



Better Housing by Design

City Council Amendments Discussion

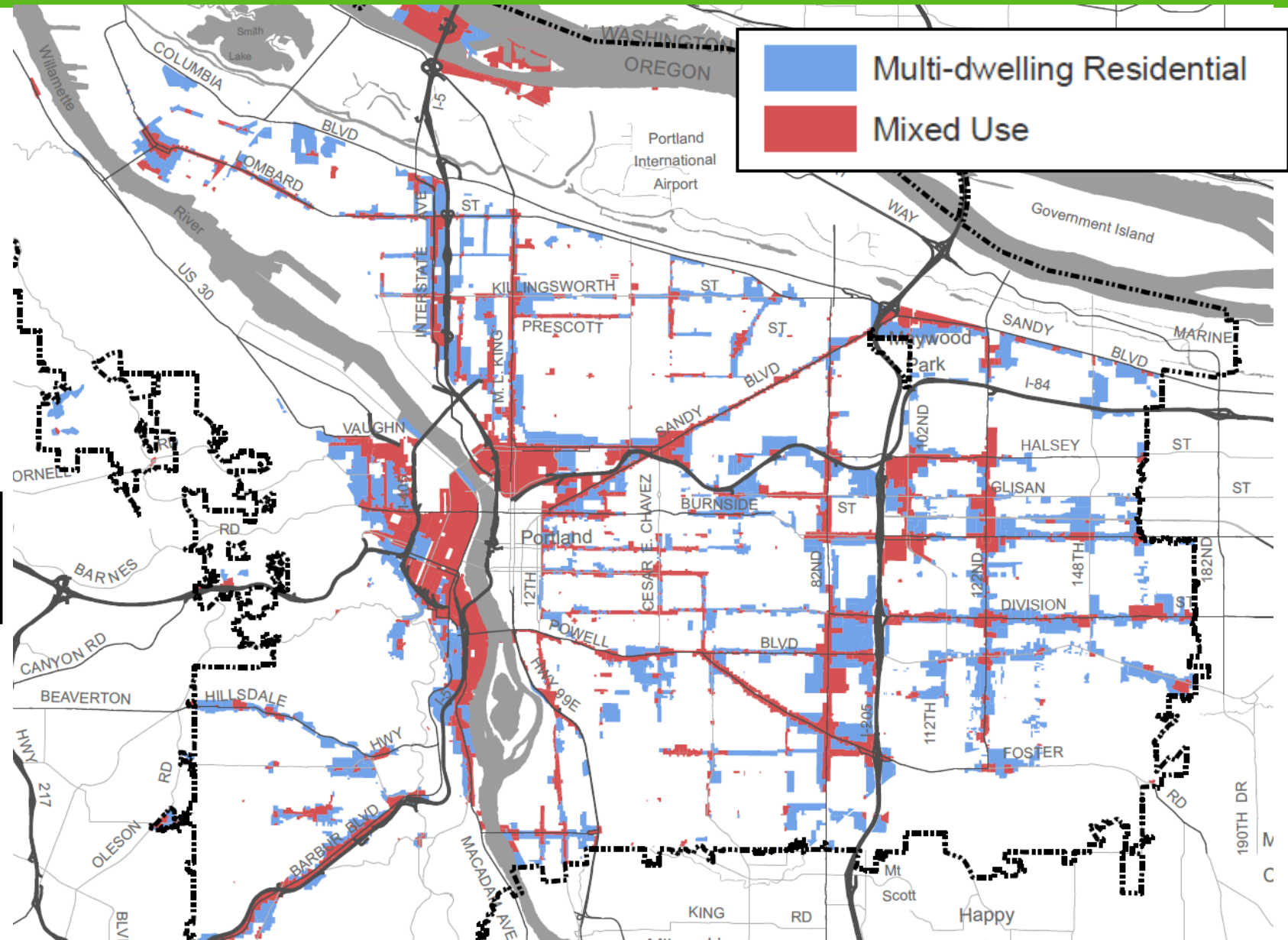
November 21, 2019



Multi-dwelling zoning



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





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 or 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 or 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:

