



# RESIDENTIAL INFILL PROJECT – PART 2

Bringing Portland Into Compliance with  
State Legislative Mandates for Middle Housing

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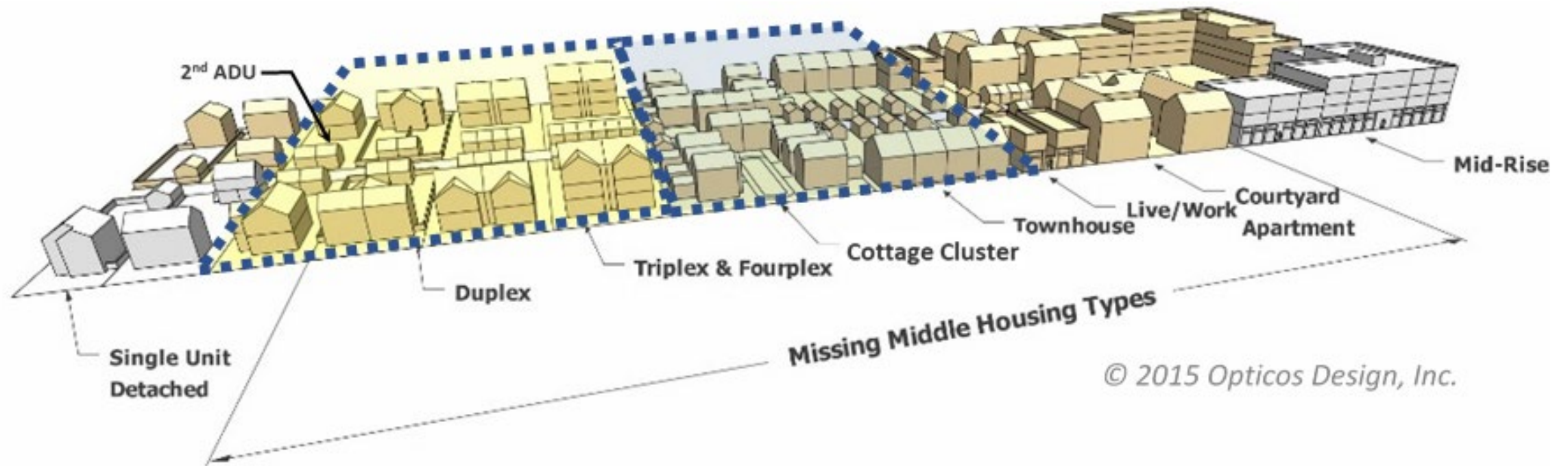
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# Rewinding for a moment...

## Residential Infill Project – Part 1

- Response to demolitions and increasing housing costs
- A demand and supply problem...
  - Increased population, higher wages, low interest rates, millennials
  - 75% of city land tied up in single dwelling, ~3,000 vacant lots
- Median home price in 2015 = \$225,000, today=\$540,000
- RIP created opportunities for more and smaller sized homes.

