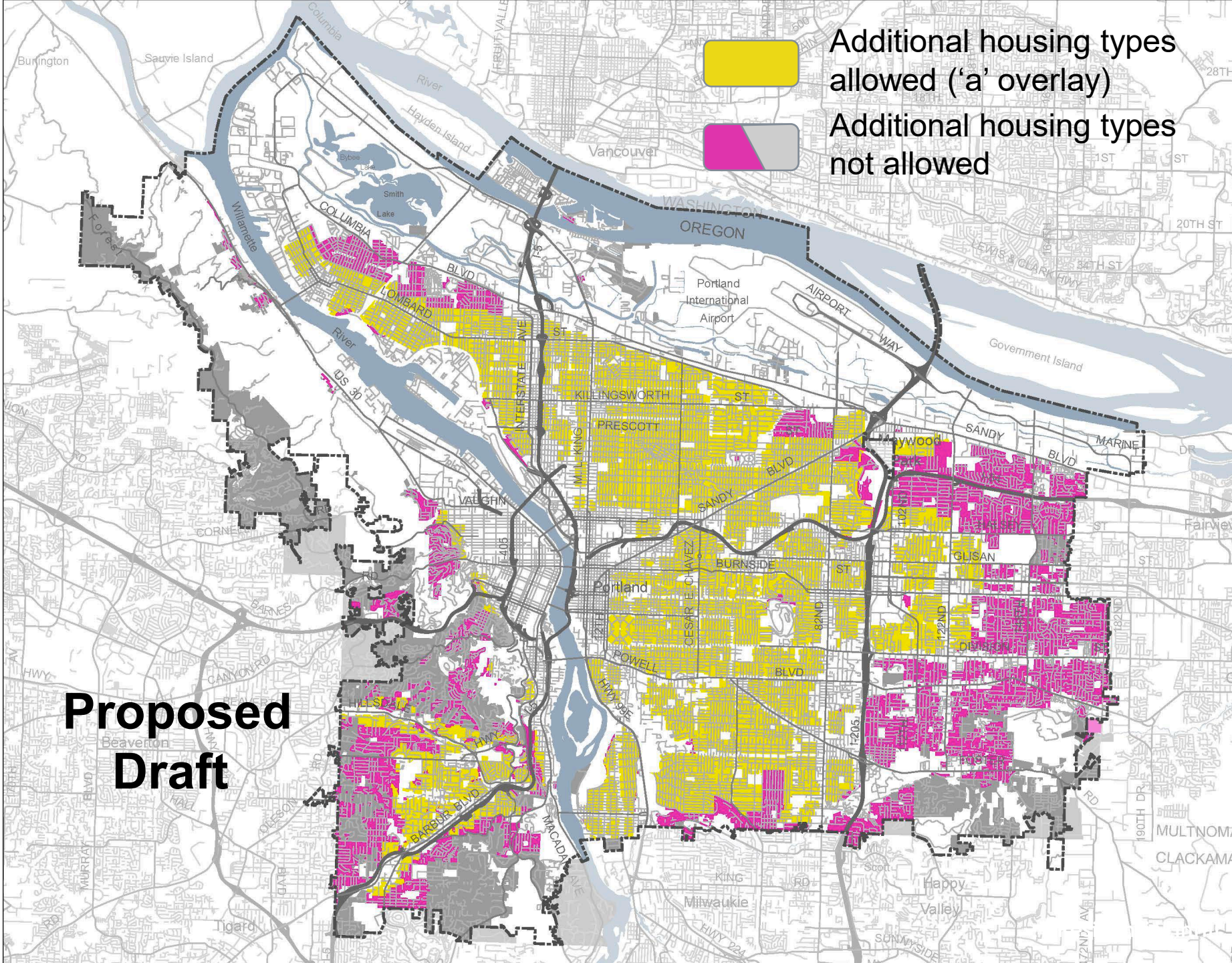


1. Allow for more housing types

c. Allow in nearly all R2.5, R5, R7 zones

1

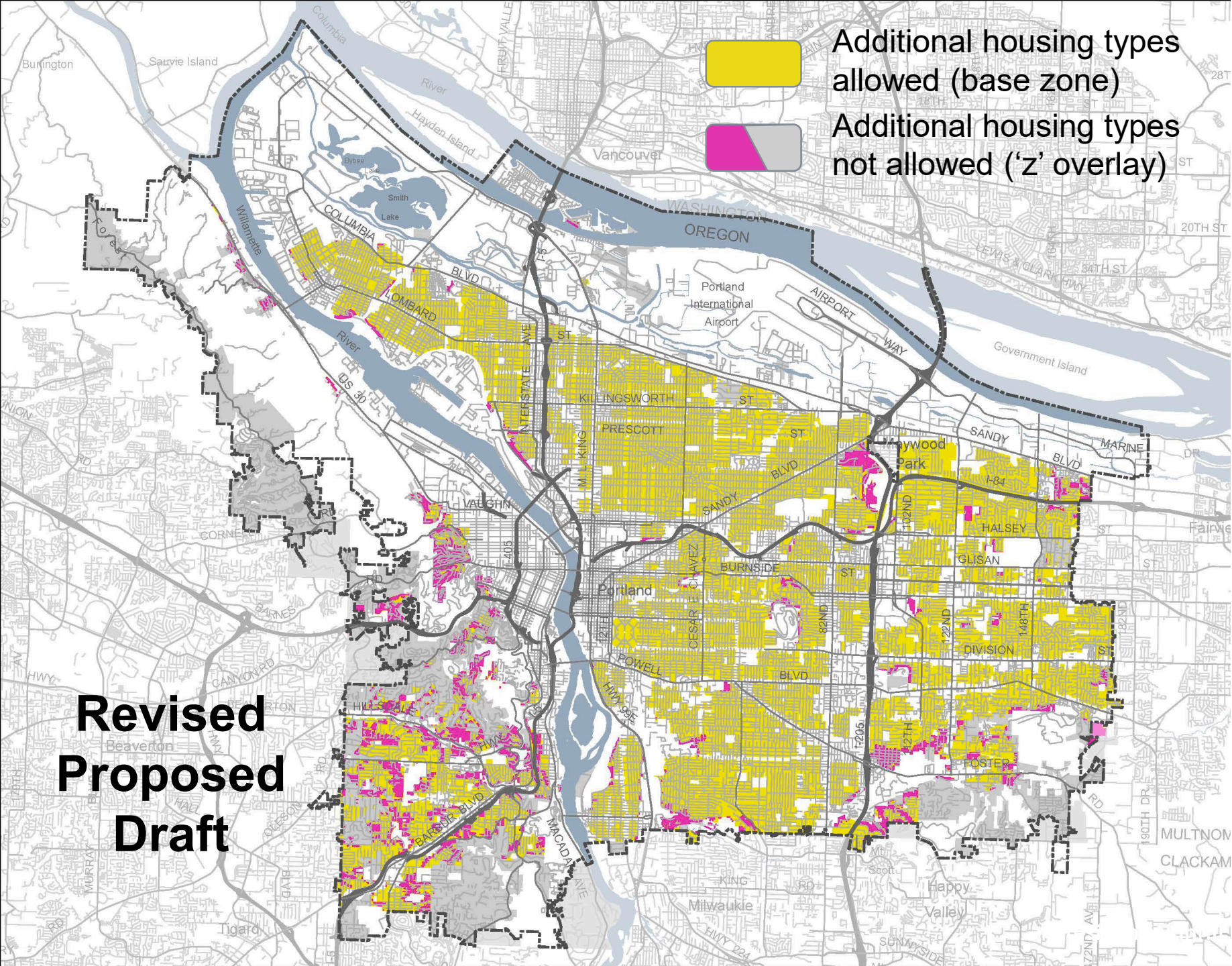
- 'a' → 'z'
- Constraint mapping
 - Natural resource inventory
 - Landslide risk
 - Flood plains



Additional housing types
allowed ('a' overlay)

Additional housing types
not allowed

**Proposed
Draft**



1. Allow for more housing types

d. Minimum lot sizes

UNIT TYPE	R7	R5	R2.5
House	4,200 sf	3,000 sf	1,600 sf
House+ADU			
Duplex			
House+2 ADUs	5,000 sf	4,500 sf	3,200 sf
Duplex+ADU			
Triplex			
Fourplex			

2. Limit the overall size of structures

- a. Use floor-to-area ratio (FAR), that is less than what is achievable today.
Combine FAR for site.
- b. Scale the FAR to increase with the second and third units.

