



RESIDENTIAL INFILL PROJECT – PART 2

Bringing Portland Into Compliance with
State Legislative Mandates for Middle Housing

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RIP 2 Briefing overview

- State mandates
- Community Engagement
- R10/ R20 Background
- RIP2 proposals
- Timeline

What are the State mandates?

- **House Bill 2001** – requires cities to allow duplexes on *all lots*, and other middle housing (triplexes, fourplexes, cottage clusters, attached houses) in *most areas* by June 30, 2022
- **Senate Bill 458** – requires cities to process land divisions for middle housing development, so that each dwelling unit can be sold on its own lot after July 1, 2022

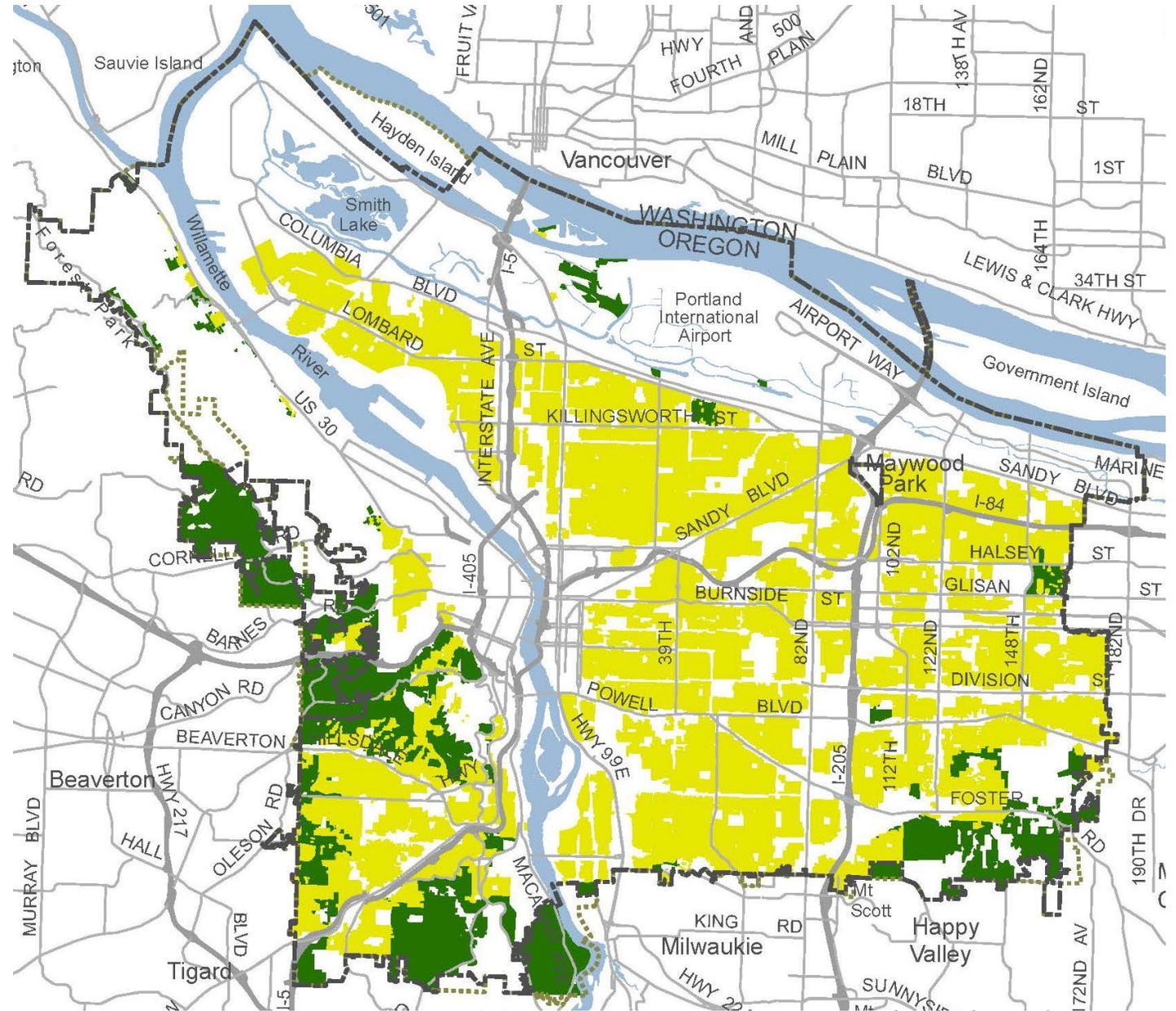
Community Engagement

- Scoping sessions CIC, PSC (March 2021) and housing partners
- Cottage Cluster focus group
- District coalition presentations
- DRAC, UFC, HLC briefings
- 11,000 Measure 56 notices
- Two virtual information sessions
- Email and phone hotlines

What areas are affected?

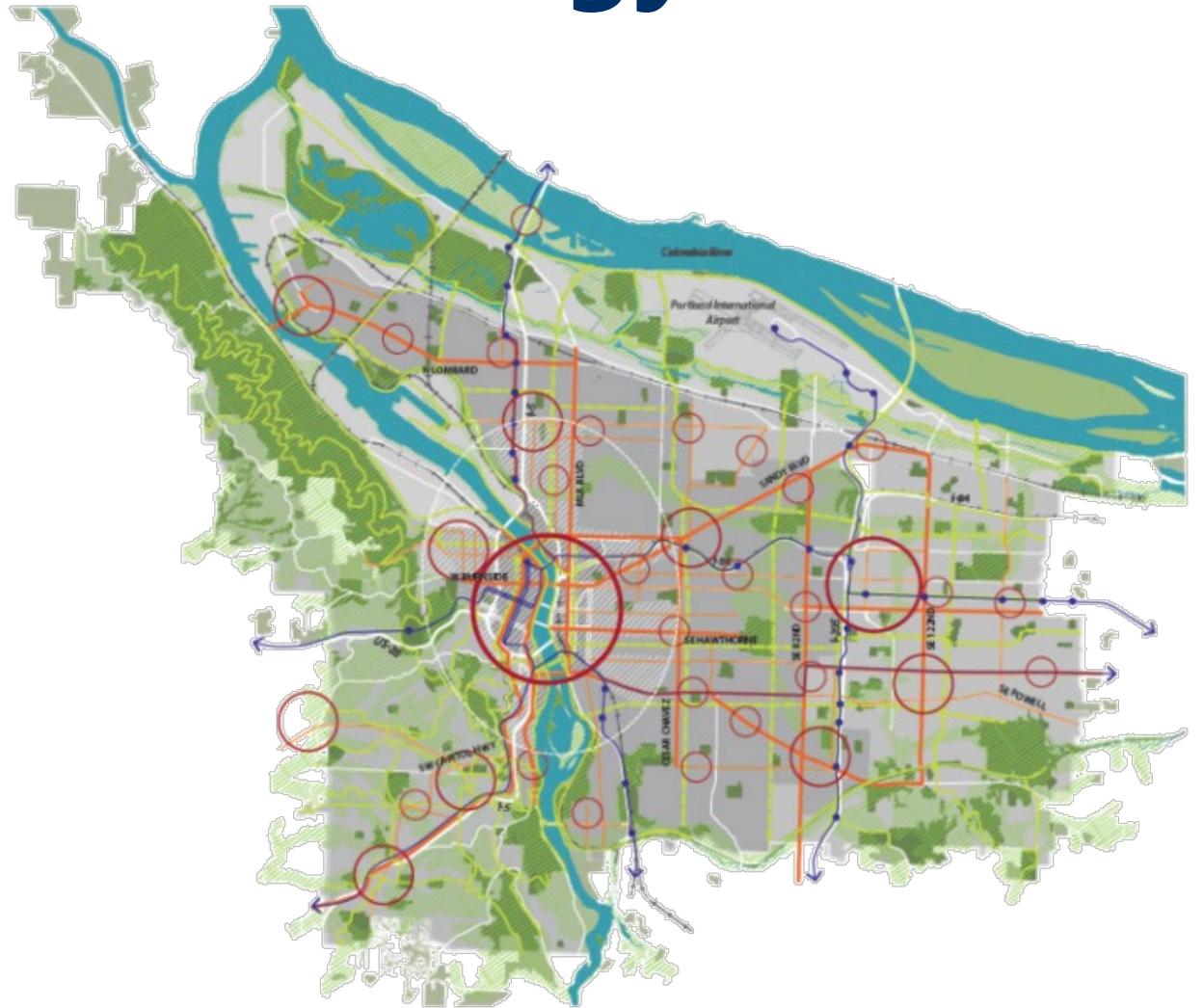
 R10 and R20 zones
(about 16,000 lots)

