



Housing in the Comprehensive Plan

Planning and Sustainability Commission
March 10, 2015 Work Session



Bureau of Planning and Sustainability
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Context

1. Portland: 248,546 households in 2010.
2. 123,000 new households 2010 and 2035.
3. Since 2010, added ~27,000 new residents.
4. From 2010 to 2014, over 15,000 housing units permitted.



Context

The proposed Comprehensive Plan Map based on 30-50-20 residential growth strategy:

- 30% allocated to the Central City
- 50% to other Centers and Corridors
- 20% to other residential neighborhoods outside of the Centers and Corridors.



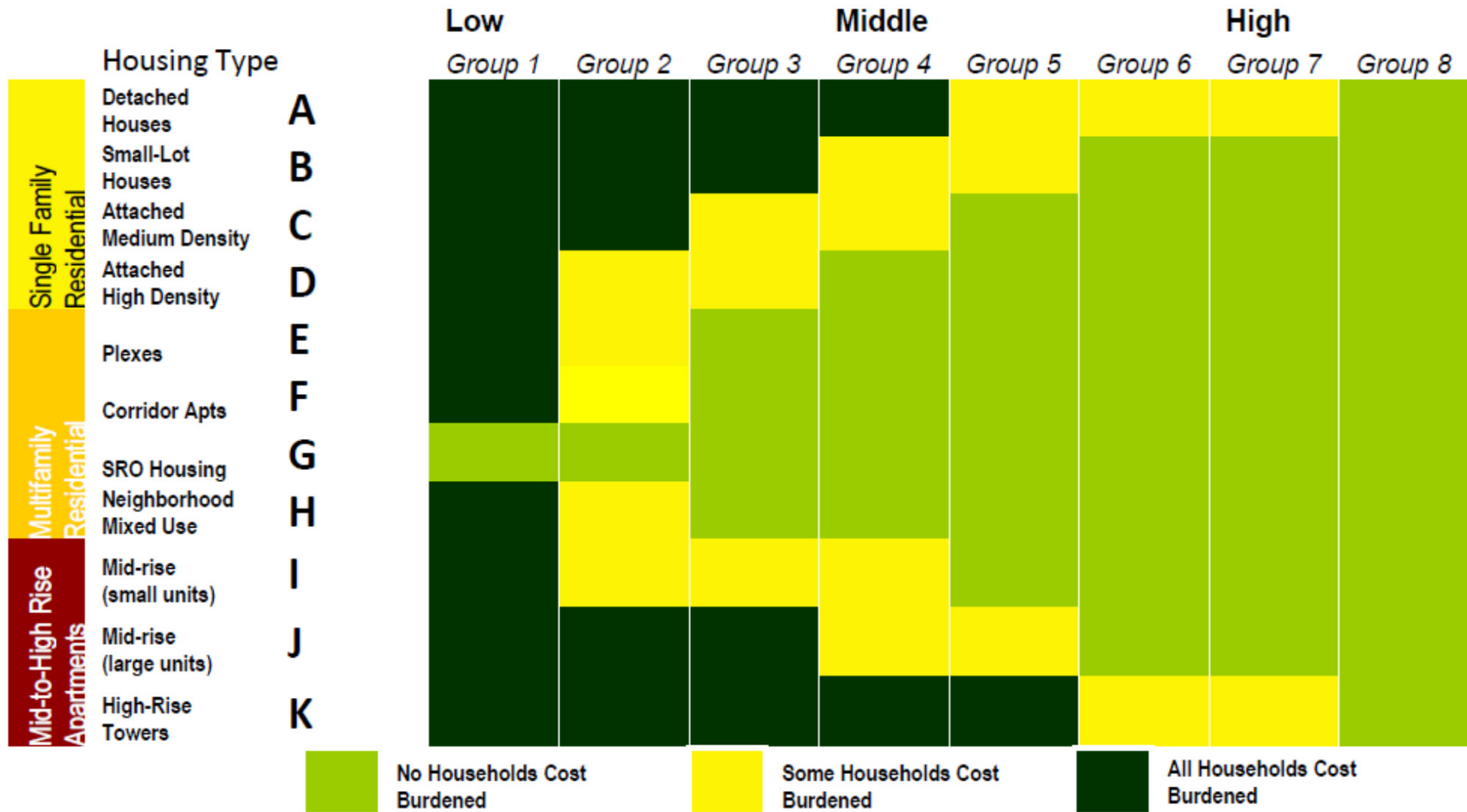
Households by Income Type (2010-2035)