2. Limit the overall size of structures

Subsequent alterations:

Proposed Draft included 250 sq ft addition every 5 years.

Revised Proposed Draft deleted this proposal.
This provision undermines escalating FARs and bonuses ②

2. Limit the overall size of structures

- c. Exclude attics and basements from FAR
- d. Bonus 0.1 FAR for 80% MFI affordable unit
- e. Bonus 0.1 FAR for adding units to an existing house

2. Limit the overall size of structures

Historic incentives

- Incentives moved to base allowance per PSC:
 - Two detached ADUs
 - Triplexes on interior lots
 - Combined FAR for site
 - Bonus 0.1 FAR for adding units to existing house
- Demolition penalty ③
 - With incentives removed, staff also removed penalty, to treat sites similarly.

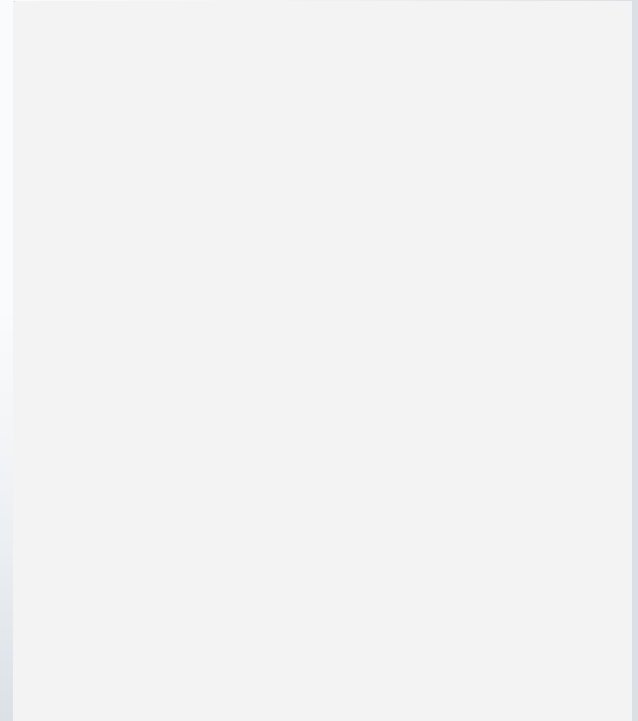
3. For 3 or 4 units, at least one must be visitable

Requirements:

- No step entry, wider doors
- Bathroom on ground floor
- Living area on ground floor

Exemptions:

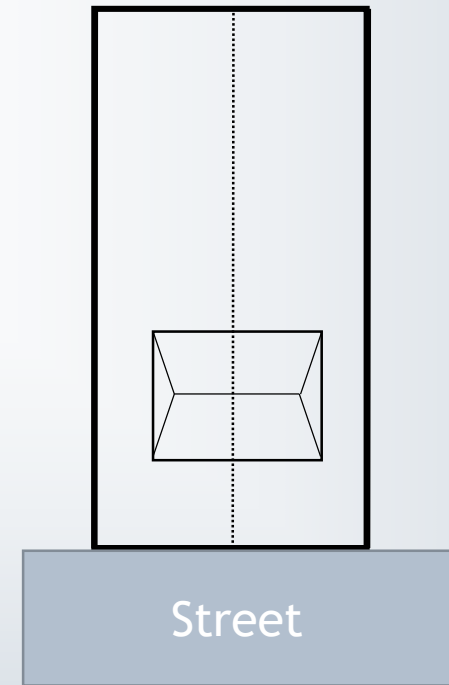
- Existing structures
- Steep lots
- Raised lots



4. Require at least 2 dwelling units on a vacant double sized lot

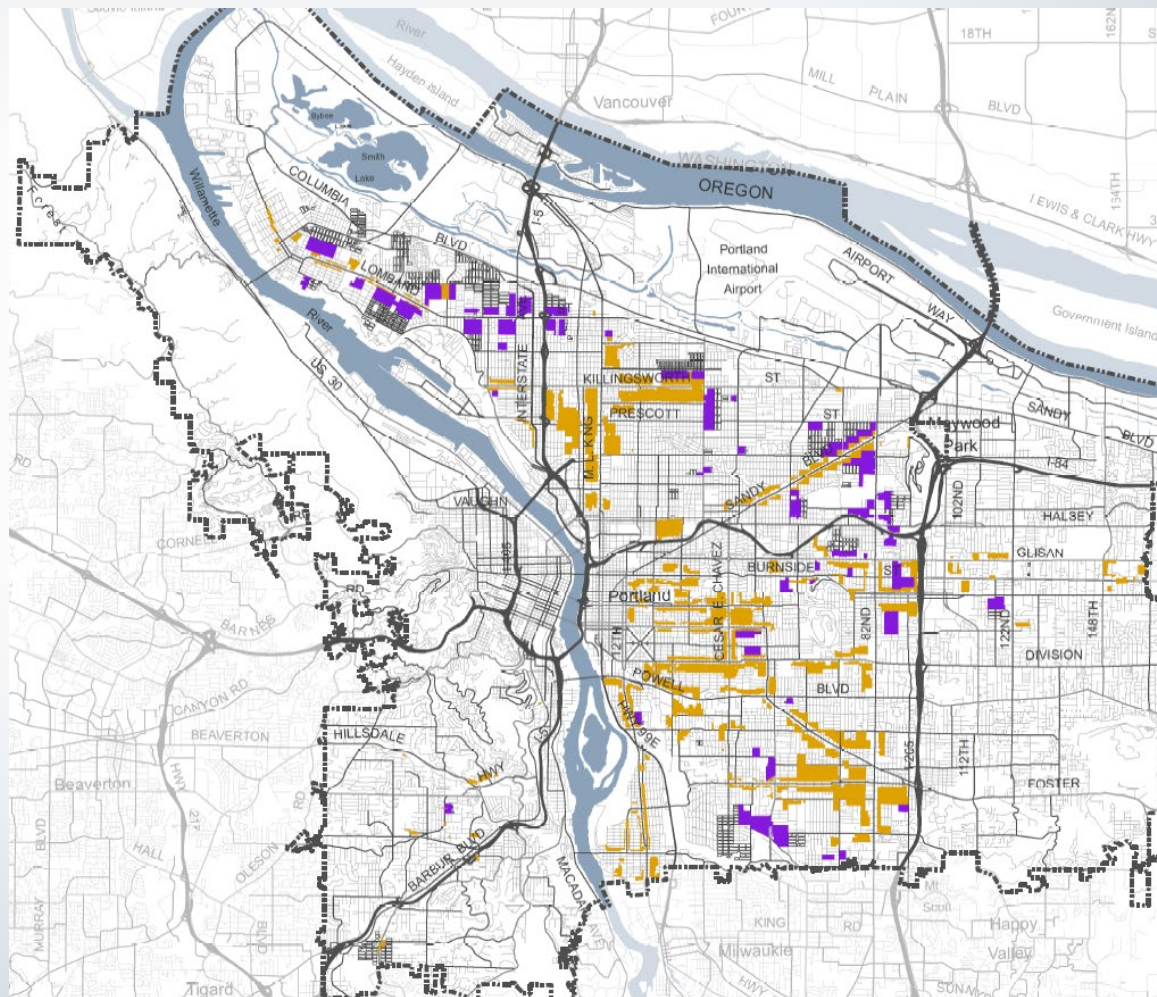
- Apply to R2.5, R5, and R7 zones

House + ADU
or Duplex



5. Rezone half of the historically narrow lots

- Rezone about half from R5 to R2.5
- Allow remaining R5 lots to be built with attached houses.



