



HOUSING INITIATIVES

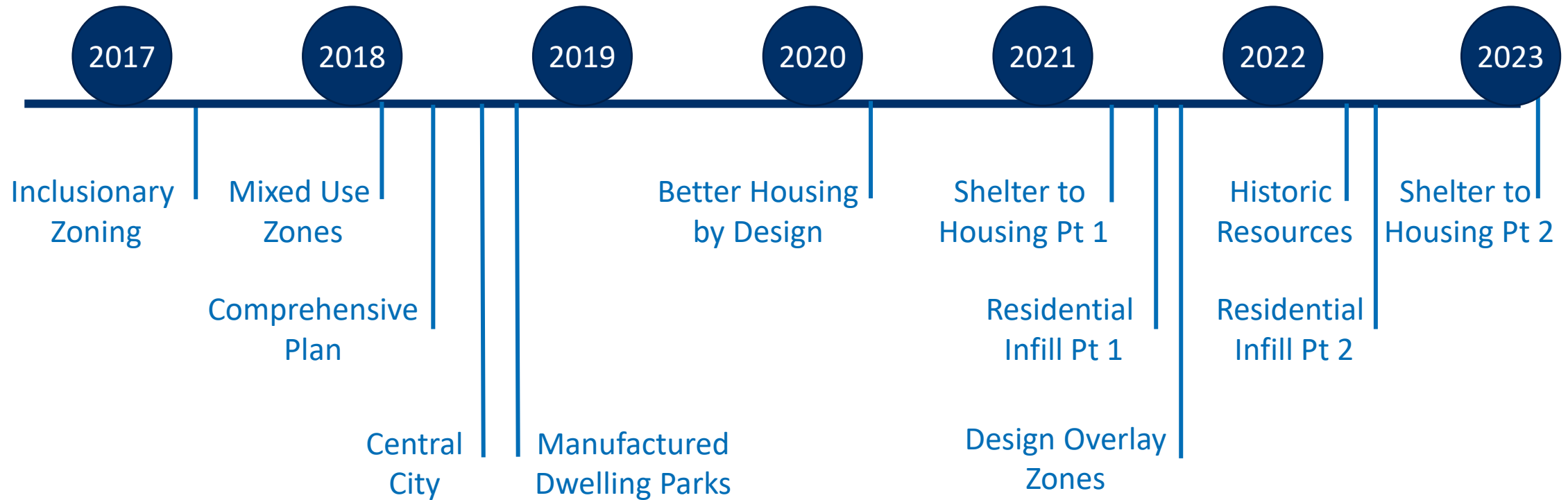
April 25, 2023

Morgan Tracy Senior Planner

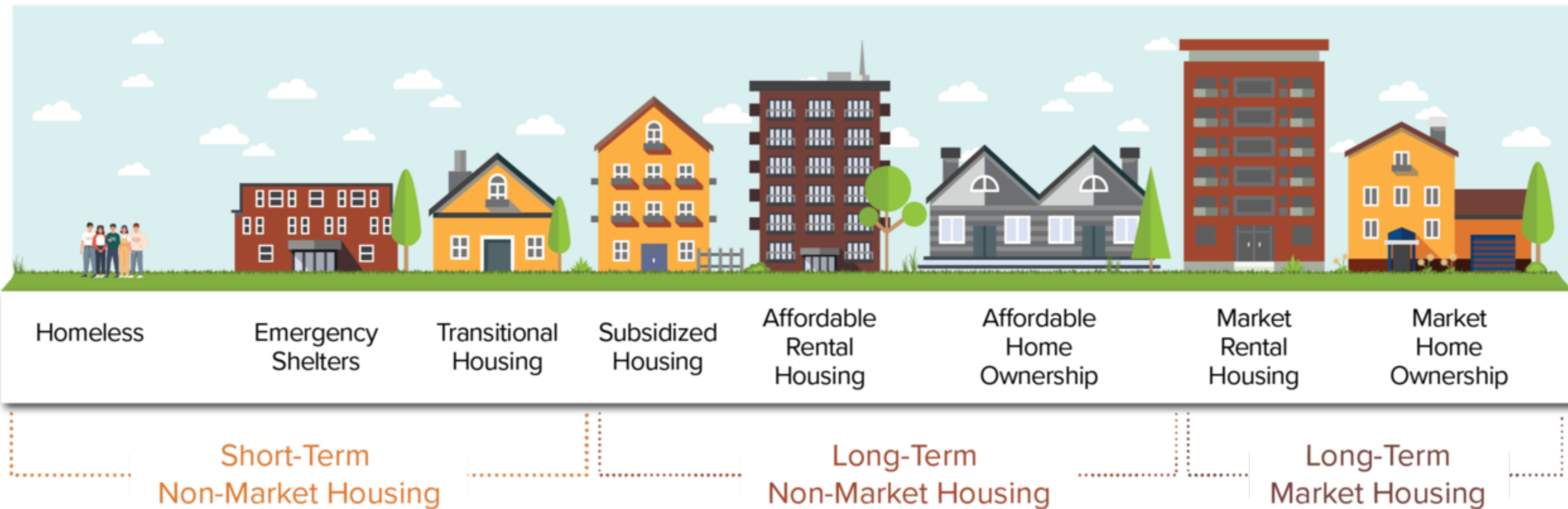


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Housing Initiatives Timeline - Effective Dates

