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HOUSING ¹

GOAL:

- 4 Enhance Portland's vitality as a community at the center of the region's housing market by providing housing of different types, tenures, density, sizes, costs, and locations that accommodate the needs, preferences, and financial capabilities of current and future households.**

POLICIES & OBJECTIVES – HOUSING SUPPLY:

4.1 Housing Availability

Ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of Portland's households now and in the future.

Objectives:

- A.** Designate sufficient buildable land for residential development to accommodate Portland's share of regional household growth to reduce the need for urban growth boundary expansions.
- B.** Develop new relationships and mechanisms that increase private investment in, and production of, housing.
- C.** Consider the cumulative impact of regulations on the ability of housing developers to meet current and future housing demand.
- D.** Encourage the efficient use of existing housing.
- E.** Encourage the efficient use of infrastructure by focusing well-designed new and redeveloped housing on vacant, infill, or under-developed land.
- F.** Encourage housing design that supports the conservation, enhancement, and continued vitality of areas of the city with special scenic, historic, architectural or cultural value.
- G.** Facilitate the redevelopment of surface parking lots zoned for residential and mixed-uses to accommodate housing and mixed-use development.
- H.** Create alternatives to the demolition, without replacement, of structurally sound housing on residentially zoned property.
- I.** Reduce nonregulatory barriers to the development of vacant residentially zoned sites.
- J.** Limit residential development in areas designated as industrial sanctuaries.

4.2 Maintain Housing Potential

Retain housing potential by requiring no net loss of land reserved for, or committed to, residential, or mixed-use. When considering requests for amendments to the Comprehensive Plan map, require that any loss of potential housing units be replaced.

¹ Amended by Ordinance No. 172954, January 1999, which replaced the entire goal and policies.

Objectives:

- A. Allow the replacement of housing potential to be accomplished by such means as: 1) rezoning (and redesignating) existing commercial, employment, or industrial land to residential; 2) rezoning (and redesignating) lower density residential land to higher density residential land; and 3) rezoning to the CM zone; or 4) building residential units on the site or in a commercial or employment zone if there is a long term guarantee that housing will remain on the site.
- B. Allow for the mitigation of the loss of potential housing units with a housing pool credit system.

4.3 Sustainable Housing

Encourage housing that supports sustainable development patterns by promoting the efficient use of land, conservation of natural resources, easy access to public transit and other efficient modes of transportation, easy access to services and parks, resource efficient design and construction, and the use of renewable energy resources.

Objectives:

- A. Place new residential developments at locations that increase potential ridership on the regional transit system and support the Central City as the region's employment and cultural center.
- B. Establish development patterns that combine residential with other compatible uses in mixed-use areas such as the Central City, Gateway Regional Center, Station Communities, Town Centers, Main Streets, and Corridors.
- C. Encourage the development of housing at transit-supportive densities near transit streets, especially where parks or schools are present, to ensure that the benefits of the public's investment in those facilities are available to as many households as possible.
- D. Foster flexibility in the division of land and the siting of buildings, and other improvements to reduce new development's impacts on environmentally sensitive areas.
- E. Use resource efficient technologies and materials in housing construction that increase the useful life of new and existing housing.

POLICIES & OBJECTIVES – SAFETY AND QUALITY:**4.4 Housing Safety**

Ensure a safe and healthy built environment and assist in the preservation of sound existing housing and the improvement of neighborhoods.

Objectives:

- A. Ensure safe housing for Portland's citizens of all income levels.
- B. Encourage the return of abandoned housing to useful and safe occupancy.
- C. Ensure the safety of the general public by requiring owners to repair substandard housing or as a last resort, demolish dangerous housing.

4.5 Housing Conservation

Restore, rehabilitate, and conserve existing sound housing as one method of maintaining housing as a physical asset that contributes to an area's desired character.

Objectives:

- A. Require owners, investors, and occupants, to be responsible for maintenance of the housing stock.
- B. Encourage the adaptive reuse of existing buildings for residential use.

4.6 Housing Quality

Encourage the development of housing that exceeds minimum construction standards.