6. Allow small flag lots through PLA

a. Allow flag lot when retaining existing house.

b. Limit house on R2.5 flag lot 4

	PSC direction	Revised Proposal
Height	Base (35')	Base (35')
Size	1,000 sq ft	0.7 FAR
Exterior design	Yes	No

7. Planned developments

- Align cottage cluster allowances with land division rules.
 - Review procedure
 - FAR limits
 - Visitability requirements
 - Accessory Dwelling Units

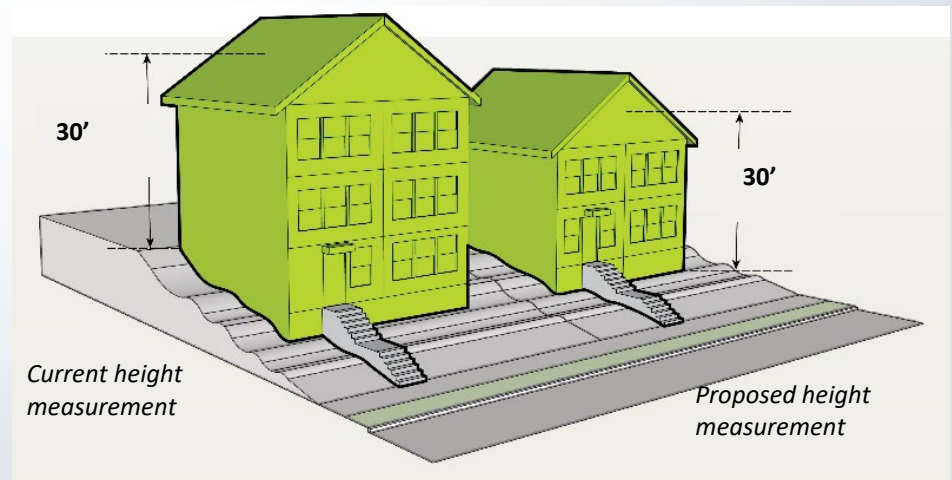
7. Planned developments

- Align cottage cluster allowances with land division rules.
 - Density: R7, R5 = 4x density
 - R2.5 = 2x density 5
 - Building coverage:
no change to current code 6

Building Design

8. Revise how height is measured

- a. Measure from the low point
- b. Exclude dormers from height
- c. Continue to allow 2 ½ stories



9. Building features and articulation

- a. Limit how high the front door can be above the ground.
- b. Allow eaves to project 2 feet
- c. Allow duplex front doors to face same street.



10. Provide greater ADU flexibility

- a. Maintain ADU sizes
- b. Allow larger basement ADUs
- c. Allow front door on an internal ADU to face the street.



11. Modify parking rules

- a. Eliminate minimum parking
- b. Require alley access



11. Modify parking rules

c. Vehicle area limits 7



11. Modify parking rules

d. Garage limits 8

- Limit to 50% of (combined) façade
- For four units – at least 50% contiguous non-garage



12. Improve buildings on narrow lots

- a. Limit the height of detached houses
- b. Require attached houses on $\leq 25'$ wide lots

Displacement Risk Analysis

Comprehensive Plan Policies

Policy 5.15 – Gentrification/displacement risk

Evaluate plans and investments...for the potential to increase housing costs for, or cause displacement of communities of color, low- and moderate-income households, and renters. Identify and implement strategies to mitigate the anticipated impacts.

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. Use public investments and programs, and coordinate with nonprofit housing organizations (such as land trusts and housing providers) to create permanently-affordable housing and to mitigate the impacts of market pressures that cause involuntary displacement.

Direct displacement - Occurs when government acquires property through eminent domain and a property owner is forced to sell their home

Indirect Displacement - Occurs when policy changes create measurable impacts on market dynamics, such as an increase in rates of redevelopment

Induced Displacement - Occurs when market conditions respond to new development and changes in neighborhood character and impact existing housing units in terms of increasing rents or prices

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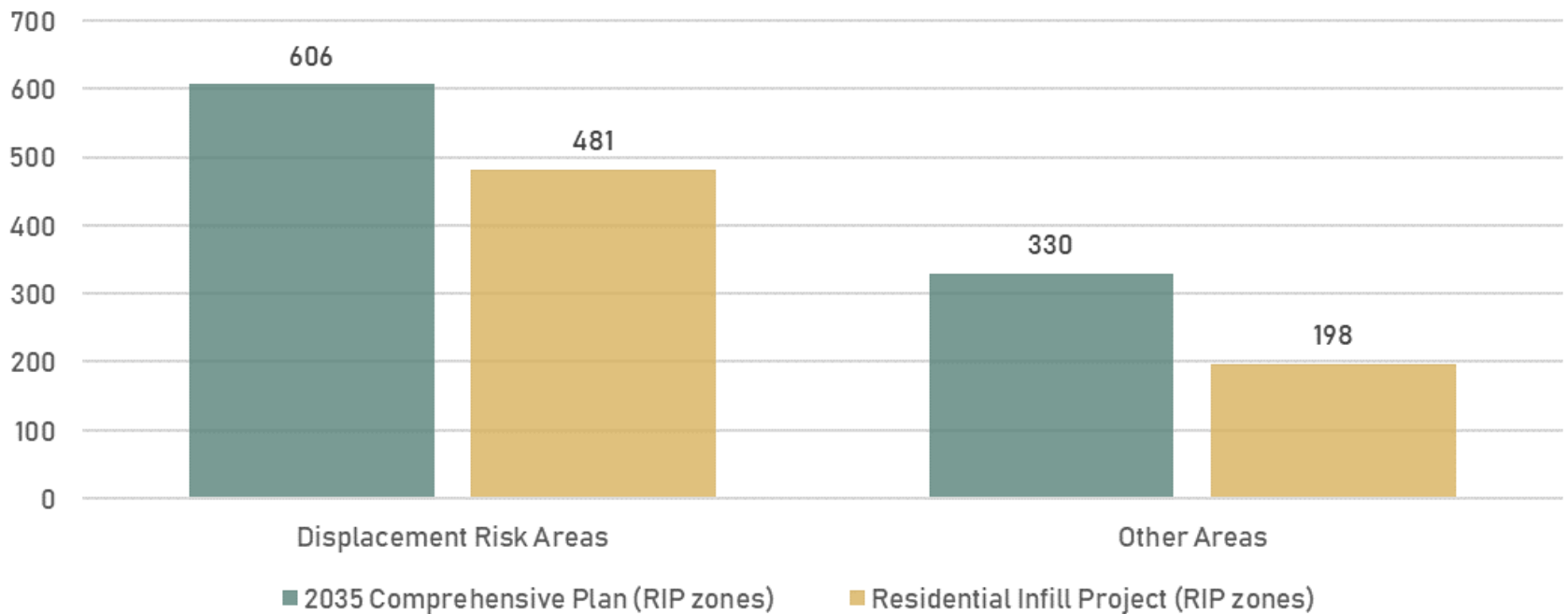
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Induced Displacement - Occurs when market conditions respond to new development and changes in neighborhood character and impact existing housing units in terms of increasing rents or prices

