

Residential Infill Project 2 Briefing

Planning and Sustainability Commission

March 9, 2021

Timeline

2015	2016	2017	2018	2019	2020	2021	2022
Residential Infill Project						Effective 8/1/21	
				House Bill 2001			
						RIP 2	Effective 6/30/22

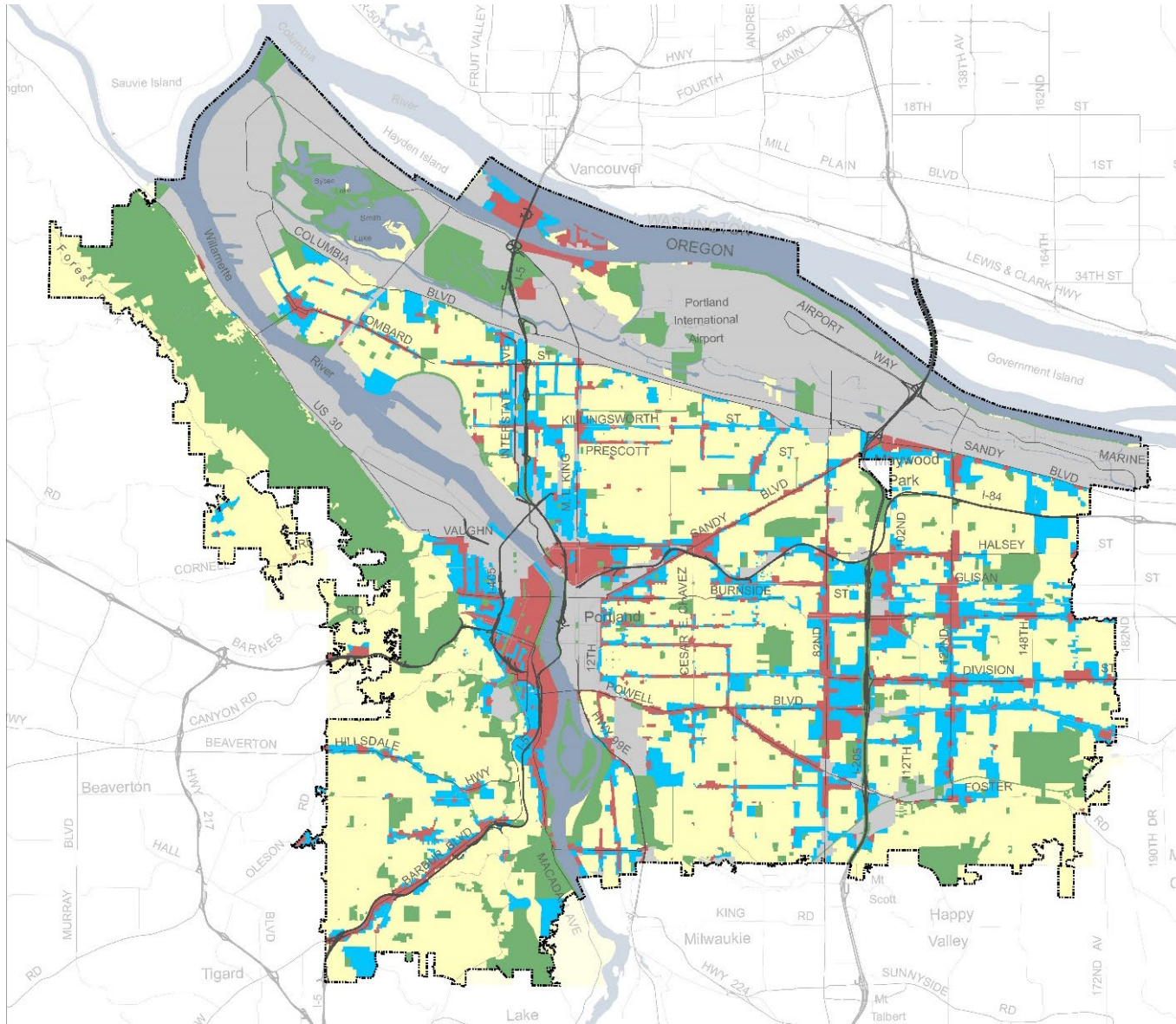
RIP 2 Project Goals

- Increase the diversity of housing and community in Portland's low-density neighborhoods
- Increase access to ownership for first-time homebuyers

Missing Middle Housing



Generalized Zoning Map



Single-Dwelling
43%

Multi-Dwelling
7%

Mixed Use
8%

Housing Types in HB2001

Required	Housing Type	R2.5, R5, R7	R10, R20
All lots	Duplex		
Some lots	Triplex		
	Fourplex		
	Cottage Clusters		
	Townhouses		

Housing Types in HB2001

Required	Housing Type	R2.5, R5, R7	R10, R20
All lots	Duplex		
Some lots	Triplex Fourplex Cottage Clusters Townhouses		
Not Req'd	House + 2 ADUs Duplex + 1 ADU Affordable 6-Plex		

Housing Types in HB2001

Required	Housing Type	R2.5, R5, R7	R10, R20
All lots	Duplex	Allowed	
Some lots	Triplex	Allowed	
	Fourplex	Allowed	
	Cottage Clusters	RIP2	
	Townhouses	RIP2	
Not Req'd	House + 2 ADUs	Allowed	
	Duplex + 1 ADU	Allowed	
	Affordable 6-Plex	Allowed	

