



# Residential Infill Project

## Planning and Sustainability Commission Work Session

Revised Proposed Draft

February 26, 2019



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# Follow along...

The PSC materials are available on the project website:

[www.portlandoregon.gov/bps/67730](http://www.portlandoregon.gov/bps/67730)

Or go to [www.portlandoregon.gov/bps/infill](http://www.portlandoregon.gov/bps/infill)  
Look for “documents and resources”

# Today's Agenda

## 1. Displacement Risk Analysis

- Discovery
  - Additional Data
  - Housing Bureau Programs
- Our Charge: What are we addressing?
- Options for moving forward

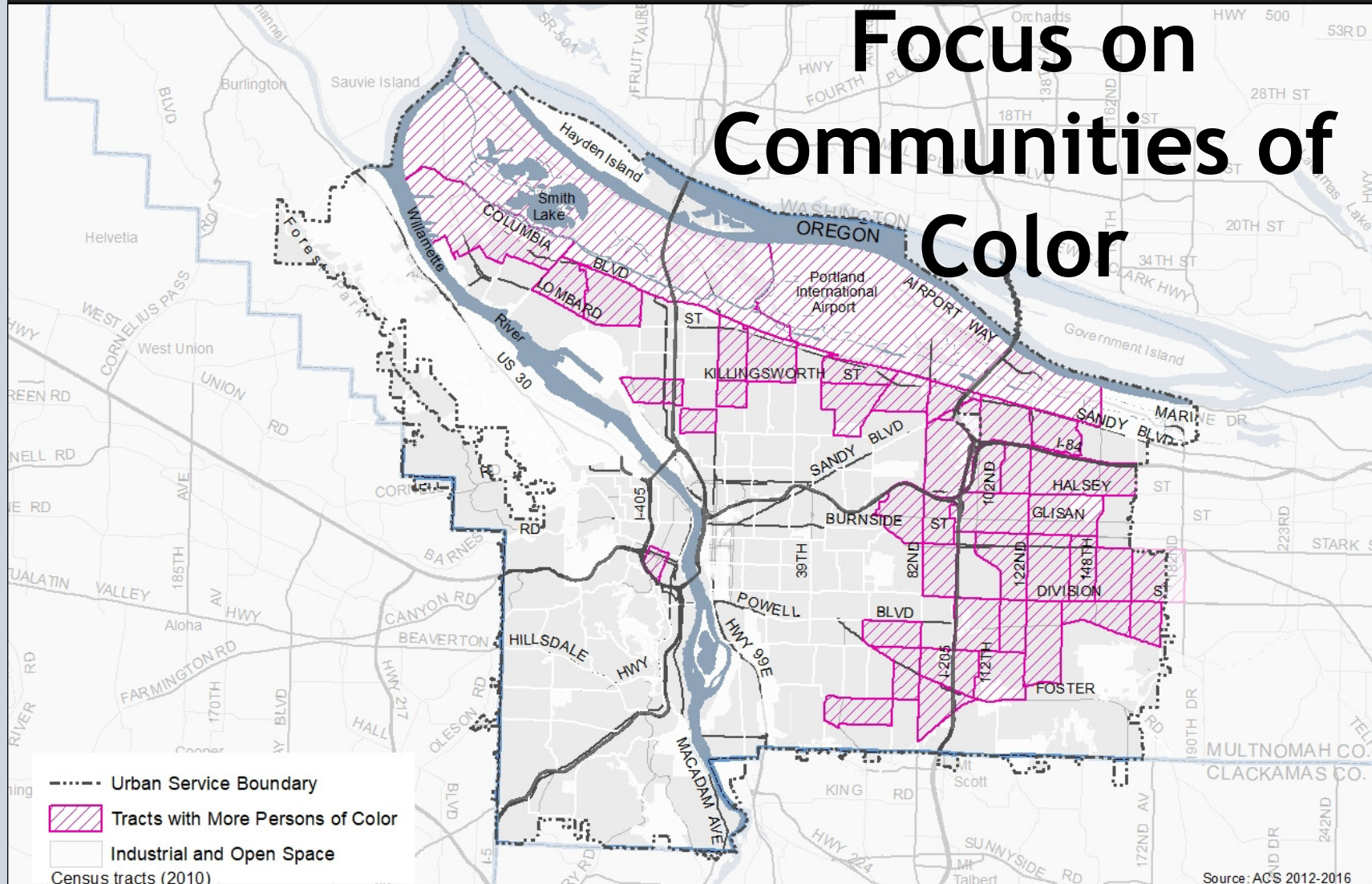
## 2. Potential Amendments

March 12 Deliberation/recommendation



# Displacement Risk Analysis

# Focus on Communities of Color

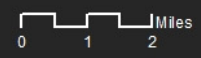


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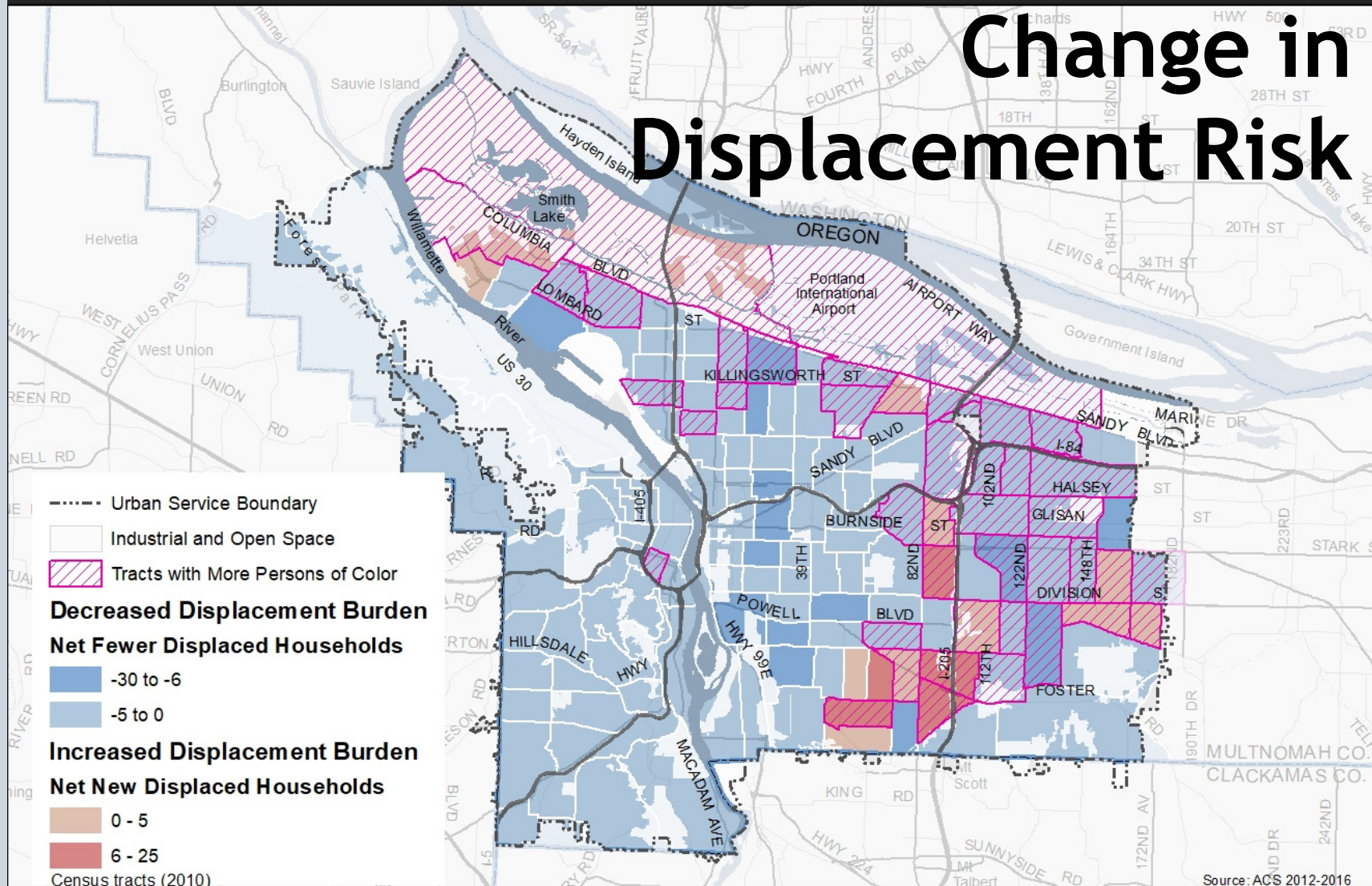
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# Change in Displacement Risk