Estimated Displacement Risk

Adopted 2035 Comprehensive Plan versus Proposed Residential Infill Project

Number of low-income renters in single-family structures who may be displaced



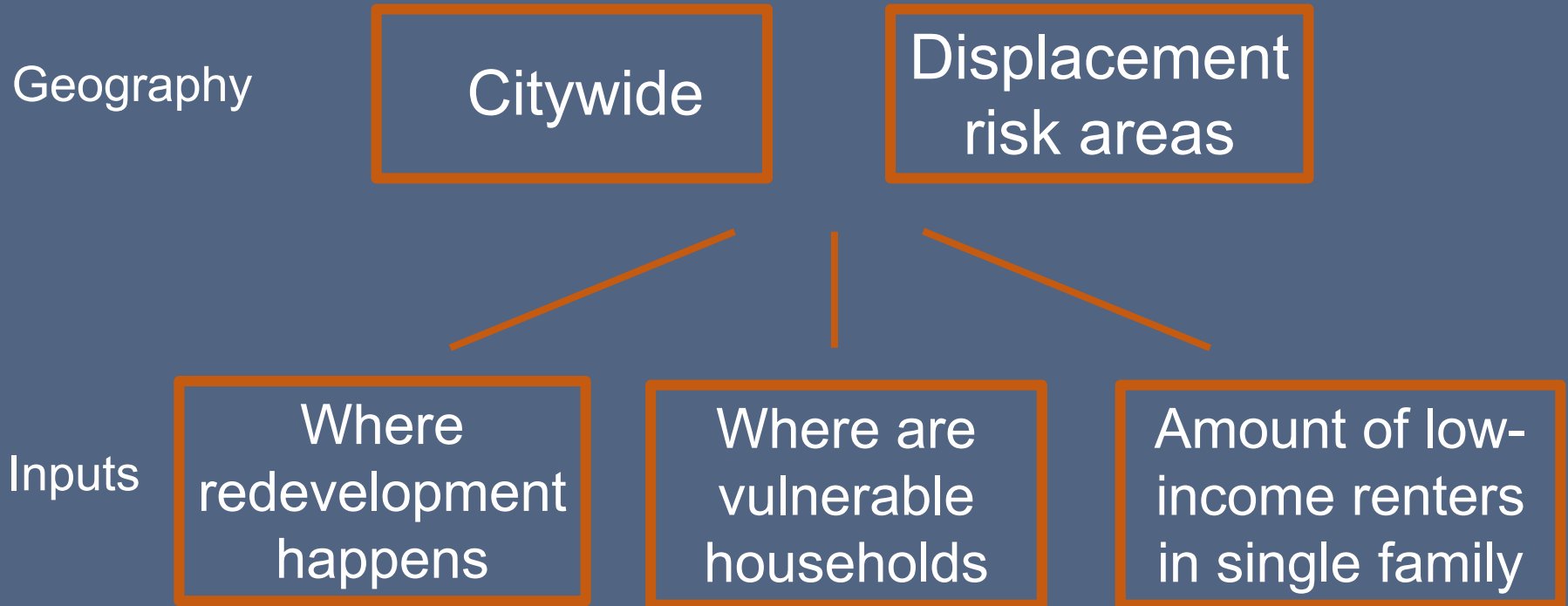
Framework for displacement risk

Geography

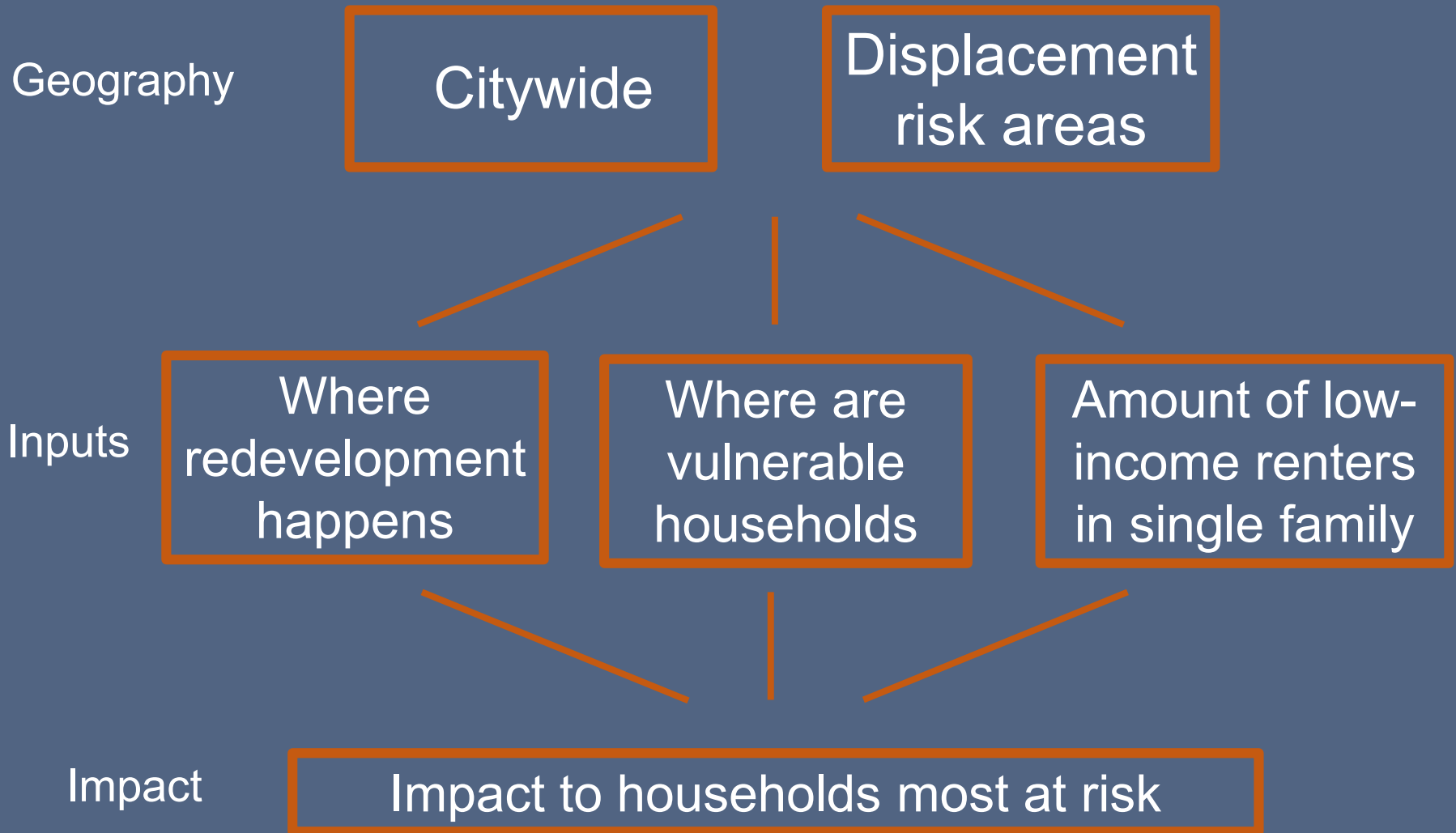
Citywide

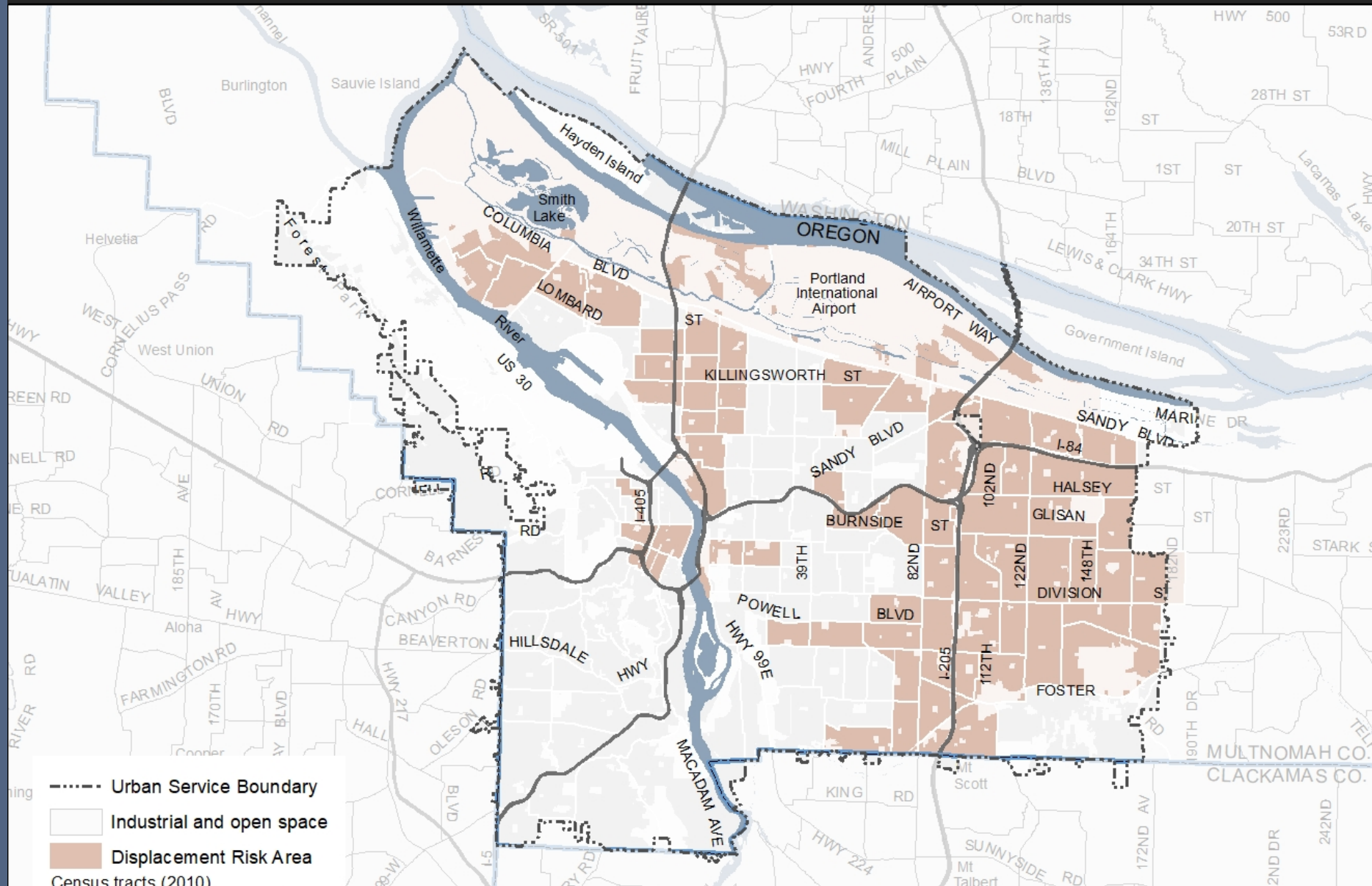
Displacement
risk areas