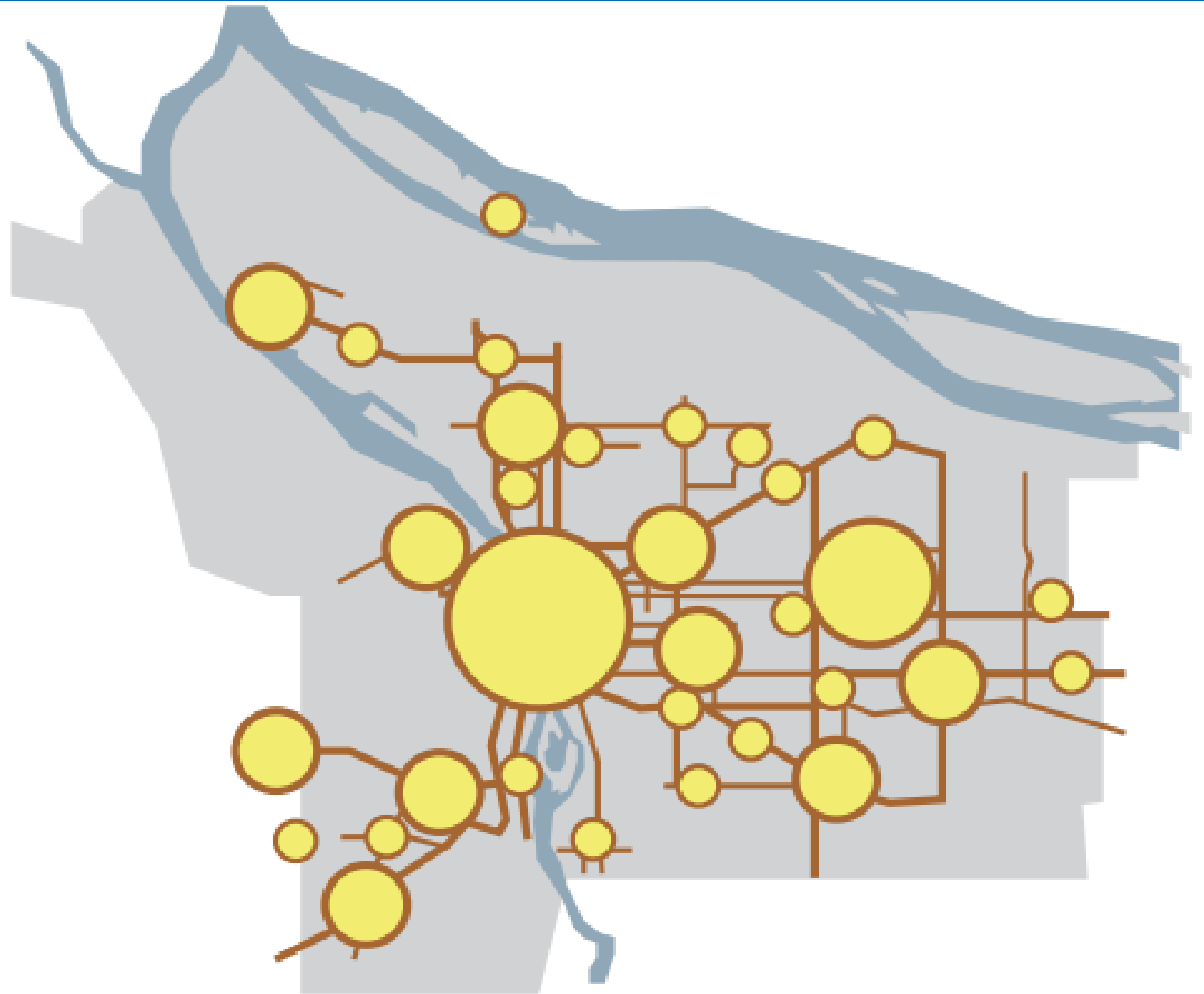


Spectrum of Housing Need



Centers and Corridors Growth Strategy

Central City	30%
Centers & Corridors	50%
Neighborhoods	20%



General Zoning

Open Space

21%

Employment

21%

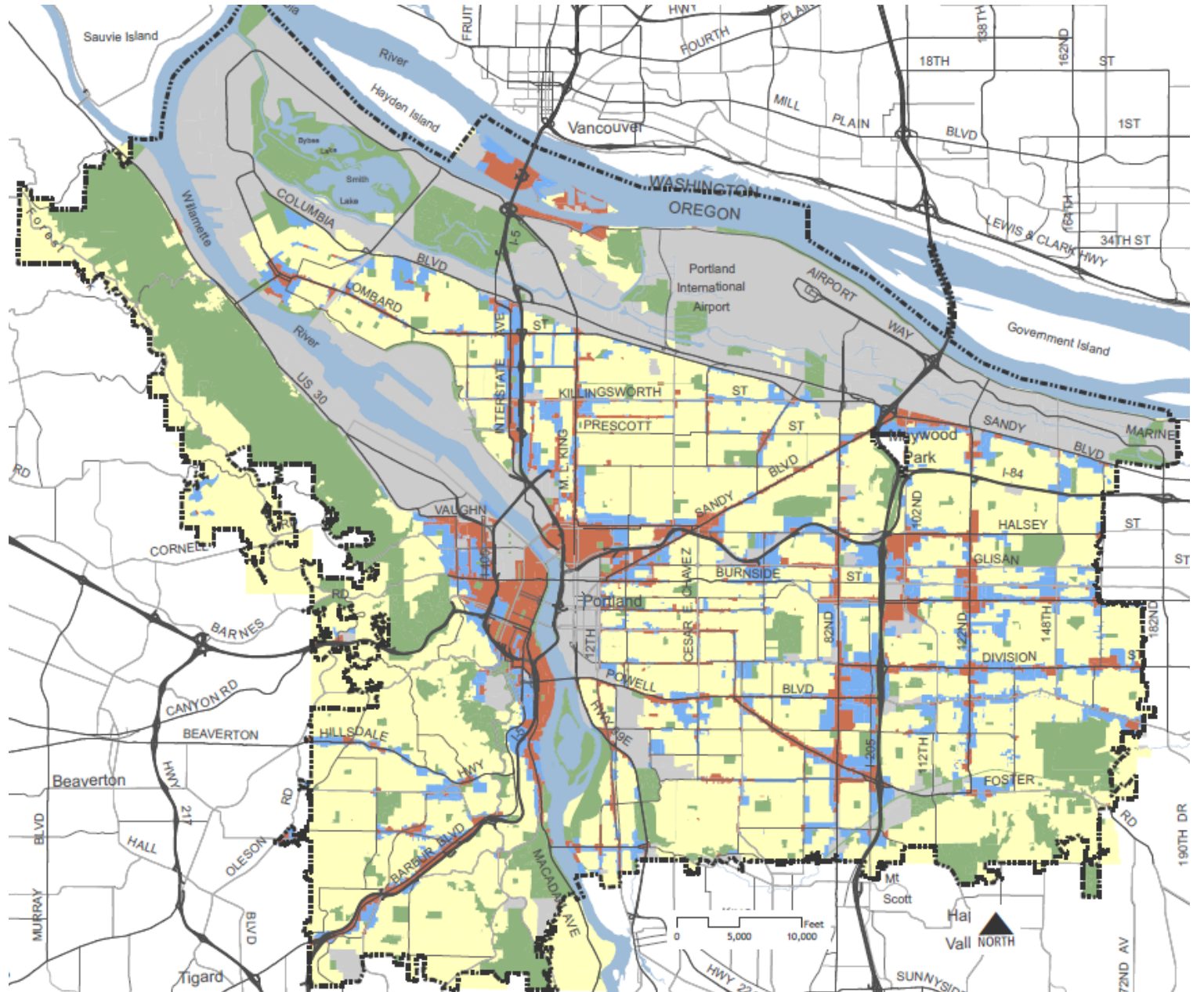
Commercial/Mixed-Use
Multi-dwelling

8%

7%

Single-dwelling

43%





Recent Housing Initiatives

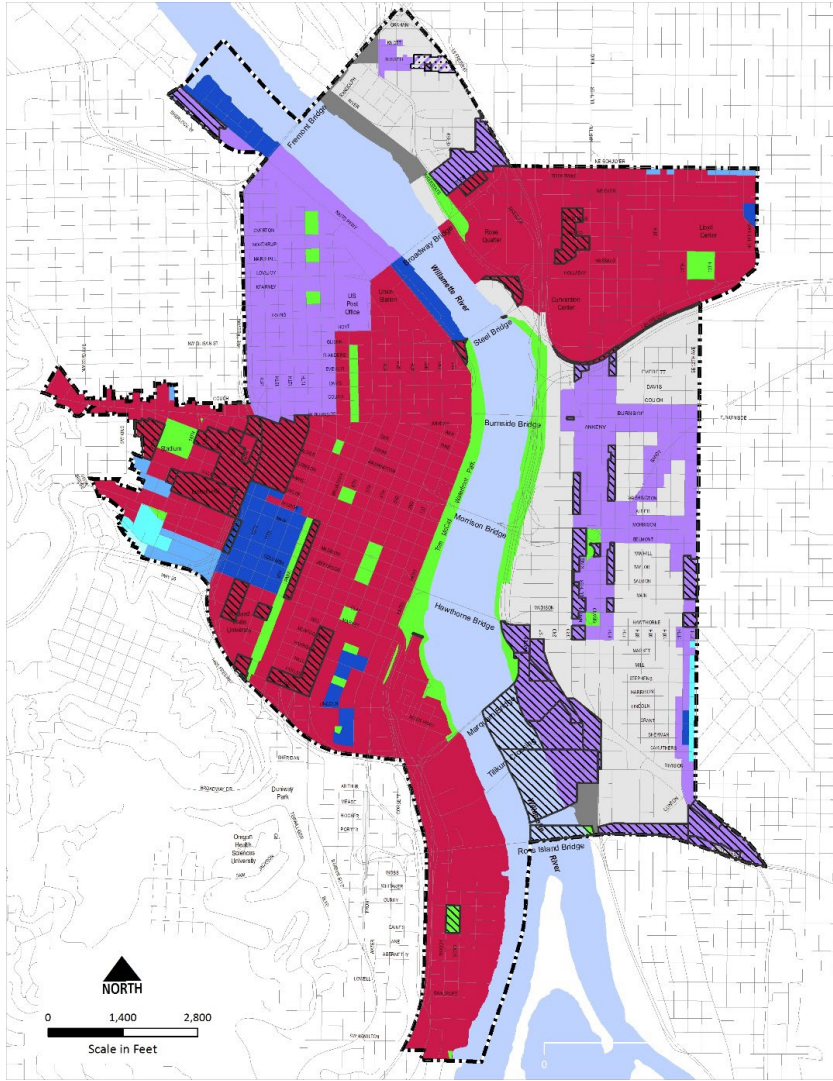


Central City 2035

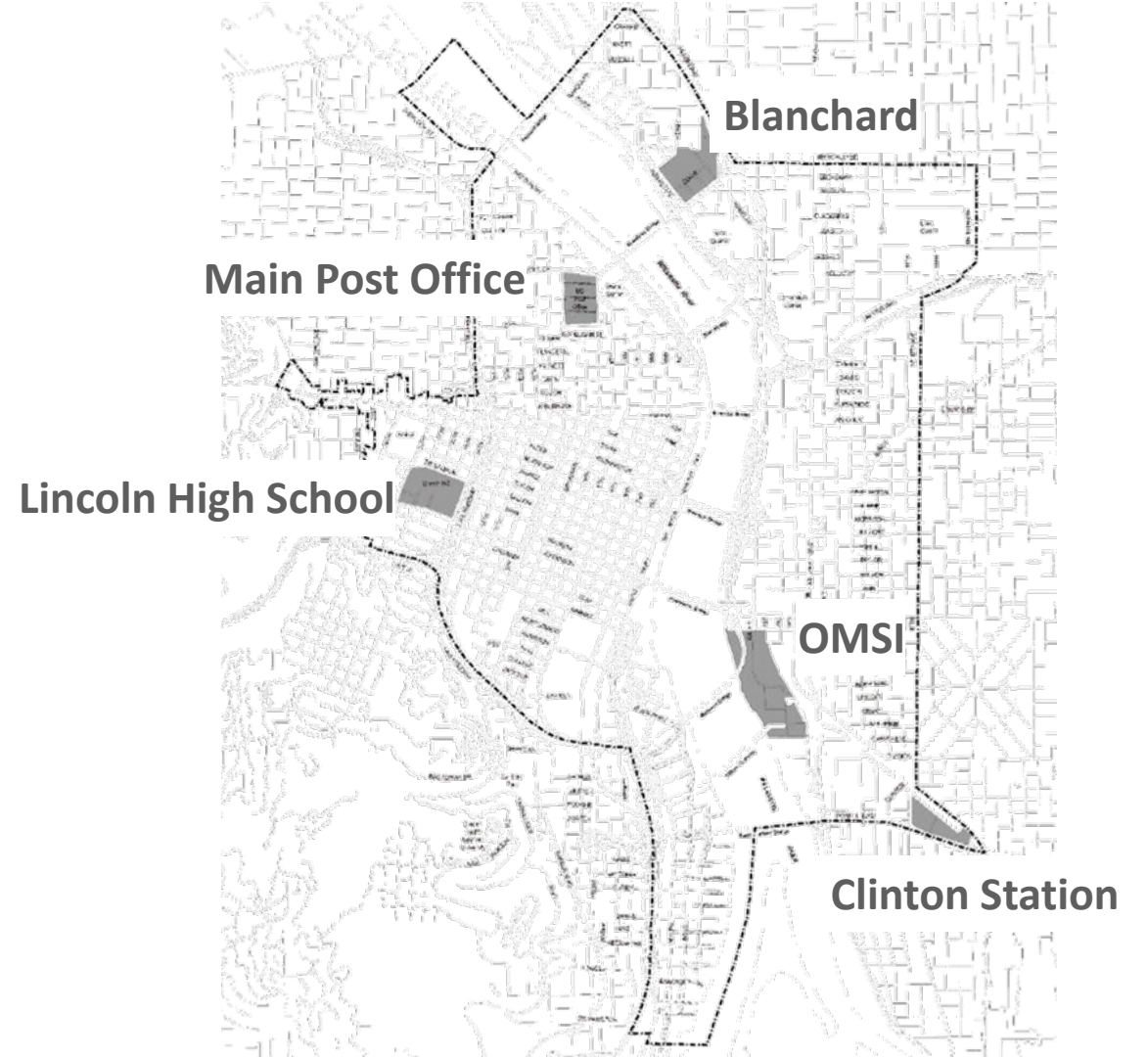
- Increased capacity for high-density, multi-family housing where there is the most services and amenities
- Streamlined bonus and transfer system, by focusing on affordable housing
- Increased FAR/density and height in many areas
- Applied minimum density requirements across Central City



Central City Zoning



Master Plan Areas



FAR Bonus System

- Affordable housing: on site or pay into fund
- Riverfront Open Space bonus
- Industrial Ground Floor Space bonus
- Existing South Waterfront greenway/open space bonuses retained

Height Considerations

- Only allow more height through use of bonuses
- More flexibility at difficult to develop and important locations (bridgeheads, riverfront)
- Use to support major investments in infrastructure (transit mall)