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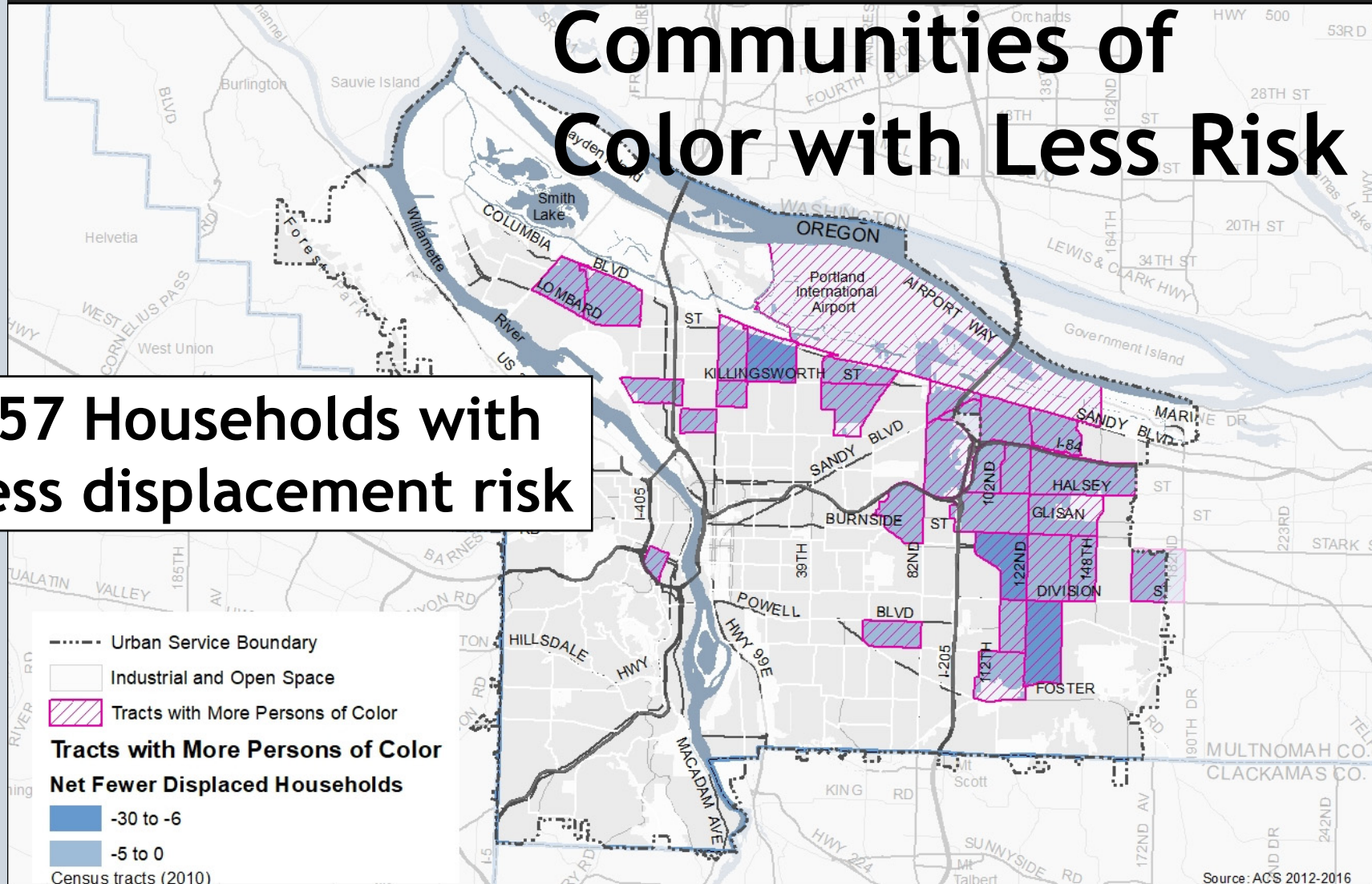


