



Better Housing by Design

City Council Hearing and Amendments Discussion

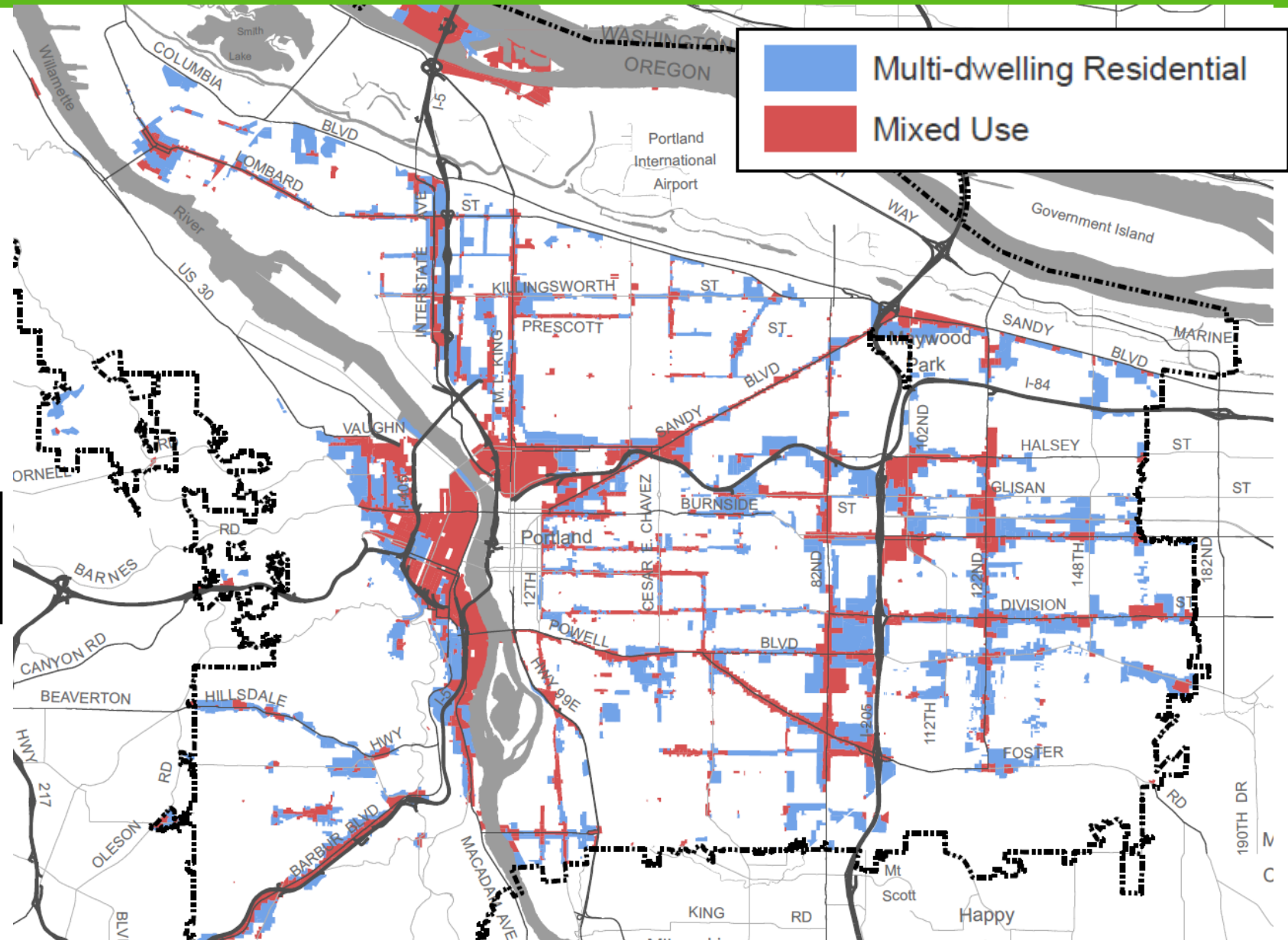
November 6, 2019



Multi-dwelling zoning



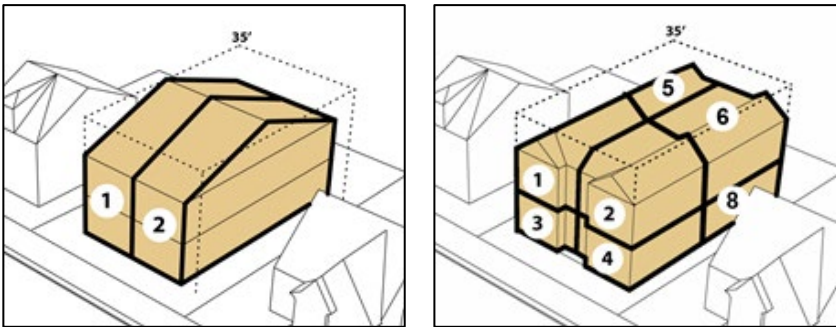
Multi-dwelling zones:
8% of Portland's land area



Approach and benefits



Expand Housing Options



- More housing diversity
- Address affordability

Improve Design



- Outdoor spaces
- Design for community

Affordable housing and accessible units



Development Bonuses

1. Affordable units

(households earning 60-80% of median income)

- Prioritizes deeper affordability



**60% of area
median income**



Income: \$37,000

Rent: \$900



Income: \$53,000

Rent: \$1,400



Deeper Housing Affordability Amendments

- At least half of units affordable at **60% of median income**
- Add homeownership option – affordable at **80% of median income**

Intent:

Provide options that can help expand opportunities for affordable ownership housing.

