



# Expanding Opportunities for Affordable Housing – Package B

City Council Hearing – March 3, 2021



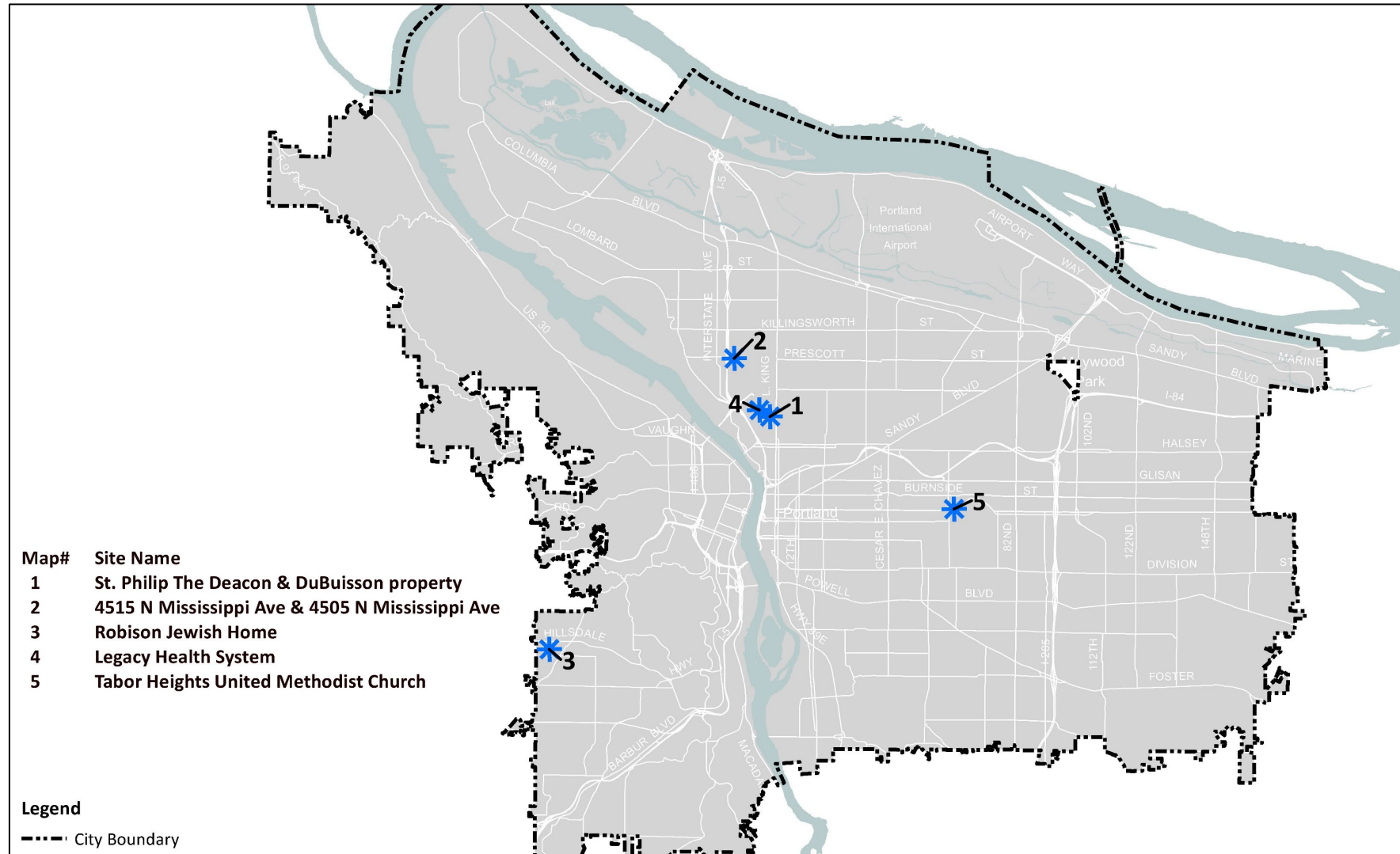


# How we got here

## Expanding Opportunities for Affordable Housing – Phase 1

- Zoning Code, Comprehensive Plan Map, and Zoning Map amendments to facilitate the development of affordable housing on sites with community-based organizations
- Rezoned 19 CBO properties
- Five additional sites were identified as potential rezone sites but needed further study
- Council directed BPS staff to report back with a recommendation for consideration of those five sites