	Household Type	Income	2010 Share	2010 Households	2035 Share	2035 Households	Percent Change	Amount Increase
Low	Group 1	<\$15,000	17%	43,004	18%	67,544	1%	24,540
	Group 2	\$15,000-\$24,999	13%	32,885	15%	56,285	2%	23,400
	Group 3	\$25,000-\$34,999	15%	37,944	16%	60,039	0%	22,095
Middle	Group 4	\$35,000-\$44,999	13%	32,885	13%	48,781	0%	15,896
	Group 5	\$45,000-\$59,999	13%	32,885	11%	41,276	-2%	8,391
	Group 6	\$60,000-\$74,999	8%	20,238	7%	26,268	0%	6,030
High	Group 7	\$75,000-\$99,999	10%	25,296	10%	37,523	0%	12,227
	Group 8	\$100,000+	11%	27,826	10%	37,523	-1%	9,697
	Total	-	100%	252,963	100%	375,239	-	122,276

Source: Metroscope, Gamma 2012



Housing Affordability by Household Type and Income Group:



Context

2014 - 2035 Household Growth Allocation

		Proposed Comp Plan	
SINGLE FAMILY RESIDENCES		# of Units	Share of Growth
A	Detached Houses	12,478	11%
B	Small-Lot Houses	2,504	2%
C	Attached Medium Density	4,505	4%
D	Attached High Density	3,623	3%
CORRIDOR APARTMENTS			
E	Plexes	5,727	5%
F	Corridor Apts	12,508	11%
G	SRO Housing	12,258	11%
H	Neighborhood Mixed Use	13,428	12%
MID TO HIGH RISE APARTMENTS			
I	Mid-Rise (small units)	16,333	15%
J	Mid-Rise (large units)	3,708	3%
K	High-Rise Towers	20,609	19%
ACCESSORY DWELLING UNITS			
L	ADUs	3,004	3%



Different Types of Places = Choices



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Context

- Produces sufficient housing units to meet the future demand, except for the low-income groups.
- Group 1 (lowest income cohort) = 24,540 new households
- Only 12,258 of forecast new units affordable to Group 1.



Context - Single Dwelling

24,600 new dwellings are expected in the single family designations (RF to R2.5):

<u>Residential Designations</u>	<u>% of Single Family Zone Growth Allocation (2010-2035)</u>
Farm/Forest	1%
Single Dwelling 20,000	3%
Single Dwelling 10,000	12%
Single Dwelling 7,000	20%
Single Dwelling 5,000	40%
Single Dwelling 2,500	24%



Context - Single Dwelling

- 3,600 acres vacant residentially-zoned land in single-family neighborhoods.
- Easily accommodates about 11,000 homes.
- Demand for small-lot or high-density single family homes expected to exceed demand.



B. Housing Targets

- **Question:** Set a more specific policy target for the number of regulated affordable housing units?
- **Proposal:** Add an explicit policy with a numerical target of approximately 1,000 units/year.



B. Housing Targets

Geography	Total Housing Units (2014)	Housing Allocation (Existing + Expected)	Targeted Share	Potential # of Regulated Units (by 2035)	Existing Regulated Affordable Housing Units (2011)	New Affordable Units needed to meet target
Central City	26,150	55,150	30%	16,545	7,820	8,725
Portland	282,050	392,100	15%	58,815	22,000	36,815

Target for areas outside Central City	28,090
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Per Comp Plan goal:
 ~1000 units per year
 430 units CC
 570 units outside CC