# What is “middle housing”?

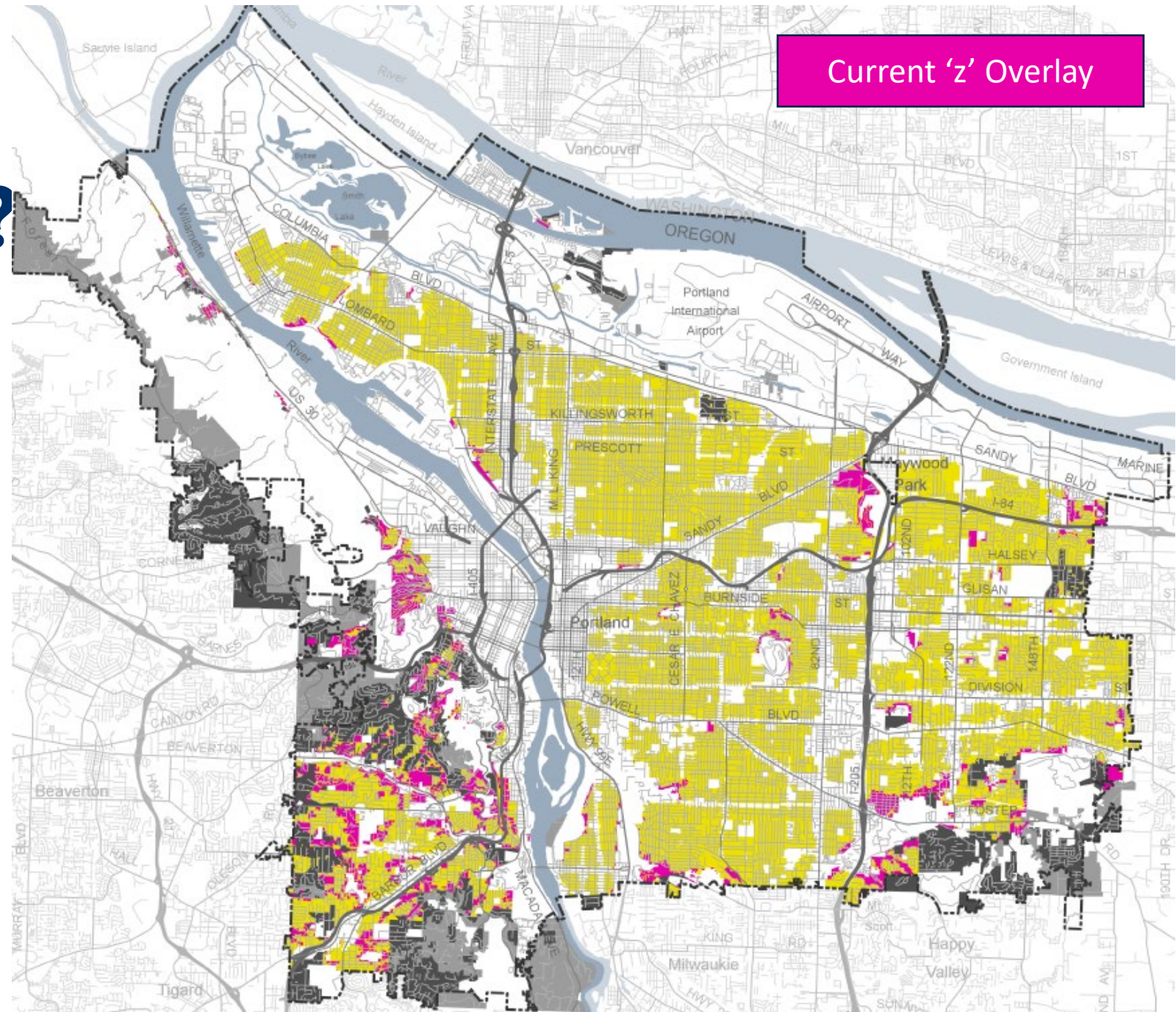


# What areas did RIP affect?

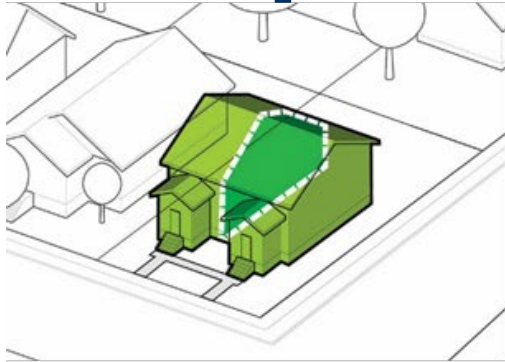
R2.5, R5 and R7 zones  
(about 130,000 lots)

Some areas ('z' overlay) had limited changes:

- Natural resource inventory areas
- Landslide
- Floodplain



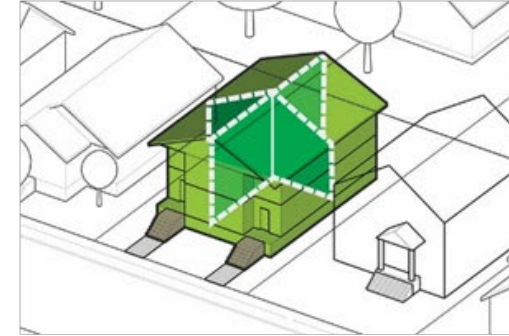
# What housing types did RIP adopt?