# EOAHB Sites



# #1 – St Phillip the Deacon Site

190319



## Proposed Zone Map amendment:

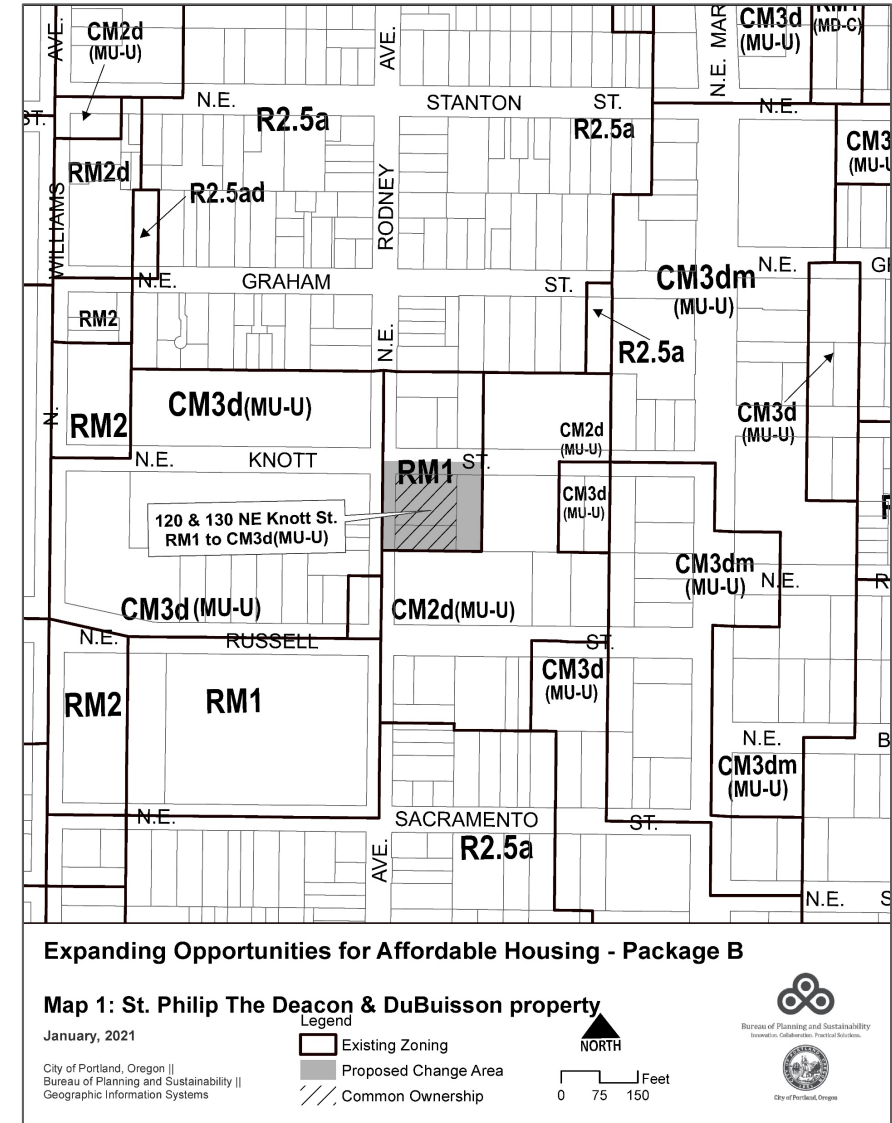
- RM1 to CM3d

## Property details:

- Current use: Church and residential use
- Proposed use: Affordable housing and community service