Housing Types in HB2001

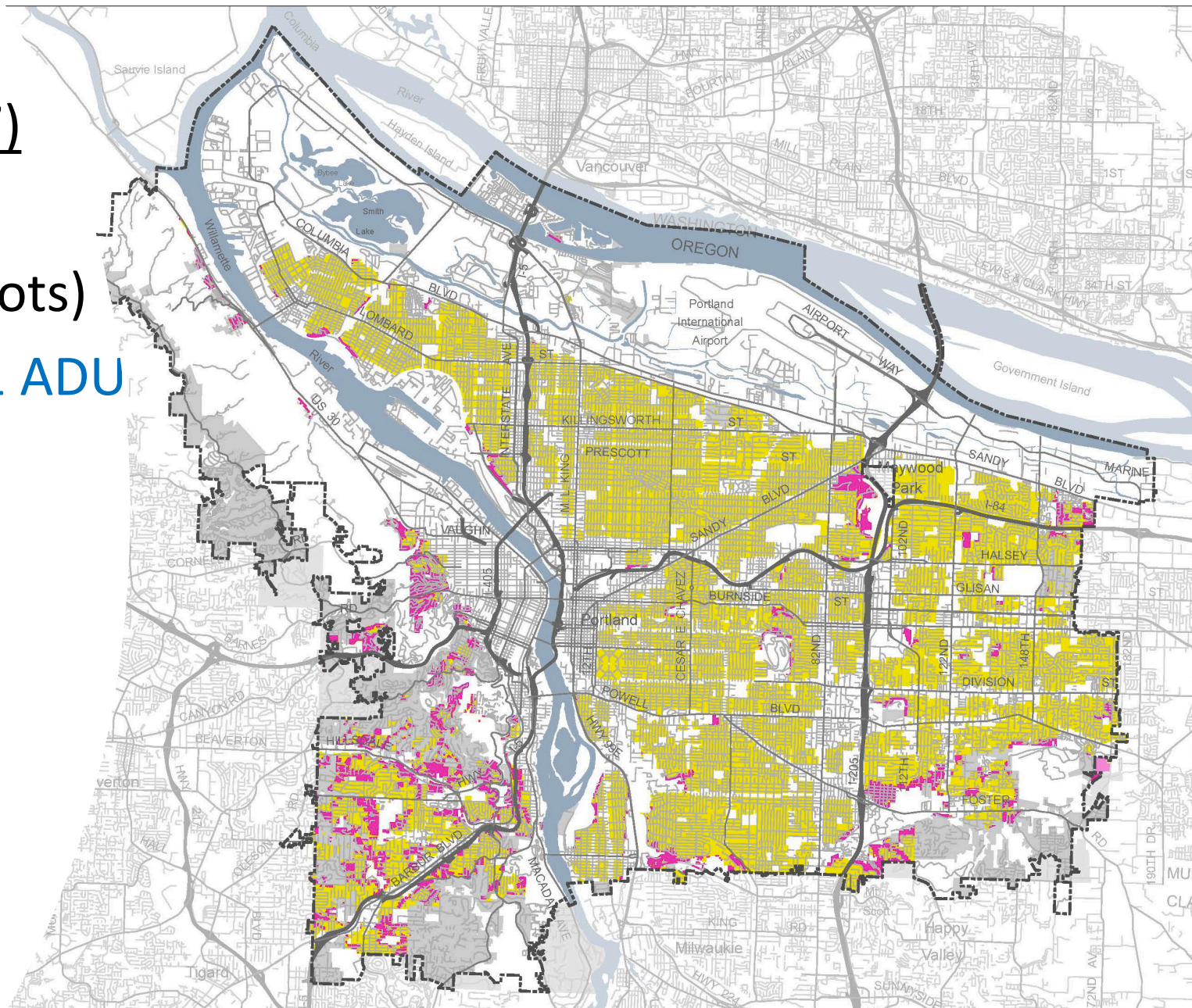
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All lots	Duplex	Allowed	RIP2
Some lots	Triplex	Allowed	RIP2
	Fourplex	Allowed	RIP2
	Cottage Clusters	RIP2	RIP2
	Townhouses	RIP2	RIP2
Not Req'd	House + 2 ADUs	Allowed	RIP2?
	Duplex + 1 ADU	Allowed	RIP2?
	Affordable 6-Plex	Allowed	RIP2?

RIP 1 scope

Higher density zones (R2.5-R7)

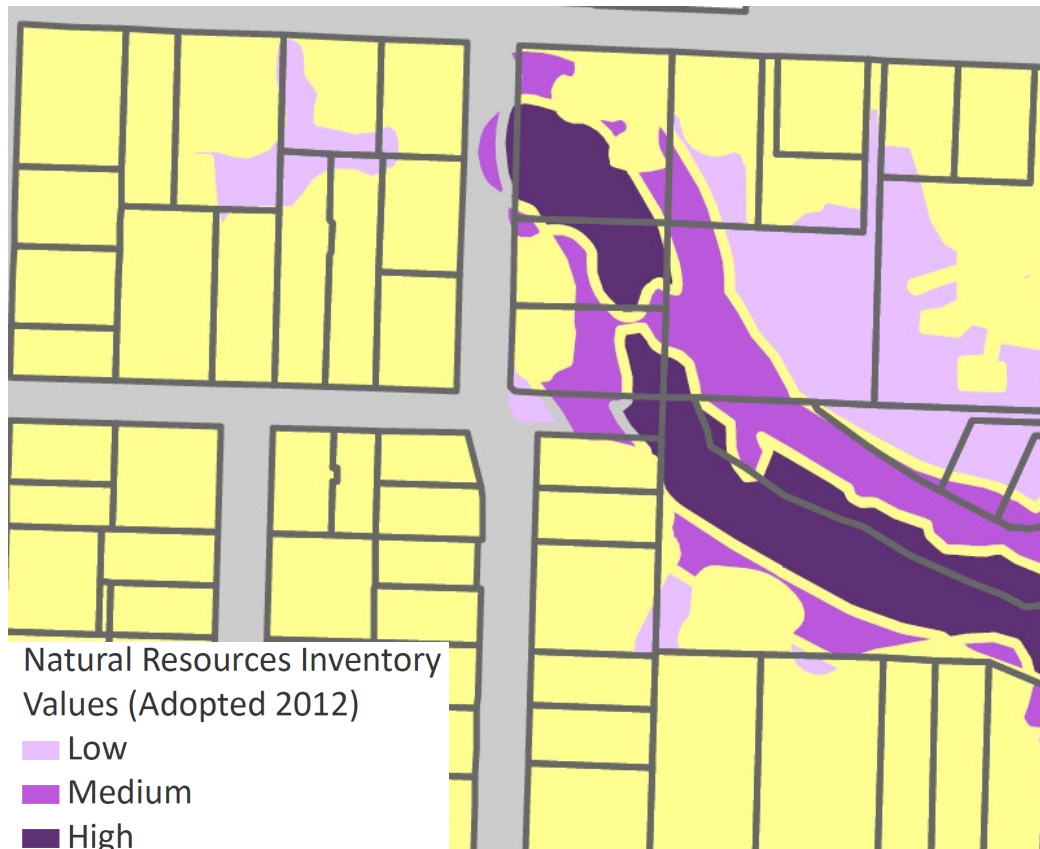
- ✓ Duplexes (all lots)
- ✓ Triplex and fourplex (some lots)
- ✓ House + 2 ADUs, duplex + 1 ADU
Affordable 6-plex
- ✓ Apply FAR limits
- ✓ Exclude: natural resource, floodplain, landslide areas (pink areas)
- ✓ 123,000 eligible lots (93%)

(Blue = allowed, but not required by HB 2001)



RIP 2 scope - Refining the 'z' overlay

“Cities may limit the development of Middle Housing other than Duplexes in significant resource sites identified and protected pursuant to Goal 5” OAR 660-046-0010



