

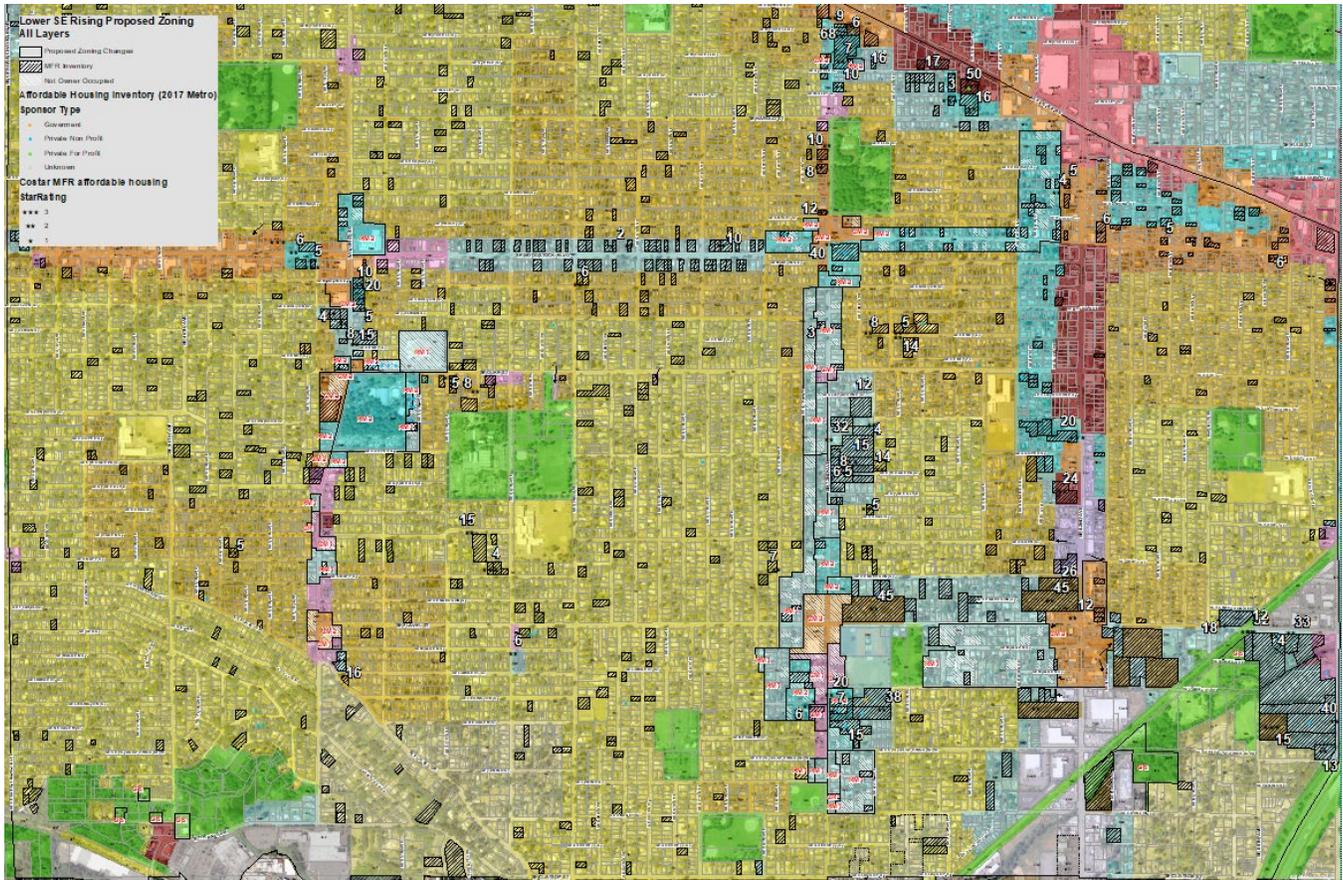


# Lower SE Rising Affordable Housing Analysis

## Introduction

The map series below looks at potential impacts of the proposed rezoning in and near the Lower SE Rising project focus areas, with a focus on existing naturally occurring affordable housing.