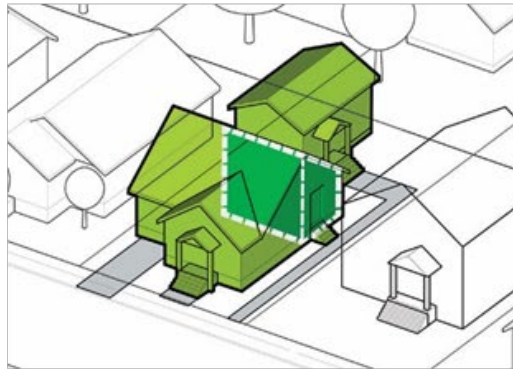
Duplex



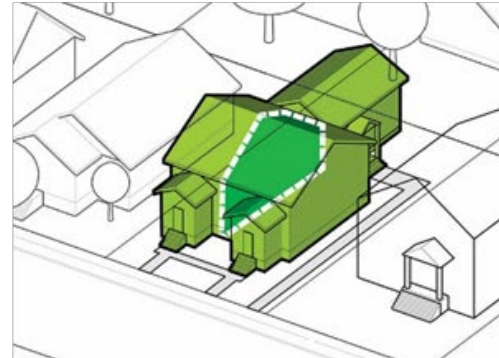
Triplex



Fourplex



House + 2 ADUs



Duplex +1 ADU



Affordable 4-6 plex



# What are the State mandates?

- **House Bill 2001** – requires cities to allow duplexes on *all* lots, and other middle housing (triplexes, fourplexes, cottage clusters, attached houses) on *most* lots.
- **Senate Bill 458** – requires cities to process land divisions for middle housing development, so that each dwelling unit can be sold on its own lot.