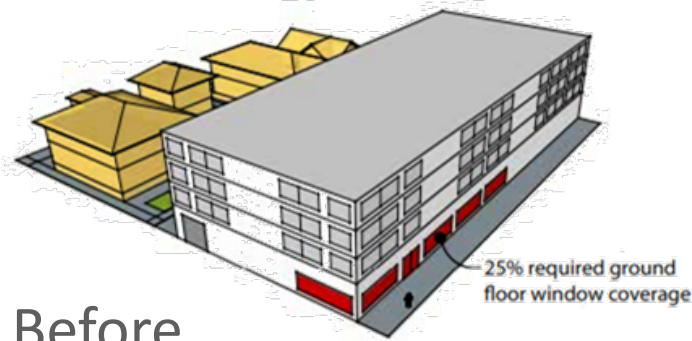


Commercial/Mixed Use Zones

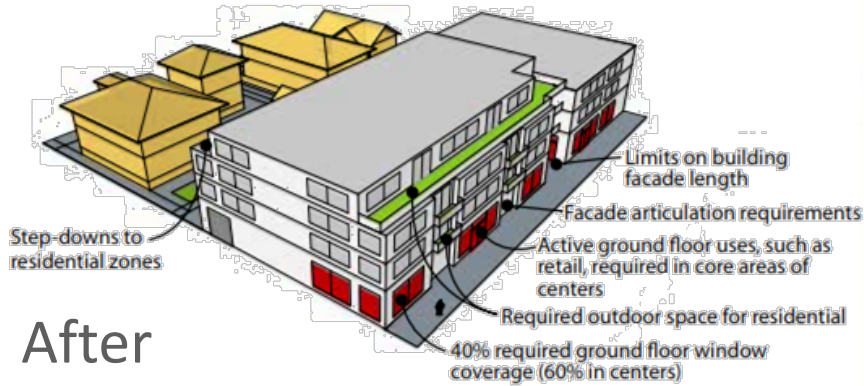
- Replaced previous commercial zones
- Incorporated new design features
- Added new FAR/height bonuses for:
 - Affordable housing
 - Affordable commercial space
 - Public plazas
 - Low carbon building technologies
- Created Main Street overlay zone:
 - Active ground floor requirements
 - Improved pedestrian experience
 - Minimum FARs



Commercial/Mixed Use Zones

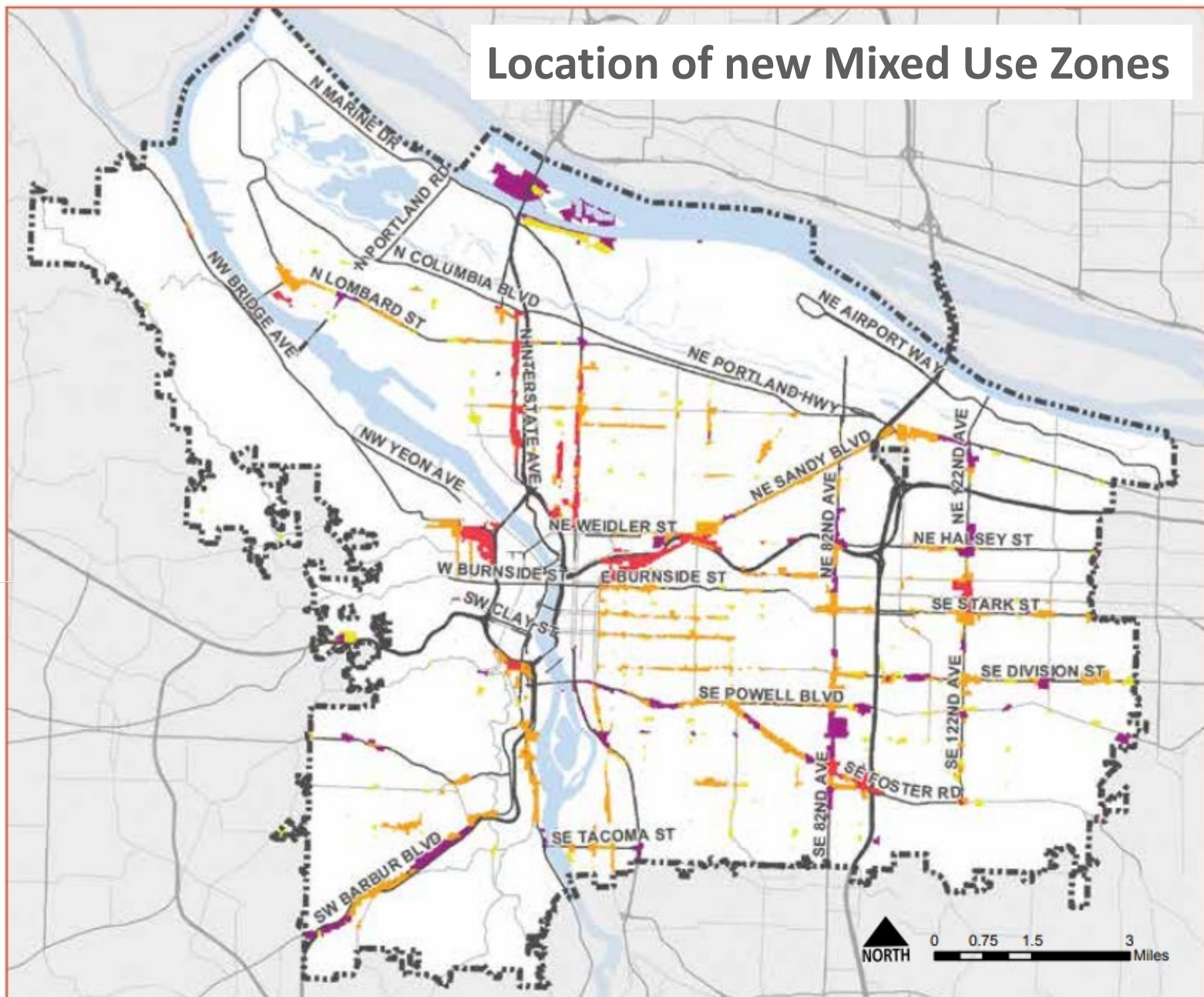


Before



After

Location of new Mixed Use Zones



New Mixed Use Zones

- Commercial Mixed Use 1 (CM1)
- Commercial Mixed Use 2 (CM2)
- Commercial Mixed Use 3 (CM3)
- Commercial Employment (CE)



Multi-Dwelling Zones: Better Housing By Design

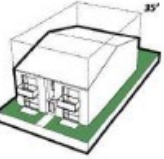
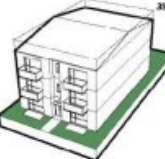