Components:

1a: Zoning code amendment to reference Title 30.

1b: Title 30 amendment that provides the 80% MFI ownership option.

1c: Amend BHD ordinance to incorporate the Title 30 amendments.



Affordable Housing Parking Exemption

- Exempt projects providing affordable housing from minimum parking requirements citywide.
- (Currently applies within 500' of frequent transit lines or 1,500' from light rail stations)

Intent:

Reduce costs to support the feasibility of projects providing affordable units by making parking optional.

Considerations:

- 95% of multi-dwelling and mixed use zones are within a quarter mile of frequent-service transit.
- Parking requirements affect feasibility of projects with affordable units.



Development Bonuses & Demolitions of Historic Buildings

- Disallow bonuses of FAR transfers from being used on sites where a historic building has been demolished.
- Apply in multi-dwelling and mixed-use zones.

Intent:

Prevent development bonuses and transfers from serving as incentives for demolition of historic buildings.

Considerations:

- National Register historic district demolitions require City Council approval.
- Locally-designated conservation districts only have demolition delay.



Development Bonuses & Transit Access

- Disallow bonuses of FAR transfers from being used on sites further than a 1,500-foot walking distance from frequent transit.
- Apply in multi-dwelling and mixed-use zones.

Intent:

Ensure that additional development provided by bonuses and transfers takes place in areas well-served by transit.

Considerations:

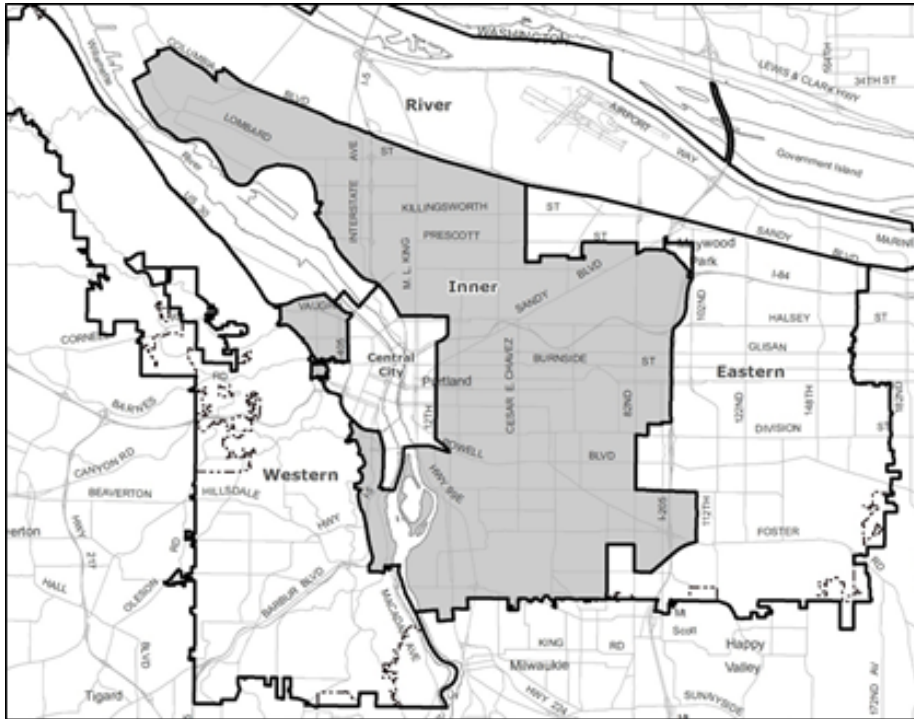
- 89% of multi-dwelling zone and 93% of mixed-use zone properties are within this distance.
- Most development could still use bonuses, but will require more process and documentation.