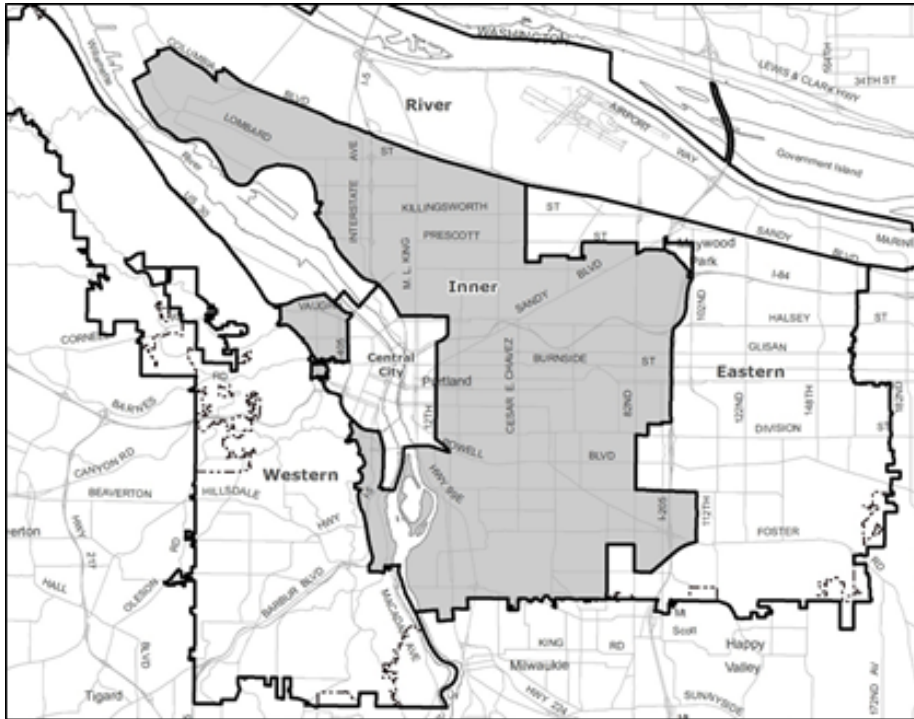
- 89% of multi-dwelling zone and 93% of mixed-use zone properties are within this distance.
- Most development could still use bonuses, but will require more process and documentation.

Amendment 4

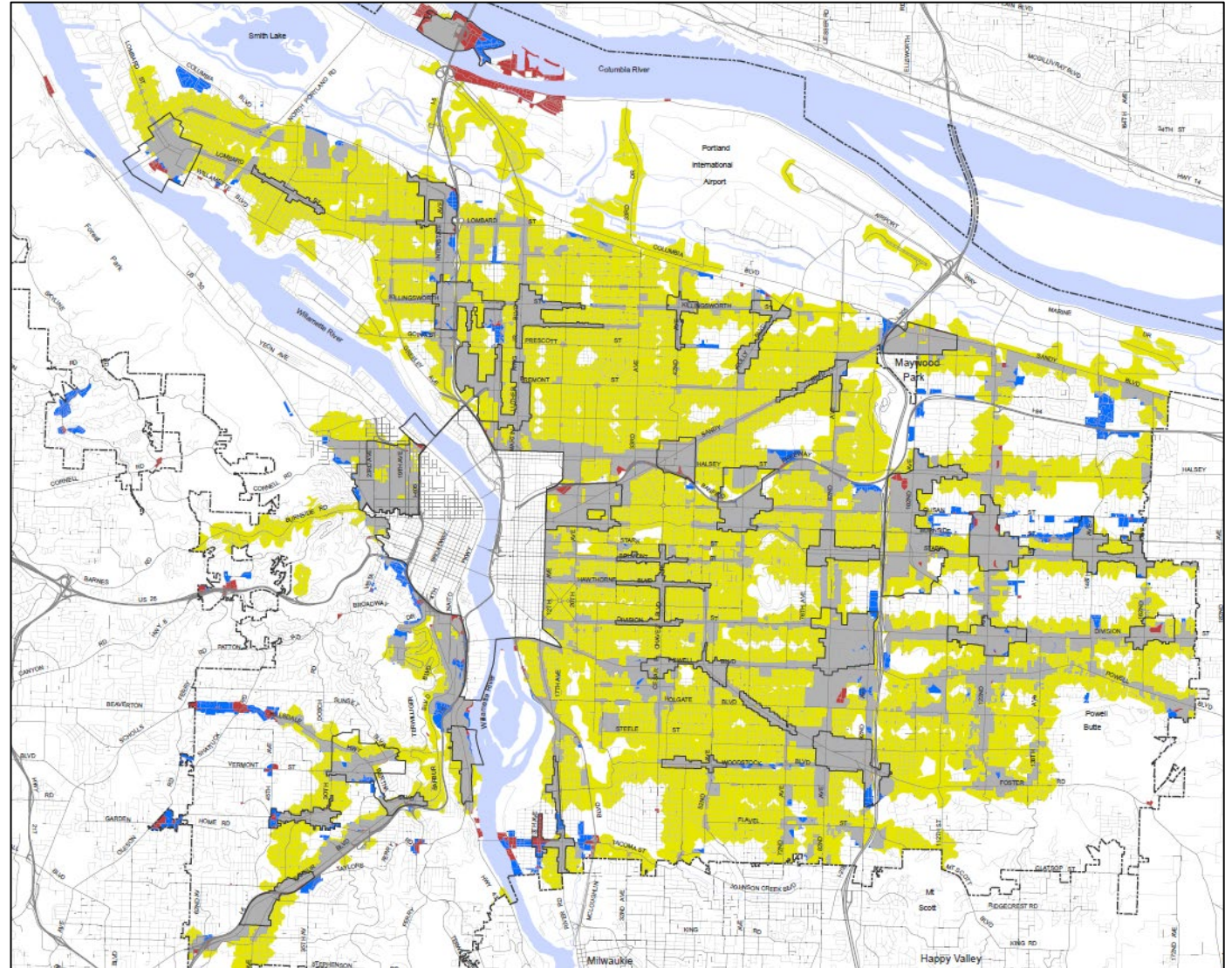
Sponsor: Commissioner Fritz



Development Bonuses & Transit Access



Require documentation of transit distance 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:

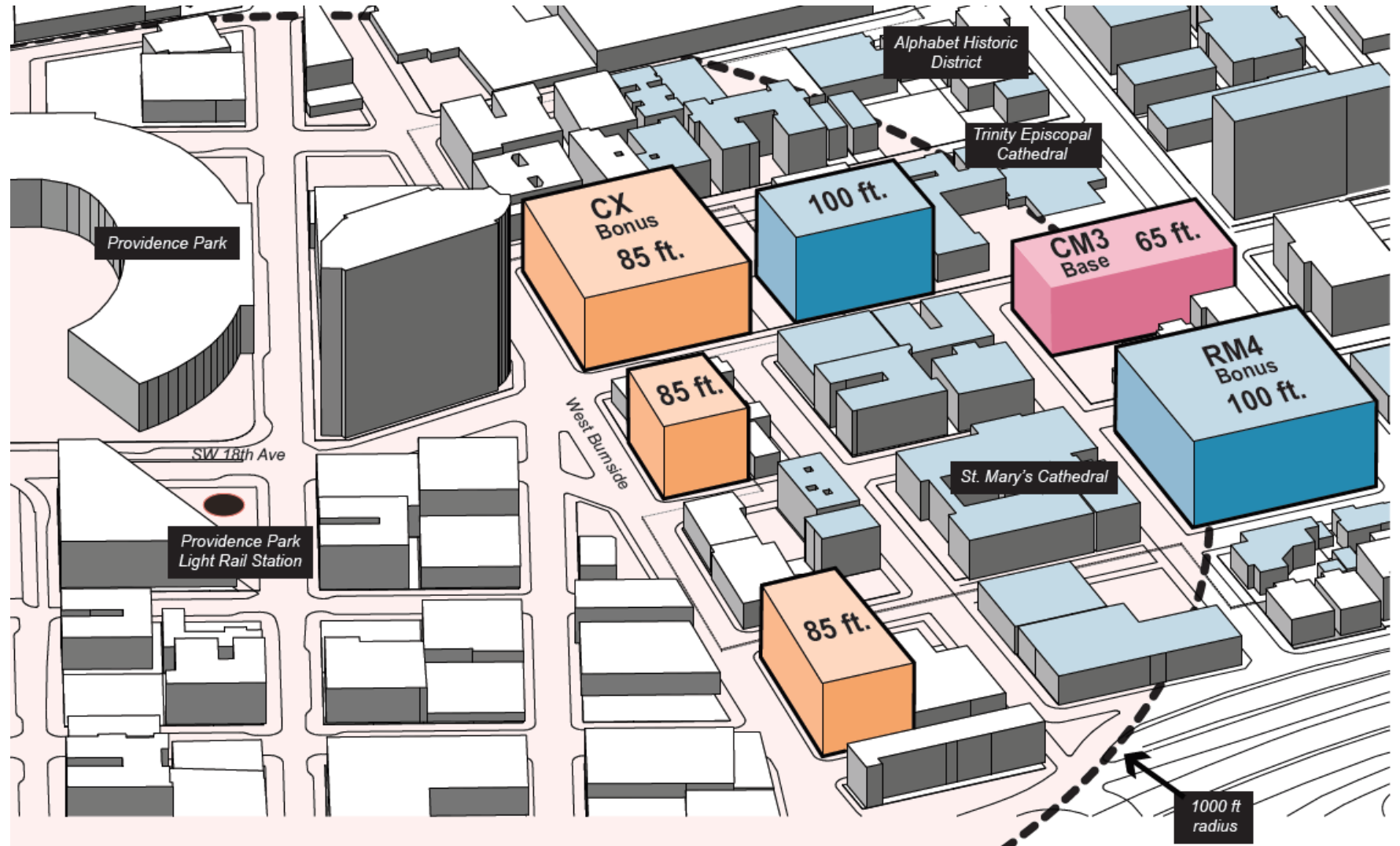
- Building scale subject to approval by Historic Landmarks Commission.
- No new buildings in historic districts have used this allowance.

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.



Indoor Common Area Requirement

- Require that development of **large buildings (20+ units)** on large sites include an indoor common area (minimum 300 sq. ft.).
- Exempt indoor common areas from FAR calculations.