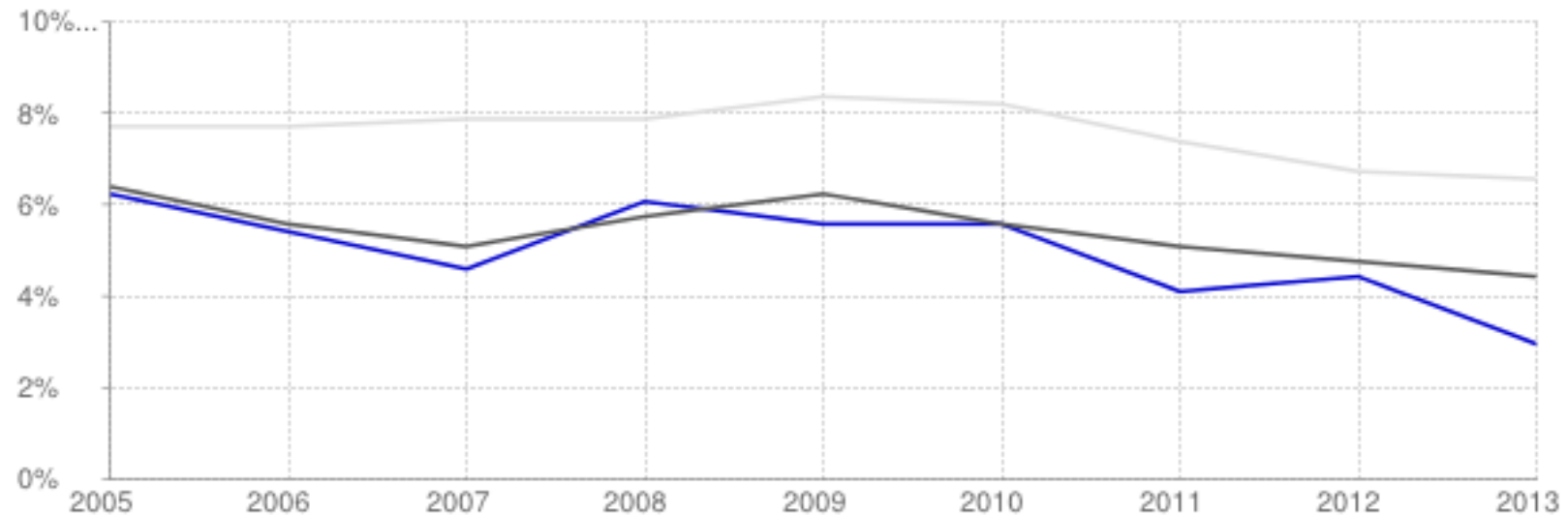
Production: Since 2004:
 ~480 units per year
 10 yr. investment: \$290M



Gentrification & Displacement

Concerns about affordability generally

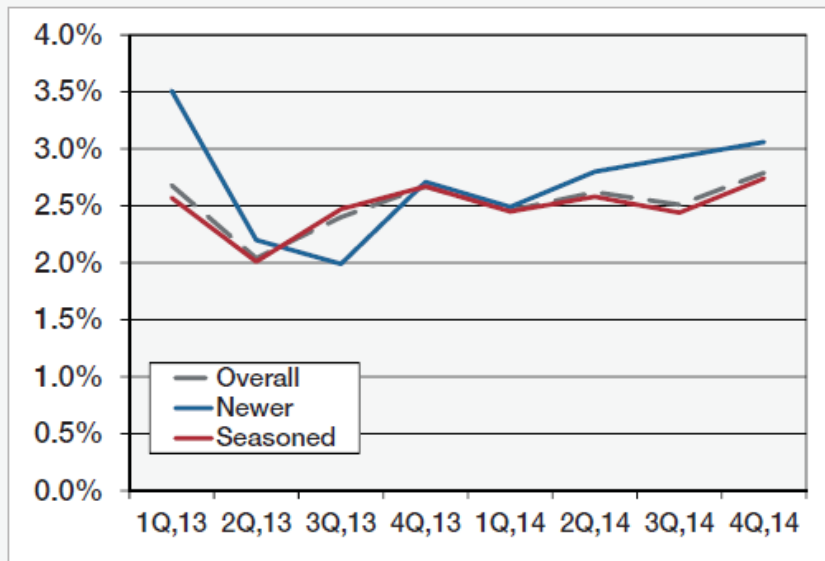
Rental Vacancy Rate: Portland OR, Oregon, US