 R2.5, R5 and R7 zones
(about 134,000 lots)



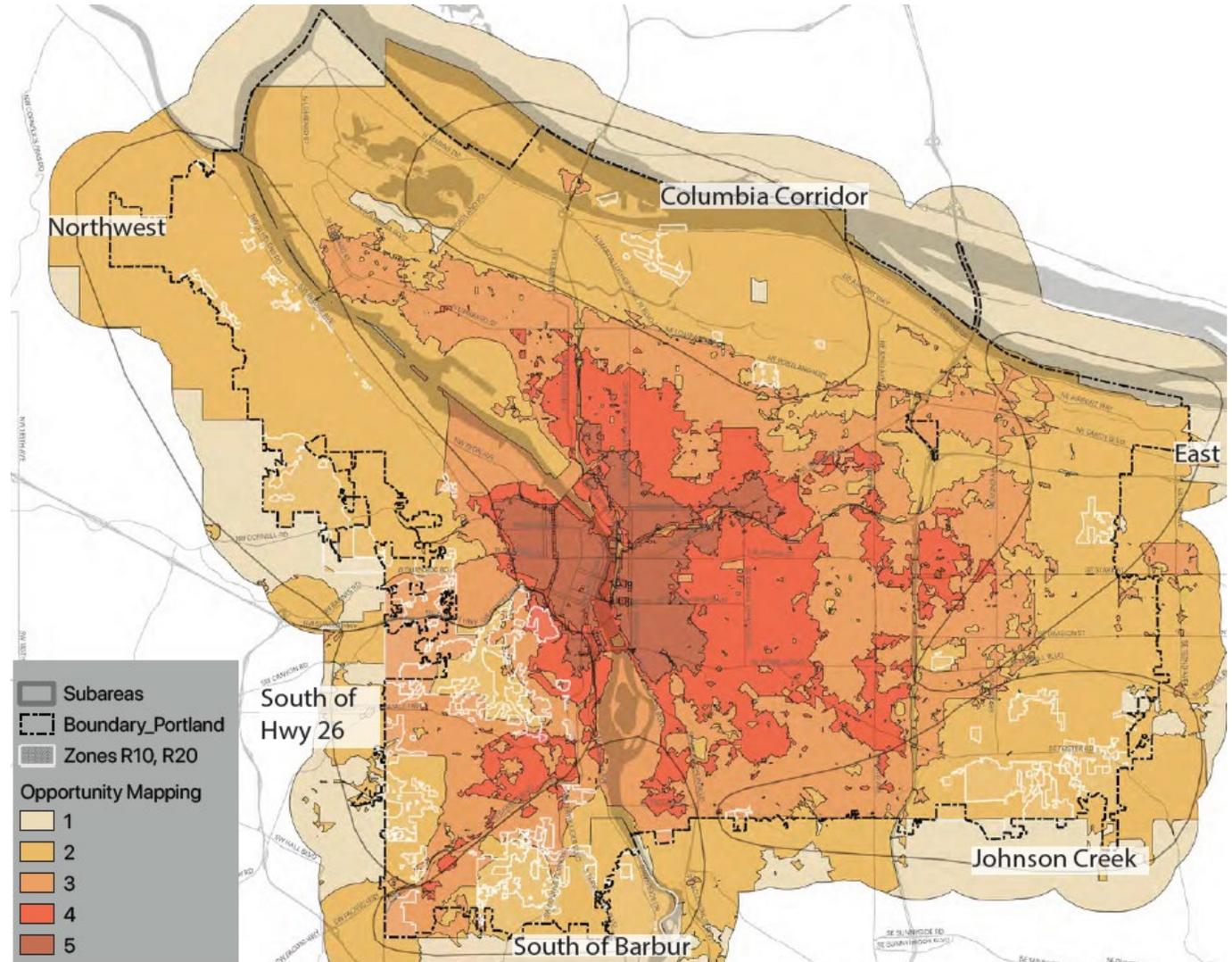
Comp Plan and Growth Strategy

- *R10 and R20 designations are for areas "far from centers and corridors." Services are limited or absent. Future investments will also be limited.*
- Located at the city periphery
- Increased land hazards
- More natural resource areas
- Infrastructure issues