Objectives:

- A. Promote housing that provides air quality, access to sunlight, and is well protected from noise and weather.
- B. Ensure that owners, managers, and residents of rental property improve the safety, durability, and livability of rental housing.
- C. Protect housing from excessive off-site impacts including pollution, noise, vibration, odors, and glare.
- D. Limit conflicts between existing business areas and housing caused by traffic and parking, noise, and signage.

POLICIES & OBJECTIVES – HOUSING OPPORTUNITY:**4.7 Balanced Communities**

Strive for livable mixed-income neighborhoods throughout Portland that collectively reflect the diversity of housing types, tenures (rental and ownership) and income levels of the region.

Objectives:

- A. Achieve a distribution of household incomes similar to the distribution of household incomes found citywide, in the Central City, Gateway Regional Center, in town centers, and in large redevelopment projects.
- B. Maintain income diversity within neighborhoods by 1) allowing a mix of housing types and tenures, including houses, houses on smaller lots, small houses, duplexes, attached housing, accessory dwelling units, multi-dwelling housing, and mixed-use developments; and 2) ensure that income diversity is maintained over the long-term.
- C. Promote the development of mixed-income housing that may include a mix of housing types.
- D. Encourage housing opportunities for extremely low and very low-income households (below 50% MFI) in all neighborhoods to avoid their concentration in any one area.
- E. Actively encourage the dispersal of housing with on-site social services throughout the city.
- F. Support public and private actions that improve the physical and social environment of areas that have experienced disinvestment in housing, that have a concentration of low-income households, or that lack infrastructure.
- G. Encourage the development and preservation of housing that serves a range of household income levels at locations near public transit and employment opportunities.
- H. Improve the balance in the city's population by attracting a proportionate share of the region's families with children in order to encourage stabilized neighborhoods and a vital public school system.
- I. Expand homeownership opportunities for existing residents in neighborhoods with homeownership rates lower than the regional average.

- J. Expand multi-dwelling and rental housing opportunities in neighborhoods with homeownership rates higher than the regional average.
- K. As neighborhoods evolve, discourage the involuntary displacement of low-income residents from their community, while expanding housing opportunities to create more balanced communities.

4.8 Regional Housing Opportunities

Ensure opportunities for economic and racial integration throughout the region by advocating for the development of a range of housing options affordable to all income levels throughout the region.

Objectives:

- A. Advocate for the development of a regional “fair share” strategy for meeting the housing needs of low, moderate, and higher-income households and people in protected classes in cities and counties throughout the region.
- B. Support regulations and incentives that encourage the production and preservation of housing that is affordable at all income levels throughout the region.
- C. Work with Metro and other jurisdictions to secure greater regional participation in addressing the housing needs of people who are homeless, low-income or members of protected classes.

4.9 Fair Housing

Ensure freedom of choice in housing type, tenure, and neighborhood for all, regardless of race, color, age, gender, familial status, sexual orientation, religion, national origin, source of income or disability.

Objectives:

- A. Support programs that increase opportunities for minorities, low-income people, and people in protected classes to gain access to housing throughout the region.
- B. Prohibit discrimination in selling, renting, leasing, or subleasing residential real estate on the basis of an individual’s race, color, age if over 18, gender, marital status, familial status, sexual orientation, religion, national origin, source of income, or disability.
- C. Reduce barriers to the siting of housing for the elderly or people with disabilities at residential locations throughout the city that have access to needed social services and transit while recognizing that different populations have different needs.
- D. Ensure the development of housing accessible to people with physical limitations, and the adaptation of existing homes to improve accessibility for people with disabilities.

4.10 Housing Diversity

Promote creation of a range of housing types, prices, and rents to 1) create culturally and economically diverse neighborhoods; and 2) allow those whose housing needs change to find housing that meets their needs within their existing community.

Objectives:

- A. Keep Portland inviting to households with children by ensuring through public and private action the availability of housing that meets their needs throughout the city.
- B. Support homeownership opportunities in new multi-dwelling housing by encouraging the creation of condominiums, cooperatives, mutual housing associations, and limited equity cooperatives.
- C. Accommodate a variety of housing types that are attractive and affordable to potential homebuyers at all income levels.