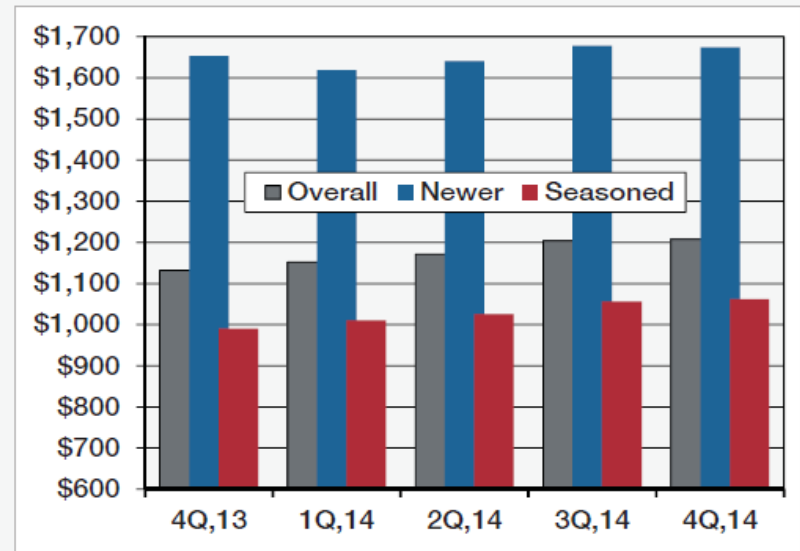
Gentrification & Displacement

Concerns about affordability generally

Vacancy Comparison (%)



Rental Rate Comparison



Gentrification & Displacement

Concerns about affordability generally

	Portland	Seattle	San Francisco	New York	Boston	Austin	Boise	New Orleans	Minneapolis	Portland
POPULATION	609,456	652,405	837,442	8,405,837	645,966	885,400	214,237	378,715		400,070
SIZE (SQUARE MILES)	133.43	83.94	46.87	302.64	48.28	297.9	79.36	169.42		53.97
AVERAGE HOME PRICE	\$288,300	\$441,000	\$750,900	\$501,500	\$374,700	\$216,700	\$188,200	\$183,800		\$216,800
MEDIAN RENT	\$854	\$951	\$1,209	\$1,061	\$1,056	\$834	\$720	\$762		\$802
SALES TAX	NONE	9.50%	8.75%	4.50%	6.25%	8.25%	6%	9%		7.78%
MEDIAN HOUSEHOLD INCOME	\$51,238	\$63,470	\$73,802	\$51,865	\$53,136	\$52,431	\$49,182	\$36,681		\$48,881



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Gentrification & Displacement

Portland Plan Goal:

Balance neighborhood revitalization with the ability of residents to stay in place to enjoy the benefits of that revitalization.

Prevent or mitigate displacement that results from public actions and investments.



Anti-Displacement in Comp Plan

1. Housing production
2. Affordable housing production and preservation
3. Affordable housing in opportunity areas
 - More housing options in complete neighborhoods
 - More complete neighborhoods
4. Community Economic Development
5. Household prosperity, economic mobility, MWESB
6. Impact analysis of public actions
7. Land use regulations to support 1 – 6.
 - Bonuses, IZ, ADUs, Flexibility in SF and MXU



Anti-Displacement-CBO Coalition

1. Strengthened community involvement
2. Strengthened impact assessment
3. Require mitigation
4. Community benefits agreements
5. Capture windfall profits
6. Land-banking
7. Reconstruction overlay – hiring, business opport.
8. Emphasize permanently affordable & ownership
9. Emphasize mixed-income projects
10. Tenant protections



E. Compatibility

- **Question:** What is the relative emphasis on neighborhood stability and providing additional housing options (outside centers)?
- **Proposals:** See policy 4.12 - 4.13.



E. Compatibility

Policy 4.12 Adaptable neighborhoods.

Encourage more housing choices to accommodate a wider diversity of family sizes, incomes, and ages. Allow adaptive reuse of existing buildings and the creation of accessory dwelling units to serve the changing needs of a household over time.



E. Compatibility

Policy 4.13 Scale and patterns.

Encourage design and development that complements the general scale, character, and natural landscape features of neighborhoods. Consider building forms, scale, street frontage relationships, setbacks, open space patterns, and landscaping. Allow a range of architectural styles and expression.



A. Homelessness

- **Question:** Options to create more safe/legal options for the extremely low income?
- **Proposal:** See policy 5.39, Housing Continuum. Additional language addressing Spevak testimony?