## Overall map

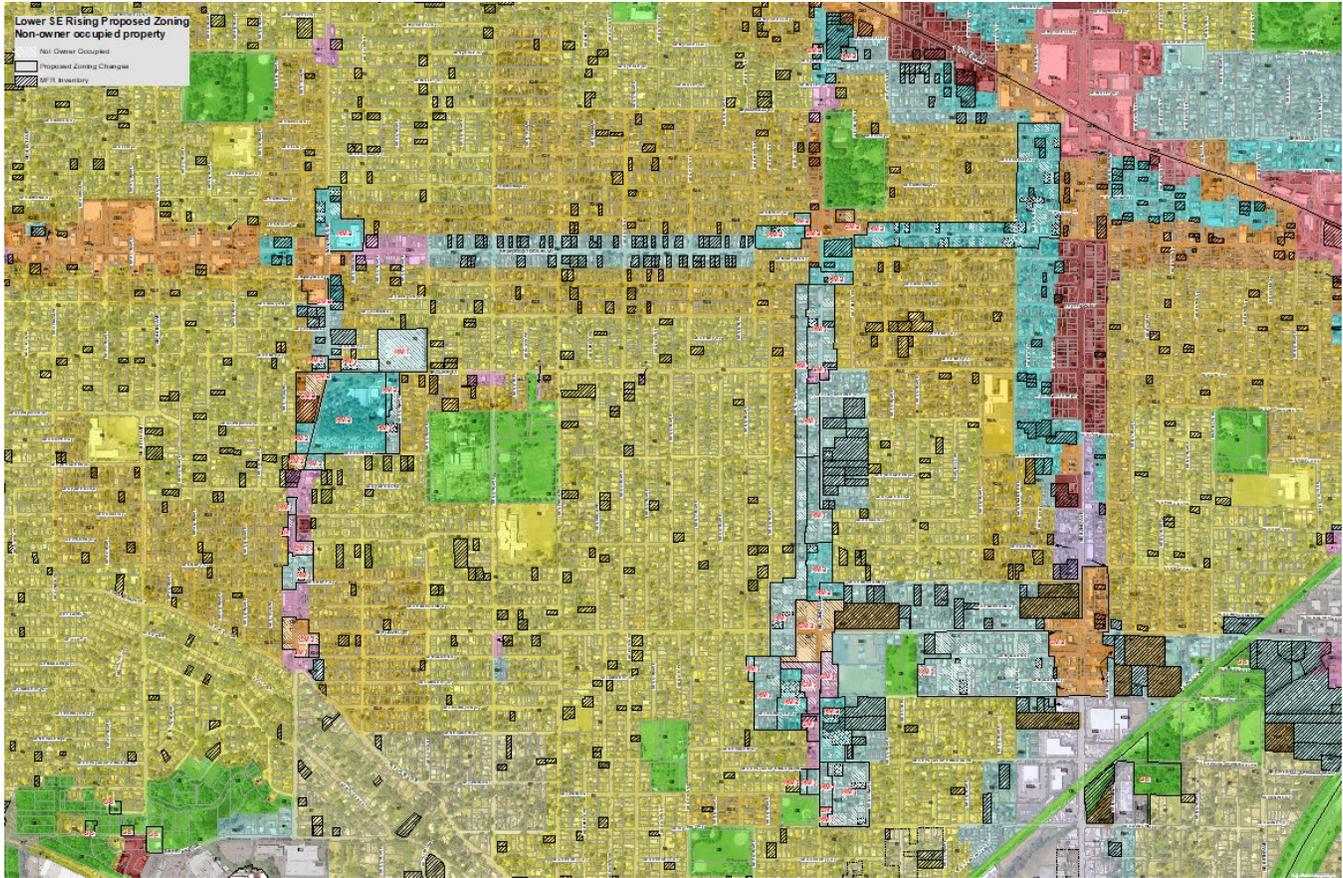


### [Lower SE prop zoning All Layers 20220118.pdf](#)

This overall map shows all the layers used in this affordable housing analysis (Costar-rated housing, Metro’s 2017 affordable housing inventory, a multifamily residential (MFR) inventory, and non-owner occupied sites) overlaid on the proposed zoning for the Lower SE Rising project. The areas proposed for rezoning are shown in black outlines with labels in red font. Labels for the current zoning are shown in smaller black font. The Costar-rated housing is also labeled with the number of units on each site, as well as their star ratings—a scale of 1 to 3 with 3 stars being the best quality.

With all these layers shown on the same map, you can get a sense of how existing housing—including any naturally-occurring affordable housing (NOAH)—might be affected by the rezonings proposed by the Lower SE Rising project. It is also possible to get a sense of how many NOAH units would be avoided in the proposed rezonings.