- D. Encourage the production of a range of housing types for the elderly and people with disabilities, including but not limited to independent living, assisted living, and skilled nursing care facilities.
- E. Support opportunities for renter households by providing a range of housing types, sizes, and rent levels throughout the city.
- F. Increase the public school population in Portland, preventing widespread school closures, and the consequent underutilization of public facilities.

POLICIES & OBJECTIVES – HOUSING AFFORDABILITY:

4.11 Housing Affordability

Promote the development and preservation of quality housing that is affordable across the full spectrum of household incomes.

Objectives:

- A. Include strategies and actions that encourage the provision of housing affordable to all income levels in neighborhood, and community plans, and other area plans that pertain to housing.
- B. Ensure the availability of housing that meets the needs of all Portland households.
- C. Encourage the development and use of housing construction technologies that streamline the housing construction process, reduce development costs and environmental impacts, and produce sound and durable housing.
- D. Promote conservation programs and energy-efficient practices and programs that reduce housing operating costs for energy, sewer, and water usage.
- E. Work in partnership with the Housing Authority of Portland to preserve its portfolio of federally assisted housing at rents levels affordable to extremely and very low-income households.
- F. Pursue adequate financial resources to develop, maintain and preserve housing and housing assistance programs for households whose needs are not met by the housing market.
- G. Narrow the gap between housing costs and income.

4.12 Housing Continuum

Ensure that a range of housing from temporary shelters, to transitional, and to permanent housing for renters and owners is available, with appropriate supportive services for those who need them.

Objectives:

- A. Plan and coordinate the provision of housing opportunities for households whose needs are not met by the private for-profit market.
- B. Promote the preservation and development of a sufficient supply of transitional and permanent housing affordable to extremely low-income individuals and households with children in order to reduce or prevent homelessness.
- C. Provide opportunities throughout the city for emergency shelters and transitional housing for people who are homeless.
- D. Stimulate production of a variety of housing types that are affordable and responsive to the needs of very low, low, moderate, and middle-income households.
- E. Expand opportunities for first-time homebuyers.

4.13 Humble Housing

Ensure that there are opportunities for development of small homes with basic amenities to ensure housing opportunities for low-income households, members of protected classes, households with children, and households supportive of reduced resource consumption.

Objectives:

- A. Ensure that regulations facilitate the option of development of small homes.
- B. Reduce barriers to the development and finance of small homes.

4.14 Neighborhood Stability

Stabilize neighborhoods by promoting: 1) a variety of homeownership and rental housing options; 2) security of housing tenure; and 3) opportunities for community interaction.

Objectives:

- A. Promote and maintain homeownership options within neighborhoods.
- B. Promote housing opportunities that build a sense of community, civic involvement and neighborhood pride.
- C. Protect, preserve, and restore the City's single-room occupancy (SRO) and low-income housing.
- D. Encourage the retention of existing rental housing at rent levels affordable to area residents.
- E. Increase opportunities for construction, acquisition, or preservation of housing affordable to area residents in locations where rising property values and gentrification contribute to their involuntary displacement.
- F. Require the property owner to assist in the relocation of low-income residents whenever multi-dwelling buildings are converted to condominiums.
- G. Promote good neighbor relationships between housing developers and their neighbors.
- H. Enable people who are elderly to remain in their own neighborhoods as their needs change by supporting shared housing, accessory dwellings, smaller homes, adult foster homes, and other assisted residential living arrangements.
- I. Allow the city's housing to be adapted to enable households to remain in the same home or neighborhood through all their different life cycles.
- J. Preserve existing mobile home parks.
- K. Enhance the quality of the design of new infill residential development.

4.15 Regulatory Costs and Fees

Consider the impact of regulations and fees in the balance between housing affordability and other objectives such as environmental quality, urban design, maintenance of neighborhood character, and protection of public health, safety, and welfare.

Objectives:

- A. Improve housing affordability by imposing the lowest permit fee, or system development charge necessary to recover cost of city services delivered in a cost effective manner.
- B. Achieve greater predictability in project decision timelines, outcomes, and costs.
- C. Allow reduced parking requirements for housing where the parking demand is reduced and impacts are minimal.