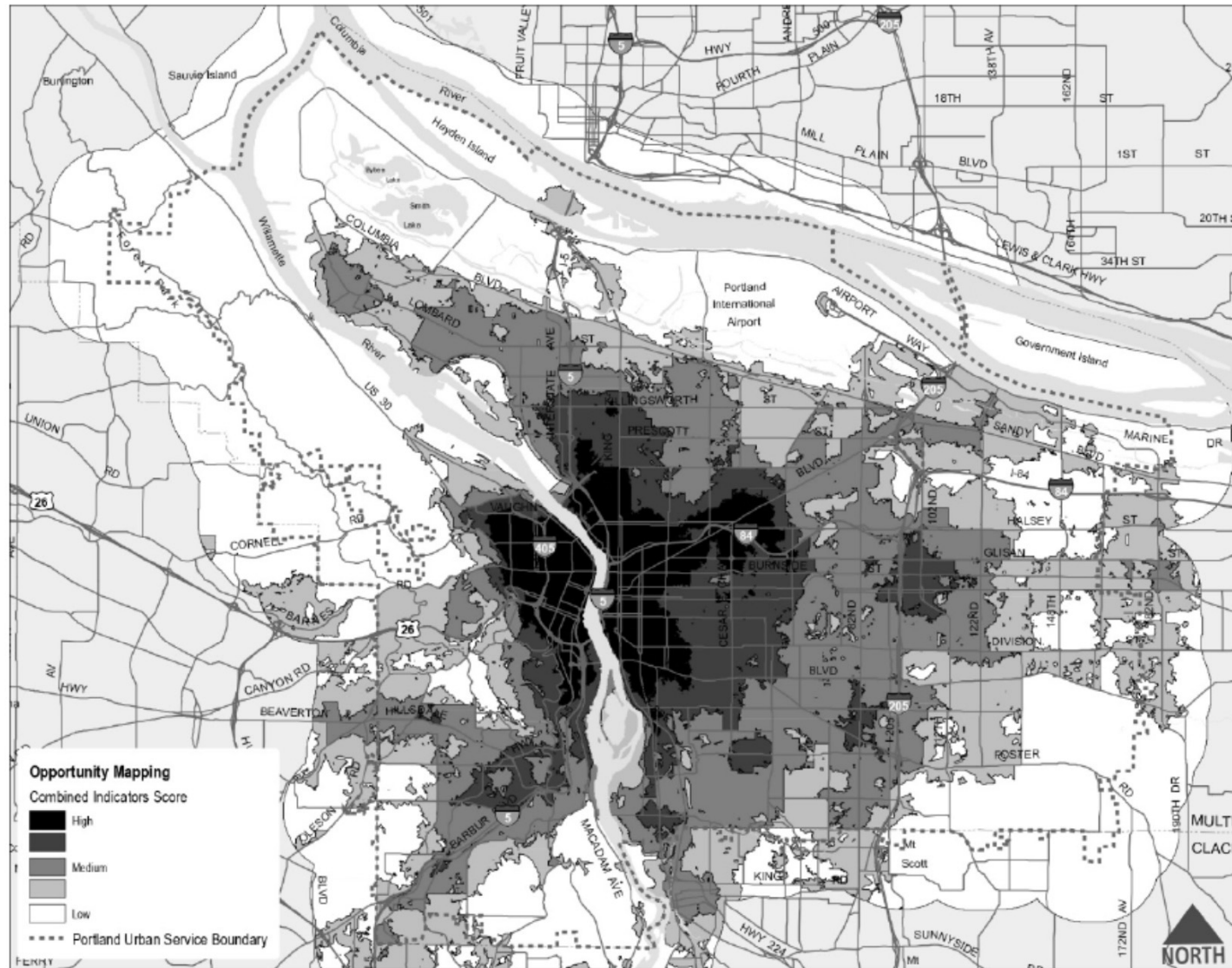


C. Opportunity Areas

- **Question:** Locate new affordable housing in areas that are opportunity rich? Strive for mixed income neighborhoods throughout Portland?
- **Proposal:** Policy 5.18 to 5.21. Additional policy on “balanced income profile”?.



Figure 5-1. Housing Opportunity Map



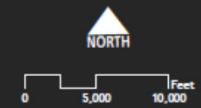
February 9, 2015

City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Neighborhood Income and Racial/Ethnic Diversity

Legend

- Neighborhood Boundaries
- Highest Income Quintile (Median Income)
- Lowest Diversity Quintile (Percent White Population)
- Highest Income Quintile and Lowest Diversity Quintile
- City Boundary