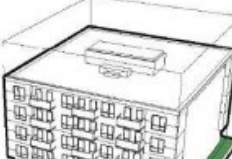



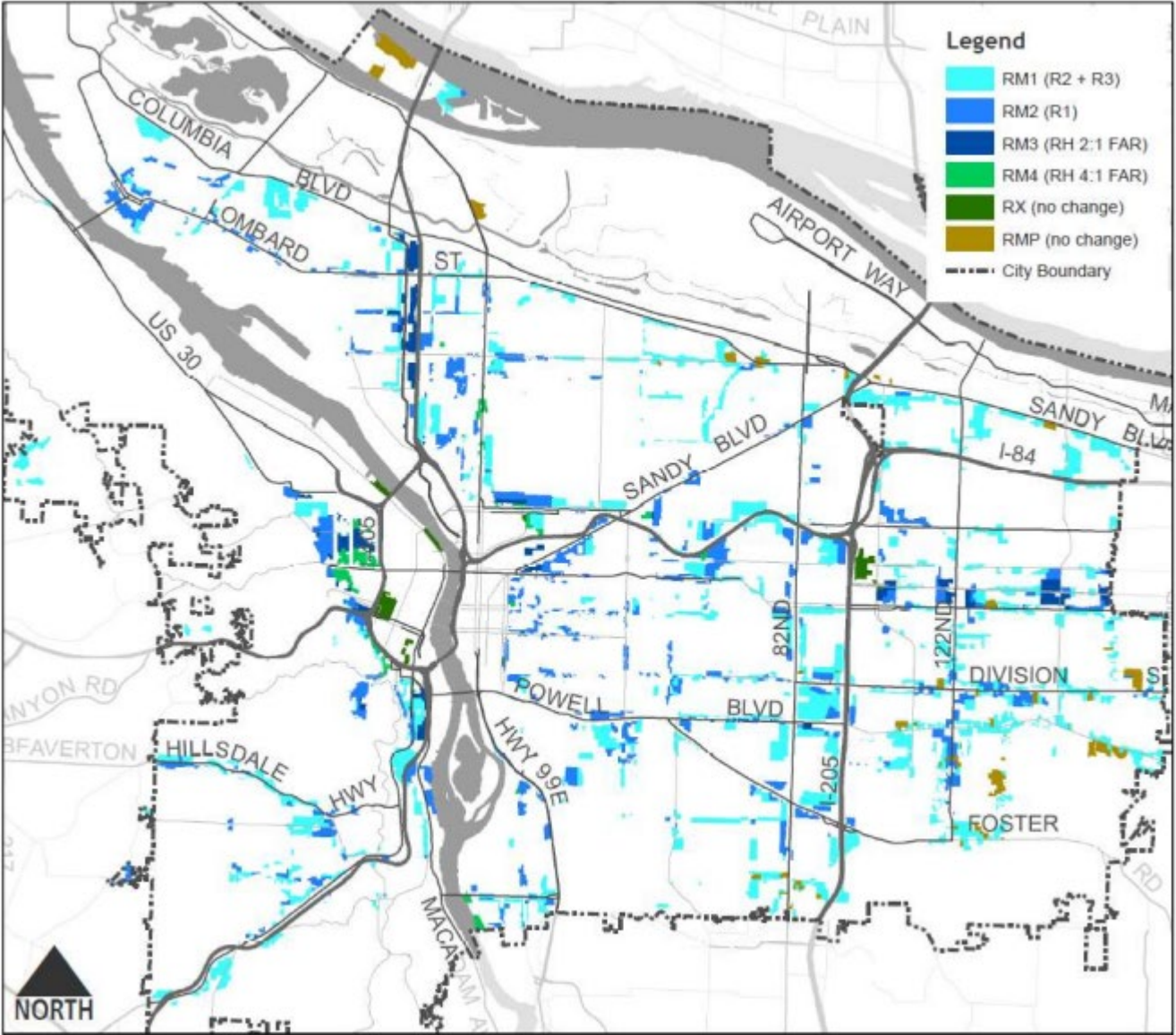
Adopted in 2020, the objective was to revise City regulations to better implement Comp. Plan policies that call for:

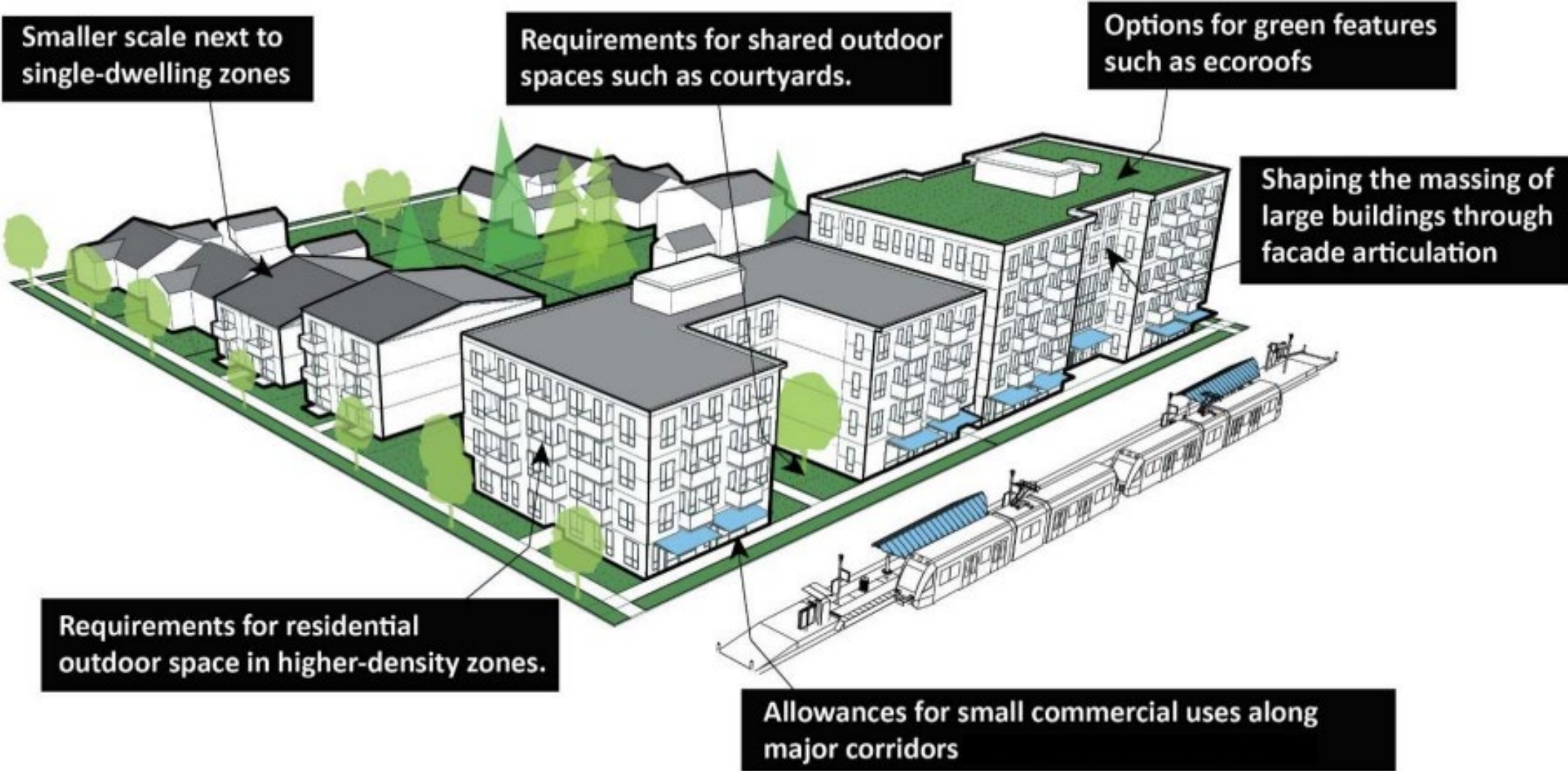
- Housing opportunities in and around centers and corridors.
- Housing diversity, including affordable and accessible housing.
- Design that supports residents' health and active living.
- Pedestrian-oriented street environments.
- Safe and convenient street and pedestrian connections.
- Design that respects neighborhood context and the distinct characteristics of different parts of Portland.
- Nature and green infrastructure that are integrated into the urban environment.
- Low-impact development that helps limit climate change and urban heat island effects.