Intent:

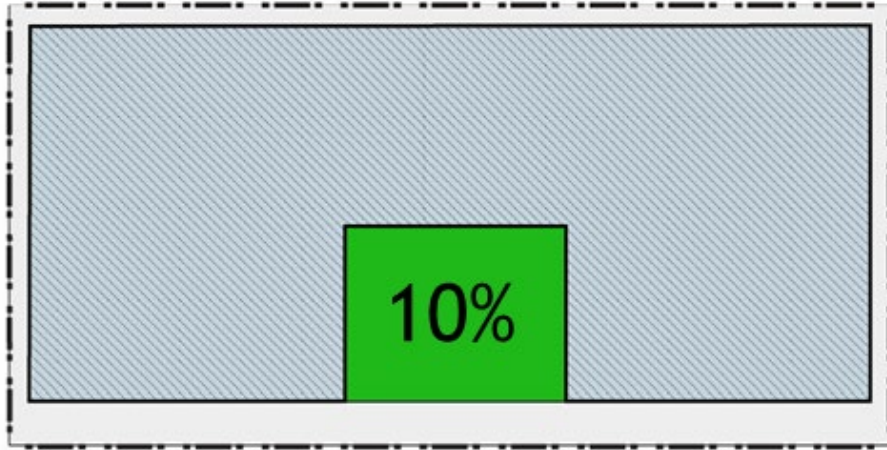
Provide opportunities for activity and social interaction during times of the year when outdoor activity is limited. Indoor common area includes spaces such as community or recreation rooms.

Considerations:

- Recommended Draft requires sites larger than 20,000 sq. ft. to include common area equivalent to 10% of site area.
- Recommended Draft allows indoor community space as a common area *option*, but does not require this.

New Amendment 6a

Sponsor: Commissioner Fritz



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Considerations:

- Recommended Draft requires sites larger than 20,000 sq. ft. to include common area equivalent to 10% of site area.
- Recommended Draft allows indoor community space as a common area *option*, but does not require this.



Indoor Common Area Limitation

- Limit indoor common area to 25% of required common area.

Intent:

Ensure the majority of common area is outdoor common area, such as courtyards, play area or gardens.

Considerations:

- Recommended Draft allows up to 50% of required common area to be indoor common area.



Indoor Common Area FAR Exemption

- Exempt indoor common areas from FAR (building floor area) calculations.

Intent:

Ensure that indoor common area does not reduce building space available for housing units.

Considerations:

- In Recommended Draft, building floor area used for indoor common areas reduces floor area available for housing.
- Amendment would apply in the multi-dwelling and mixed-use zones.



FAR Transfers

- Allow FAR to be transferred between multi-dwelling and mixed-use zones.

Intent:

Facilitate transfer opportunities from sites preserving historic buildings, existing affordable housing, or large trees.

Considerations:

- Transfers now only allowed between sites in the same type of zone.
- Multi-dwelling zones only **8%** of land area, mixed-use zones are **7%**.
- Transfers not allowed to larger projects subject to inclusionary housing.