## Non-owner occupied sites



### [Lower SE prop zoning-non OO 20230118.pdf](#)

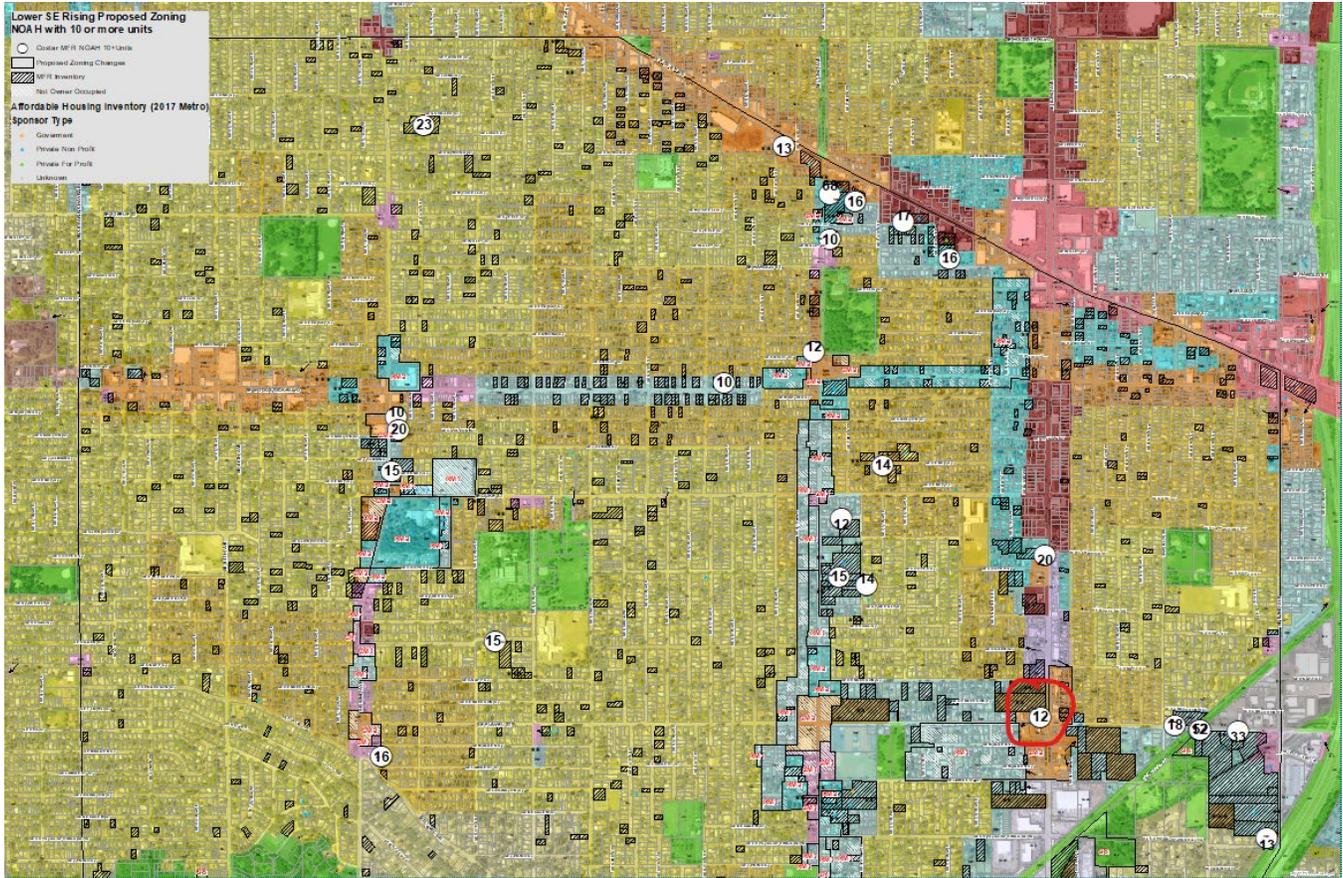
The map shows non-owner occupied taxlots overlaid on the proposed zoning and the multifamily residential (MFR) inventory. The non-owner occupied taxlots are shown on the map with white diagonal hash marks.

This information can be used to assess the potential impacts of rezoning on property that is likely being rented or leased by the owner. Since there is no readily available “rental property” GIS layer, the non-owner occupied layer was created by manually comparing the owner address to the site address of each taxlot. This analysis was only done for taxlots within areas proposed for rezoning under the Lower SE Rising project, regardless of residential or non-residential uses.