# What can we do?

- Cities must allow duplexes on all lots and triplexes, fourplexes, attached homes and cottage clusters on most lots.
- Cities must allow land divisions for duplexes, triplexes, fourplexes, and cottage clusters through a more expedited review.
- Cities can set some rules like maximum building size, building location, and to a limited degree, other building design standards.
- Cities can limit middle housing, other than duplexes, in areas with natural resources or natural hazards.

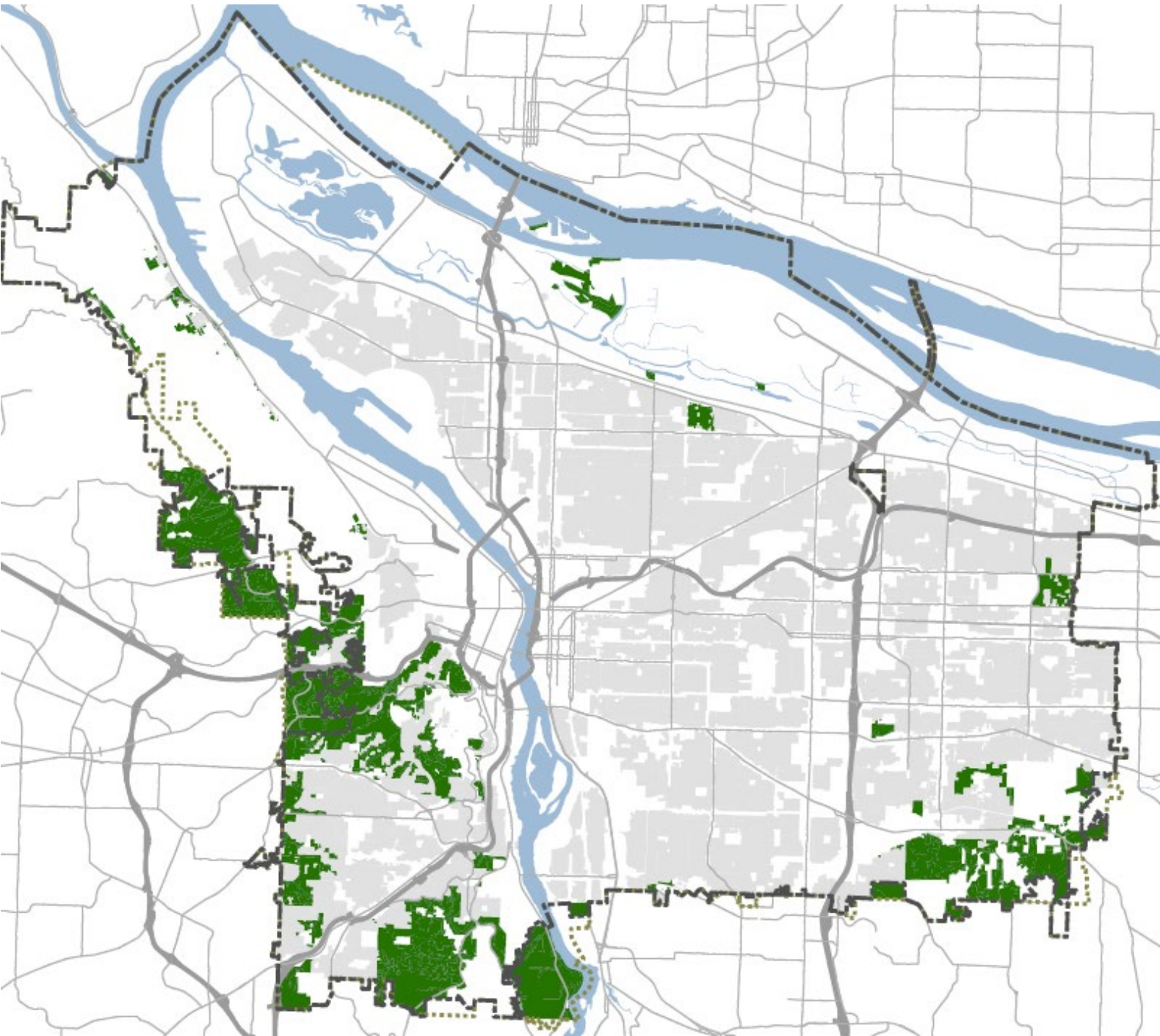
# What can't we do?