## Staff recommendation:

- Rezone property to CM3d



# #2 – Mississippi Site

190319



## Proposed Zone Map amendment:

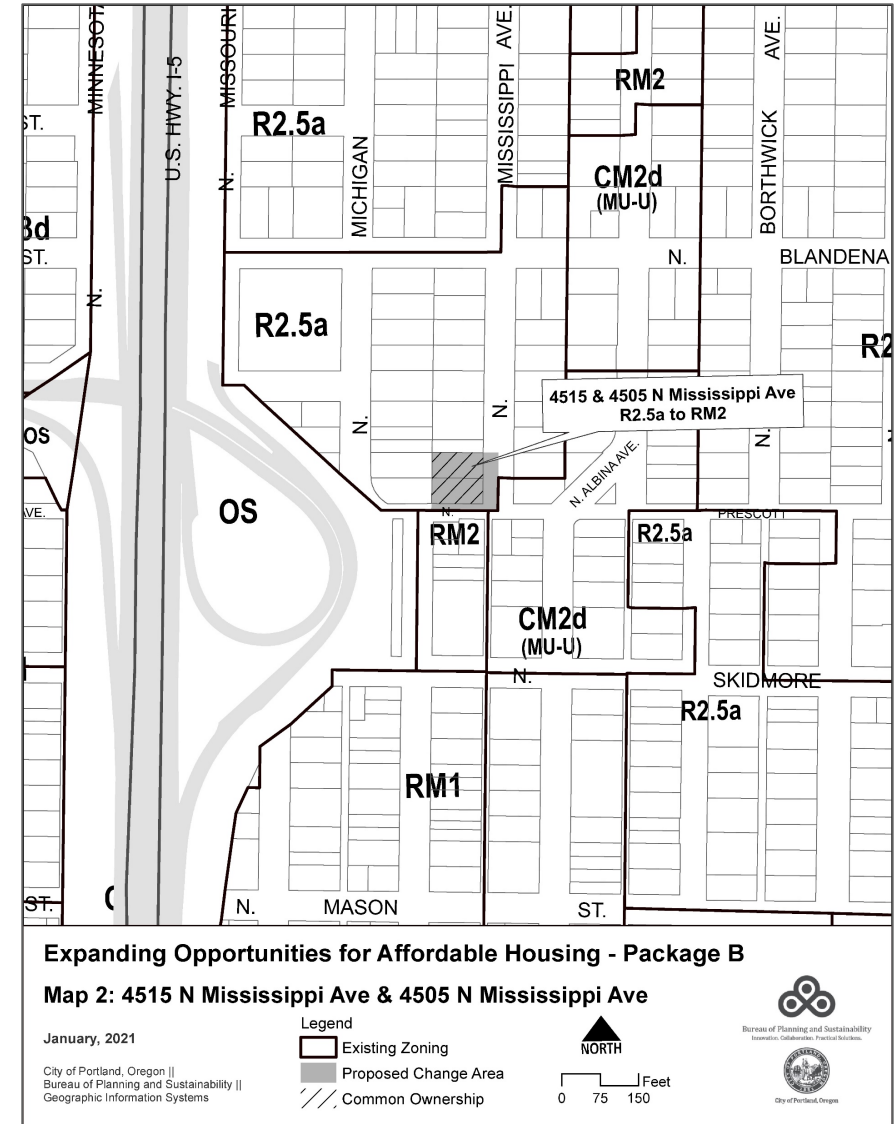
- R2.5 to RM2

## Property details:

- Current use: Residential use – single dwelling and rooming house rented at below market rates
- Proposed use: Continue existing use and improve/expand community-based housing