Below is a summary comparing the non-owner occupied residential taxlots in proposed rezoning areas:

- **165** non-owner occupied residential taxlots
- **575** total residential taxlots
- **28.7%** of residential taxlots are non-owner occupied
- **71.3%** of residential taxlots are owner-occupied

## Naturally-occurring affordable housing (NOAH) with 10 or more units

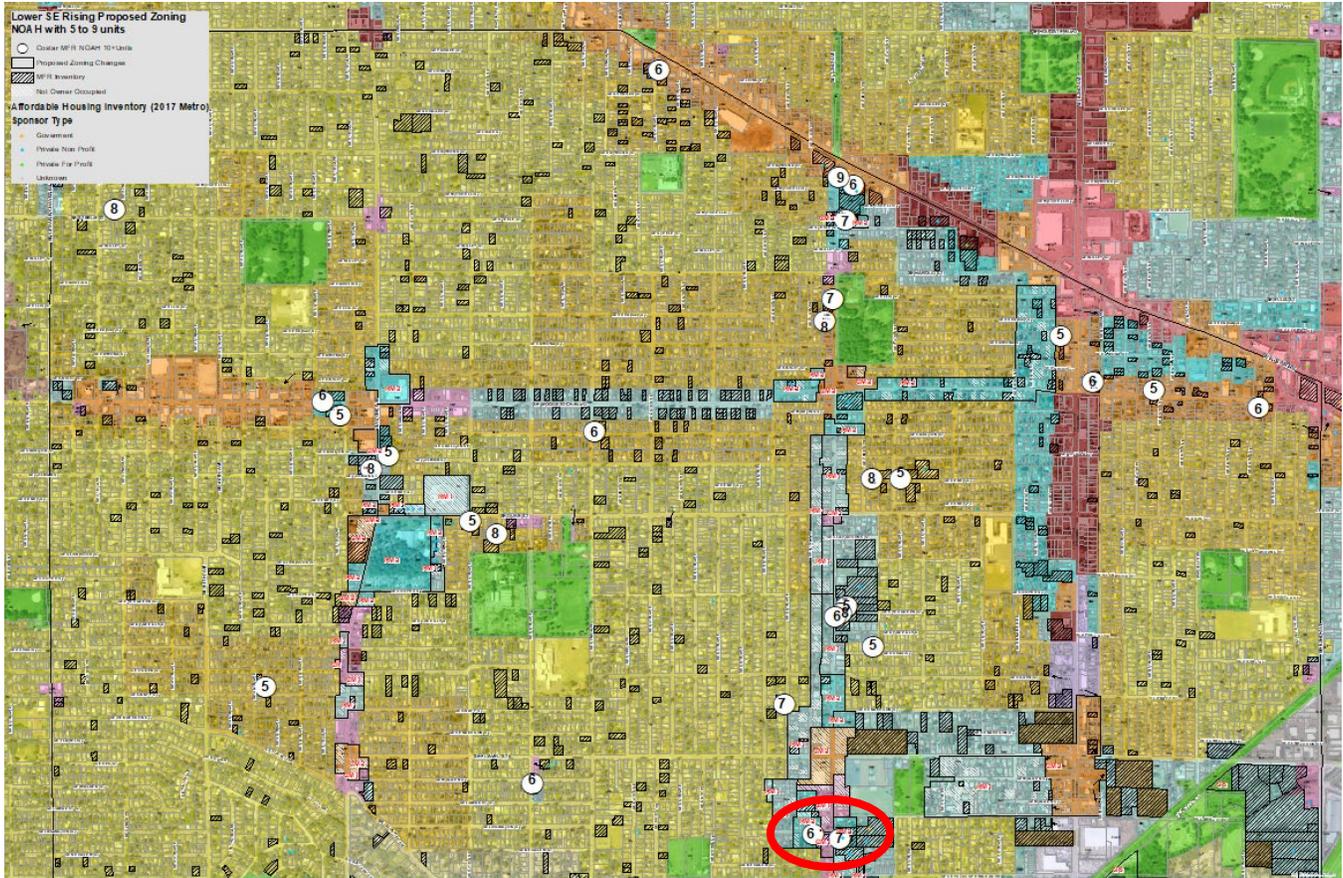


### [Lower SE\\_prop zoning-NOAH 10+Units 20230118.pdf](#)

This map shows all Costar rated naturally-occurring affordable housing (NOAH) with 10 or more units in an area proposed for rezoning under the Lower SE Rising project. In the initial proposed zoning map, there were no NOAH sites with 10 or more units in a proposed rezoning area. Subsequently, the proposed zoning map was revised to change an area near SE 82nd Avenue and Flavel Street from EG1 to CM2 zoning as part of a potential new neighborhood center. With that change, there is one mapped NOAH site (circled in red