The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

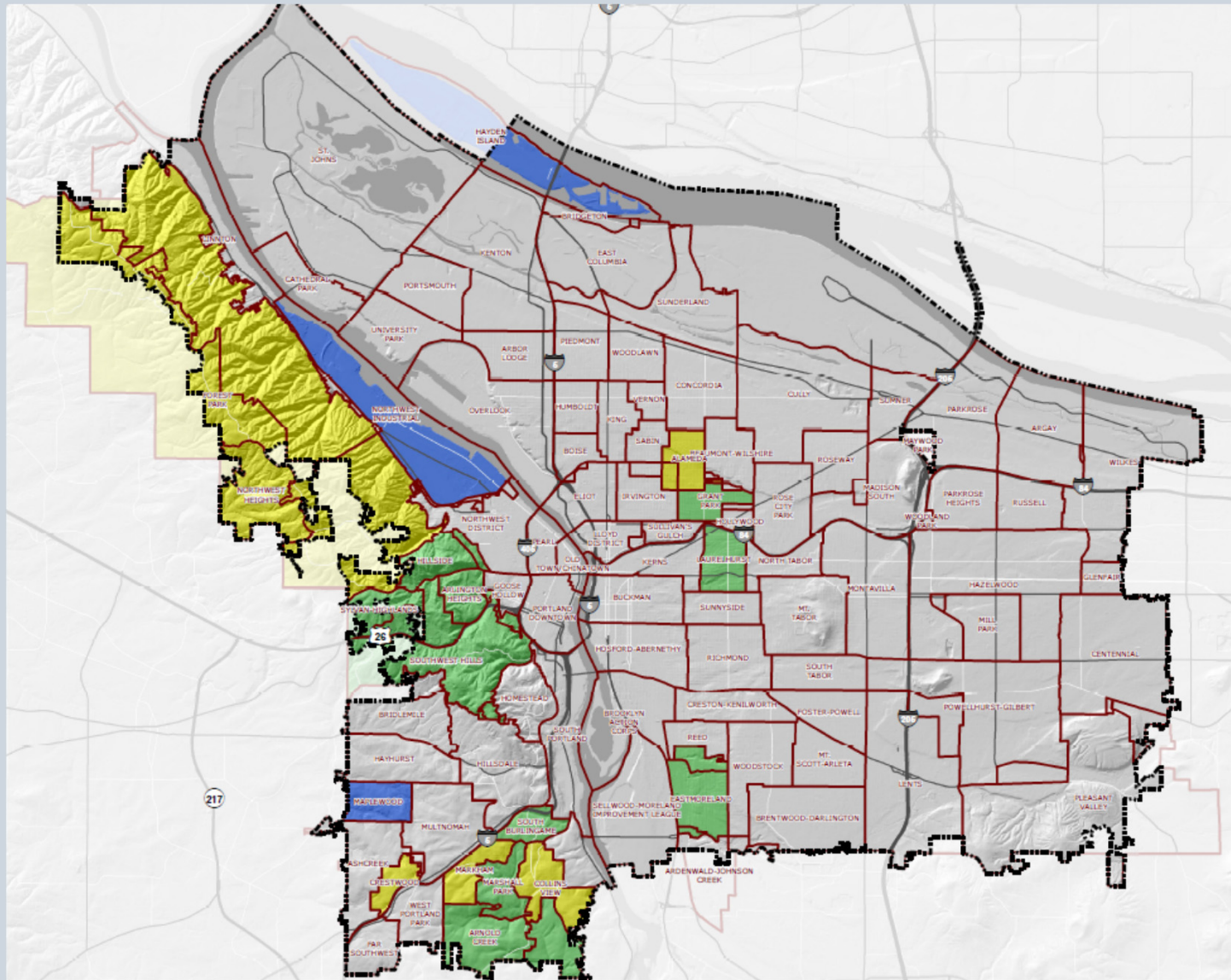


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City of Portland, Oregon
Charlie Hales, Mayor - Susan Anderson, Director

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F. Demolition

- **Question:** Are proposed bundle of policies adequate to guide response to demolition?



F. Demolition

- Council adoption of additional demolition rules.
- More than 50% of demolition is 1:1 replacement, not resulting in additional units.
- Most new homes built after demolition are larger than the homes they are replacing.



F. Demolition

- Amend building re-use policy (Policy 4.48)?
- Additional emphasis on preserving existing small homes (Policy 5.33)?



G. Single Dwelling Development Zoning Project

BPS launching an 18-month project in Spring 2015 to examine:

- Scale of houses
- Narrow lot development and density
- Flexibility in housing stock.





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