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# Communities of Color with Less Risk

157 Households with less displacement risk



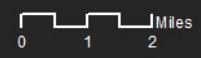
Source: ACS 2012-2016

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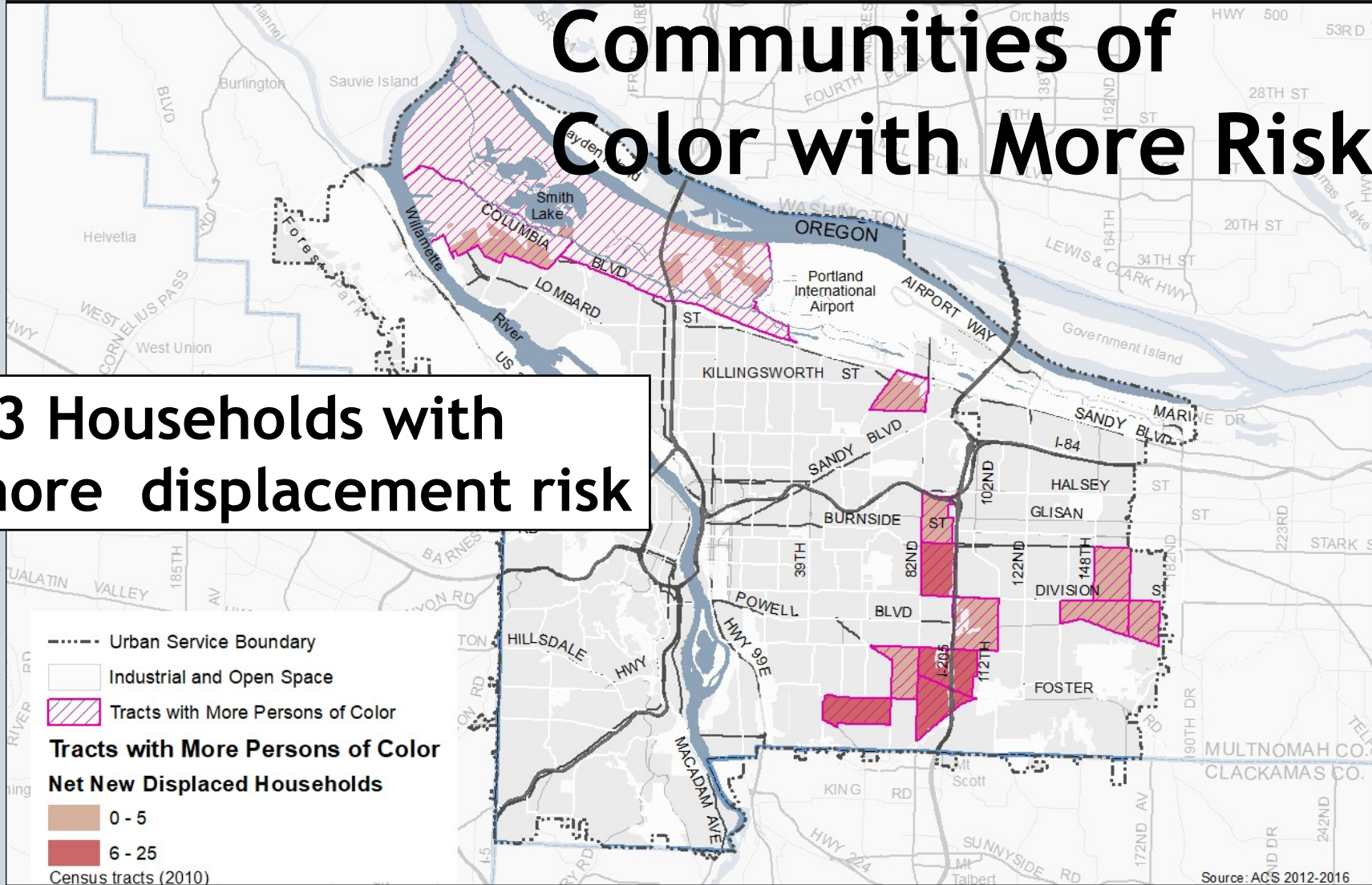