Amendment 4

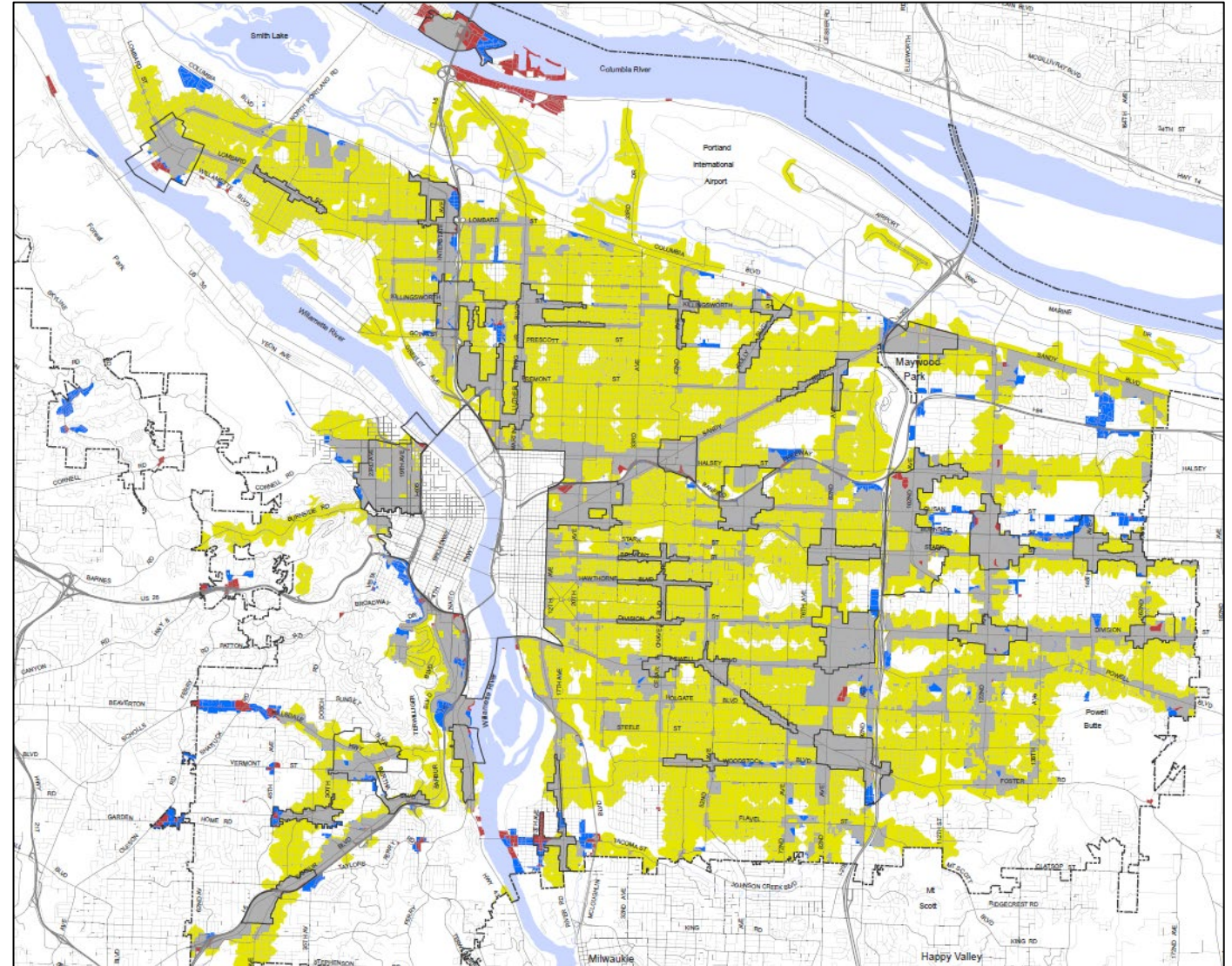
Sponsor: Commissioner Fritz



Development Bonuses & Transit Access



Require documentation of transit proximity in Western, Eastern, and River areas – where there are gaps in transit access





100-foot Height in Historic Districts

- In historic districts, remove existing allowance for 100-foot building height in the RM4 zone near light rail stations.

Intent:

Prevent new development from being out-of-scale with historic districts.

Considerations:

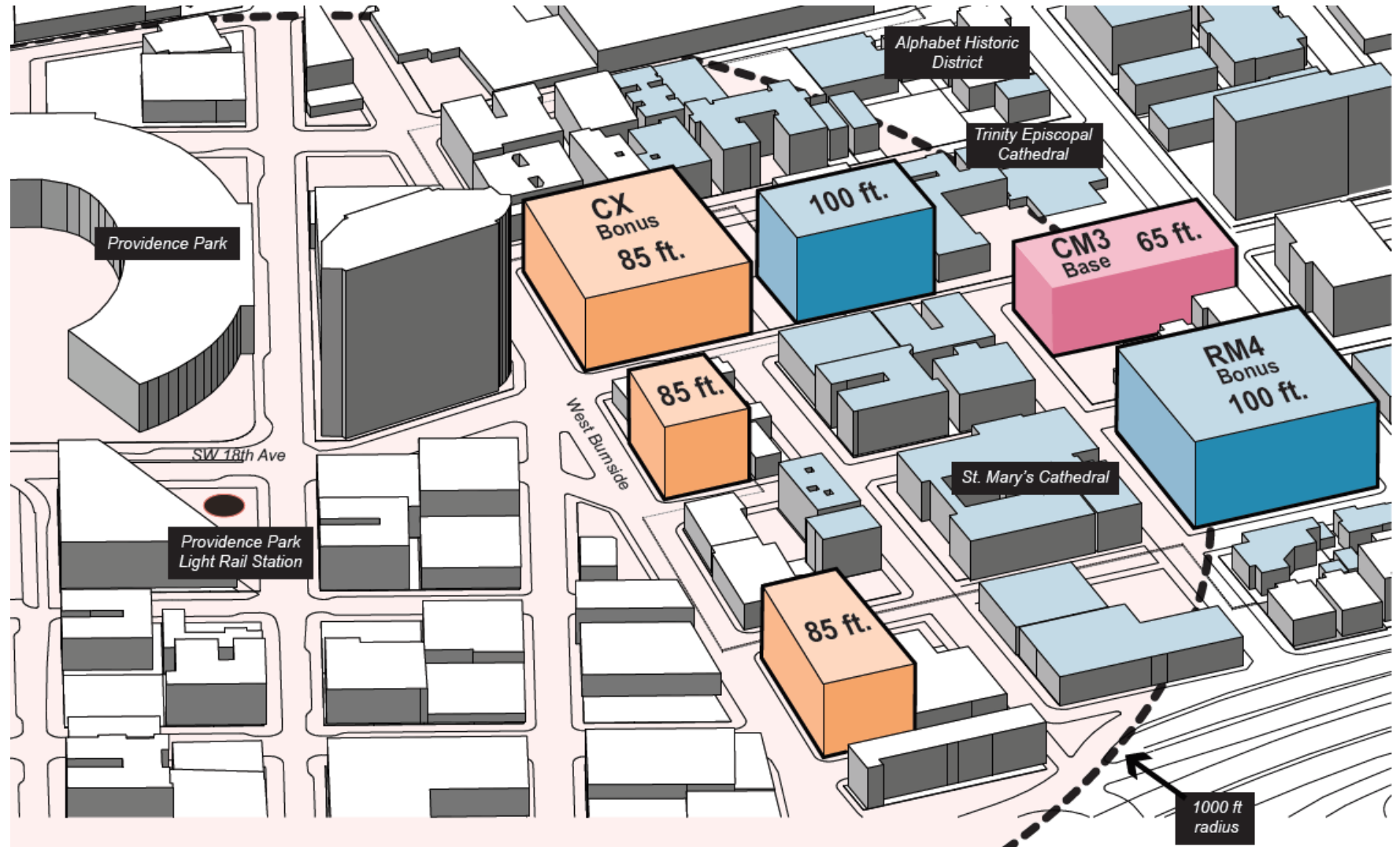
- Building scale subject to approval by Historic Landmarks Commission.
- No new buildings in historic districts have used this allowance.