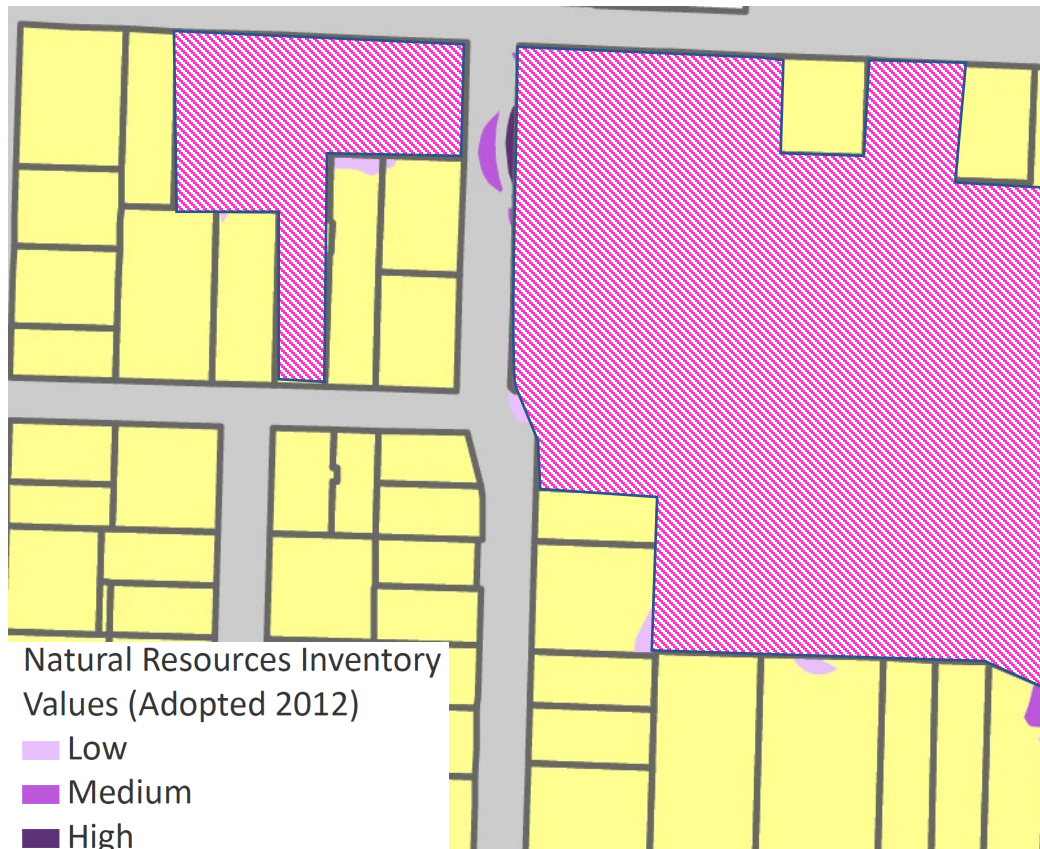
Natural Resources Inventory - Current 'z'



E-zones - Future 'z'

RIP 2 scope - Refining the 'z' overlay

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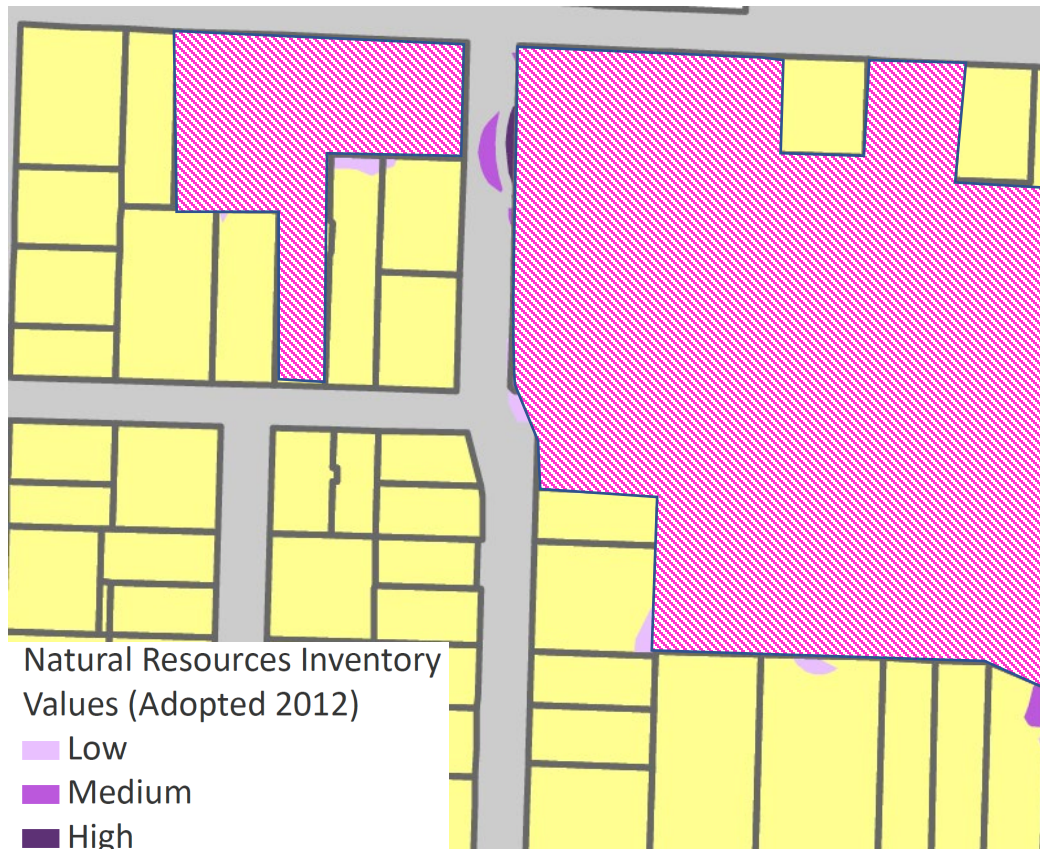
Natural Resources Inventory - Current 'z'



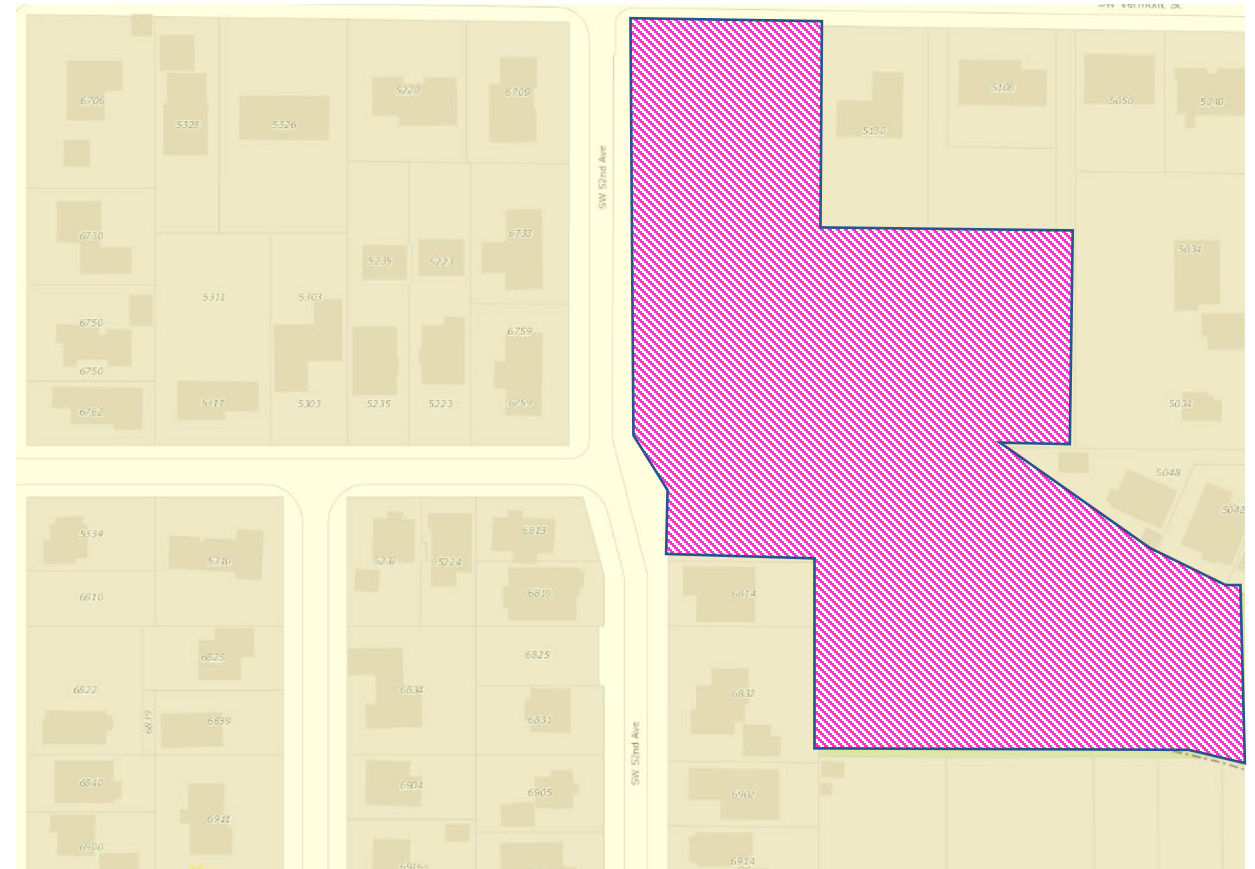
E-zones - Future 'z'