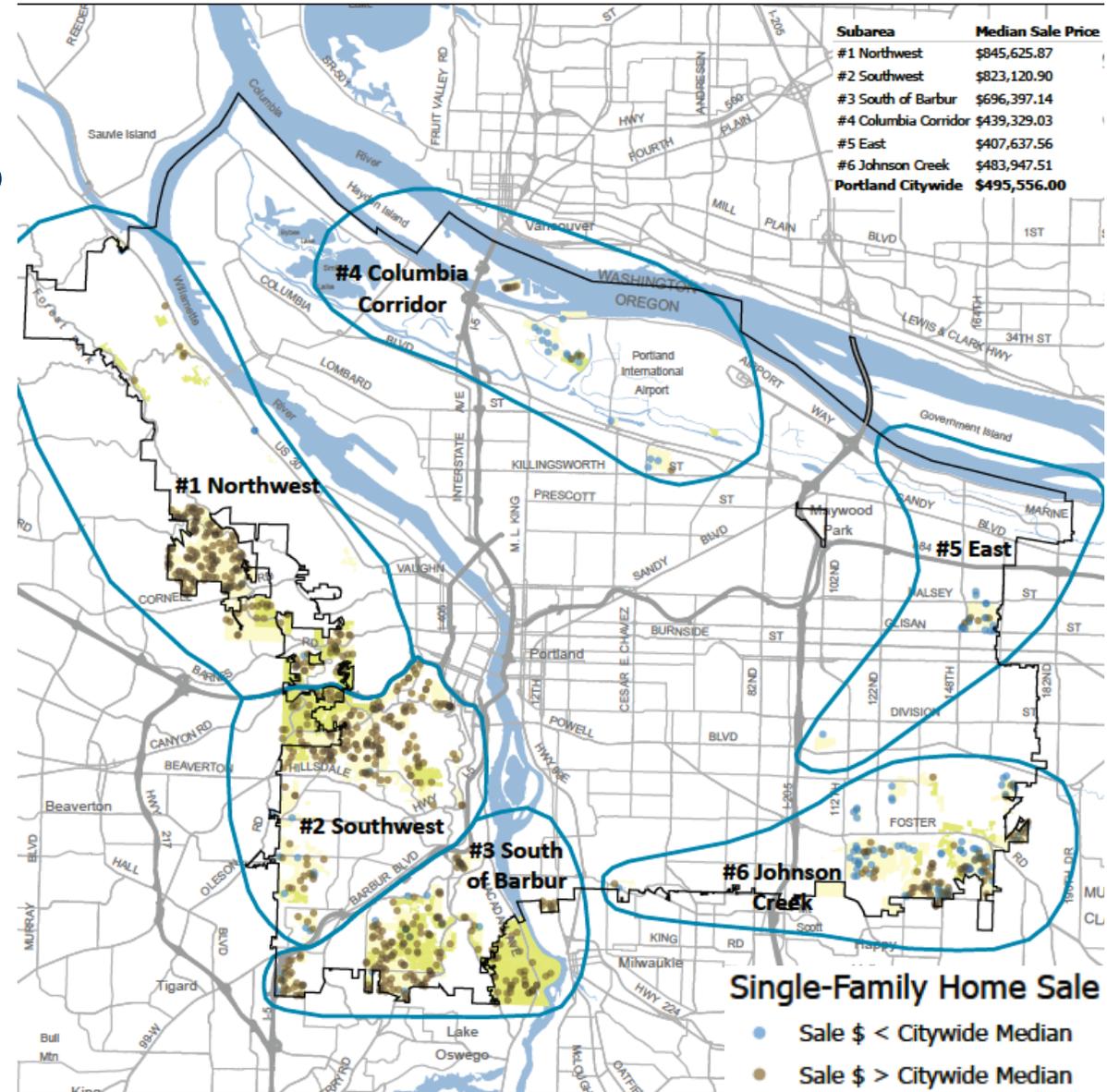
Housing Opportunity Mapping

- Opportunity Mapping categorizes varying levels of opportunity, scored Low (1) to High (5)
 - Childhood Education
 - Employment
 - Transportation
 - Access to Family Wage Jobs
 - Healthy Eating/Active Living



2020 Home Sale Prices

- Citywide median home sale price = \$495,000
- Large discrepancy between west and east median home sale prices in R10/R20
- West median \$788,000 (60% higher than citywide)
- East median \$443,000 (10% lower than citywide)