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

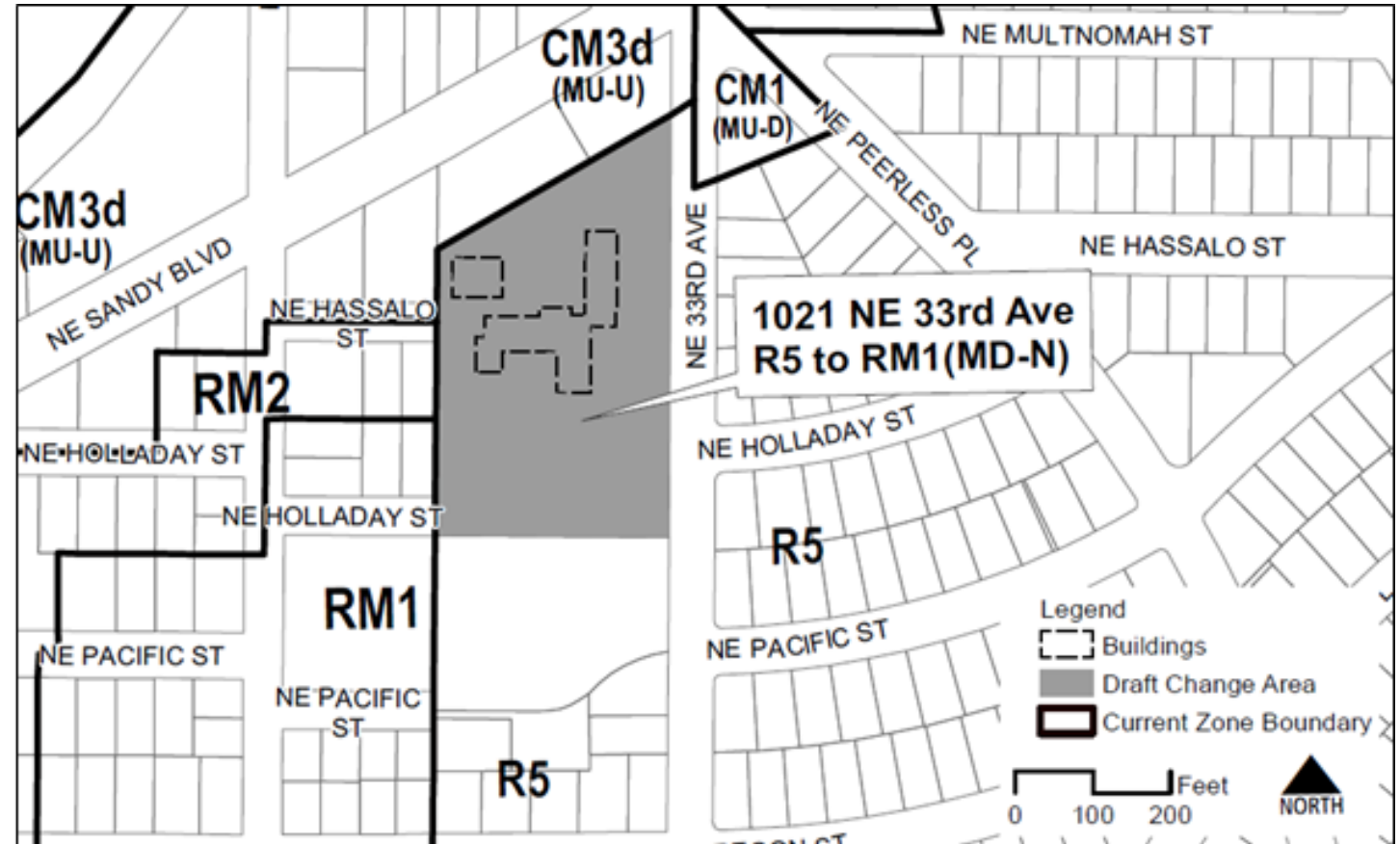
Map Amendment M1

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 (*majority of property already in RM1*)
- Comp Plan: R5 to Multi-Dwelling Neighborhood
- Shifts zoning line so that 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

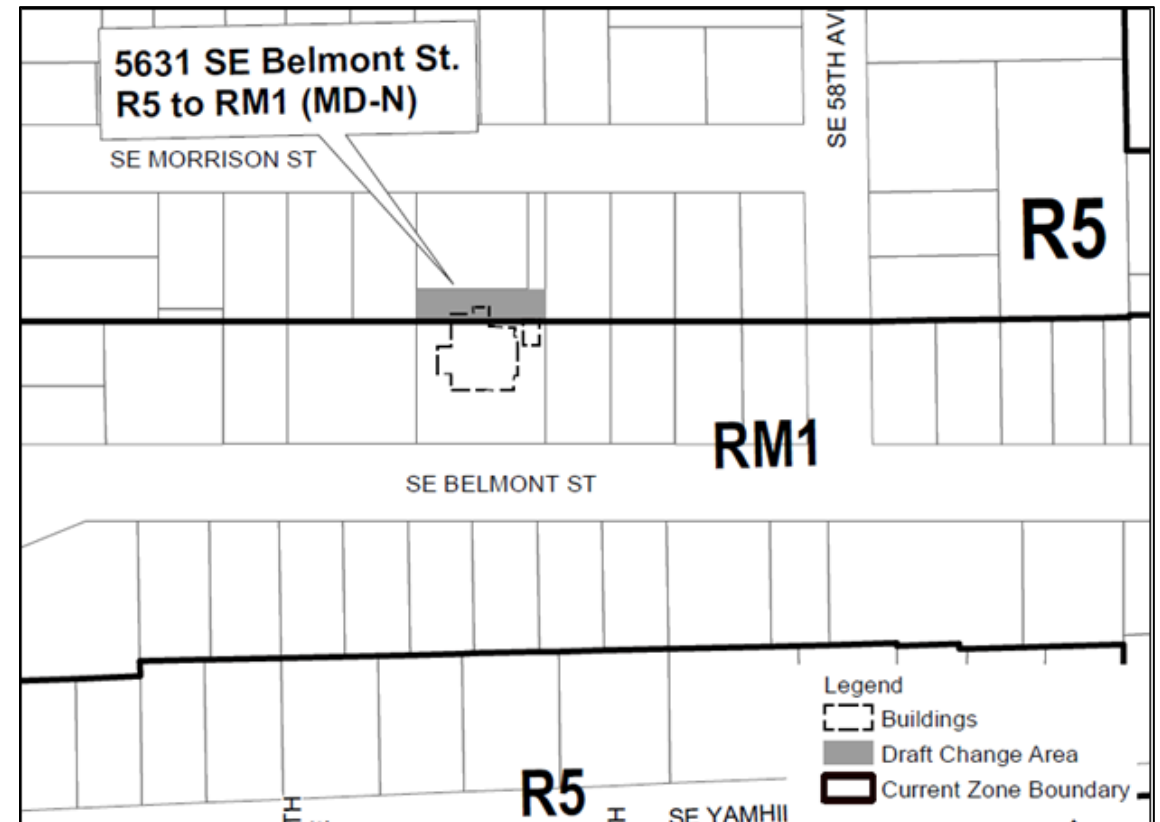
Map Amendment M2

Sponsor: Commissioner Fritz



5631 SE Belmont Zoning Line Shift

- Zoning: R5 to RM1 (*majority of property already in RM1*)
- Comp Plan: R5 to Multi-Dwelling Neighborhood
- Shifts zoning line so that 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