above) consisting of 2-star-rated, 12-unit, single-story garden apartments at 7483 SE 82nd Avenue (R336529). However, this site is classified as a hotel by the County tax assessor and does not appear on Metro's 2017 Affordable Housing Inventory or the multifamily residential inventory. Additional research may be needed to confirm whether this would be considered a NOAH site.

Otherwise, there are eleven 10-or-more-unit NOAH sites consisting of 208 units located near the project study area that were avoided in the proposed rezonings.

## Naturally-occurring affordable housing (NOAH) with 5 to 9 units



### [Lower SE prop zoning-NOAH 5-9Units 20230118.pdf](#)

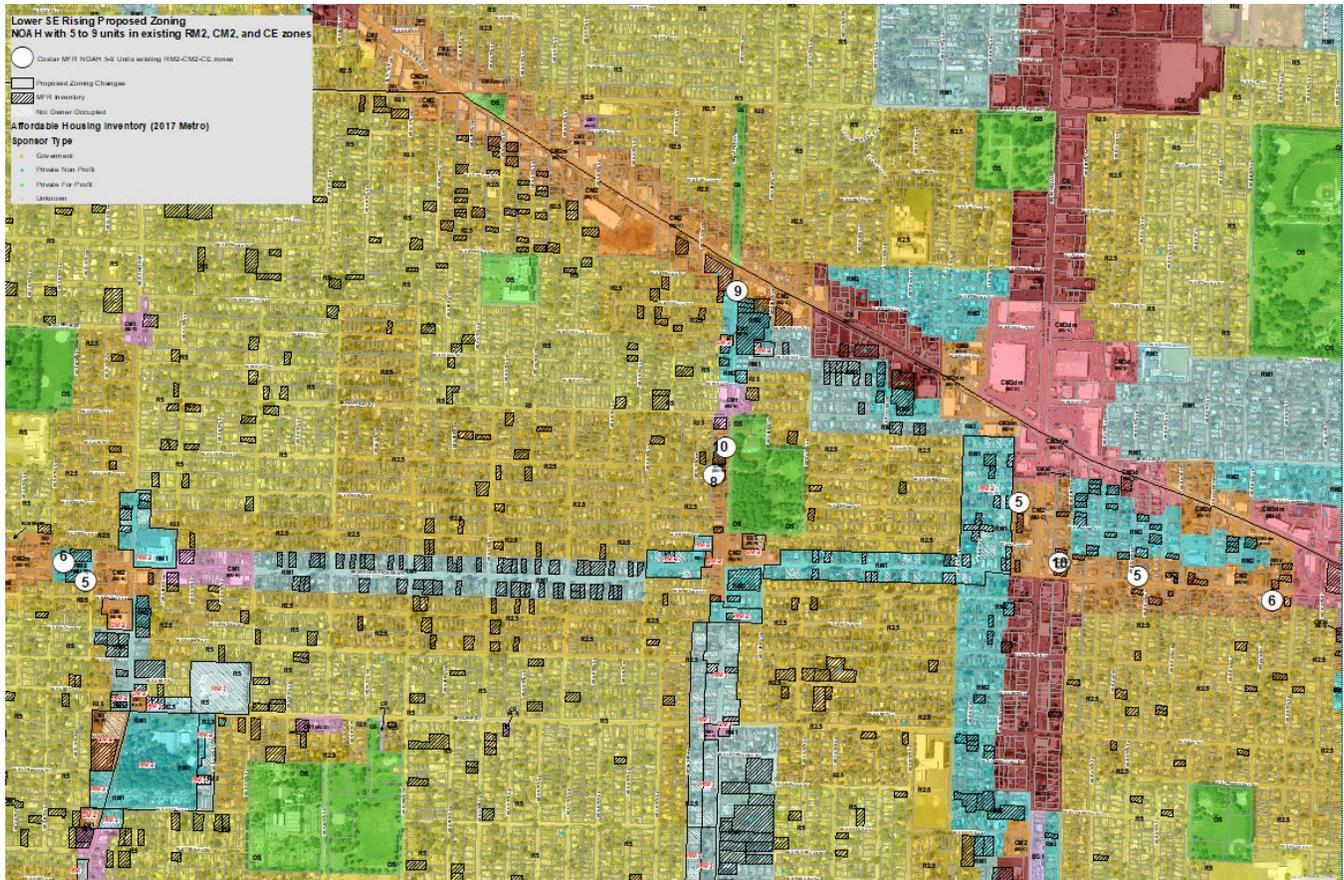
This map shows all Costar rated naturally-occurring affordable housing (NOAH) with 5 to 9 units in an area proposed for rezoning under the Lower SE Rising project. There are only two NOAH sites in an area proposed for rezoning, both near SE 72nd Avenue and Lexington Street (circled in red above).