Amendment 5

Sponsor: Commissioner Fritz



100-foot Height in Historic Districts



Primarily applies in the
Alphabet and King's
Hill Historic Districts
(10 blocks)

Amendment 5

Sponsor: Commissioner Fritz



100-foot Height in Historic Districts





Indoor Common Area Requirement

- Require that large sites (more than 20,000 sq. ft.) include an indoor common area, in addition to proposed requirements for outdoor common areas.
- Minimum size of 300 sq. ft., but not more than 25% of required common area.

Intent:

Provide opportunities for activity and social interaction during times of the year when outdoor activity is limited.

Considerations:

- Recommended Draft allows indoor community space as a common area *option*, but does not require this.
- Issues for housing types that do not have on-site managers, such as townhouses and clusters of houses.



Anna Mann House Rezoning – 1021 NE 33rd Avenue

- Zoning: R5 to RM1
- Comp Plan: R5 to Multi-Dwelling Neighborhood

Intent:

Support the use of this historic property for affordable multi-dwelling housing and help accommodate its preservation.

Considerations:

- On National Register of Historic Places
- Portland Affordable Housing Bond Project
- Close to NE Sandy Boulevard and adjacent to multi-dwelling zoning

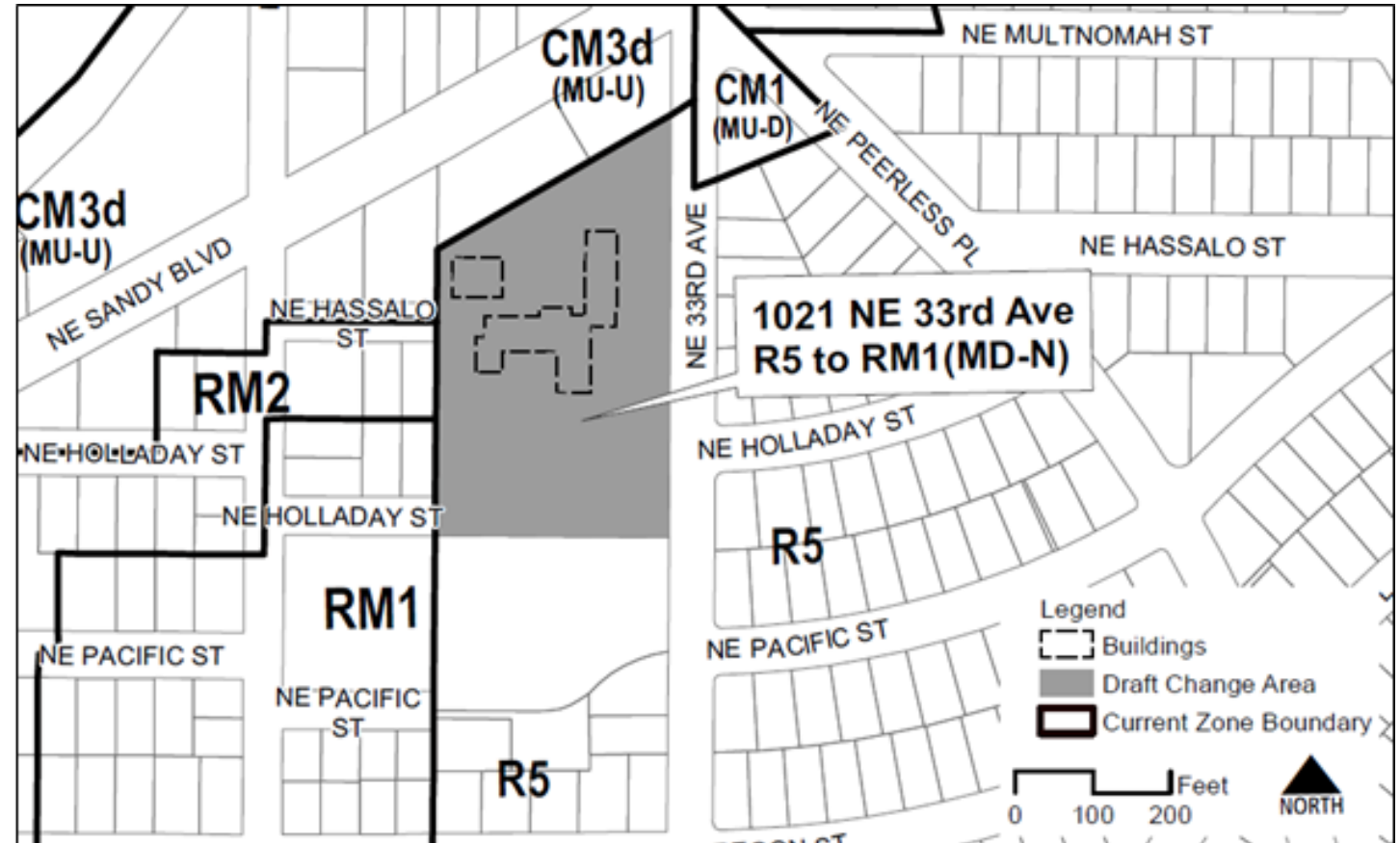
Map Amendment M1

Sponsor: Mayor Wheeler



Anna Mann House Rezoning – 1021 NE 33rd Avenue

- Zoning: R5 to RM1
- Comp Plan: R5 to Multi-Dwelling Neighborhood





5631 SE Belmont Zoning Line Shift

- Zoning: R5 to RM1
- Comp Plan: R5 to Multi-Dwelling Neighborhood
- Shifts zoning line so that the entire house is in the same zone

Intent:

Reduce barriers to the use of this 1903 house that are currently limited due to the split zoning.

Considerations:

- Currently in process of seeking designation on the National Register of Historic Places

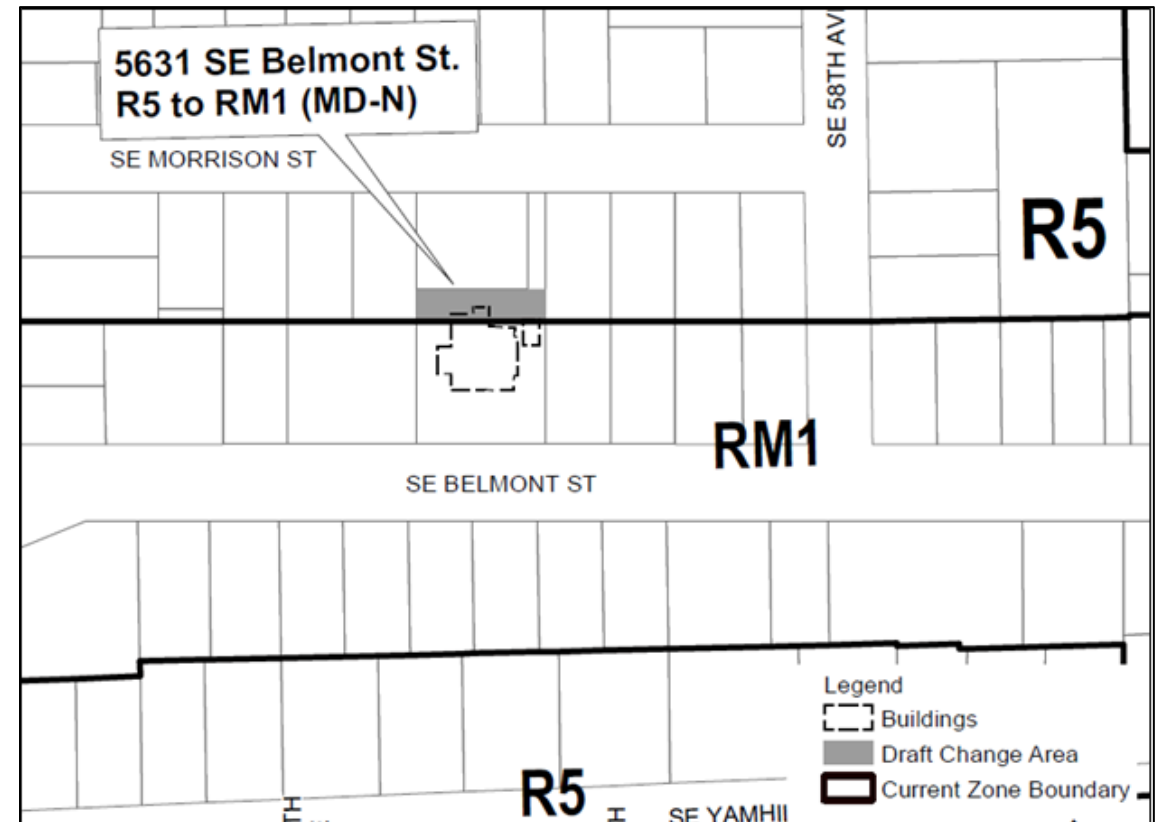
Map Amendment M2

Sponsor: Commissioner Fritz



5631 SE Belmont Zoning Line Shift

- Zoning: R5 to RM1
- Comp Plan: R5 to Multi-Dwelling Neighborhood
- Shifts zoning line so that the entire house is in the same zone





King's Hill Historic District Zone Changes

- Currently RH zone (4:1 FAR)
- Assign RM3 zone (2:1 FAR) instead of proposed RM4 zone (3:1 FAR)

Intent:

Reduce the allowed scale of new development in part of this historic district to better match the scale of historic buildings.