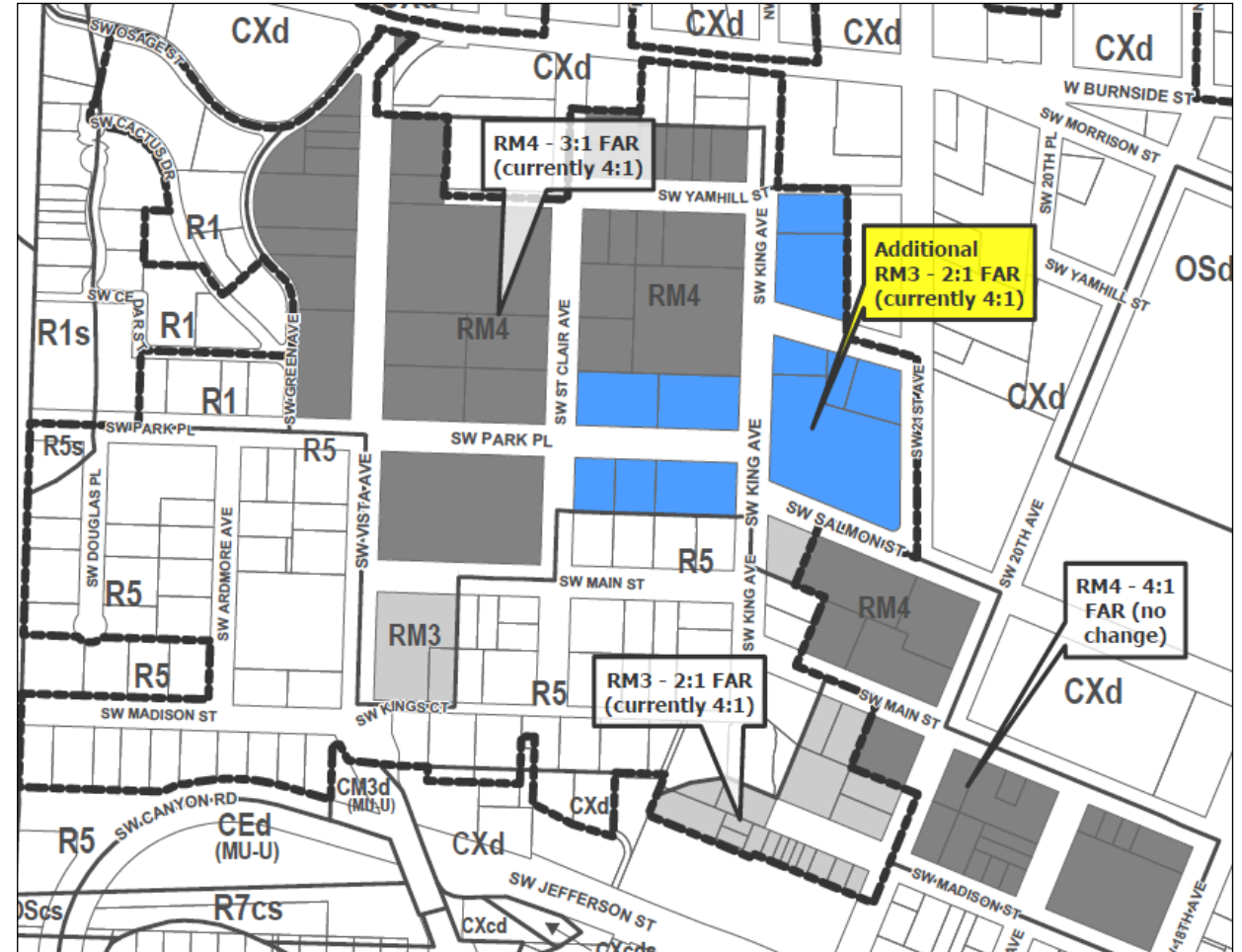