RIP 2 scope - Refining the 'z' overlay

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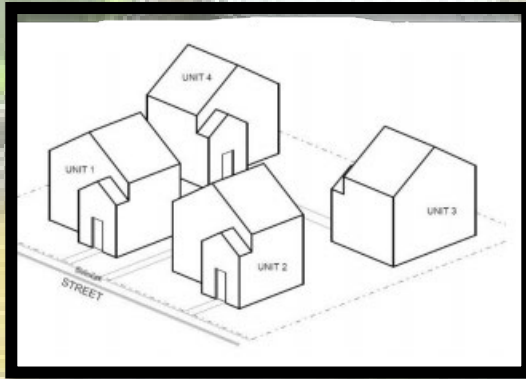


Natural Resources Inventory - Current 'z'



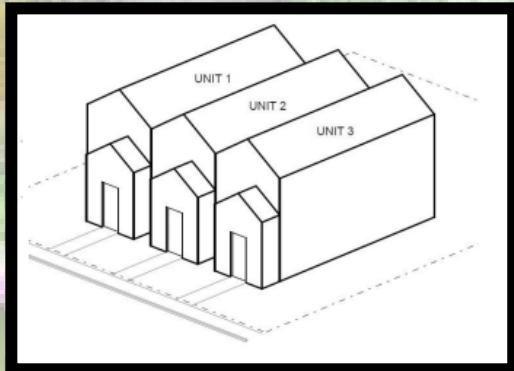
E-zones - Future 'z'

RIP 2 scope – Other Middle Housing Types



Cottage Clusters

Grouping of 3 or more detached units
Around a common courtyard
900 sf footprint max



Townhouses

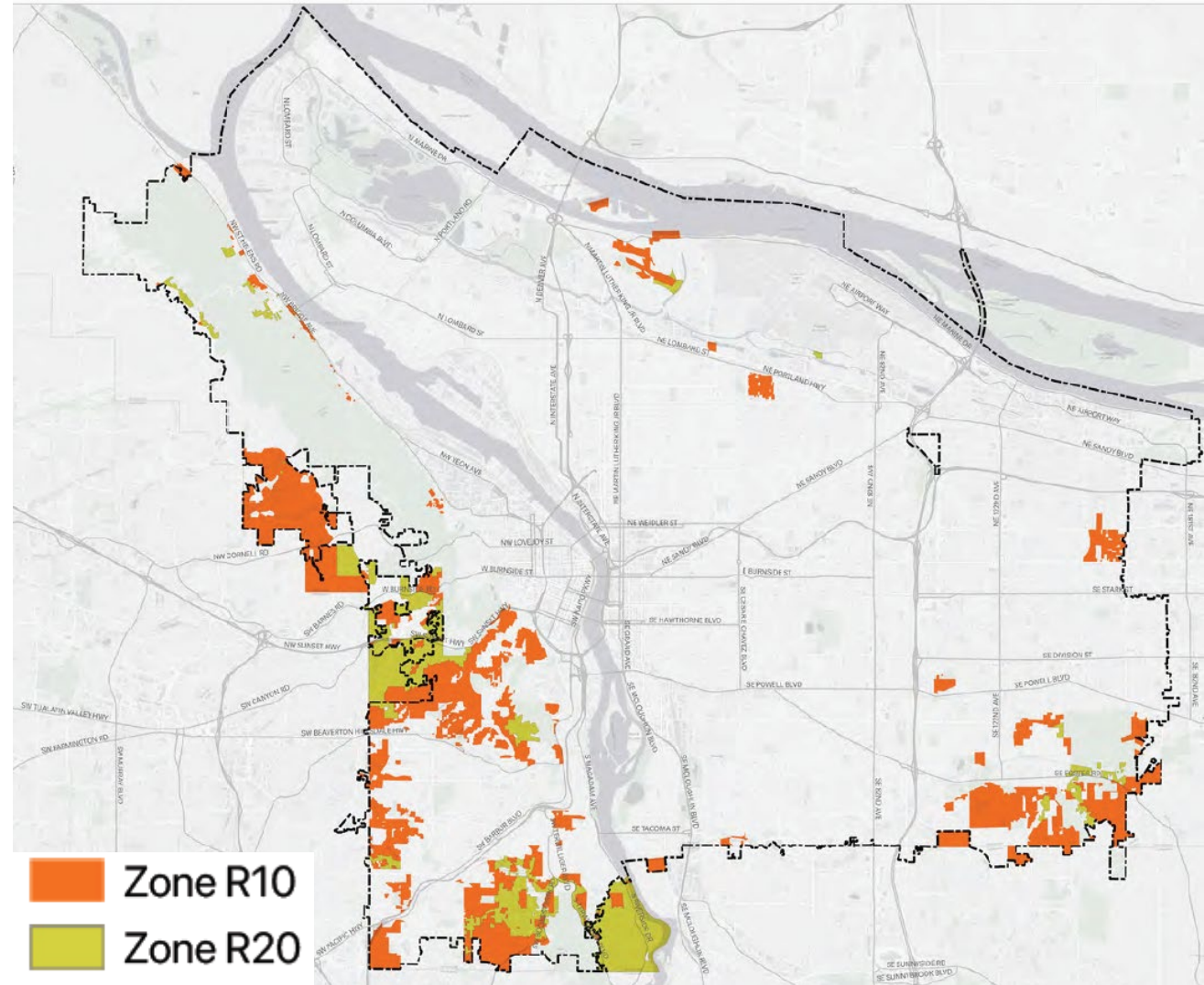
Two to four attached units on separate lots

Cottage clusters and townhouses are required by HB2001 on *some* lots in all single dwelling zones

RIP 2 scope

Lower density zones (R10/R20)