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# Communities of Color with More Risk

73 Households with more displacement risk



Source: ACS 2012-2016

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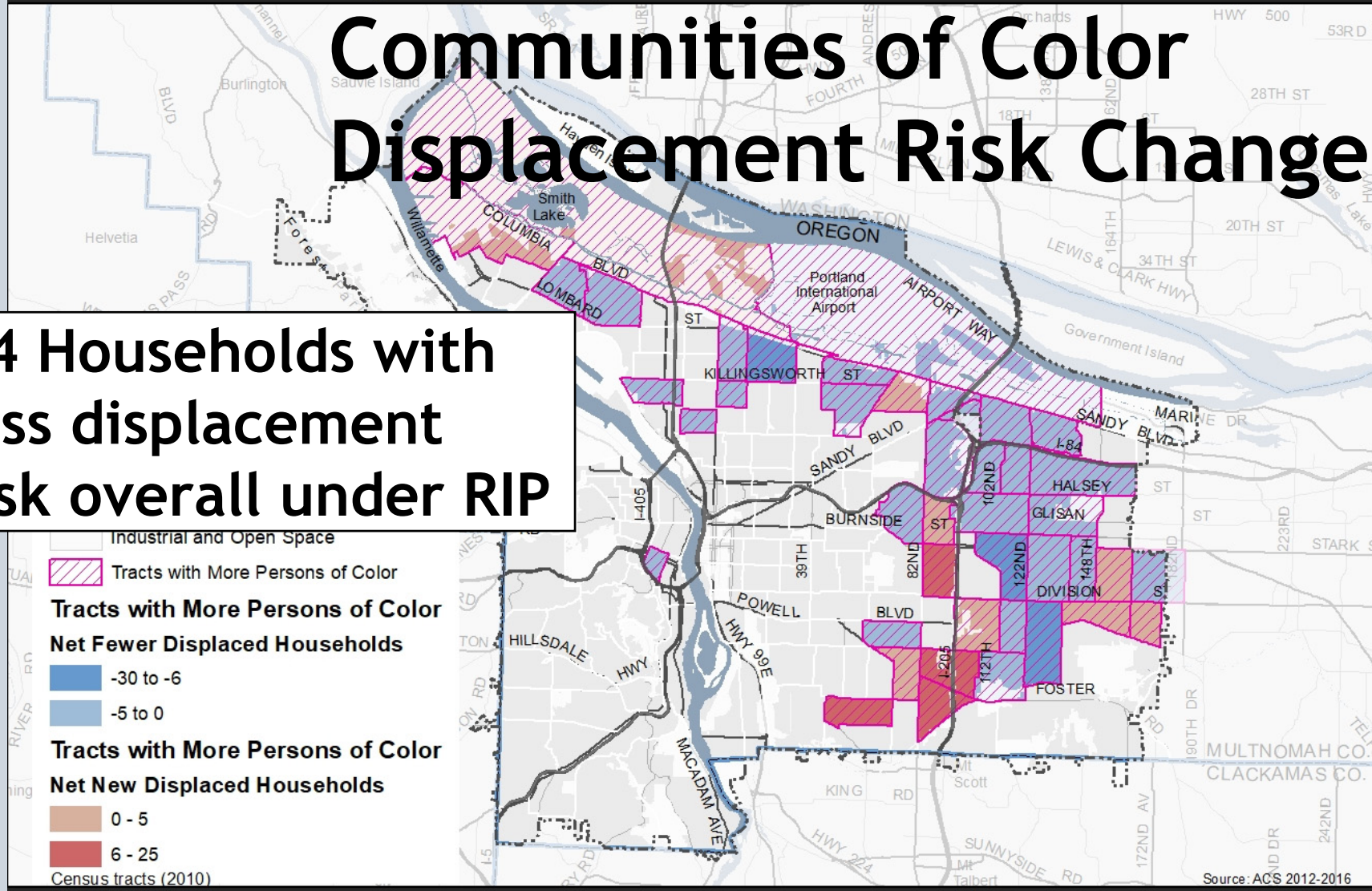
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# Communities of Color Displacement Risk Change