- Only allow housing variety in some residential neighborhoods and not others.
- Allow single-detached homes but no other housing types.
- Create rules that cause unreasonable cost or delay for middle housing.
- Force people to remove their homes and replace them with new housing types. Property owners will decide whether and when to add housing variety.
- Apply normal land division rules like minimum lot sizes or street frontage for the newly divided middle housing lots within the site.
- Force people to divide their lots. Property owners may choose whether they want to divide their property.



# What new areas are affected?

R10 and R20 zones  
(about 16,000 lots)



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# What new housing types are proposed?

## Cottage Cluster

- Detached units
- Sites up to 1 acre
- Between 3-16 units
- Smaller unit size (~1,400 s.f)
- Common outdoor area



Credit: Propel Studio



# What new housing types are proposed?

## Attached house

- Attached units on separate lots
- Between 2-4 units
- Small lot size (~1,500 s.f)

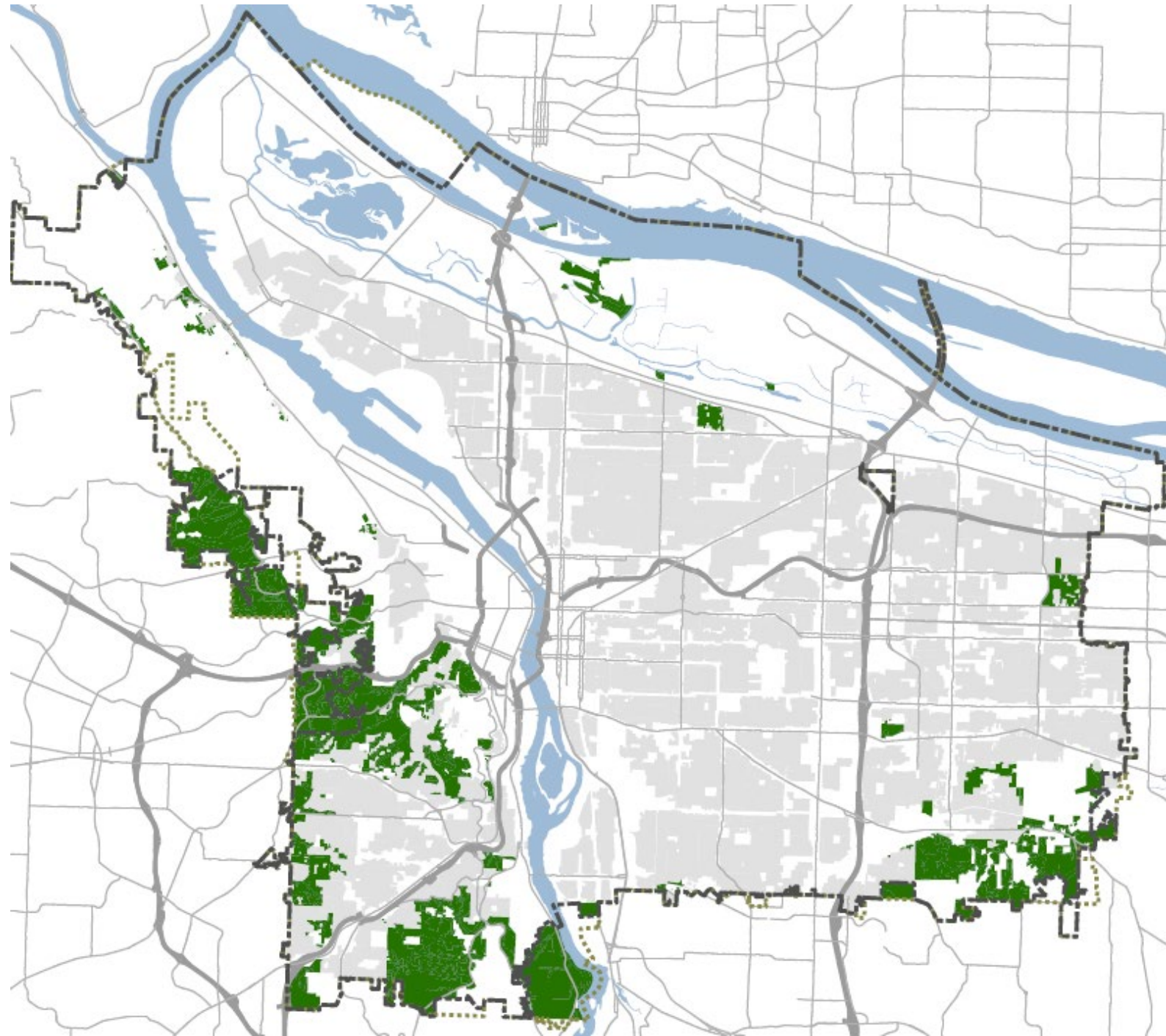


Credit: Brookfield Residential

# What are the changes?

In the **R10** and **R20** zones:

- Duplexes (all lots)
- Triplexes, Fourplexes
- Cottage Clusters
- Attached Houses
- 2 ADUs
- Affordable 4-6 plexes
- Floor area (FAR) caps on smaller lots