One NOAH site is the Portland Habilitation Center, a 7-unit, 2-story, low-rise apartment complex at 7906 SE 72nd Avenue (R336565)—where the zoning is proposed to change from RM1 to RM2. Online sources indicate the property is still low-income housing and is exempt from property taxes.

The second NOAH site is a 6-unit, single-story, low-rise apartment complex at 7122 & 7152 SE Lexington Street (R336325)—where the zoning is proposed to change from RM1 to CM1. This property does pay property taxes.

There are sixteen 5-to-9-unit NOAH sites consisting of 105 units located near the project study area that were avoided in the proposed rezonings.

## NOAH 5 to 9 units in existing RM2, CM2, or CE zones

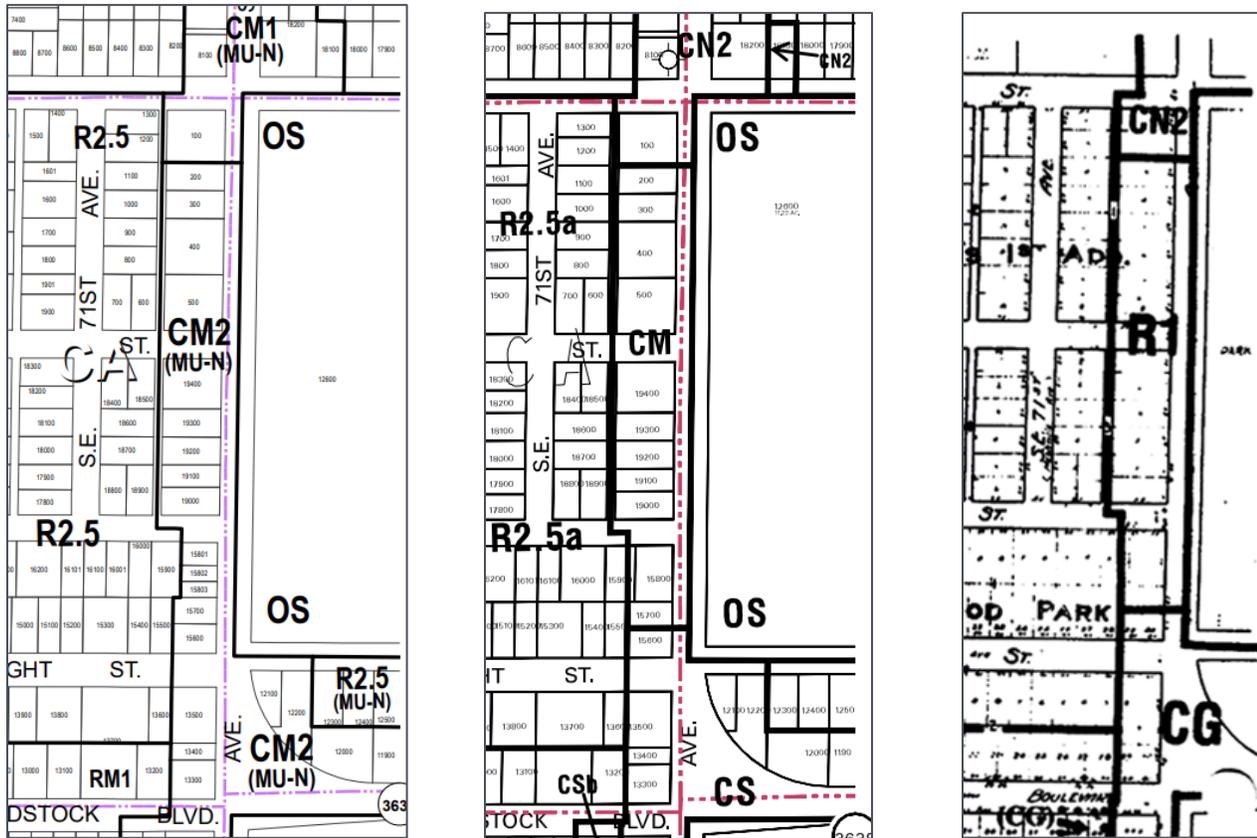


[Lower SE NOAH 5-9Units existing CE-CM2-RM2 20230118.pdf](#)