Considerations:

- Predominant scale of historic buildings on these blocks is 2 to 3 stories with FARs mostly under 2:1
- Recommended Draft proposes reducing FAR from current 4:1 to 3:1

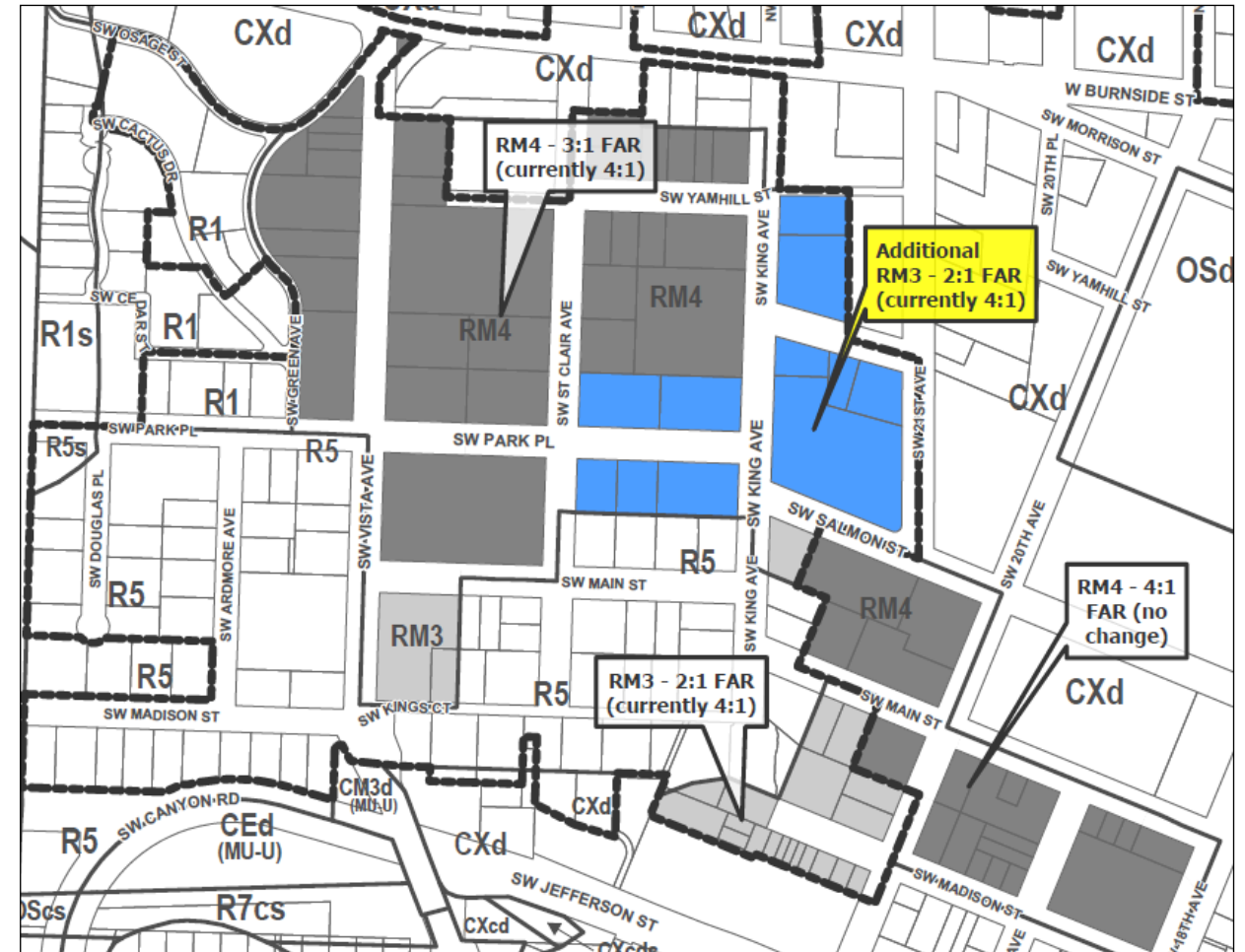
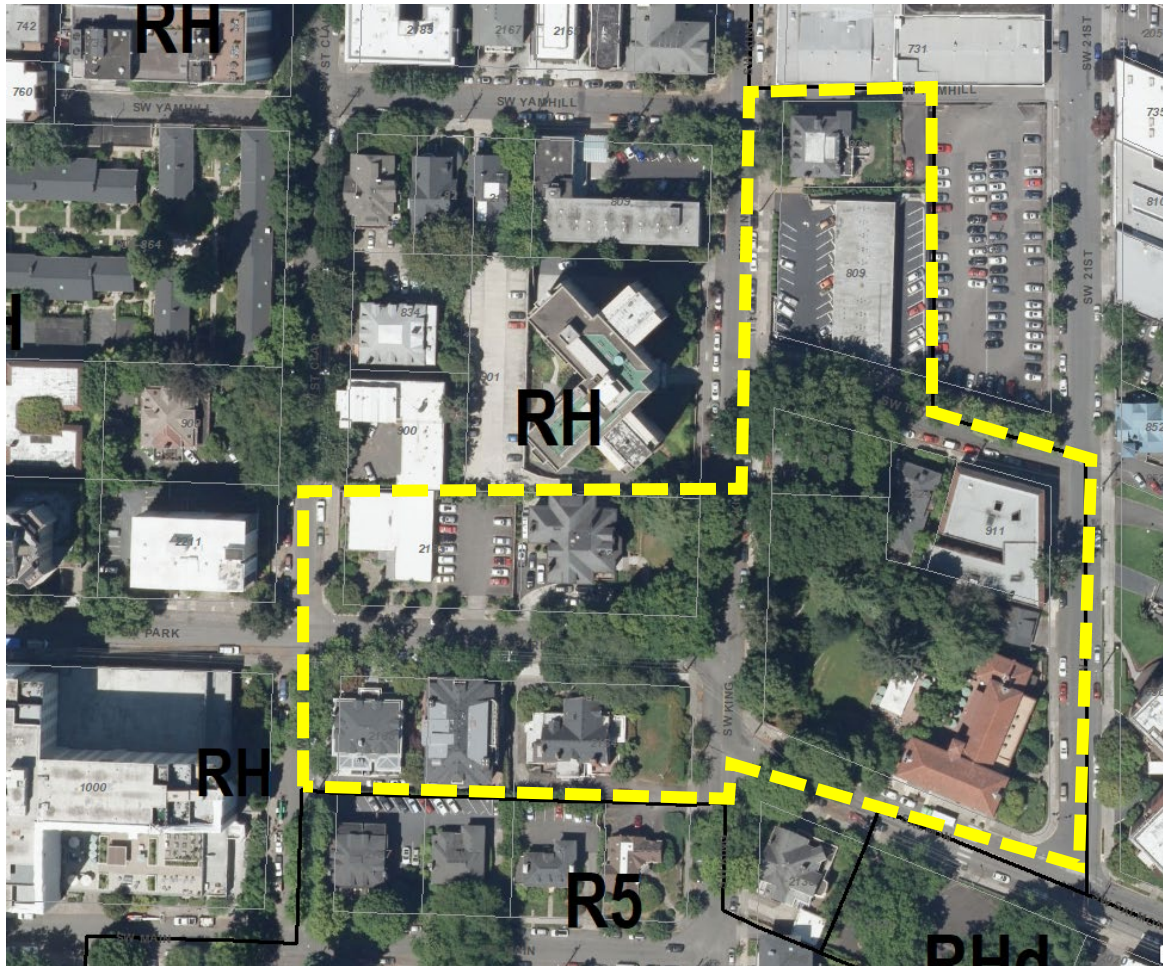
Map Amendment M3