Framework for displacement risk



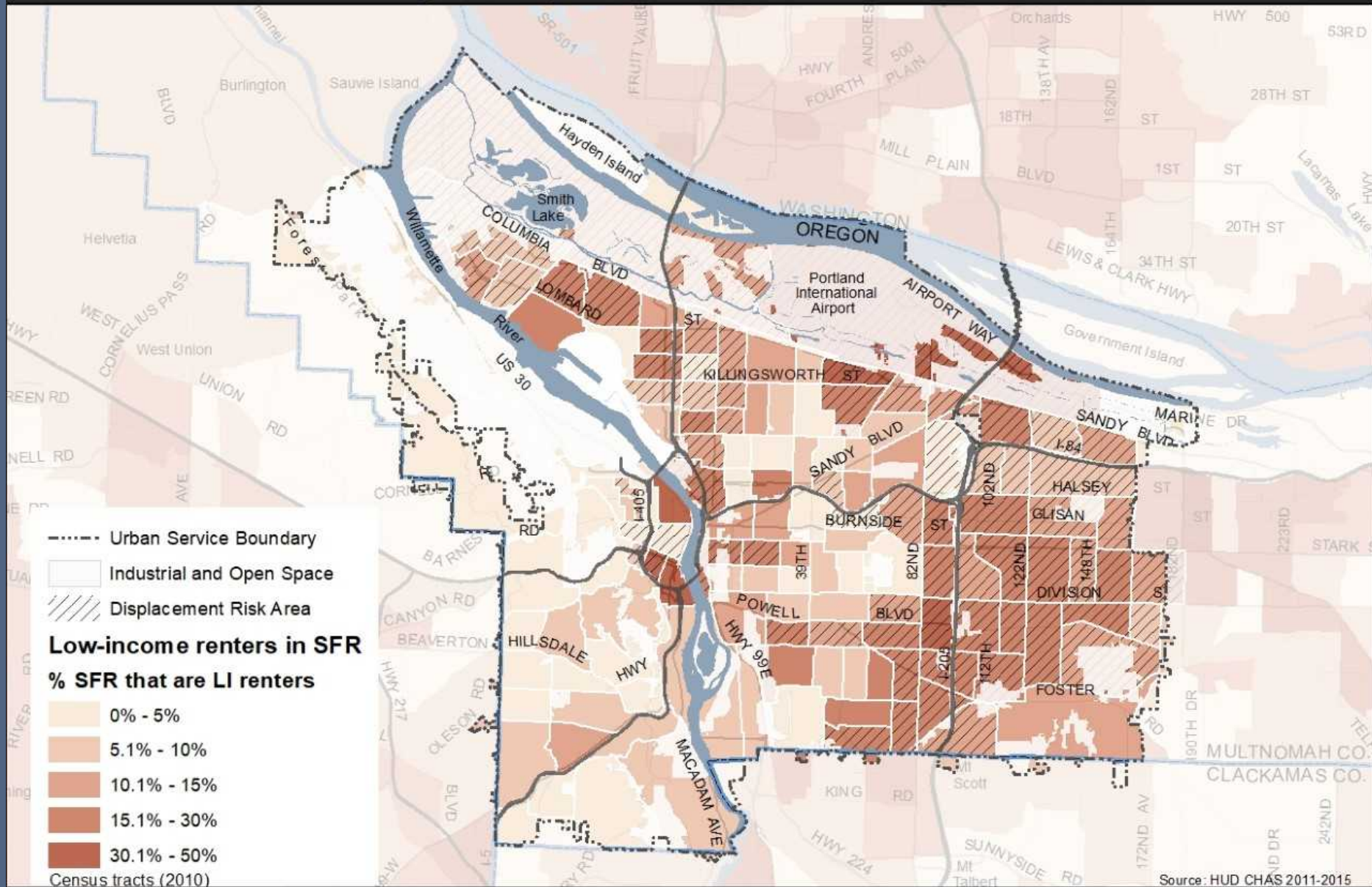
Framework for displacement risk





0 1 2 Miles

Low-income Renters in Single-family Residential Residential Infill Project Displacement Risk Analysis



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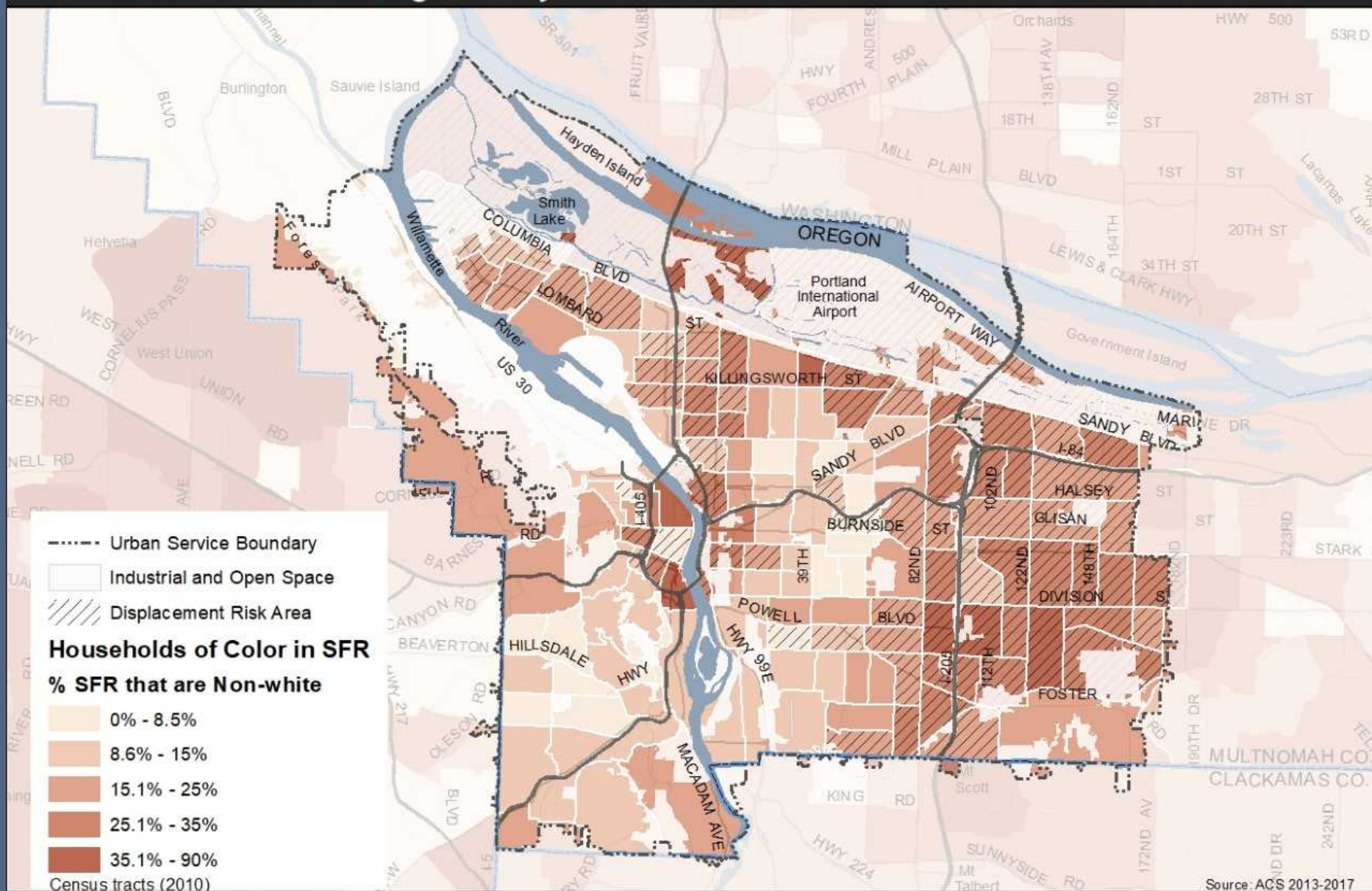
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0 1 2 Miles