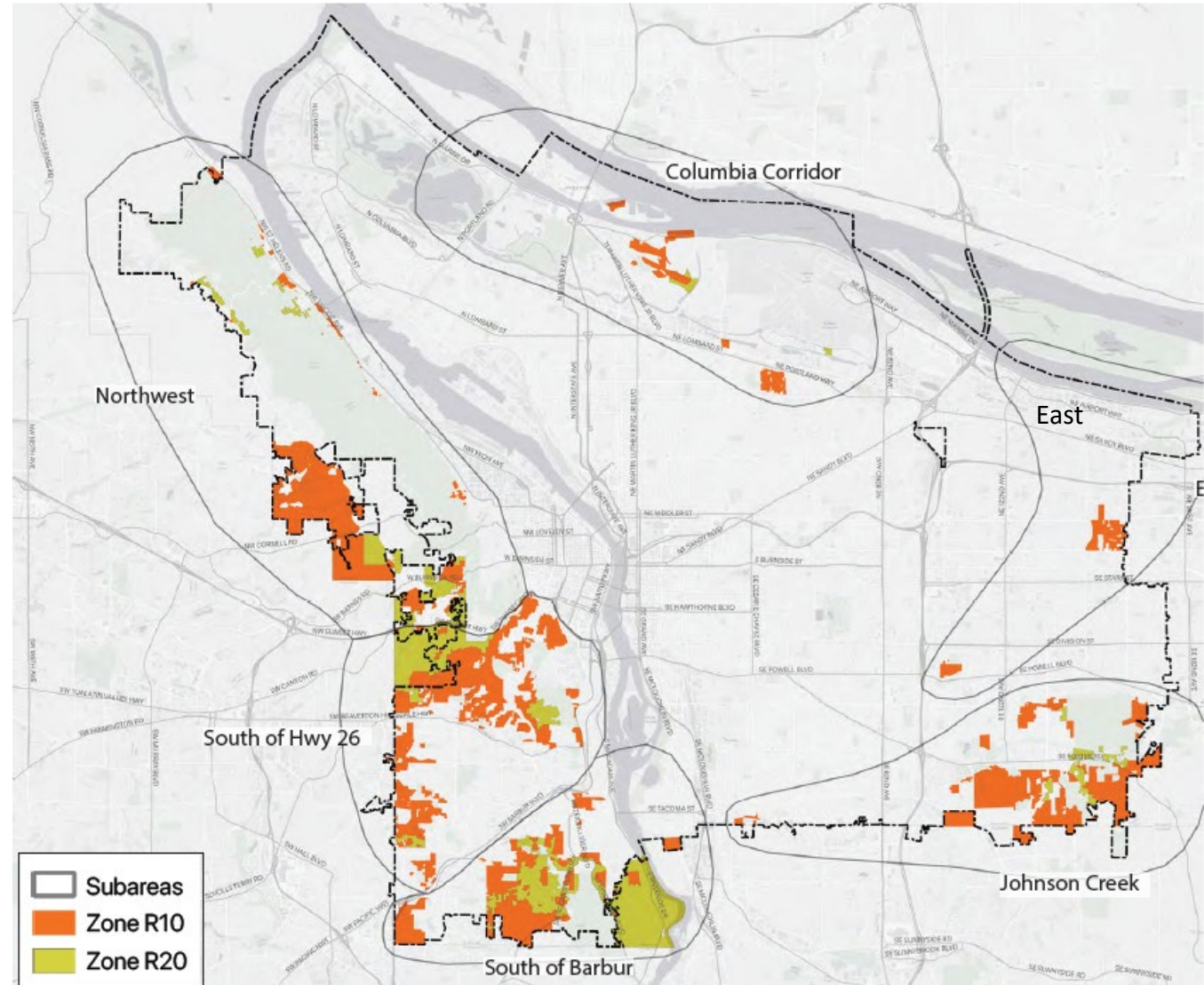
- Duplexes (all lots)
- Triplex and fourplex (some lots)
- House + 2 ADUs, duplex + 1 ADU
Affordable 6-plex
- Exclude: natural resource, floodplain, hazard areas
- Apply FAR limits
- 4,000 eligible lots (25%)



(Blue = allowed, but not required by HB 2001)

R10/R20 Study Areas

- Northwest
- South of Hwy 26
- South of Barbur
- Columbia Corridor
- East
- Johnson Creek



Comp Plan and Growth Strategy

- *R10 and R20 designations are for areas “far from centers and corridors”. Services are limited or absent. Future investments will also be limited.*
- Located at the city periphery
- Increased land hazards
- More natural resource areas
- Infrastructure issues

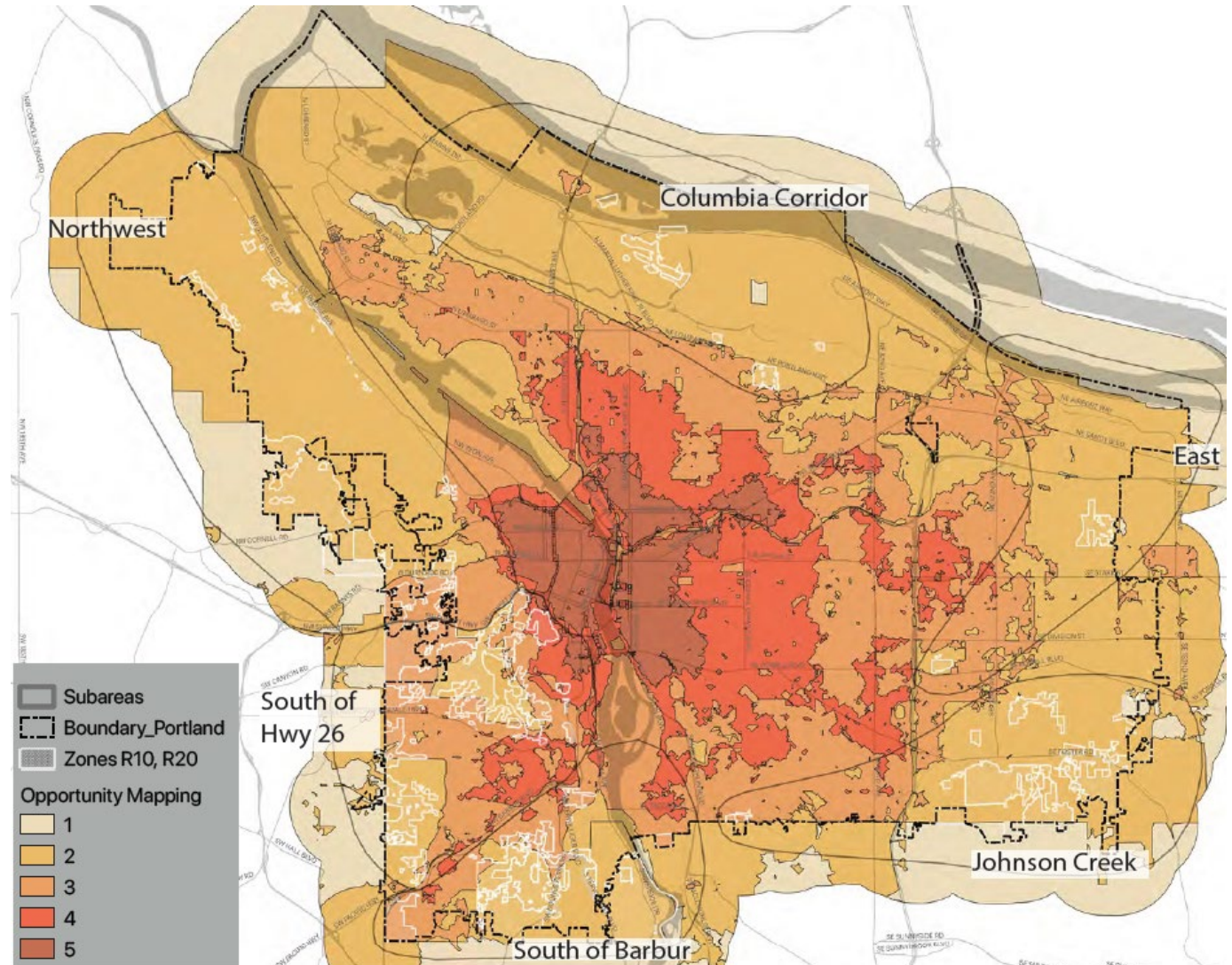


Infrastructure – who pays?