Sponsor: Commissioner Fritz



King's Hill Historic District Zone Changes

- Assign RM3 zone (2:1 FAR) instead of proposed RM4 zone (3:1 FAR)



Map Amendment M3

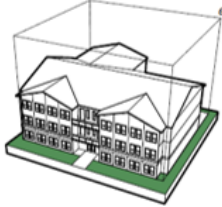

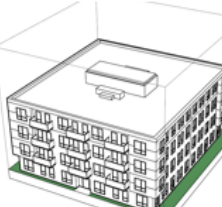
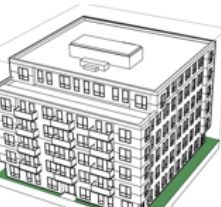
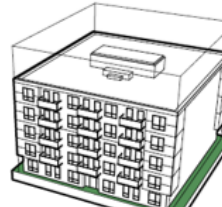
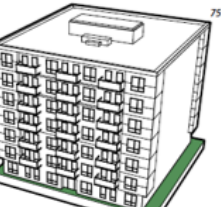
Sponsor: Commissioner Fritz



King's Hill Historic District Zone Changes

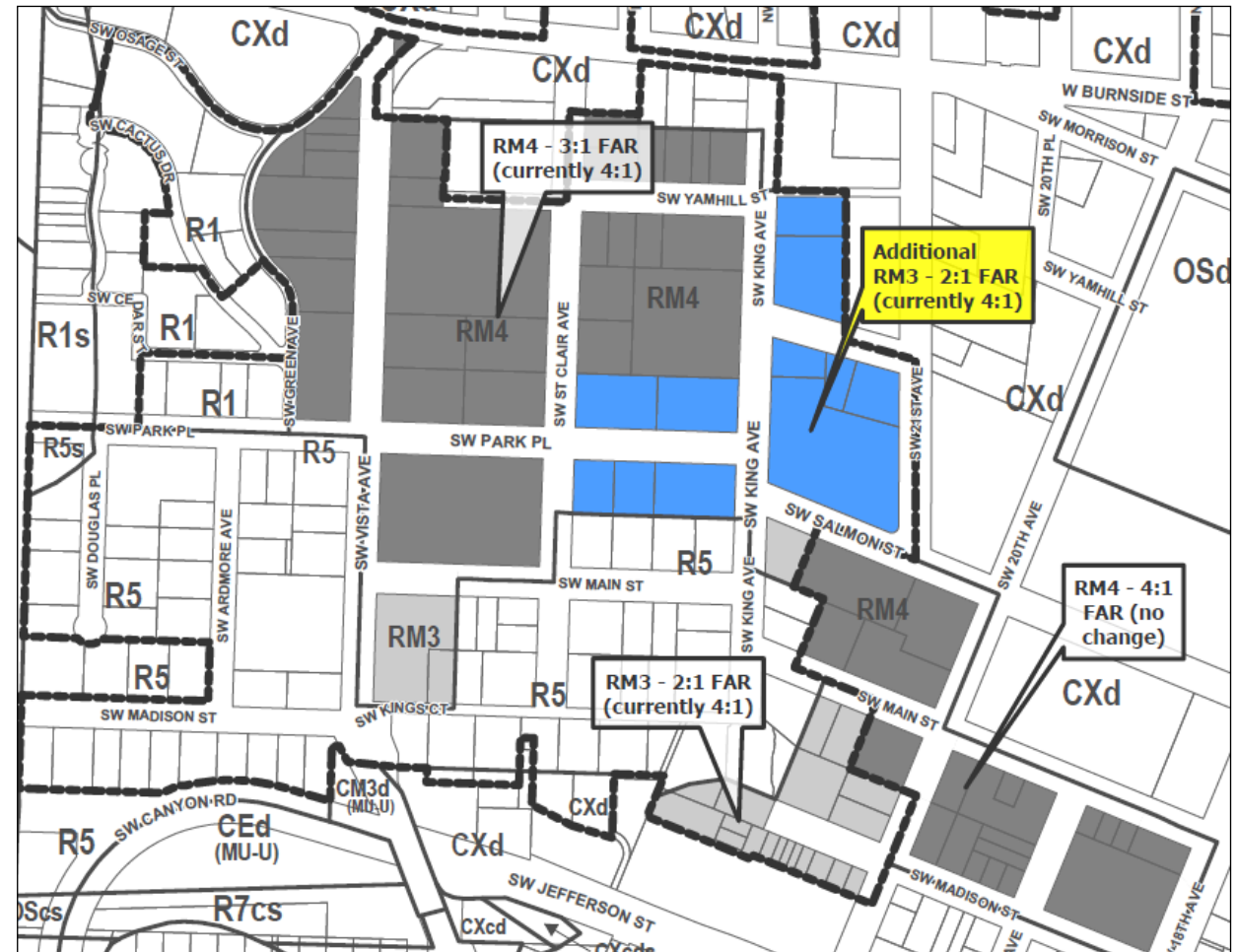
- Assign RM3 zone (2:1 FAR) instead of proposed RM4 zone (3:1 FAR)

Amendment

	Base FAR	Bonus FAR
RM3	 2 to 1	 3 to 1
RM4 (historic districts)	 3 to 1	 4.5 to 1
RM4 (outside historic districts)	 4 to 1	 6 to 1

BHD proposal

Current RH scale



Minor Amendments

Sponsor: Mayor Wheeler



- A. Amend minimum lot dimensions for duplexes, triplexes, and fourplexes.
- B. Add the Deeper Housing Affordability Bonus to the types of bonuses eligible for affordable housing parking exceptions.
- C. Amend the tree preservation FAR transfer provision so the amount of transfer cannot exceed the amount of unutilized FAR on the site.
- D. Correct terms related to tree health.
- E. Correct paragraph numbering.
- F. Correct zone name and code section references.

Minor Amendments

Sponsor: Mayor Wheeler



A. Amend minimum lot dimensions for duplexes, triplexes, and fourplexes.



Duplex on small lot
(less than 2,000 sq. ft.)

Table 612-1 Minimum Lot Dimensions								
	R3	RM1R2	RM2R1	RM3RH	RM4	RX	RMP	IR (1)