Location of new Multi Dwelling Zones

	Base FAR	Bonus FAR
RM1	 1 to 1	 1.5 to 1
RM2	 1.5 to 1	 2.25 to 1
RM3	 2 to 1	 3 to 1
RM4	 4 to 1*	 6 to 1*








Single-Dwelling Zones: Residential Infill

1. Establish new building size limits that vary by zoning and number of units
2. Expand allowed housing types from SFRs and ADUs to:
 - Allow duplexes on all lots
 - Allow 3 or more units (e.g. triplexes, fourplexes) in certain areas
 - Allow more ADU configurations
4. Allow four- to six-plexes if half the units are “deeply affordable”
5. Require a unit be “visitable” when 3 or more units are on a lot
6. Apply the ‘z’ overlay to environmentally fragile and natural hazard areas
7. Codify an expedited process to create Middle Housing Land Divisions

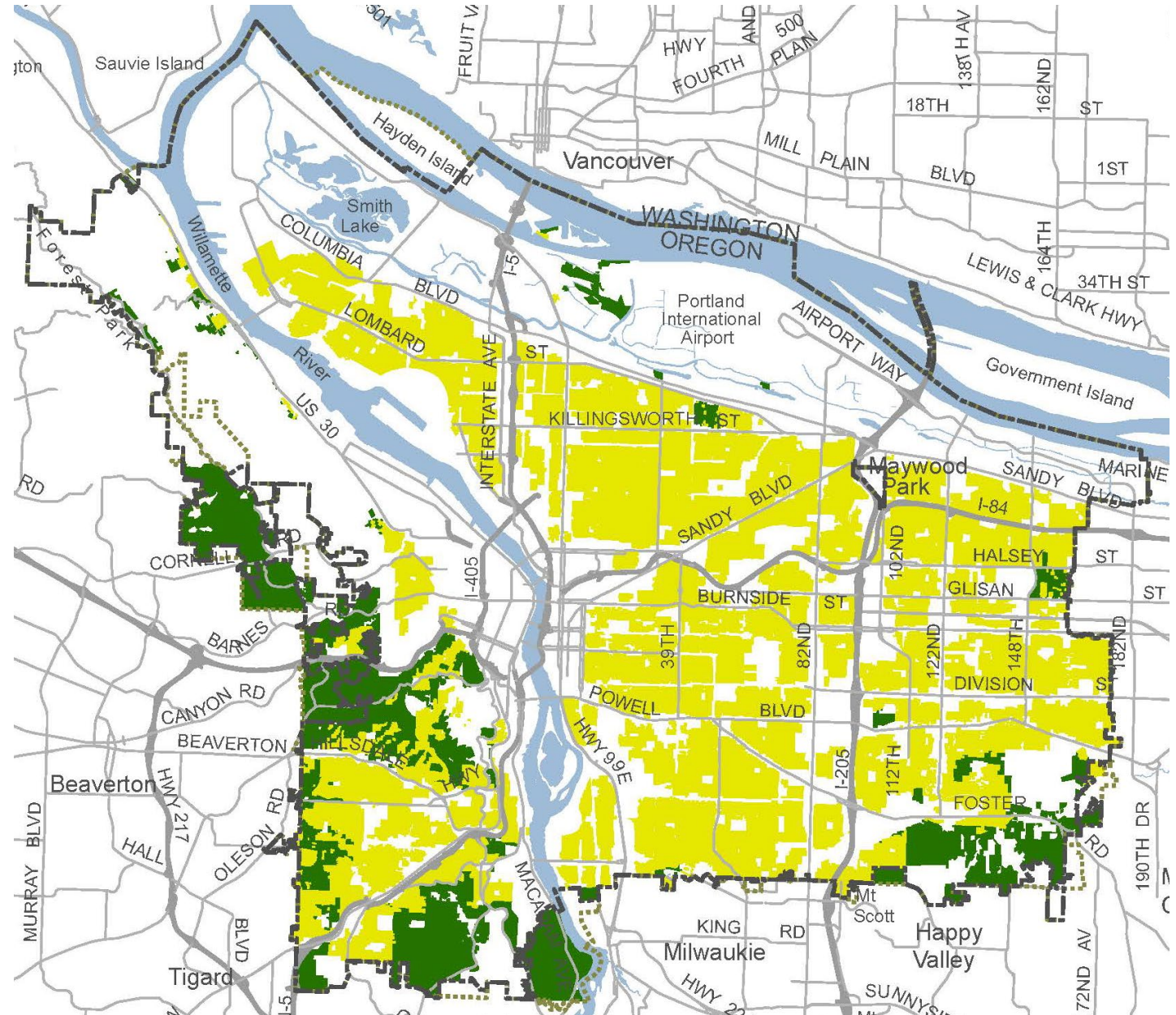


RIP1 & RIP2 Area Scope

RIP1 addressed the higher density single dwelling zones (yellow).
RIP2 brought in the remaining single dwelling zones (green).

 R2.5, R5 and R7 zones
(about 134,000 lots)

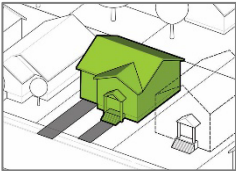
 R10 and R20 zones
(about 16,000 lots)



Housing Type Changes

RIP2 is about adding housing types that were not previously included with RIP1 – i.e. cottage clusters and attached homes

