Attachment F: Environmental Overlay Zone Map Correction Project Housing Capacity Analysis

January 29, 2021

In 2018, the City of Portland adopted the 2035 Comprehensive Plan, including the Buildable Land Inventory (BLI). The BLI estimates that Portland has the capacity for 201,000 additional housing units; more than the estimated need to accommodate the City's forecasted future growth of 123,000 units by 2035. In July 2020, the City of Portland adopted the Residential Infill Project, which increased the housing capacity citywide by an additional 25,000 potential units.

Based on the Ezone Map Correction Project Housing Capacity Analysis, there may be a loss of 366 single dwelling residential units and 185 multi-dwelling residential units due to the proposed ezone changes. However, there will remain a citywide housing capacity surplus of at least 102,449 residential units after adoption of the Ezone Map Correction Project.

Below is the methodology used to determine the Ezone Map Correction Project's impact on housing capacity citywide. The analysis was performed separately for lots zoned single dwelling residential and multi-dwelling residential. For both categories, only vacant or underutilized lots, as designated by the Buildable Lands Inventory, were evaluated. In addition, publicly owned lots and lots under a common ownership, such as a homeowner's association, were excluded.

1. Single-Dwelling Residential Lots

The methodology compared the potential units under the existing ezones to potential units with the proposed ezones. Lots that had a 10% or greater increase in ezone coverage were included in the calculations below. Lots that had less than a 10% increase in ezone coverage were excluded.

The lots were split into two categories: dividable and undividable. Whether the lot is dividable was determined using the BLI calculations of total lot divisions possible per the zoning code. Please see the Bureau of Development Service's Land Division Information Guide, available online at www.portland.gov/sites/default/files/2020/lu_ld002_density_single_dwell.pdf, for the steps to calculate density and dividability.

A. Dividable Single-Dwelling Residential Lots

The minimum dividable lots for each lot was calculated for both the conditions under the existing ezones and the proposed ezones.

To calculate this area, the protection 'p' overlay zone coverage was completely removed and conservation 'c' overlay zone areas counted as 80% of their coverage area. This is based on Table 610-1 of the zoning code.

Formula: *Sq ft of no ezone + (Sq ft of 'c' zone x .80) all divided by max density (Table 610-1)*

It is assumed that the area of 'p' zone coverage is not developable. It is assumed that while the area of 'c' zone coverage is developable either through zoning code standards or review, at least 20% will not be developed due to constraints, such as steep slopes and/or mitigation costs.

Next the proposed minimum dividable lots were subtracted from the existing minimum dividable lots, resulting in the number of lots lost. When the proposed minimum lots value is zero, the analysis assumes one lot is lost and subtracts that one from existing minimum lots to arrive at number of lots lost.

The number of potential dividable single-dwelling residential units lost is 278.

B. Undividable Single-Dwelling Residential Lots

The minimum number of units was calculated for both the conditions under the existing ezones and the proposed ezones. For this portion of the analysis, only vacant lots, as designated by the BLI, were included. Underutilized lots were not included because the existing development can be replaced in its current footprint per zoning code 33.430 exemptions.

Using Table 110-4 in the zoning code and each lot's square footage, the maximum building coverage was determined for each lot. A 5-foot setback, measured inward from all property lots lines, was subtracted. Next the area of 'p' zone coverage was subtracted; it is assumed that the 'p' zone area is not developable. (It is assumed the area of 'c' zone coverage is developable either through standards in 33.430.140 or through Environmental Review.)

If the remaining lot size, minus setback and 'p' zone, was more than the maximum building coverage, then the site was considered fully developable, even with the changes to the ezones. If the remaining lot size, minus setbacks and 'p' zone, was less than the maximum building coverage, then there may be units lost on the lot.

Each lot that may have a loss of units was reviewed individually by staff. The allowed disturbance area from Table 430-1, was compared to the lot area outside of the 'p' zone and setbacks. If the allowed disturbance area was more than the area outside of the 'p' zone and the setbacks then the lot was determined to be undevelopable. *Note – Staff are systematically reviewing every undevelopable vacant lot and converting a portion of the proposed 'p' zone to proposed 'c' zone to ensure that every lot will be developable through Environmental Review. This process will be completed spring 2021 and included in the amended proposed draft maps presented to PSC.*

The number of potential undividable single dwelling residential units lost is 88.

2. Multi-Dwelling Residential Lots

The methodology compared the potential units under the existing ezones to potential units with the proposed ezones.

A 5-foot setback, measured inward from all property lots lines, was subtracted. The area of 'p' zone coverage was also subtracted; it is assumed that the 'p' zone area is not developable. (It is assumed the

area of ‘c’ zone coverage is developable either through standards in 33.430.140 or through Environmental Review.)

The remaining area, minus setbacks and ‘p’ zone, was comparted to the maximum building coverage per zoning code Table 120-3. Whichever is the smaller area is retained for each lot.

Next, the maximum potential buildouts under existing and proposed ezones was calculated based on the lot’s FAR and maximum height restrictions per zoning code Table 120-3. A 12-foot per floor height was used to generate the hypothetical building height, and one unit per thousand square feet was used to calculate how many potential units could be built.

The number of potential units for full buildout under the proposed ezones was subtracted from the potential units for full buildout under the existing ezones.

The number of potential multi-dwelling residential units lost is 185.