Lots to be developed with:								
Multi-Dwelling Structures or Development:								
Minimum Lot Area	6,000 sq. ft.	4,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	<u>10,000 sq. ft.</u>	None	10,000 sq. ft.	10,000 sq. ft.
Minimum Lot Width	50 ft.	33 ft.	70 ft.	70 ft.	<u>70 ft.</u>	None	70 ft.	70 ft.
Minimum Lot Depth	70 ft.	70 ft.	70 ft.	100 ft.	<u>100 ft.</u>	None	100 ft.	100 ft.
Minimum Front Lot Line	50 ft.	30 ft.	70 ft.	70 ft.	<u>70 ft.</u>	10 ft.	70 ft.	70 ft.
Attached Houses and Attached Duplexes								
Minimum Lot Area	1,600 sq. ft.	1,600 sq. ft.	None	None	<u>None</u>	None	NA	None
Minimum Lot Width	15 ft.	15 ft.	15 ft.	None	<u>None</u>	None	NA	None
Minimum Lot Depth	None	None	None	None	<u>None</u>	None	NA	None
Minimum Front Lot Line	15 ft.	15 ft.	15 ft.	10 ft.	<u>10 ft.</u>	10 ft.	NA	10 ft.
Detached Houses and Duplexes								
Minimum Lot Area	1,600 sq. ft.	1,600 sq. ft.	None	None	<u>None</u>	None	NA	None
Minimum Lot Width	25 ft.	25 ft.	25 ft.	None	<u>None</u>	None	NA	None
Minimum Lot Depth	None	None	None	None	<u>None</u>	None	NA	None
Minimum Front Lot Line	25 ft.	25 ft.	25 ft.	10 ft.	<u>10 ft.</u>	10 ft.	NA	10 ft.
Triplexes and Fourplexes								
Minimum Lot Area	4,000 sq. ft.	2,000 sq. ft.	None	None	<u>None</u>	None	NA	2,000 sq. ft.
Minimum Lot Width	50 ft.	33 ft.	None	None	<u>None</u>	None	NA	None
Minimum Lot Depth	50 ft.	50 ft.	None	None	<u>None</u>	None	NA	None
Minimum Front Lot Line	50 ft.	30 ft.	10 ft.	10 ft.	<u>10 ft.</u>	10 ft.	NA	30 ft.