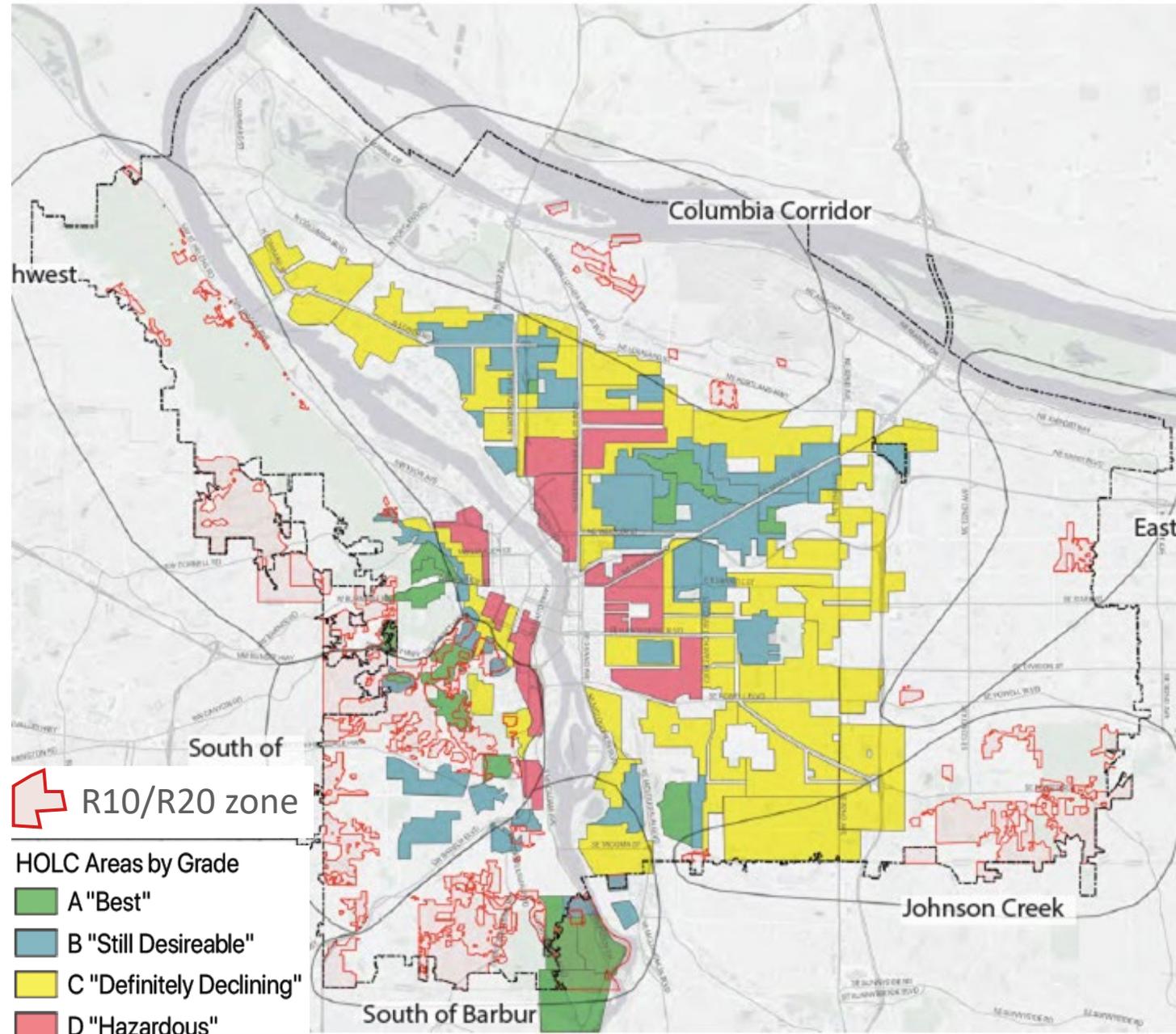
R10/R20 Demographics and Income

- Highlights = higher share than citywide average
- East areas - more racially/ethnically diverse
- West areas - higher household incomes
- Both areas - more seniors and significantly higher rates of homeownership

| | Portland 2019 | R10/R20 West Study Areas | | | R10/R20 East Study Areas | | |
|-------------------------|---------------|--------------------------|-----------------|-----------------|--------------------------|------|---------------|
| | | Northwest | South of Hwy 26 | South of Barbur | Columbia Corridor | East | Johnson Creek |
| People of color (total) | 30% | 16% | 11% | 11% | 36% | 38% | 31% |
| Black | 6% | 1% | 2% | 2% | 13% | 7% | 6% |
| Native American | 1% | <1% | <1% | <1% | 1% | 1% | 1% |
| Asian | 8% | 11% | 5% | 4% | 4% | 12% | 12% |
| Hispanic | 10% | 4% | 4% | 9% | 17% | 18% | 11% |
| Seniors (60+) | 19% | 23% | 27% | 24% | 22% | 24% | 19% |
| Homeowners | 54% | 76% | 74% | 83% | 59% | 65% | 70% |
| Income above \$75,000 | | 42% | 41% | 37% | 15% | 12% | 18% |
| Income below \$15,000 | | 19% | 18% | 21% | 27% | 30% | 24% |

Homeowners Loan Corporation (1937)

- Most areas were outside city, and not covered by HOLC maps
- Some greenlined areas in SW