Map 2



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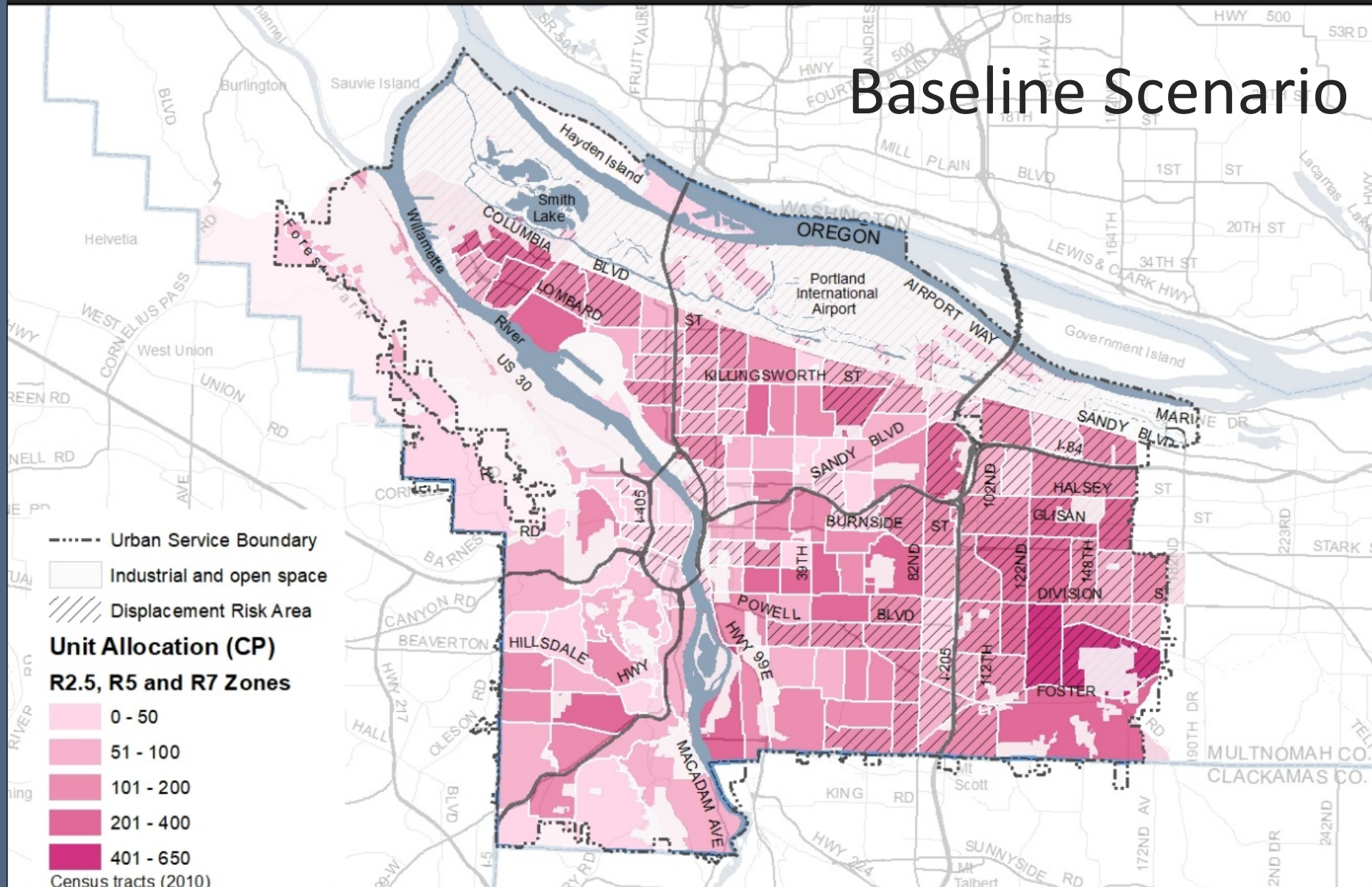
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0 1 2 Miles

Map 4

Baseline Scenario



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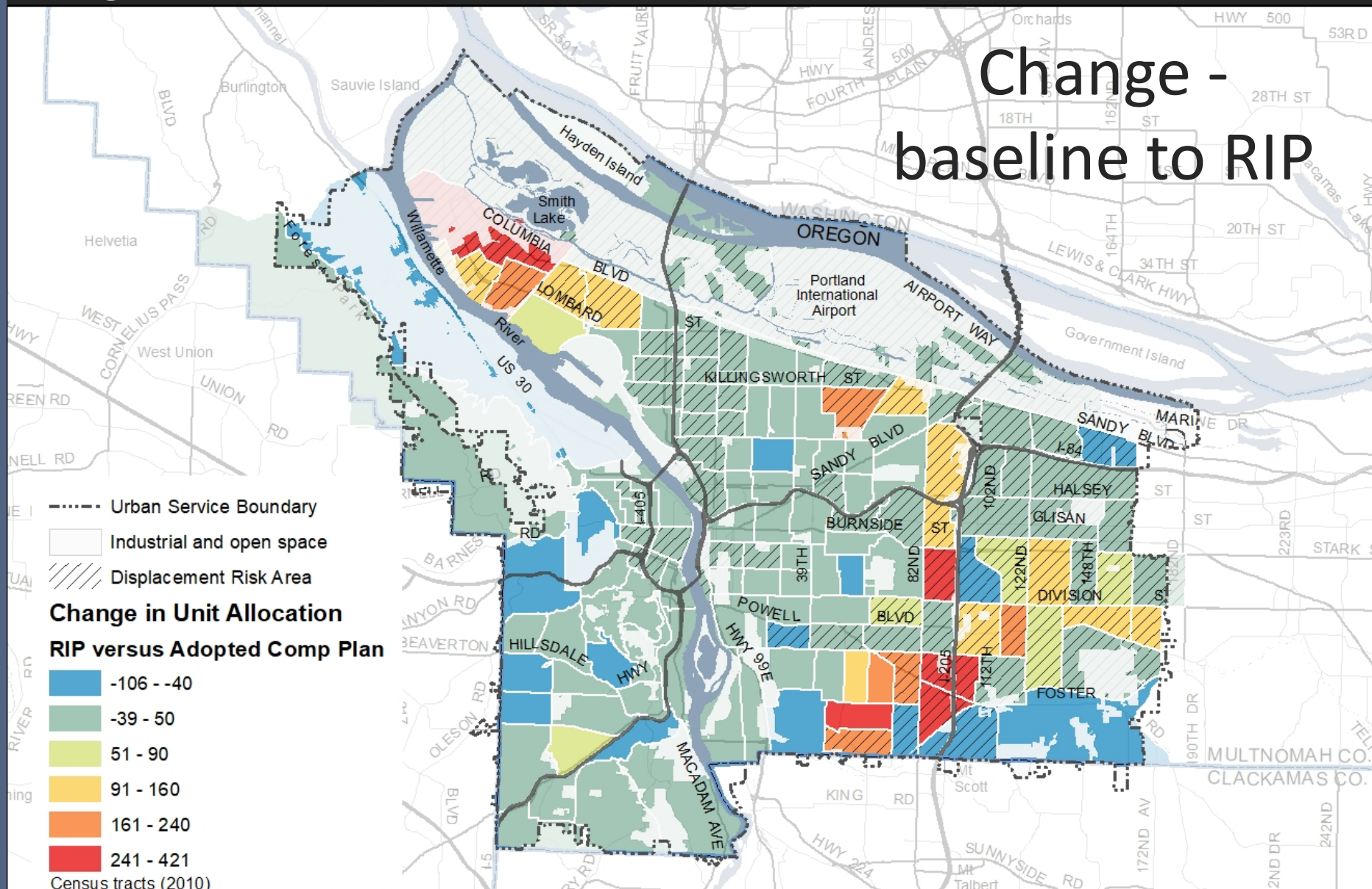
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0 1 2 Miles