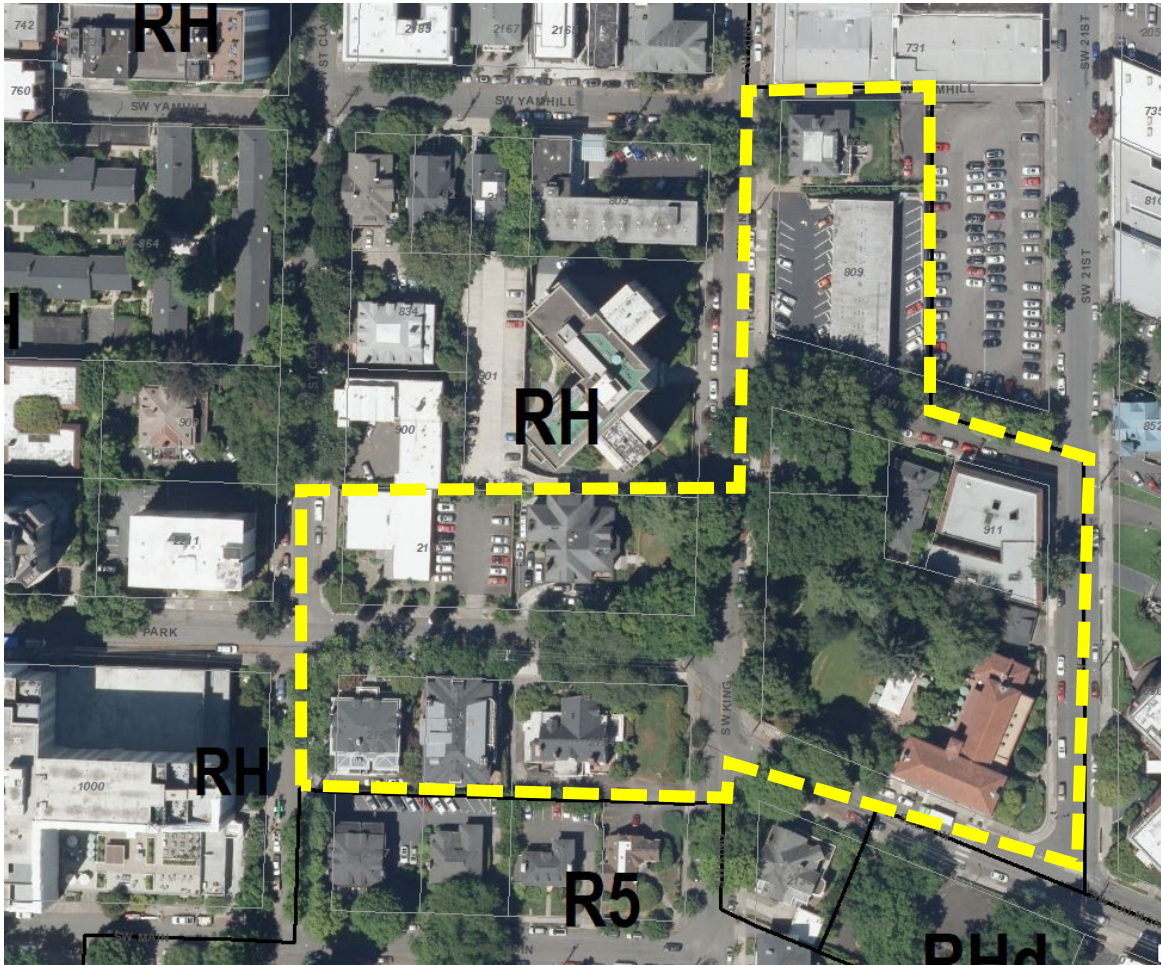
Map Amendment M3

