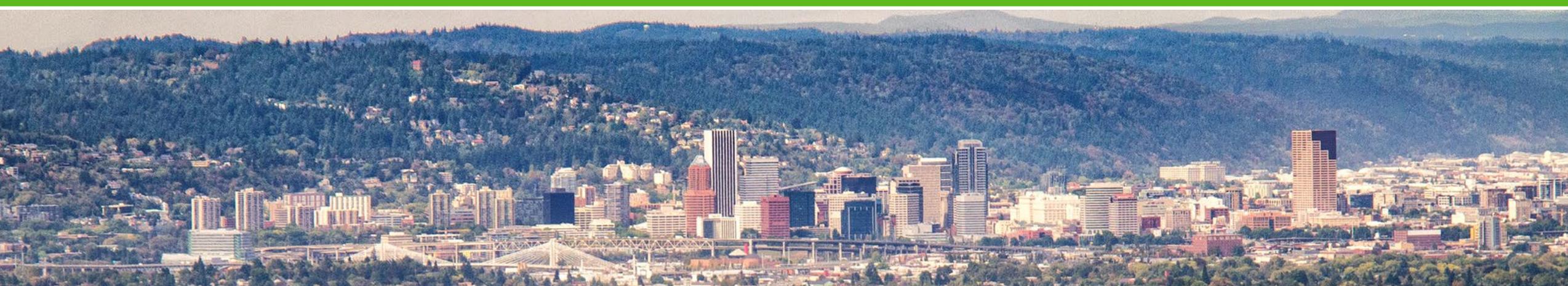




Better Housing by Design

City Council Hearing

October 2, 2019



Better Housing by Design



Residential Infill Project
Single-dwelling Zones

**Better Housing by Design
Multi-dwelling Zones**

Mixed-Use
Zones Project
Commercial/Mixed
Use Zones

The needs of households are changing



- Growing by 100,000 households (now to 2035)
- Smaller households – 68% have 1 or 2 people
- Increasing income gap
- Aging population