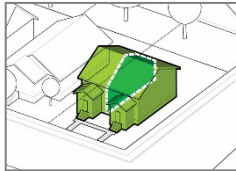
Allowed before RIP1



House

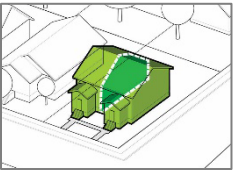


House + ADU

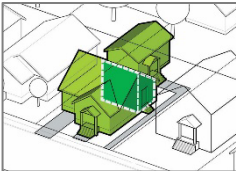


Corner duplex

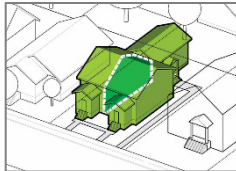
Allowed by RIP1



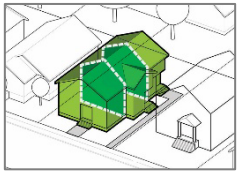
Duplex



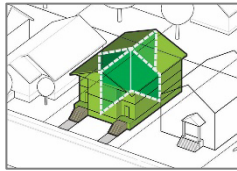
House+2 ADUs



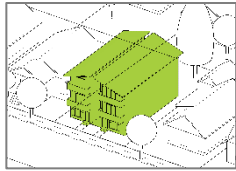
Duplex + ADU



Triplex

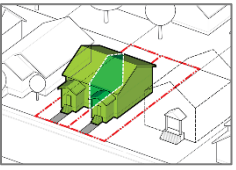


Fourplex

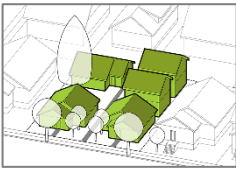


Affordable sixplex

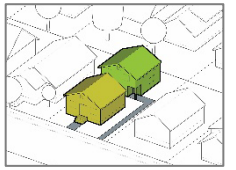
Allowed by RIP2



Attached Houses



Cottage Cluster

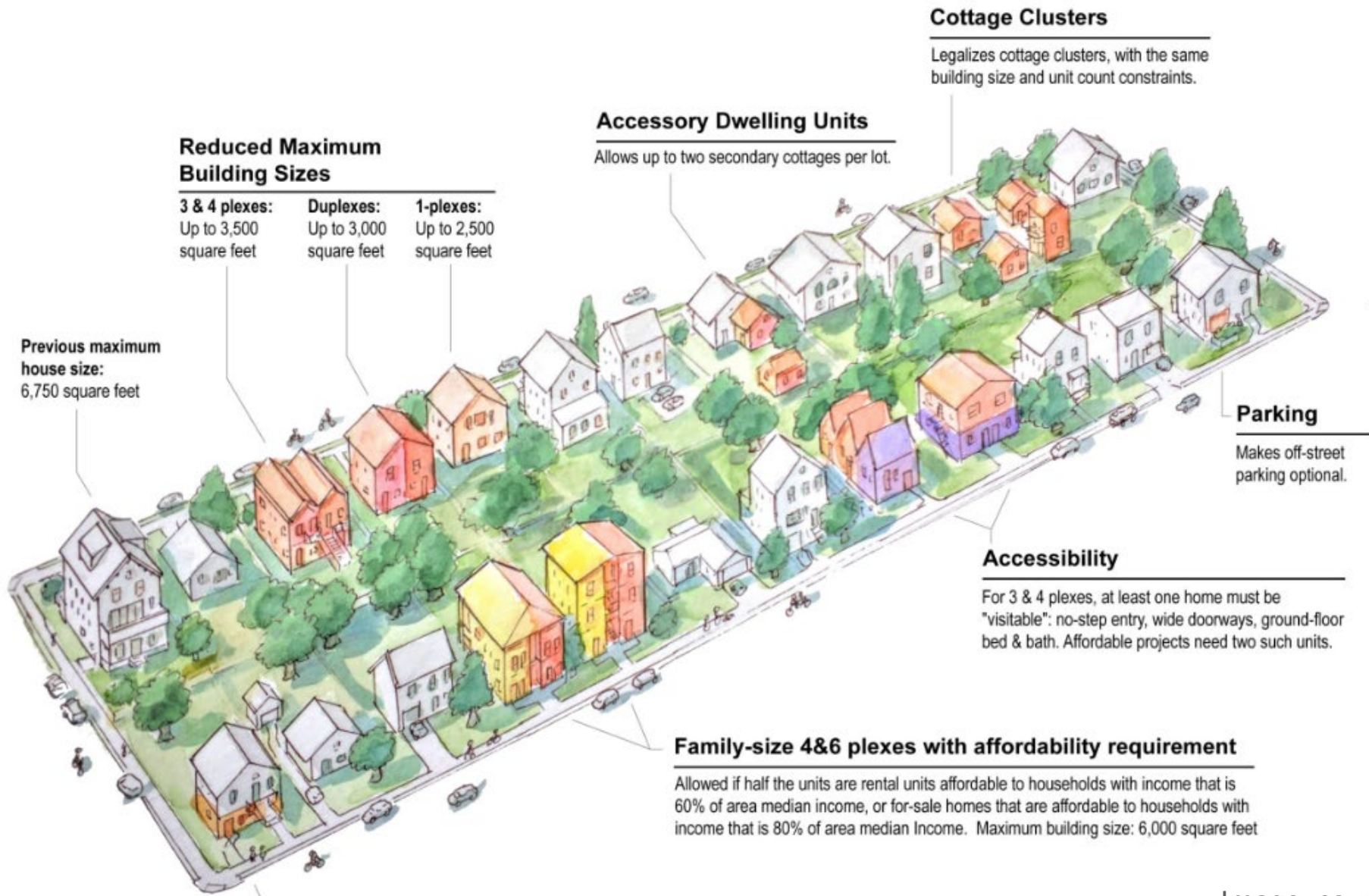


Detached Duplex



Affordable townhouses





Cottage Clusters

Legalizes cottage clusters, with the same building size and unit count constraints.

Accessory Dwelling Units

Allows up to two secondary cottages per lot.

Reduced Maximum Building Sizes

3 & 4 plexes: Up to 3,500 square feet	Duplexes: Up to 3,000 square feet	1-plexes: Up to 2,500 square feet
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Previous maximum house size:
6,750 square feet

Parking

Makes off-street parking optional.

Accessibility

For 3 & 4 plexes, at least one home must be "visitable": no-step entry, wide doorways, ground-floor bed & bath. Affordable projects need two such units.

Family-size 4&6 plexes with affordability requirement

Allowed if half the units are rental units affordable to households with income that is 60% of area median income, or for-sale homes that are affordable to households with income that is 80% of area median income. Maximum building size: 6,000 square feet