Housing Opportunity Mapping

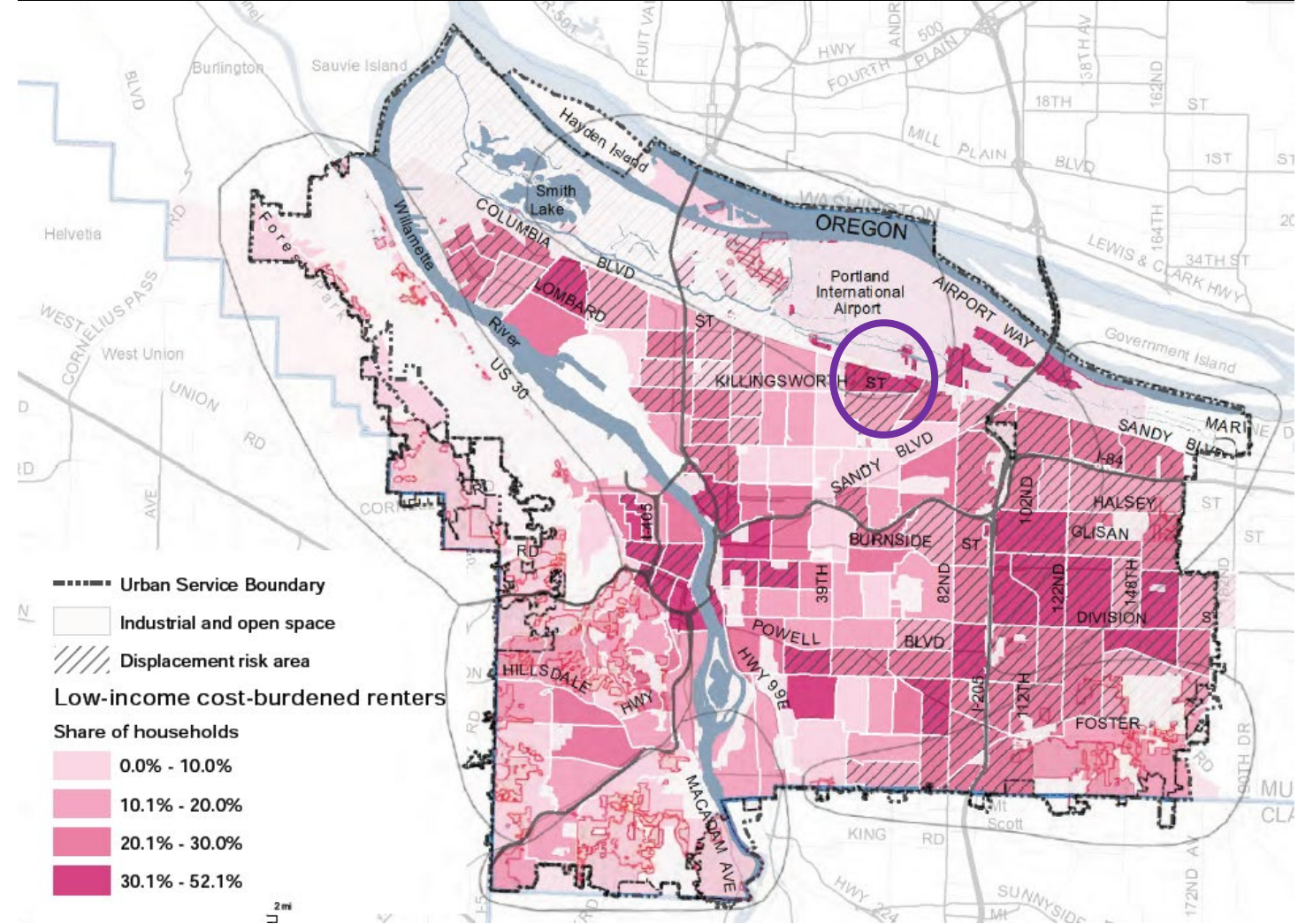
- Opportunity Mapping categorizes varying levels of opportunity, scored Low (1) to High (5)
 - Childhood Education
 - Employment
 - Transportation
 - Access to Family Wage Jobs
 - Healthy Eating/Active Living



Displacement Risk

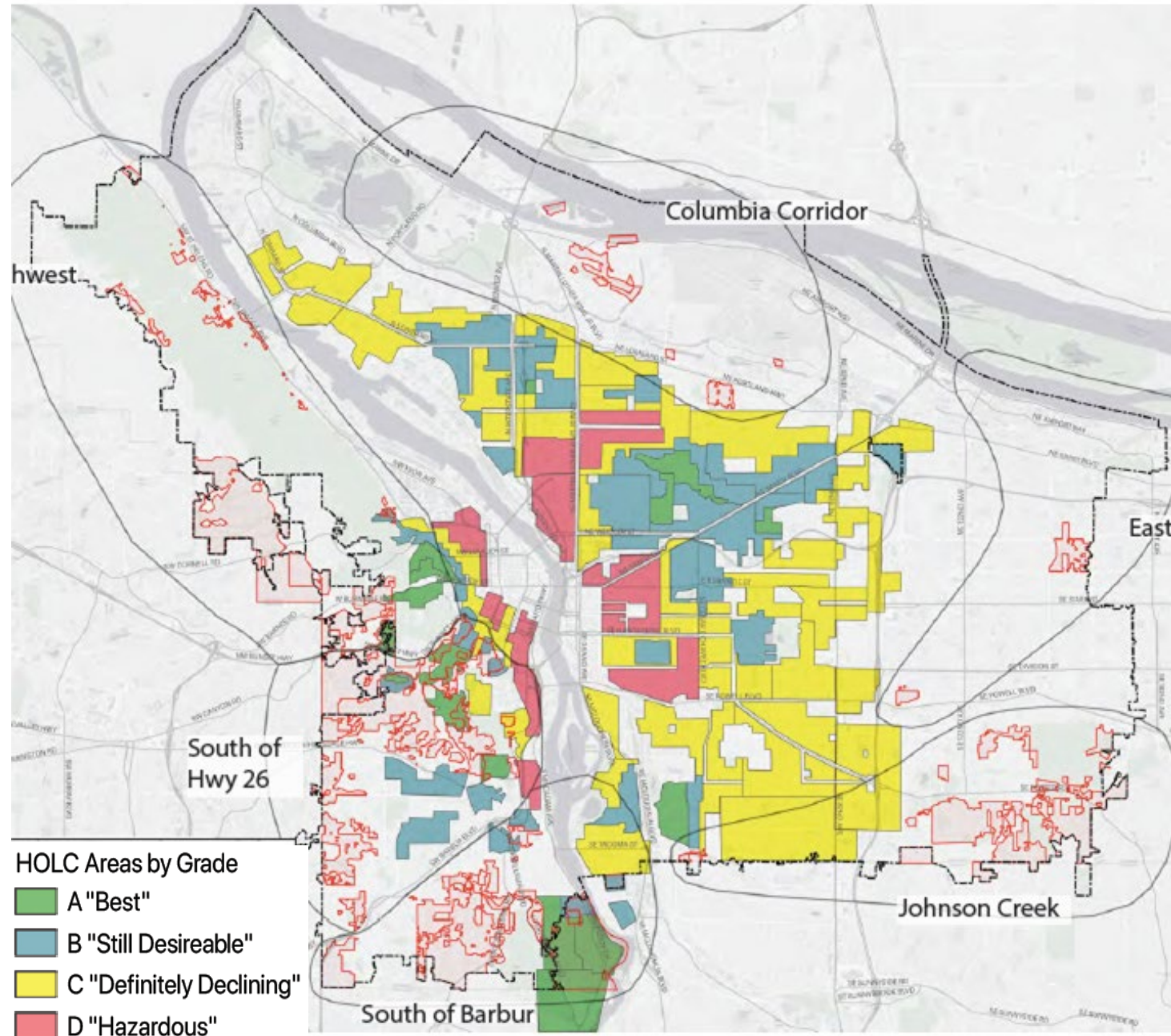
- No census tracts identified as displacement risk areas in West.
- Some R10/R20 risk areas in East, mostly medium-low
- Cully R10 area is high risk level.