1920



2010



Portlanders by Area Median Income

0-30% AMI



Annual Income: \$15,800

Affordable Rent: \$395

Couple with Social Security

31-60% AMI



Annual Income: \$37,800

Affordable Rent: \$945

Preschool Teacher

61-80% AMI



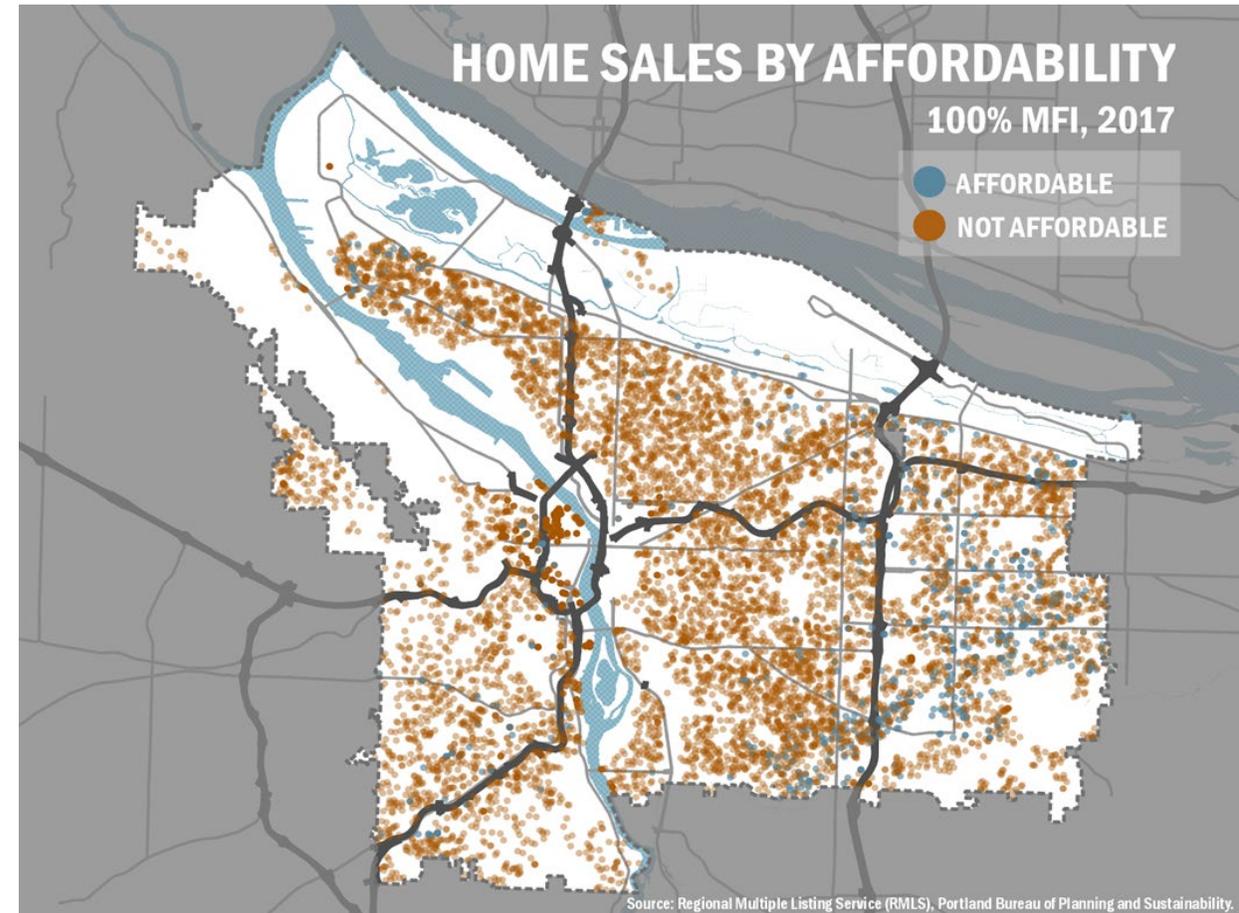
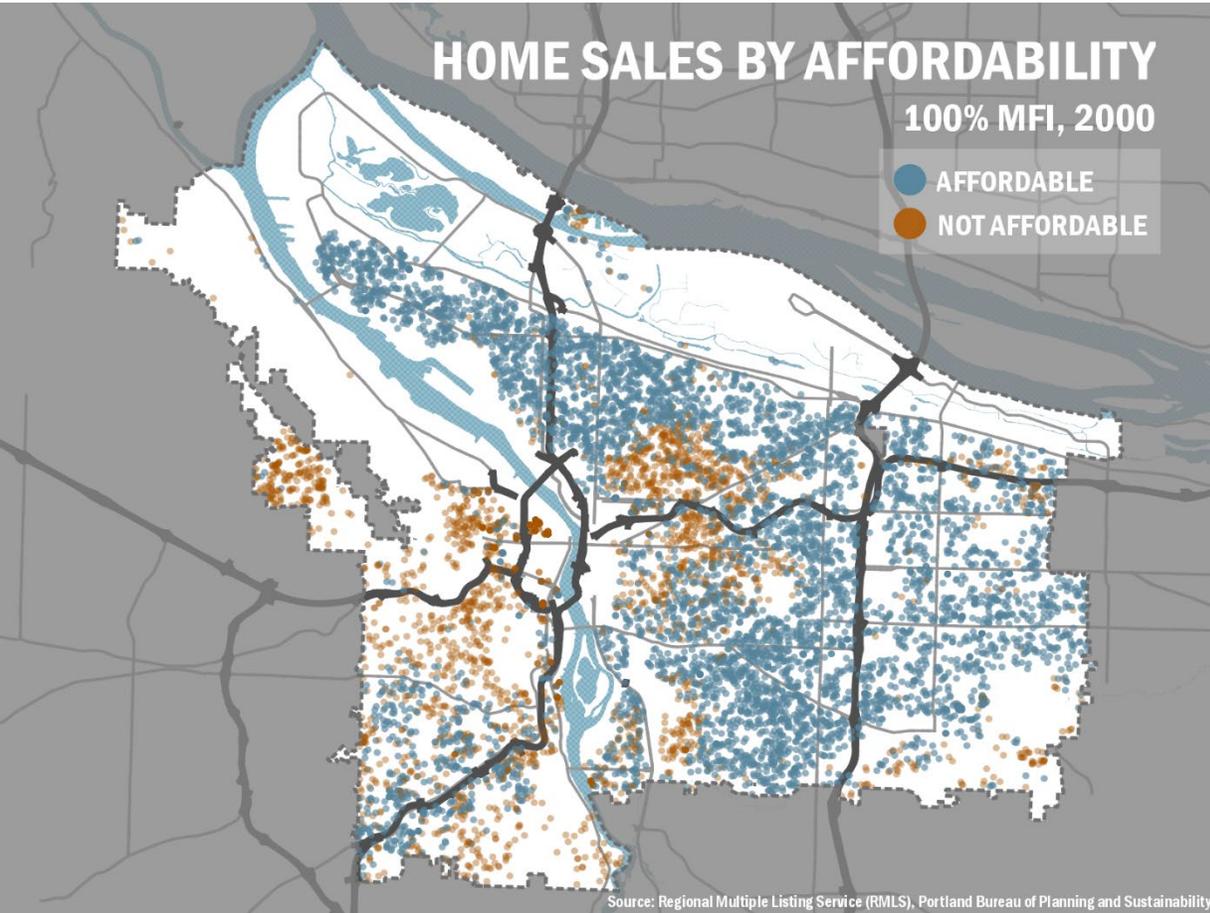
Annual Income: \$57,000