Map 5

Change - baseline to RIP



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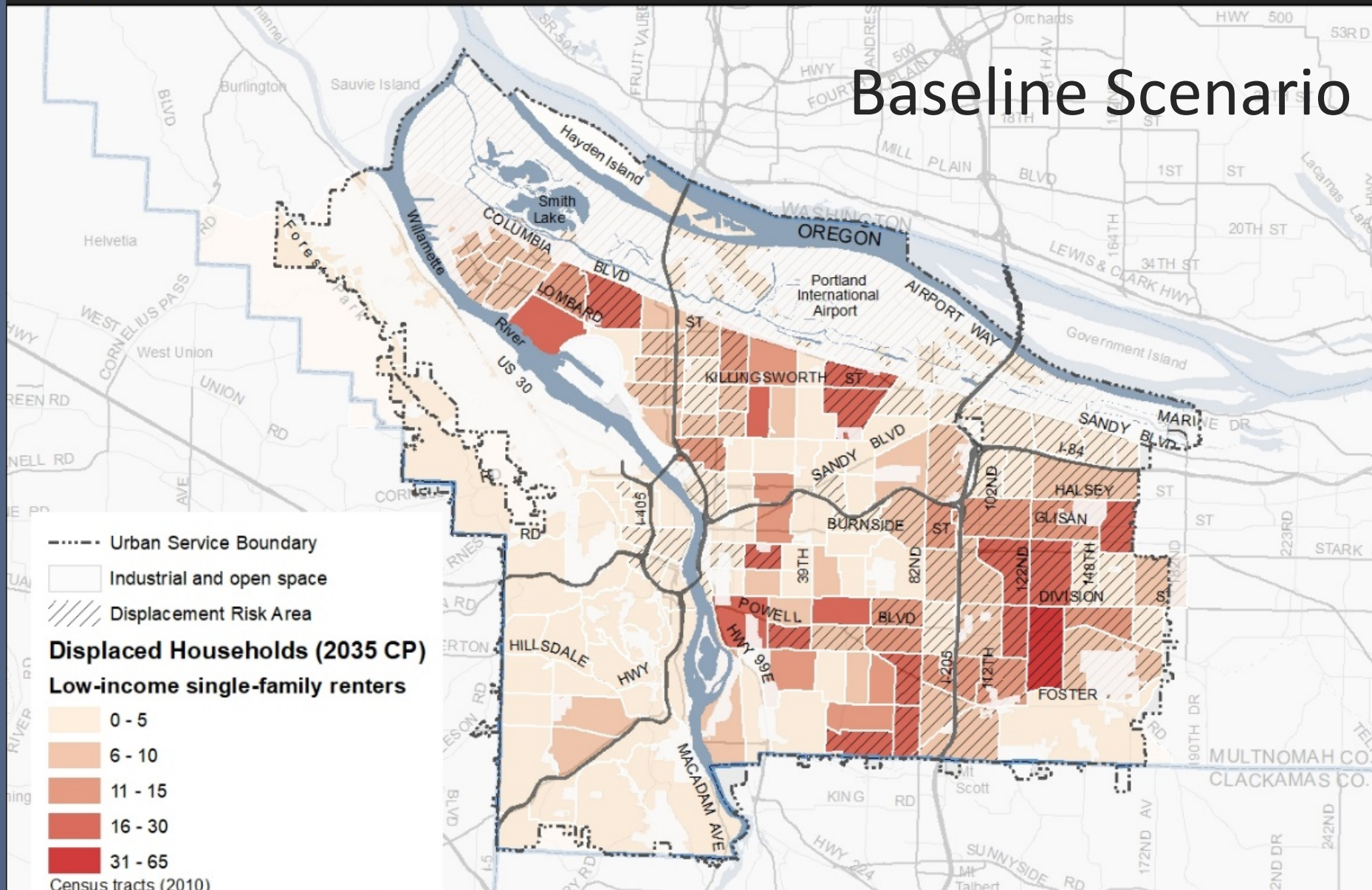
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0 1 2 Miles

Map 7

Baseline Scenario



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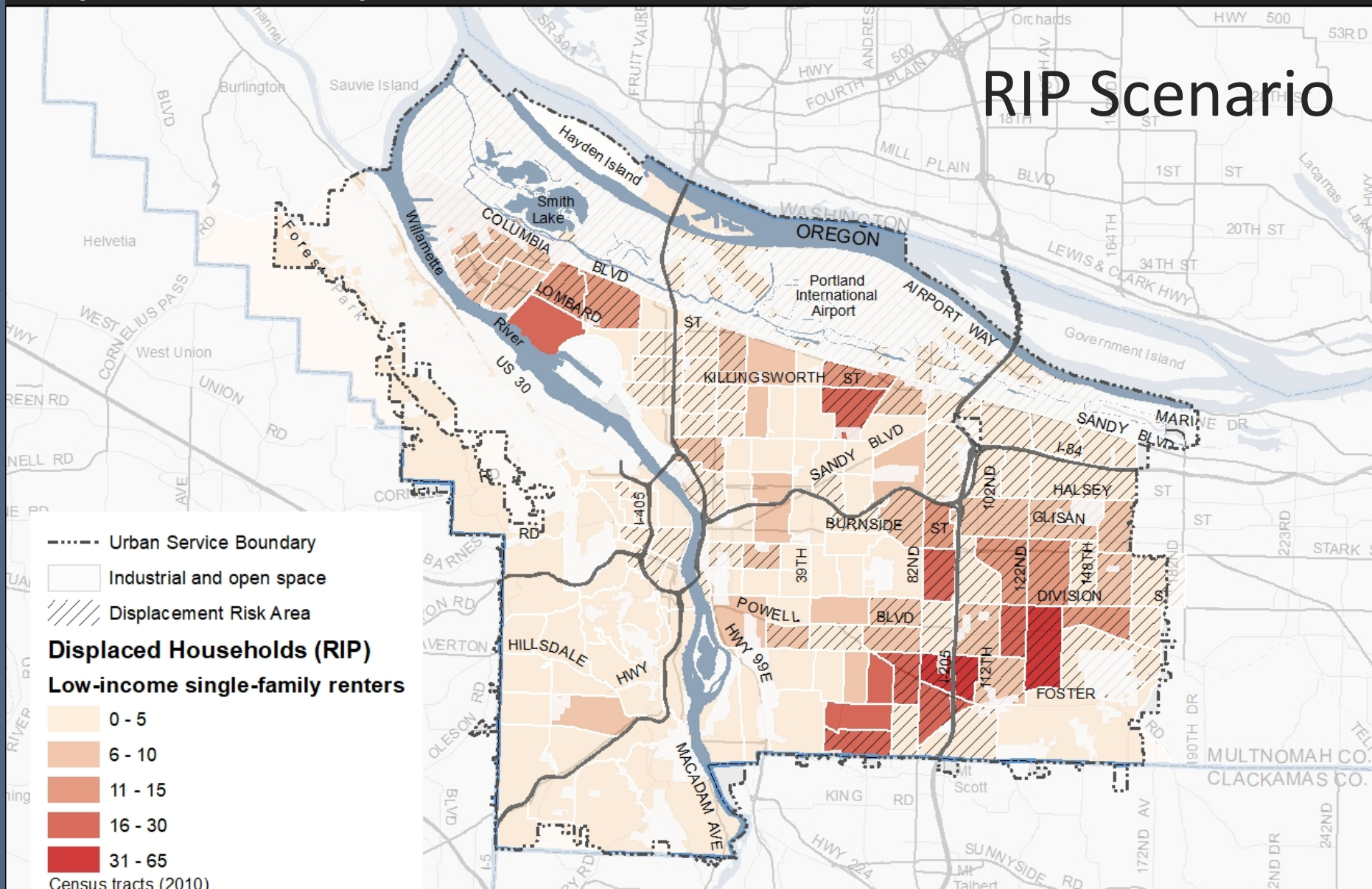
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0 1 2 Miles