This map shows the location of sites with 5-9 units, Costar rated, and are not on the affordable housing inventory. There are no Costar rated sites with 5-9 units in existing RM2, CM2, or CE zones proposed for rezoning. However, there are nine (9) Costar rated sites with 5-9 units in existing RM2, CM2, or CE zones near the Lower SE Rising focus areas. Below is a list of these nine sites.

Property ID	Address	Existing zone	units	Costar rating	Total living area (SF)	Land area (SF)	Current FAR	Max FAR Base	Max FAR Bonus	Notes
R208749	6005 SE 51st Ave	RM2	5	3 stars	5,873	4,900	1.20	1.5	2.25	New 3 story, 4 unit apartment building added in 2020. Detached SFR on same site.
R261448	5027-5043 SE Woodstock Blvd	RM2	6	2 stars	6,836	17,500	0.39	1.5	2.25	3 single story duplexes and a detached garage
R106324 R106323 R106322	5130-5208 SE 72nd Ave	RM2	9	2 stars	7,320	15,984	0.46	1.5	2.25	3 single story triplexes; same owner
R224668	5629-5647 SE 72nd Ave	CM2	10	2 stars	13,328	10,400	1.28	2.5	4	2-story apartment building
R224691	5715 SE 72nd Ave	CM2	8	2 stars	5,712	8,320	0.69	2.5	4	2-story apartment building
R200051	8115 SE Ramona St	CM2	5	2 stars	2,640	5,000	0.53	2.5	4	single story apartment
R159172 R159171 R159170	5917-5923 SE 83rd Ave 5907-5913 SE 83rd Ave 5823-5825 SE 83rd Ave	CM2	10	2 stars	7,800	22,110	0.35	2.5	4	3 duplexes, 1 fourplex, all single story; same owner
R159131	8501-8509 SE Woodstock Blvd	CM2	5	2 stars	4,166	5,425	0.77	2.5	4	2-story apartment building
R108240	8902-8916 SE Woodstock Blvd	CM2	6	2 stars	4,832	8,000	0.60	2.5	4	one 2-story duplex and one 2-story fourplex

## Former CM zones on SE 72nd Avenue



The maps above show the zoning of this area at three different times: CM2 in the current map (left), CM in 2000 (center), and R1 in 1991 (right.)

There is an area on the west side of SE 72nd Avenue near Mt Scott Park that is zoned CM2. Prior to the 2035 Comprehensive Plan becoming effective in 2018, this stretch was zoned CM from 1996 to 2018, corresponding to the Outer Southeast Community Plan. Before that, this area was zoned R1.

In evaluating potential zoning changes for the Lower SE Rising, there was some staff discussion about the proximity of this area to Mt Scott Park and the connectivity with mixed use areas to the north and south. This area previously-zoned CM contains two NOAH sites consisting of 18 housing units.