## Staff recommendation:

- Rezone property to RM2



# #3 – Cedar Sinai Park Site (Robison Jewish Home) 190319

## Proposed Zone Map amendment:

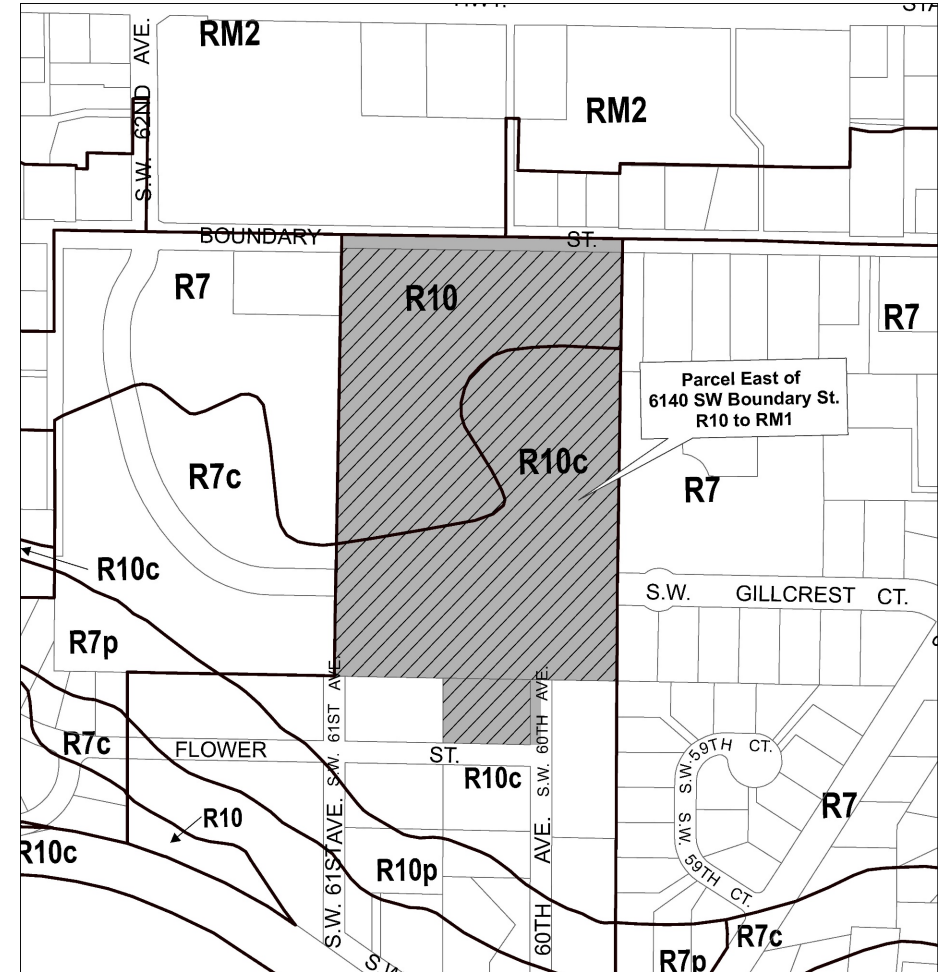
- R10/R10c to RM1/RM1c

## Property details:

- Current use: Vacant with small parking lot
- Proposed use: Affordable housing for seniors

## Staff recommendation:

- Maintain existing zoning
- Applicant can apply for zone change through quasi-judicial process
- Infrastructure and neighbor concerns better addressed through QJ procedure






## Expanding Opportunities for Affordable Housing - Package B

### Map 3: Robison Jewish Home

January, 2021

City of Portland, Oregon ||  
Bureau of Planning and Sustainability ||  
Geographic Information Systems

#### Legend

-  Existing Zoning
-  Proposed Change Area
-  Common Ownership



0 75 150 Feet



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# #4 – Legacy Site

190319



## Proposed Zone Map amendment:

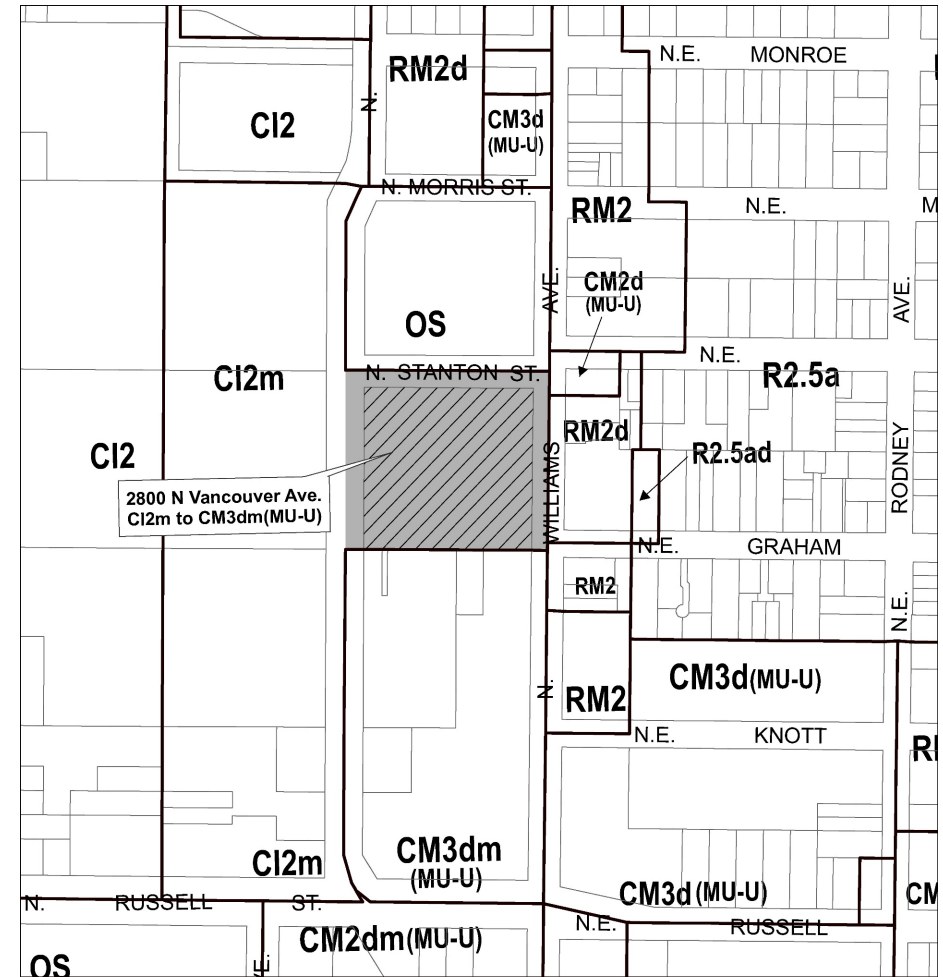
- C12m to CM3dm

## Property details:

- Current use: Medical office and parking lot
- Proposed use: No proposed changes