Affordable Rent: \$1,425

Two full-time minimum wage workers

Portland Area Median Income = \$87,900

The cost of houses is becoming out of reach



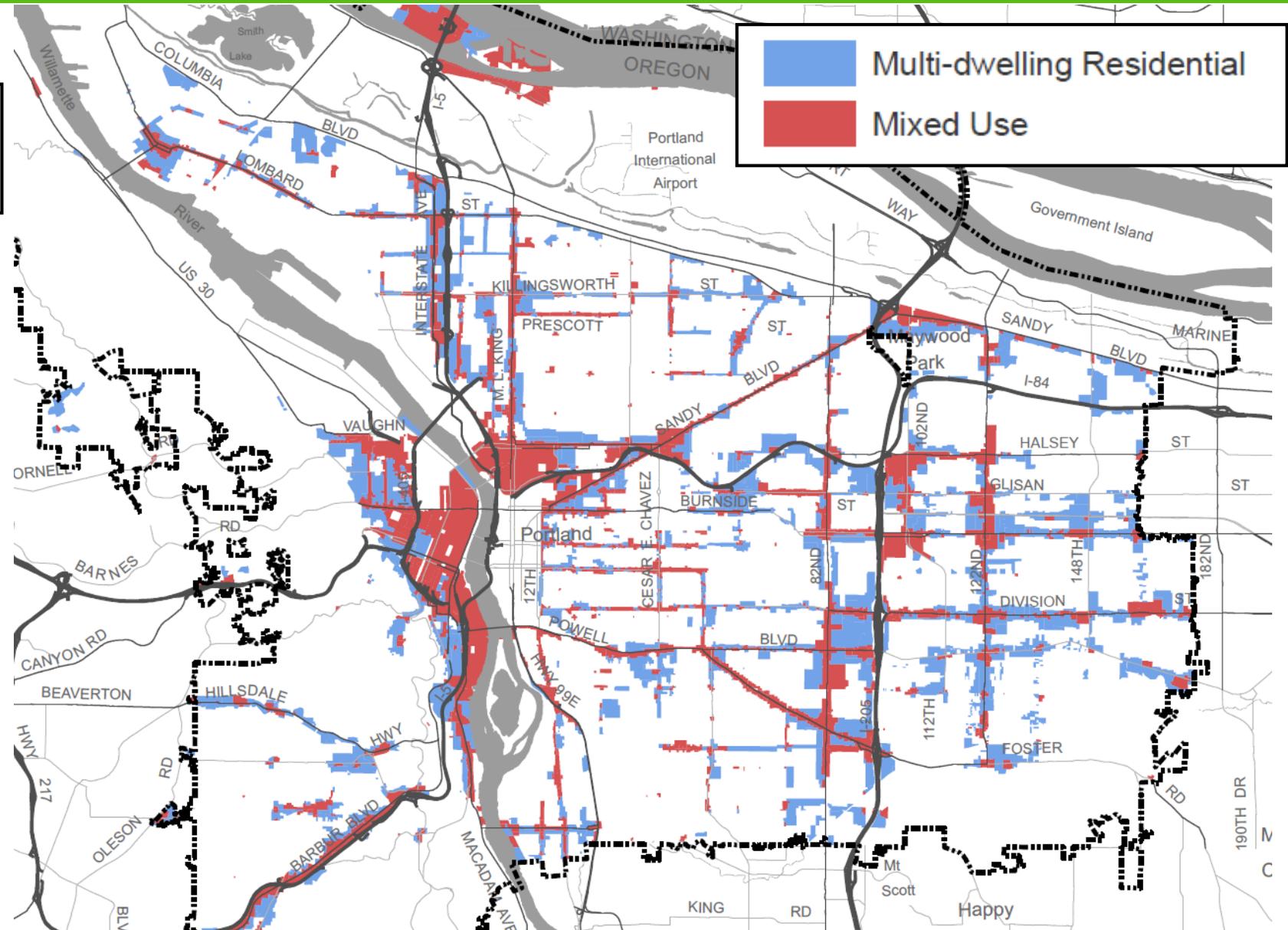
Increasing need for housing of all types