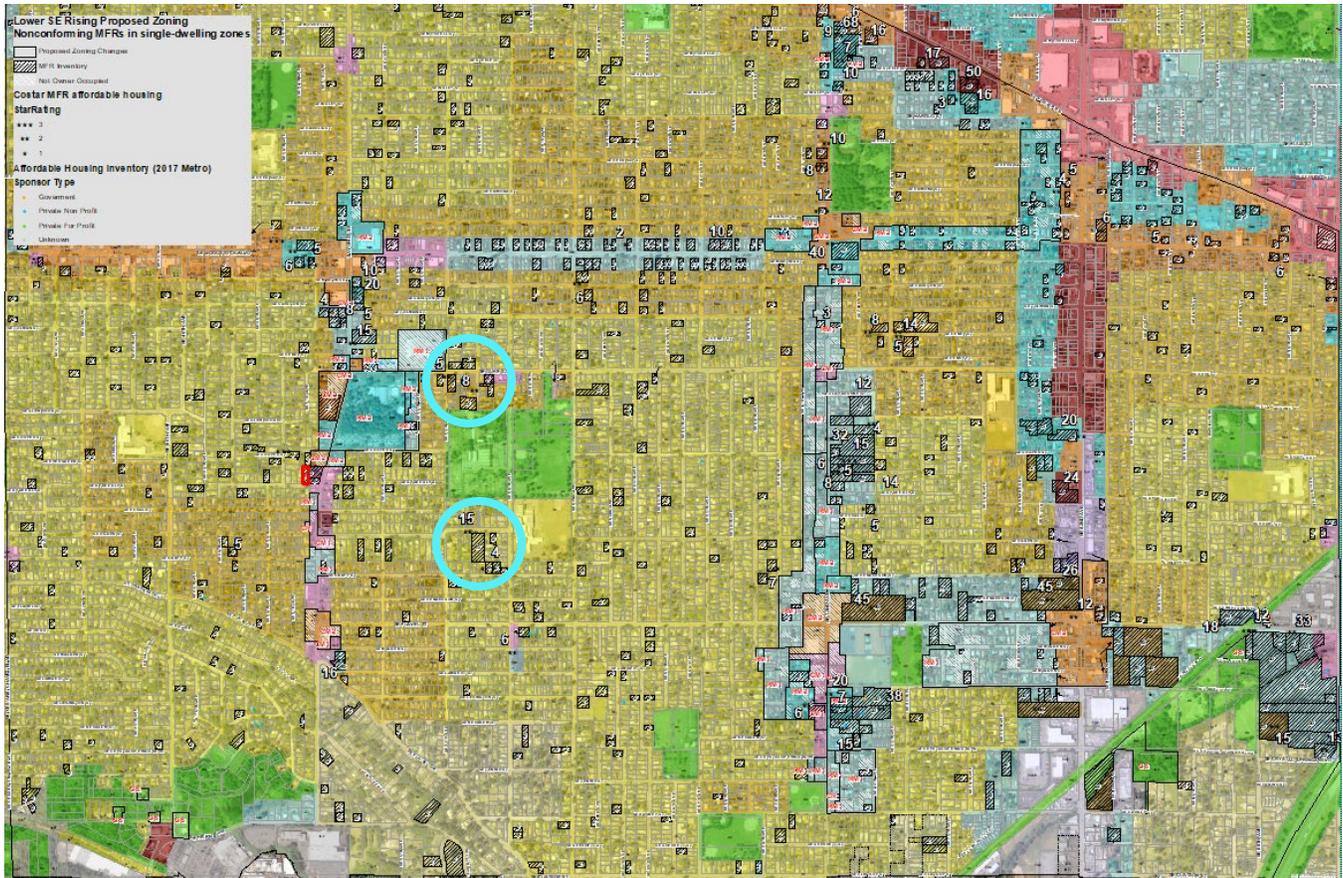


[Lower SE former CM near Mt Scott Park.pdf](#)

The map to the left looks at existing uses of this area. There aren't too many surprises. Most of the parcels on the west side of 72nd Avenue are developed with detached houses (shown in yellow). At the southwest corner of 72nd and Harold, there is a streetcar-era, two-story mixed-use building with ground floor retail tenants and second-floor housing (purple). There are two two-story 1960s/1970s walk-up apartment buildings on opposite corners of 72nd and Reedway (brown). And at 72nd and Knight, there are two new construction townhouse-style apartment buildings (brown).

The lack of more commercial development in this area could be due, in part, to the relatively short amount of time it has been zoned for mixed uses—only since 1996.

## Nonconforming MFRs in single-dwelling zones



### [Lower SE Nonconforming MFRs.pdf](#)

The map above looks for any existing nonconforming multi-dwelling uses in single-dwelling zones that are near proposed rezoning areas that could be included in the Lower SE Rising project. There are some isolated clusters of nonconforming multi-dwelling uses in the project area, such as to the west of Lane Middle School and to the north of the Green Thumb Community Orchard (circled in light blue above). However, for the most part, there aren't any notable nonconforming multi-dwelling uses near proposed rezoning areas. There is one parcel noted below (and outlined in red in the map) near SE 52nd and Bybee.

R336189 - 5107 SE BYBEE BLVD – An existing fourplex in an R5 zone that is now allowed by RIP, but this parcel abuts the existing CM1 zone along 52nd Avenue. Could consider rezoning from R5 to CM1.