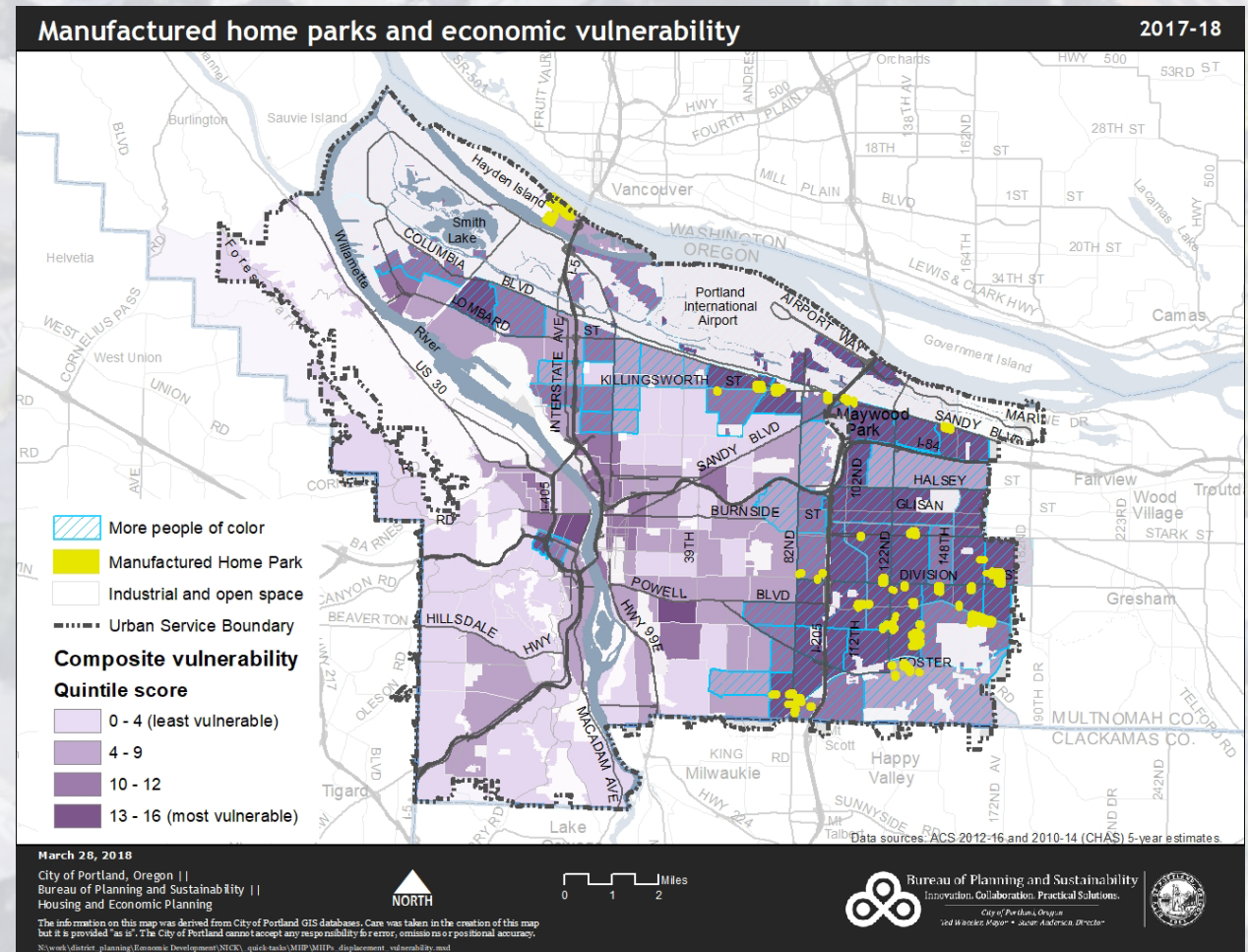
Basement Apartments

Legalizes street-facing doors for basement Accessory Dwelling Units

* Maximum building sizes based on floor area ratio allowed on a typical 50' x 100' lot in the R-5 zone.

Manufactured Dwelling Parks Zoning Project

- The Manufactured Dwelling Parks (MDP) zoning project established a new residential multi-dwelling base zone specifically for manufactured dwelling parks.



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Shelter to Housing Continuum Code Project (parts 1&2)

- In 2021, City Council adopted a package of code amendments to address the growing crisis of houseless Portlanders.
- In 2023, City Council adopted additional amendments to address unintended technical issues, and further streamline shelter site reviews.
- The code changes remove barriers that presented a burden to City-County efforts to open more homeless shelters. The SH2C package also included changes that expanded housing choice and facilitated the production of affordable housing projects.

S2HC - Four Areas of Focus



Facilitate the temporary and permanent siting of shelters and supportive facilities.



Establish Outdoor Shelters as a new type of Community Service use.



Provide more opportunities for Group Living.



Allow occupancy of tiny houses on wheels and RVs on private property.



Inclusionary Housing

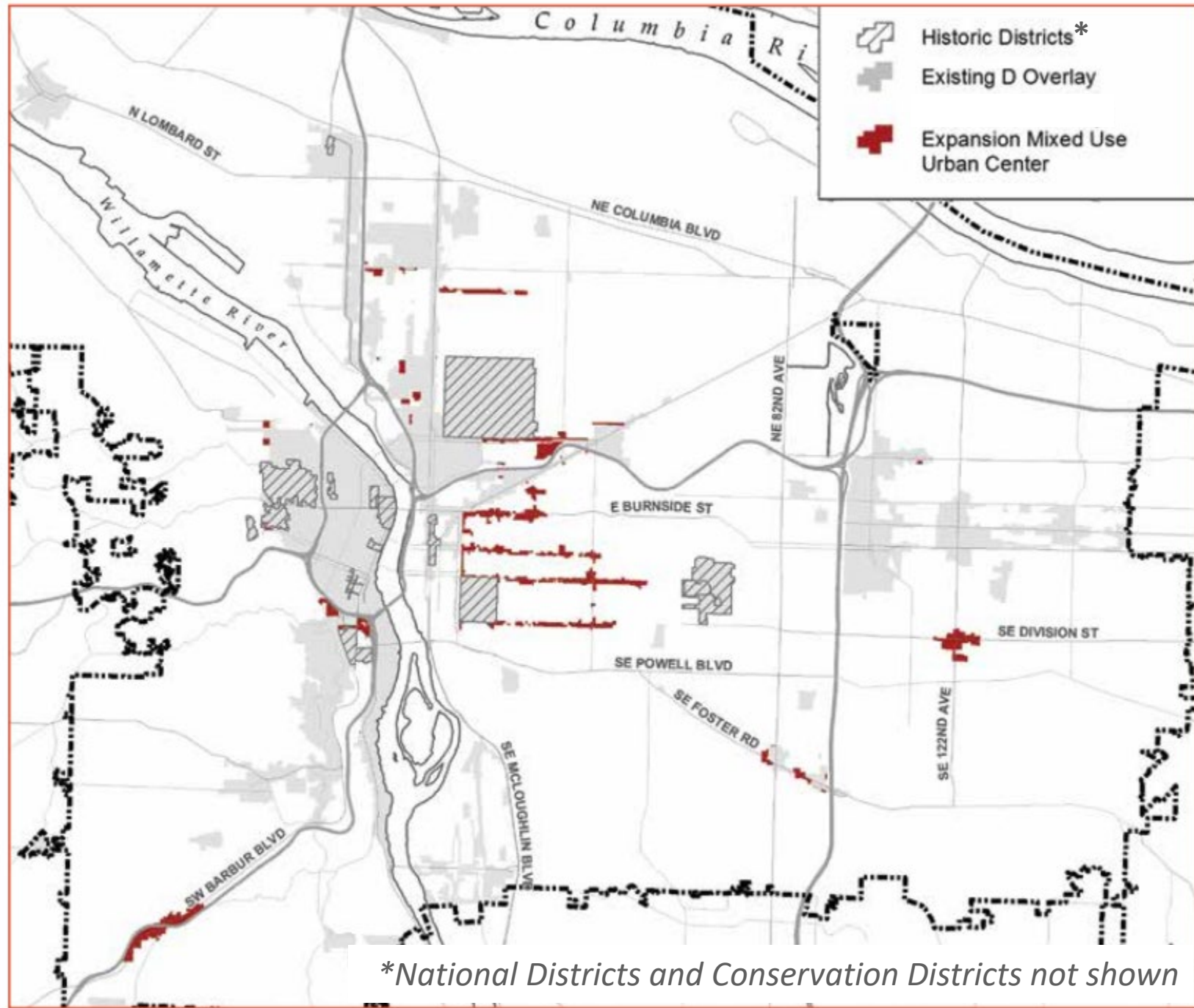
Policy Framework

- Requirement for all buildings with 20 or more units
- Mandatory program at 80% AMI
- Financial incentives for deeper affordability below 60% AMI
- Prioritize units on-site over fee-in-lieu revenue or units off-site
- Comparable quality, size, bedroom composition, and distribution
- Maintain affordability for 99 years



Design and Historic Districts

- DOZA and
- HRCP





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Morgan Tracy

BPS Code Development Team

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Traducere și interpretariat | Chiaku me Awewen Kapas | 翻訳または通訳 | ການແປພາສາ ຫຼື ການ
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