Housing production in Portland has not kept up with growth in numbers of households

Multi-dwelling zoning



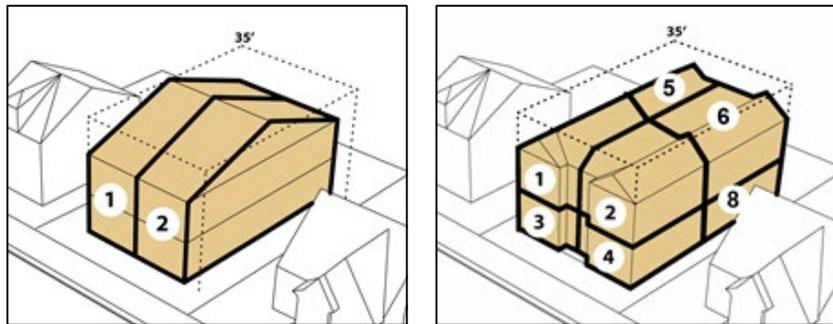
**Multi-dwelling zones:
8% of Portland's land area**



Climate Action Plan role:
Provides housing options
close to services and transit



Expand Housing Options



- More housing diversity
- Address affordability

Improve Design



- Outdoor spaces
- Design for community

Diverse and less expensive housing options



Duplex



Fourplex



Small Apartment
Building (eightplex)



Courtyard Apartments

Regulate by building scale instead of unit density – allowing more diverse and less expensive housing options.

- Portland has a rich diversity of low-rise multifamily housing types.
- Only the duplex is allowed today in Portland's predominant multi-dwelling zone.

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)



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

Outdoor spaces and site design



- Require outdoor spaces in all multi-dwelling zones
- Common areas / courtyards for large sites
- Flexibility for parking