Sponsor: Commissioner Fritz



King's Hill Historic District Zone Changes

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



Minor Amendments

Sponsor: Mayor Wheeler



- A. Amend minimum lot dimensions for duplexes, triplexes, fourplexes.
- B. Add the Deeper Housing Affordability Bonus to the affordable housing parking exception.
- C. Amend the tree preservation FAR transfer provision so amount of transfer is not more than unused FAR on the site.
- D. Correct terms related to tree health.
- E. Correct paragraph numbering.
- F. Correct zone name and code section references.

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Proposed Addition

- G. Amend bicycle parking FAR exemption for consistency with code in Bicycle Parking Code Update

Minor Amendments

Sponsor: Mayor Wheeler



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



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

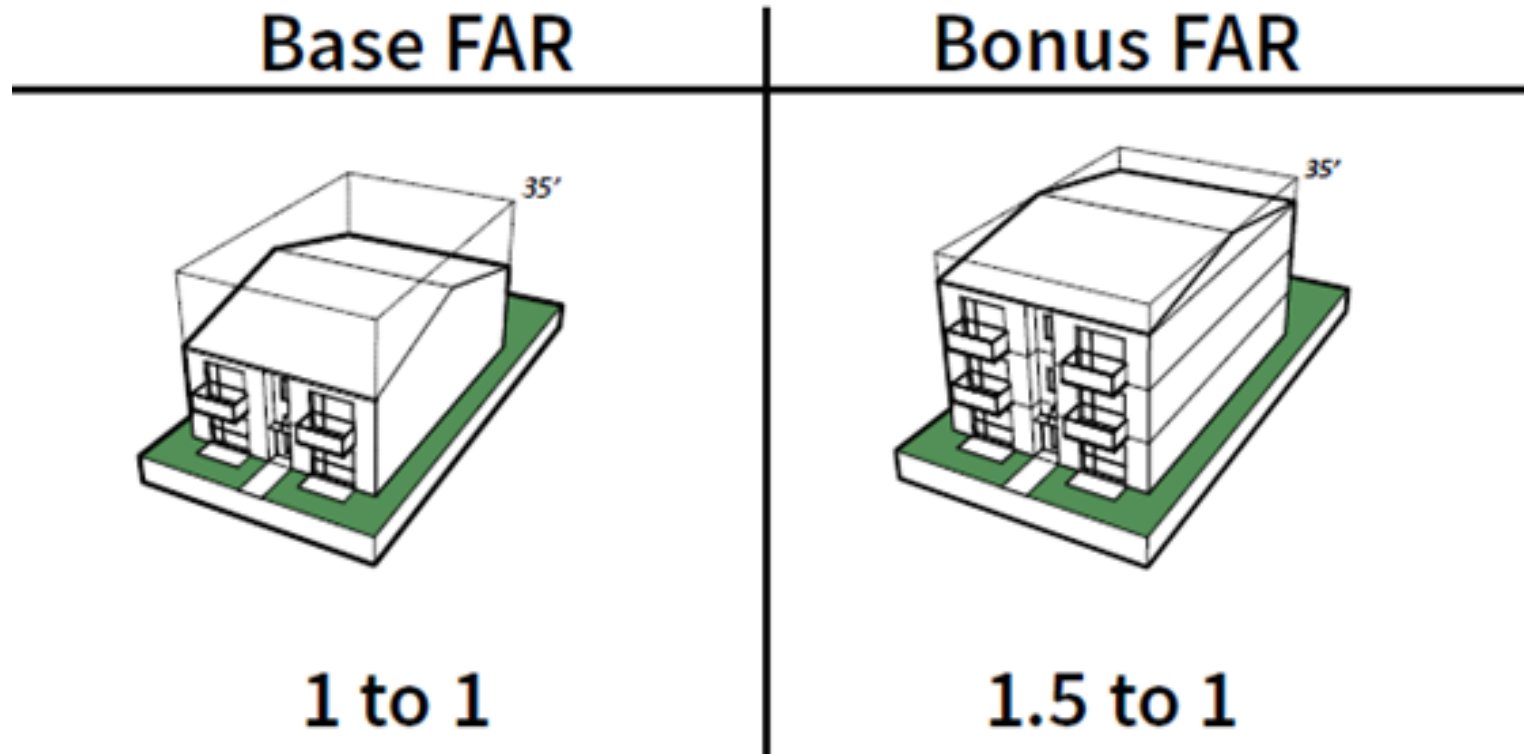
Table 612-1 Minimum Lot Dimensions								
	R3	RM1R2	RM2R1	RM3RH	RM4	RX	RMP	IR (1)
Lots to be developed with:								
Multi-Dwelling Structures or Development:								
Minimum Lot Area	6,000 sq. ft.	4,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	None	10,000 sq. ft.	10,000 sq. ft.
Minimum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



Resource Slides



“Floor to Area Ratio” (FAR)

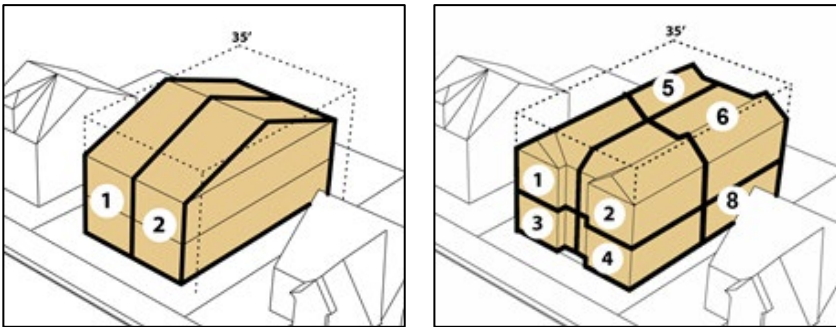


- Relationship between **building floor area** and **site area**.
- FAR of 1 to 1 = 5,000 sq. ft of building floor area on 5,000 sq. ft. site.
- FAR of 1.5 to 1 = 7,500 sq. ft of building floor area on 5,000 sq. ft. site.

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

Diverse and less expensive housing options



Today: Townhouses in R2 zone
(maximum allowed density)



2 townhouses
2,400 sq. ft. units

\$685,000



2 townhouses
1,991 sq. ft. units

\$572,000

Amendments: allow a variety of low-rise
housing types in the new RM1 zone



6 townhouses (RH zone)
1,097 sq. ft. units

\$380,000

Examples of development on 5,000 sq. ft. sites (North Portland)