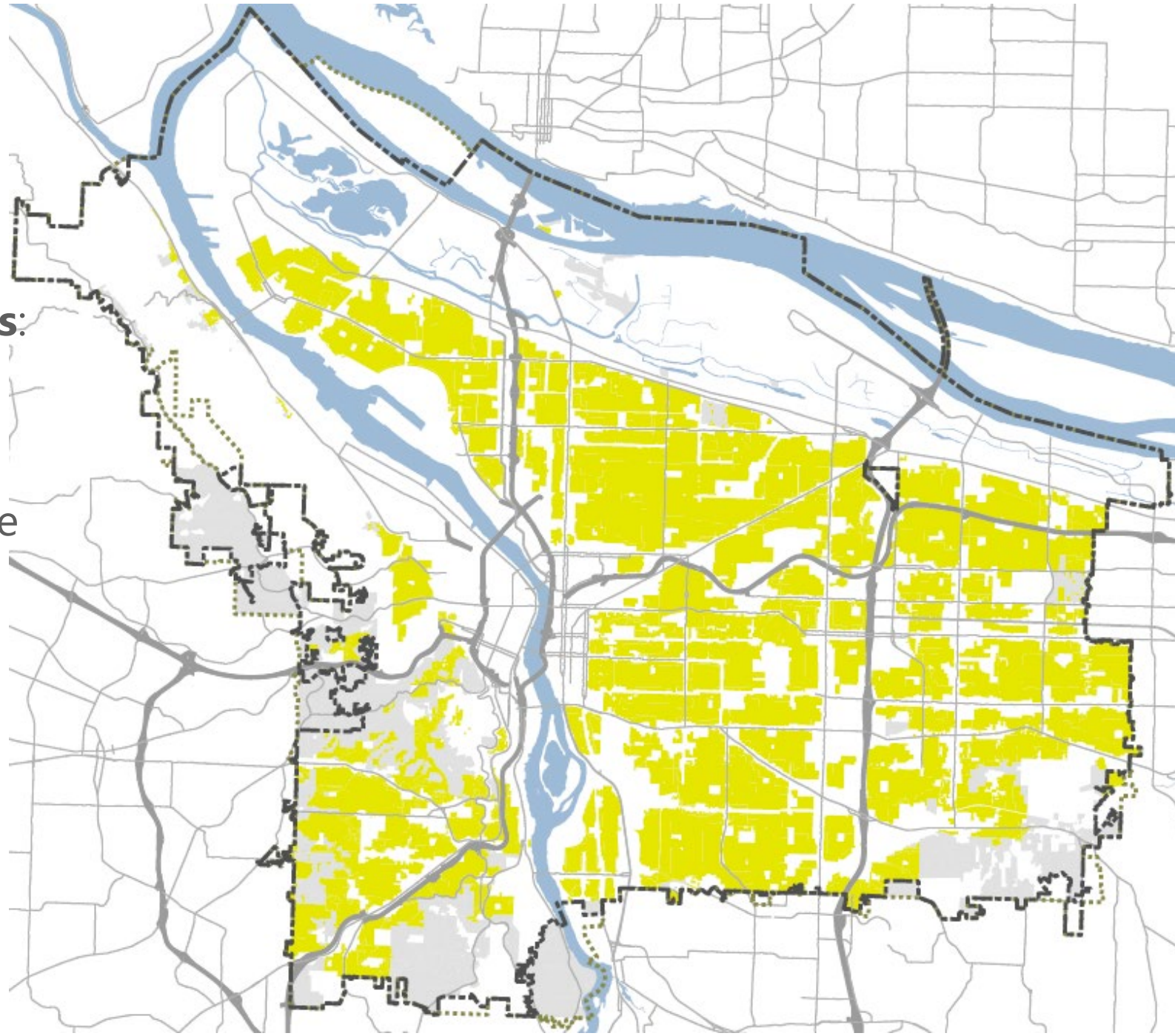


# What are the changes?

In the **R2.5, R5 and R7 zones:**

- Cottage Clusters
- Attached Houses

(the other housing types were adopted with RIP Part 1)



# What is the 'z' overlay?

HB2001 permits cities to limit middle housing types (other than duplexes) in:

- Natural resource areas
- Natural hazard areas
- Employment lands



# How is the 'z' changing?

Current 'z' Overlay (33.418)