Displacement Risk: Low-income Cost-burdened renters



Homeowners Loan Corporation (1937)

- Most areas were outside city, and thus not covered by maps
- Some greenlined areas in SW

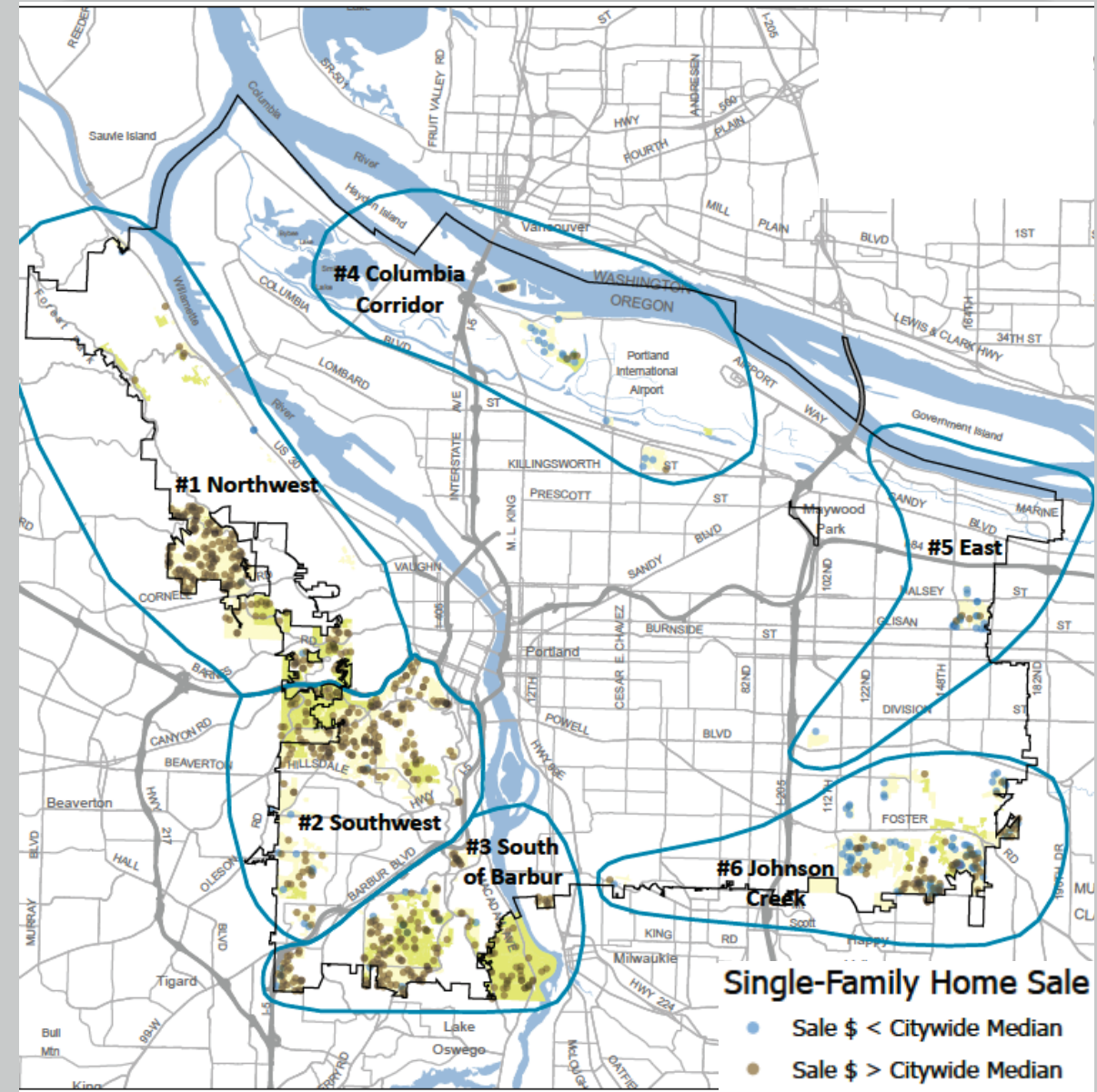


R10/R20 Demographics and Income

	Portland 2019	R10/R20 Study Areas					
		Northwest	South of Hwy 26	South of Barbur	Columbia Corridor	East	Johnson Creek
People of color (total)	30%	16%	11%	11%	36%	38%	31%
Black	6%	1%	2%	2%	13%	7%	6%
Native American	1%	<1%	<1%	<1%	1%	1%	1%
Asian	8%	11%	5%	4%	4%	12%	12%
Hispanic	10%	4%	4%	9%	17%	18%	11%
Seniors (60+)	19%	23%	27%	24%	22%	24%	19%
Homeowners	54%	76%	74%	83%	59%	65%	70%
Income above \$75,000		42%	41%	37%	15%	12%	18%
Income below \$15,000		19%	18%	21%	27%	30%	24%

2020 Home Sale Prices

- Citywide median home sale price = \$495,000
- Large discrepancy between west and east median home sale prices in R10/R20
- West median \$788,000 (60% higher than citywide)
- East median \$443,000 (10% lower than citywide)



Our scoping quandary...

Do we narrow the focus and duplicate the allowances from RIP to these neighborhoods and focus resources instead on other projects?

or

Do we use this project to explore more/other ways to lower barriers to these exclusive, infrastructure deficient, underserved neighborhoods?