Map 8

RIP Scenario



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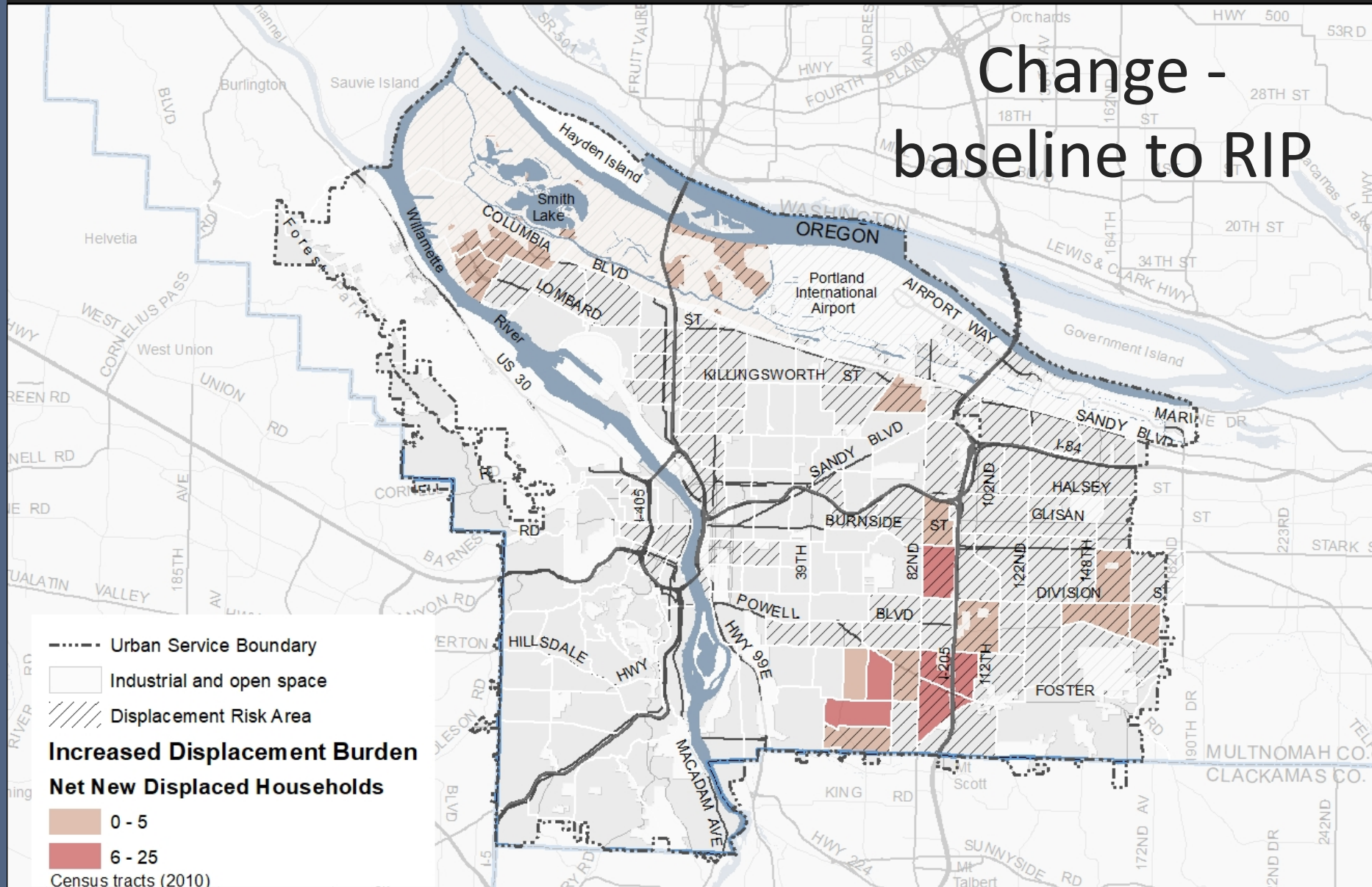
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0 1 2 Miles

Map 9

Change - baseline to RIP



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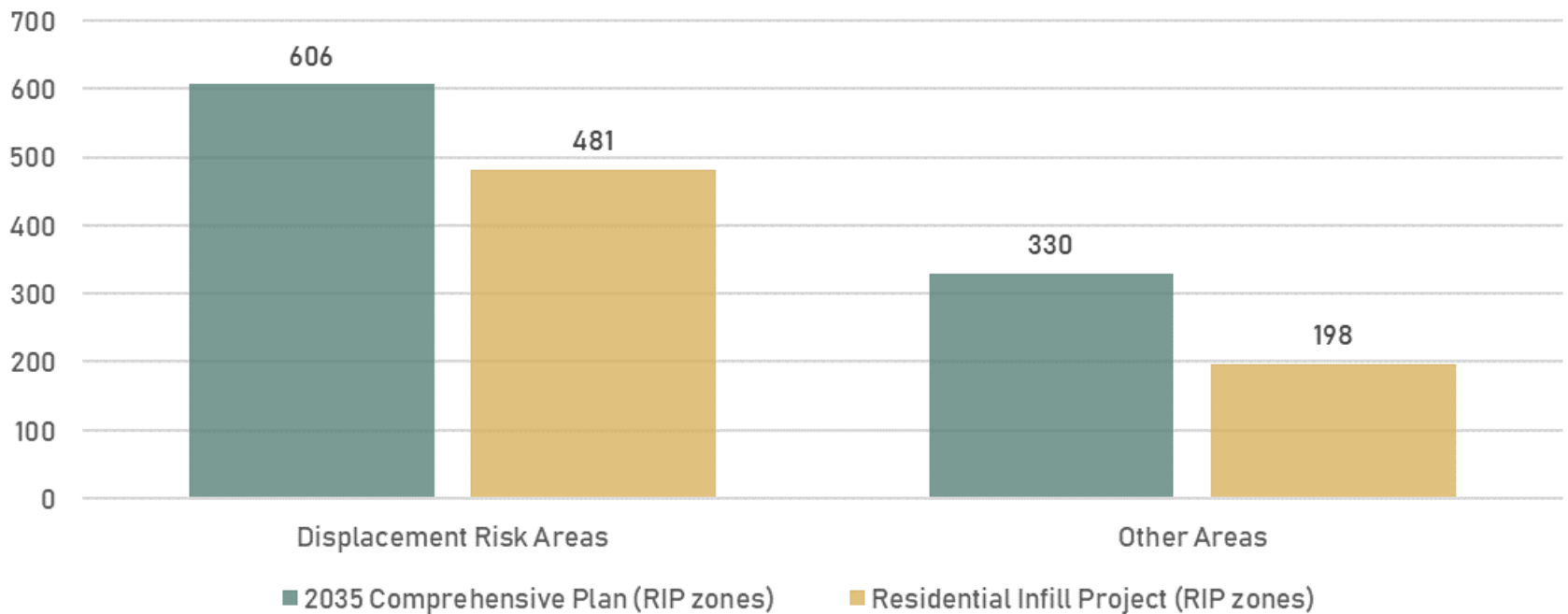
0 1 2 Miles

Map 11

Estimated Displacement Risk

Adopted 2035 Comprehensive Plan versus Proposed Residential Infill Project

Number of low-income renters in single-family structures who may be displaced



Potential Mitigation Strategies

Low income renters

Education – tenant rights, financial literacy

Financial assistance – stabilization

Expanding supply – land trusts, co-housing, cooperative housing

Low income homeowners

Education – combating predation of vulnerable homeowners

Financial assistance – increasing access to capital for development

Technical assistance – understanding development opportunities

Questions?

Next Steps

- Feb 19 Provide amendment topics to staff
- Feb 26 PSC to discuss amendment topics
- Mar 8 Staff preps amendment language
- Mar 12 PSC deliberates/recommendation