## Staff recommendation:

- Maintain existing zoning
- Property owner not interested in zone change
- Zone change itself would not result in desired results for neighborhood interests



## Expanding Opportunities for Affordable Housing - Package B

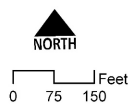
### Map 4: Legacy Health System

January, 2021

City of Portland, Oregon II  
Bureau of Planning and Sustainability II  
Geographic Information Systems

#### Legend

- Existing Zoning
- Proposed Change Area
- Common Ownership



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# #5 – Tabor Heights United Methodist Site

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## Proposed Zone Map amendment:

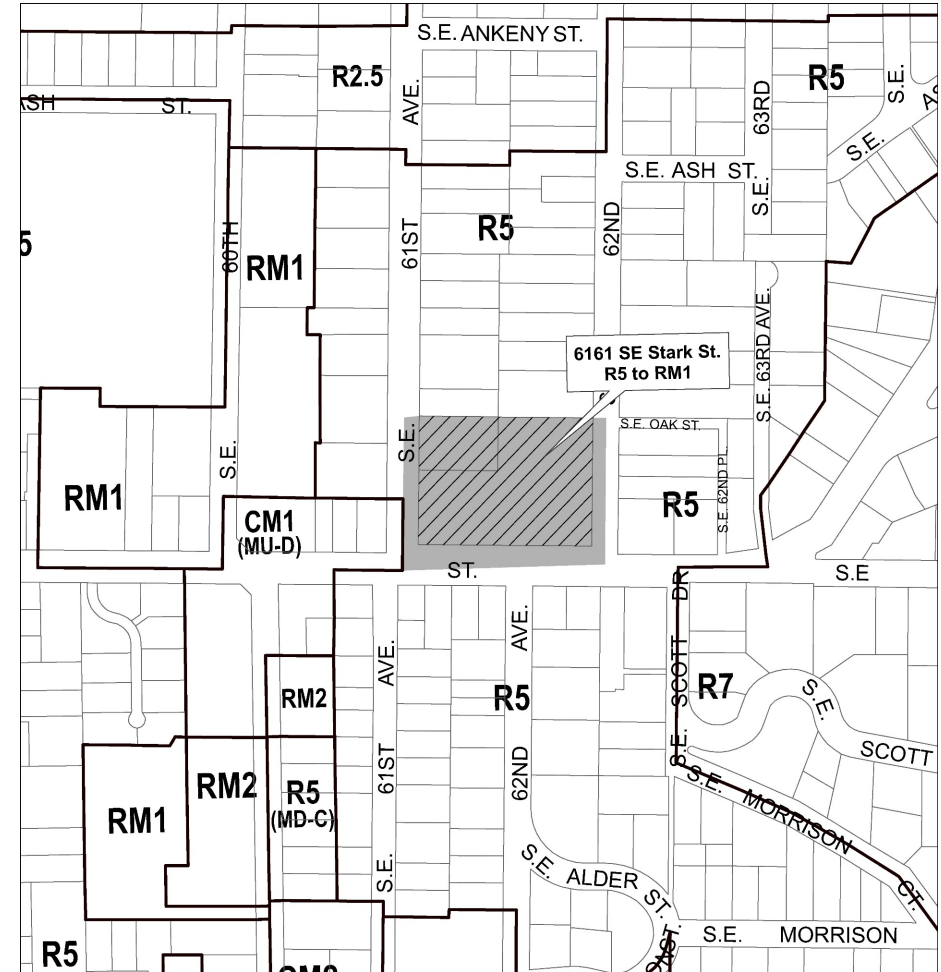
- R5 to RM1

## Property details:

- Current use: Church and parking lot
- Proposed use: No proposed change

## Staff recommendation:

- Maintain existing zoning
- No advocate for rezoning proposal



## Expanding Opportunities for Affordable Housing - Package B

### Map 5: Tabor Heights United Methodist Church

January, 2021

City of Portland, Oregon ||  
Bureau of Planning and Sustainability ||  
Geographic Information Systems

#### Legend

- Existing Zoning
- Proposed Change Area
- Common Ownership



0 75 150 Feet



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- 8 piece of written testimony to City Council as of March 2, 2021
- 3 testifiers registered for the hearing

For more info:

190319



Project webpage: [portland.gov/bps/ah-grant](http://portland.gov/bps/ah-grant)