**84 Households with less displacement risk overall under RIP**



Industrial and Open Space

Tracts with More Persons of Color

**Tracts with More Persons of Color Net Fewer Displaced Households**

- 30 to -6
- 5 to 0

**Tracts with More Persons of Color Net New Displaced Households**

- 0 - 5
- 6 - 25

Census tracts (2010)

Source: ACS 2012-2016

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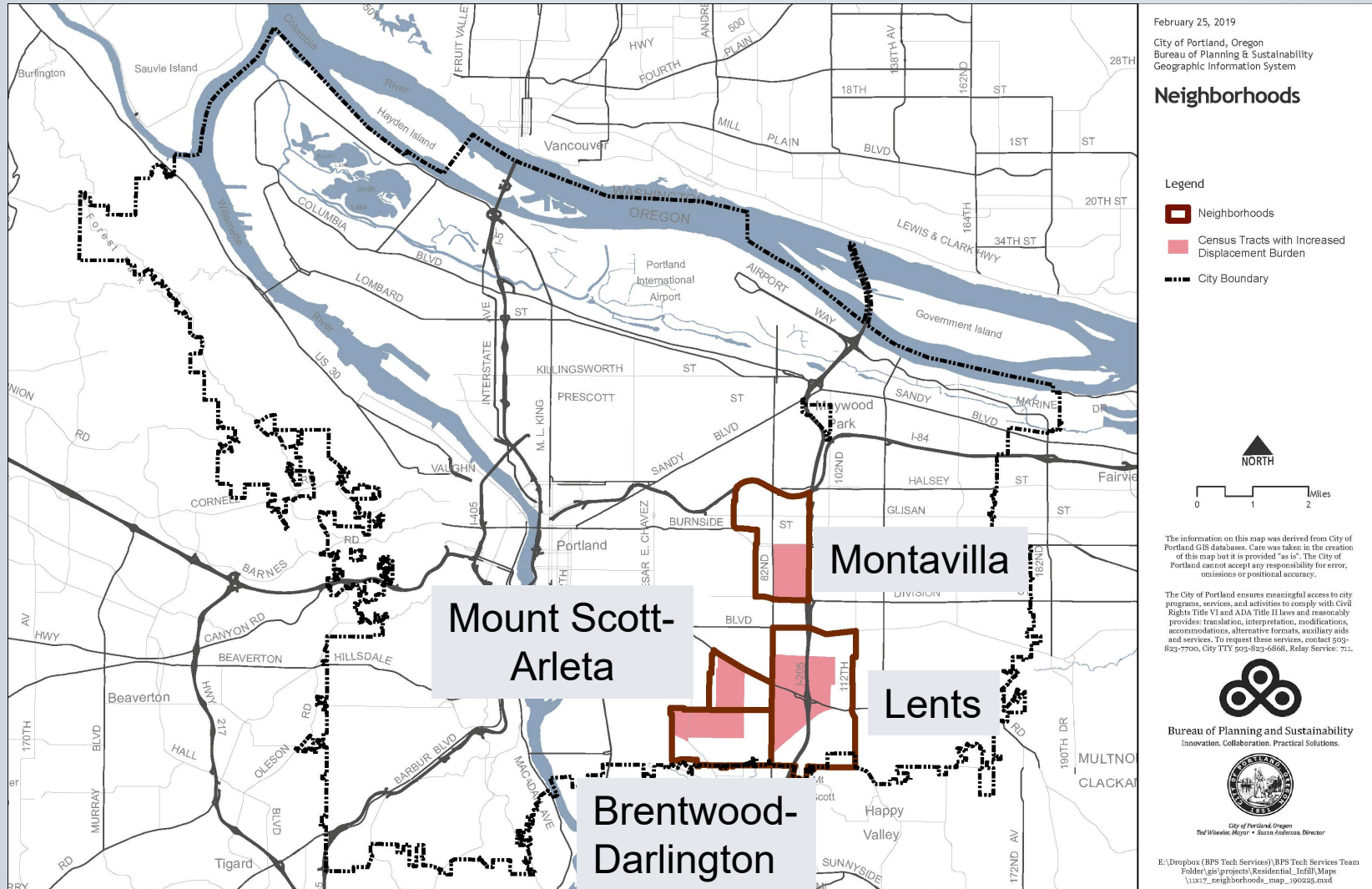