Building design and scale

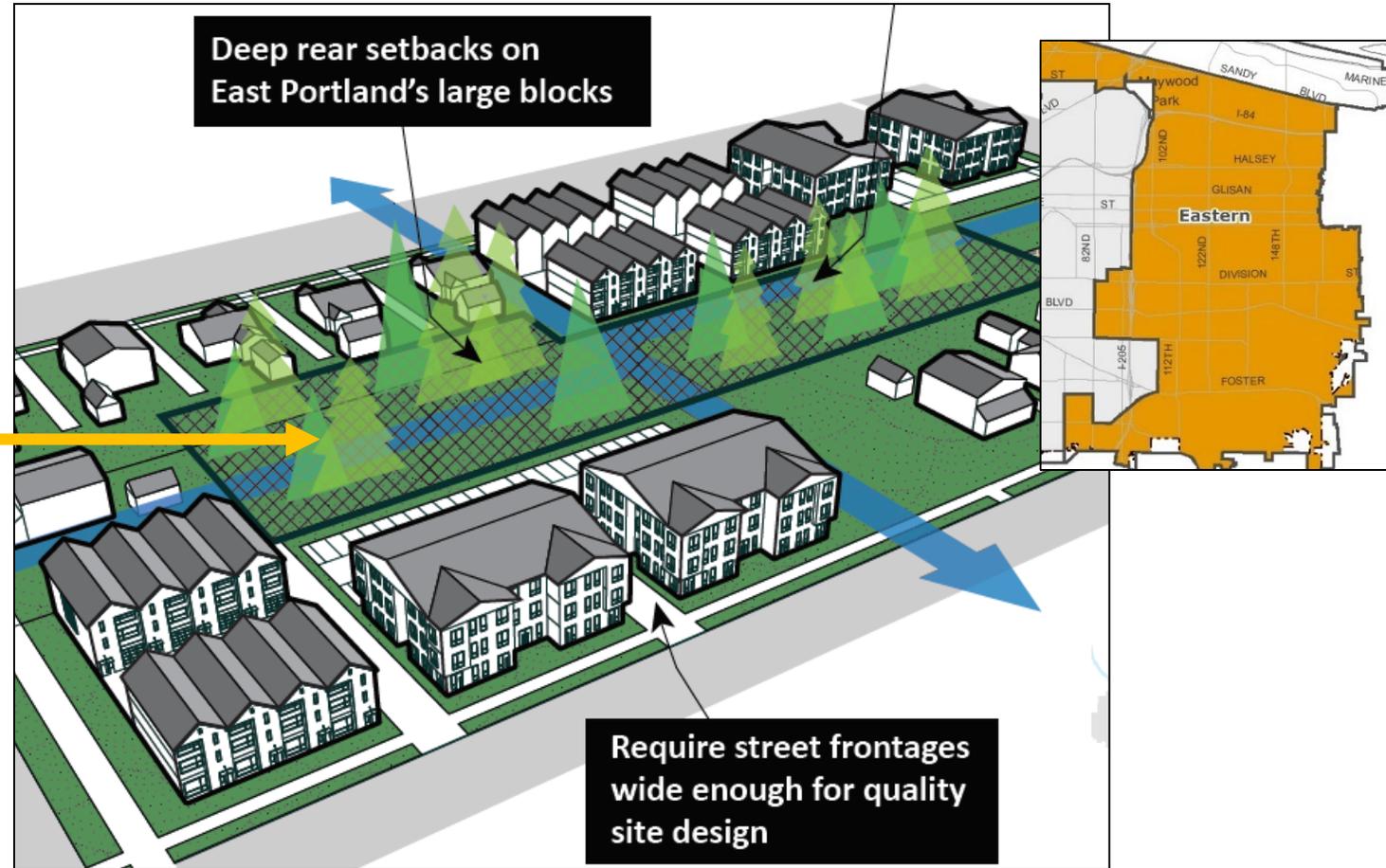


- Limit front garages and front parking
- Require front setbacks that relate to context and provide privacy
- Building height transitions next to single-dwelling zones

East Portland and street connections



Center of blocks - provide space for outdoor areas and trees.



- Keep centers of blocks greener, less built up
- Ensure sites are large enough for new connections and quality site design
- New approaches to facilitate street and pedestrian connections

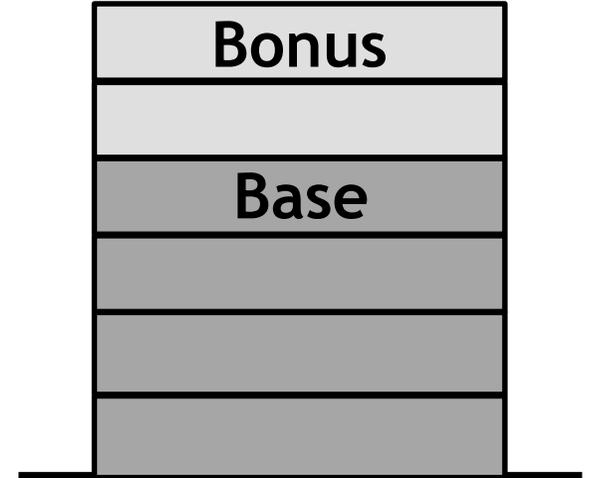
Historic districts



Base
Scale



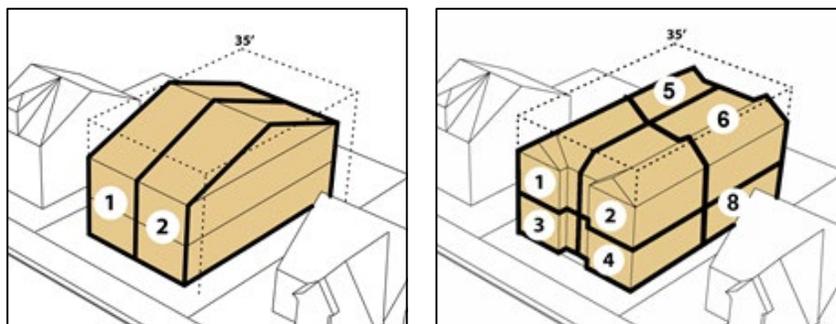
Bonus
Scale



- “Right size” the zoning
- Expand bonuses for affordable housing



Expand Housing Options



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Improve Design



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