Approaches to Middle Housing in RIP2

Allow Min. HB 2001	Encourage Duplicate RIP1	Incent RIP1 “plus”
<ul style="list-style-type: none">• R10/R20<ul style="list-style-type: none">• Duplexes all lots• Tri/Fourplexes/Cottage clusters/townhouses on some lots (exclude resource areas)• Low FAR limits• R2.5/R5/R7<ul style="list-style-type: none">• Cottage clusters/townhouses on most lots	<ul style="list-style-type: none">• R10/R20<ul style="list-style-type: none">• Duplexes all lots• Tri/Fourplexes/Cottage clusters/townhouses on some lots (exclude resource areas)• ADUs/6 plexes• Scale FAR• R2.5/R5/R7<ul style="list-style-type: none">• Cottage clusters/townhouses on most lots	<ul style="list-style-type: none">• R10/R20<ul style="list-style-type: none">• Duplexes all lots• Tri/Fourplexes/Cottage clusters/townhouses on <u>most</u> lots (no or few area exclusions)• ADUs/6 plexes• High or no FAR limits• Reprioritize infrastructure \$• R2.5/R5/R7<ul style="list-style-type: none">• Cottage clusters/townhouses on even more lots

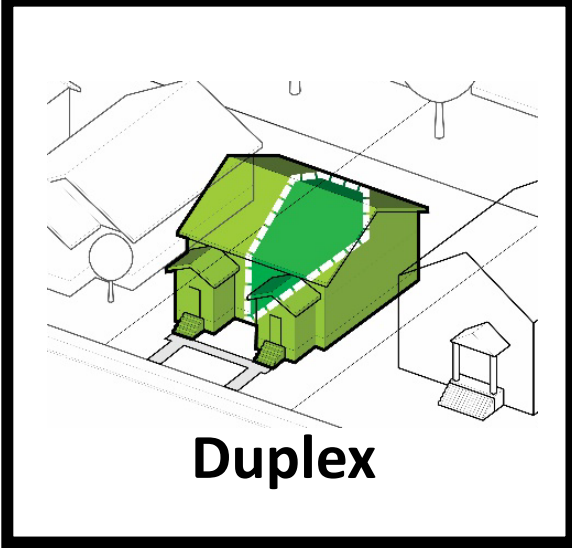
RIP 2 Timeline

Spring 21 Develop Concepts/ Discussion Draft	Summer 21 Public Engagement	Fall 21 Proposed Draft/ PSC hearings	Winter 22 Recommended Draft	Spring 22 City Council hearings	Summer 22 Changes Adopted
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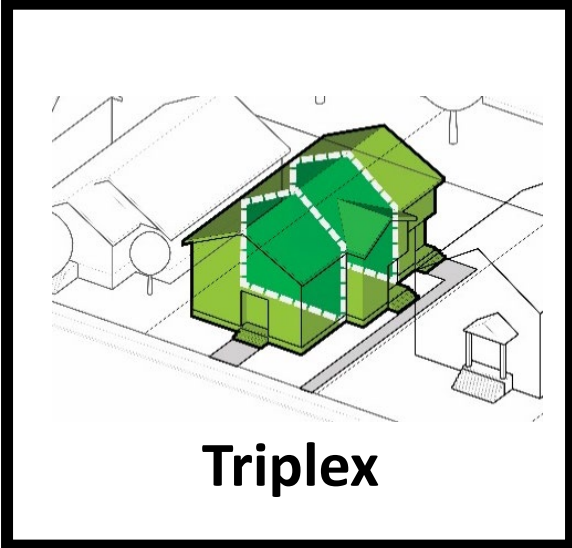
Questions?

Extras

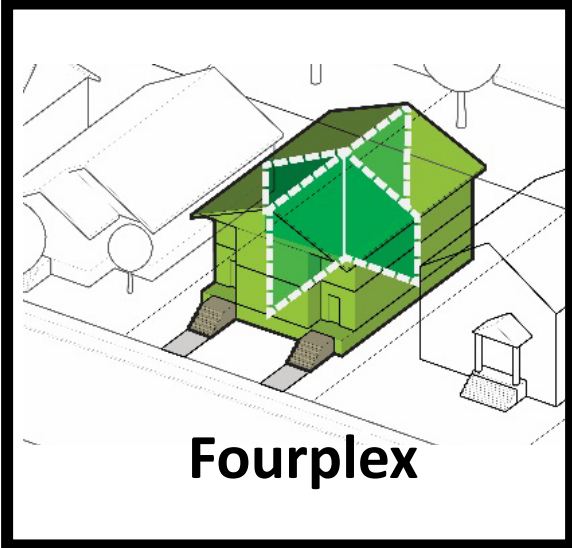
Middle housing types



Duplex

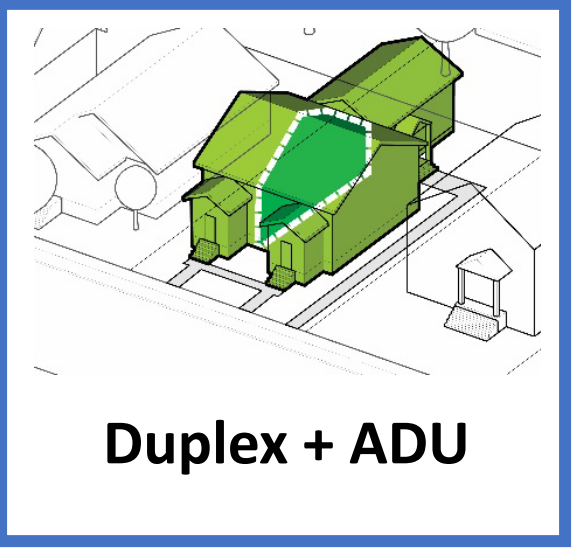


Triplex

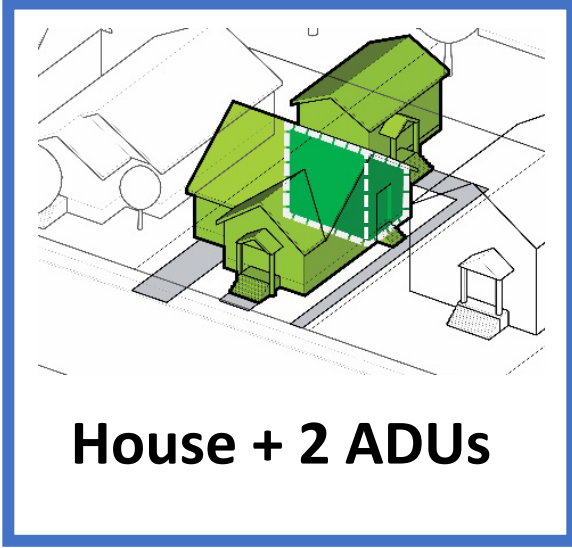


Fourplex

required by HB2001



Duplex + ADU



House + 2 ADUs



Affordable 6 plex

not required by HB2001



What's left to do?

Everywhere

Cottage Clusters

Townhouses

R10/R20 Zones

Duplexes
(required)

Triplexes and Fourplexes
(some lots)

Duplex + ADU
House + 2 ADUs
Affordable 6-Plex
(HB2001 is silent)