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# Neighborhoods with a net increase



			Neighborhoods with net increase in displacement risk			
Population share	City wide	Displacement Risk Areas	Brentwood -Darlington	Lents	Mt. Scott-Arleta	Montavilla
White	71%	62%	68%	54%	71%	66%
Black	6%	8%	3%	5%	1%	4%
Latino	10%	14%	16%	17%	12%	8%
Asian	8%	10%	7%	18%	10%	13%
Native American	1%	1%	1%	1%	1%	2%
Hawaiian/Pacific	1%	1%	1%	1%	0%	1%
Another race	0%	0%	0%	0%	1%	0%
Multi-racial	5%	5%	5%	5%	4%	5%



# Questions?



# Housing Bureau Programs

# Our Charge:

## What are we Addressing?

*Policy 5.16 “When plans...are expected to create neighborhood change, limit the involuntary displacement of those who are under-served and under-represented”*

- Citywide or neighborhood specific
- Proportionate impact
- Retaining community
- Housing opportunities for renters
- Housing options for owners



# Options for Moving Forward

- Change proposal? (FAR limits, max units, map)
- Mitigation strategies?
- Other ideas?



# Potential Amendments



# Allow more housing types

Amendment (1 of 12):

- Retain current provisions that allow attached houses on vacant R5 lots in the Albina Plan District (33.505.230) [Schultz]



# Allow more housing types

Amendment (2 of 12):

- Delete requirement for larger lot sizes for 3 or 4 units. (33.110.265.E.2) [Smith]



# Allow more housing types

Amendment (3 of 12):

- Base the size of the detached ADU on the larger, not smaller, duplex unit.  
(33.205.040.C.2) [Smith]



# Limit the overall size of buildings

Amendment (4 of 12):

- Add allowance for one addition up to 250 square feet in each 5-year period without having to show compliance with the maximum FAR. (33.110.210)  
[Smith, St. Martin]



# Limit the overall size of buildings

Amendment (5 of 12):

- Provide an exception to FAR maximums when adding a detached ADU to sites with existing large houses (33.110.210).  
[Smith, Spevak]



# Limit the overall size of buildings

Amendment (6 of 12):

- Add allowance for 250 square feet for a garage, above FAR max (33.110.210).  
[Bachrach]



# Visitability for 3 or 4 units

Amendment (7 of 12):

- Maintain the visitable standard that addresses the zero-step entrance to the unit, but delete the other three standards that address the interior design of the unit. (33.110.265.E.3., 33.205.040.C.5, 33.270.200) [Bachrach]



# Historically Narrow Lots

Amendment (8 of 12):

- Allow a 1,500 s.f. minimum base (or 0.6 FAR) for R5 historically narrow lot development. (33.110.260) [Bachrach]





# Small Flag Lots and Alley Access

Amendment (9 of 12):

- Create an exception for property line adjustments that create a small flag lot to remove alley frontage for an existing house (33.677.100.A and D.) [Spevak]



# Building Features and Articulation

Amendment (10 of 12):

- Limit the current window matching requirement on attached houses (in the R20-R5 zones) to street facing windows only. (33.110.265.C.1.d)  
[Spevak]



# Modify Parking Rules

Amendment (11 of 12):

- Move “fourplexes” from “all other use parking standards” to the “parking development standards for houses, duplexes, and triplexes” (33.266.130).  
[Spevak]



# Technical Amendments

Amendment (12 of 12):

- Miscellaneous technical fixes. [Spevak]



# Topics for PSC Letter (so far)

- Parking permit program
- Curb cut fee/curb tax proposal
- State building code exception to allow visitability requirement
- SDC waiver approaches for ADUs
- Streamlined partition process
- Tree code changes for small lot development.