## Same ingredients:

- Landslide
- Floodplain

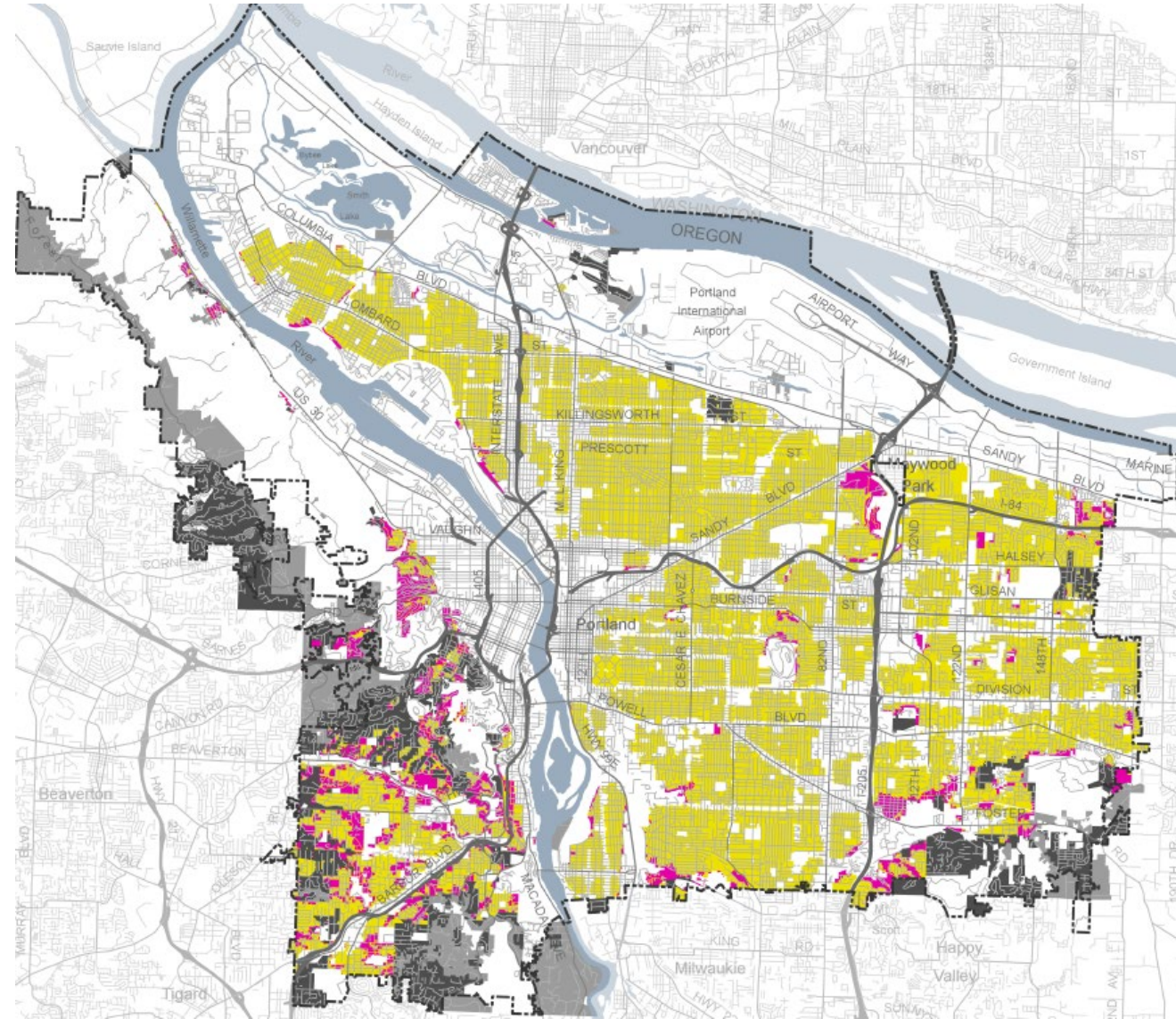
## Changing ingredients:

- Using environmental zones rather than NRI

## New ingredients:

- Wildfire risk
- Airport noise
- Industrial sanctuary area

Applying to areas in R10 and R20 zones



# Housing Types and HB2001 requirements

	Housing Type	R2.5, R5, R7	R10, R20
All lots	Duplex	Allowed	RIP2
Some lots	Triplex	Allowed	RIP2
	Fourplex	Allowed	RIP2
	Cottage Clusters	RIP2	RIP2 (R10)
	Attached Houses	RIP2	RIP2
Not Req'd	House + 2 ADUs	Allowed	RIP2
	Duplex + 1 ADU	Allowed	RIP2
	Affordable 6-Plex	Allowed	RIP2
	Floor area limits	Apply	RIP2





# What's the City's deadline?

Cities have until **July 1, 2022** to adopt necessary changes into their zoning codes.

Cities that do not meet the deadline must apply the State Model Code.

## Timeline

Effective by July 1, 2022



# Where can I learn more?

[www.portland.gov/bps/rip2](http://www.portland.gov/bps/rip2)

## Residential Infill Project - Part 2 (RIP2)

Planning



RIP2 focuses on the remaining HB2001 and SB458 State legislative mandates. This will expand housing opportunities in Portland's very low density R10 and R20 zones, add allowances for attached houses and cottage clusters across all neighborhoods, and increase options for homeownership.

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