Project Key Proposals

Apply Residential Infill Options to R10 – R20 zones

1. Building size limits
2. Duplexes
3. Triplexes and Fourplexes
4. Added ADUs
5. Deeply Affordable Units
6. Visitability

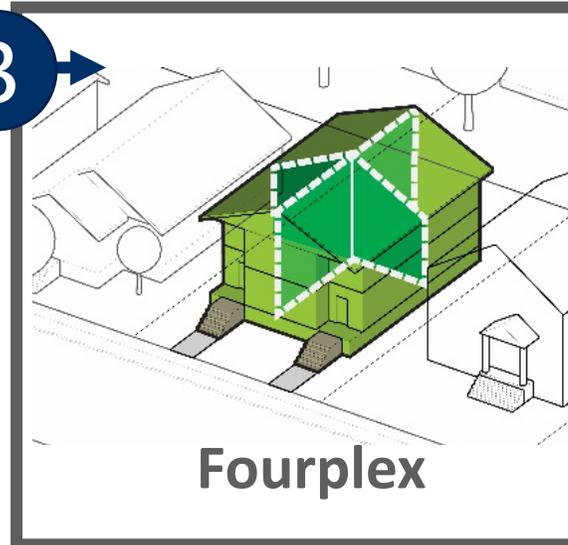
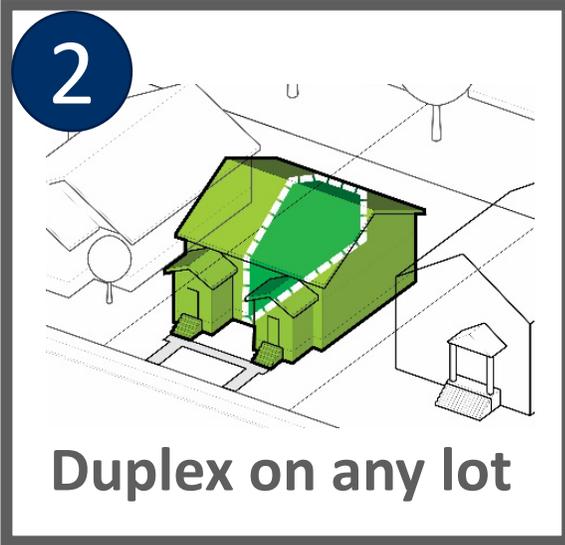


1 Building Size Limits

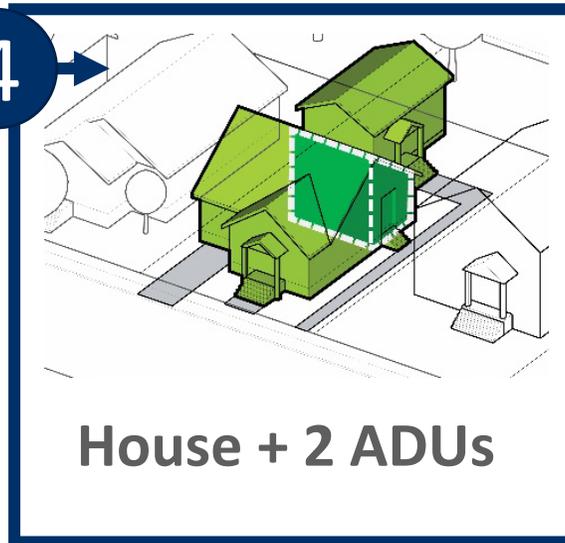
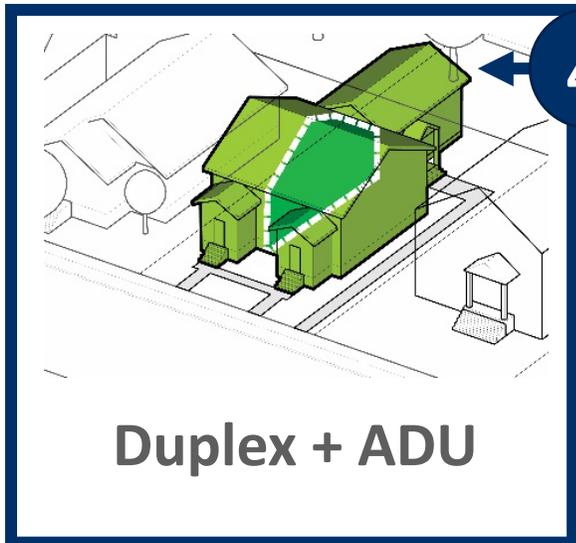
- Applying “Floor Area” limits
- R10 and R20 sites less than 10,000 sq ft
 - 0.4 for house
 - 0.5 for duplex
 - 0.6 for triplex/fourplex



Middle housing types



required by HB2001



not required by HB2001



6 Visitability

On sites with 3 or more units, at least one unit must have:

- Zero step entry
- Wider doors
- Bathroom and living area on main floor



Project Key Proposals

New middle housing proposals for all single dwelling zones

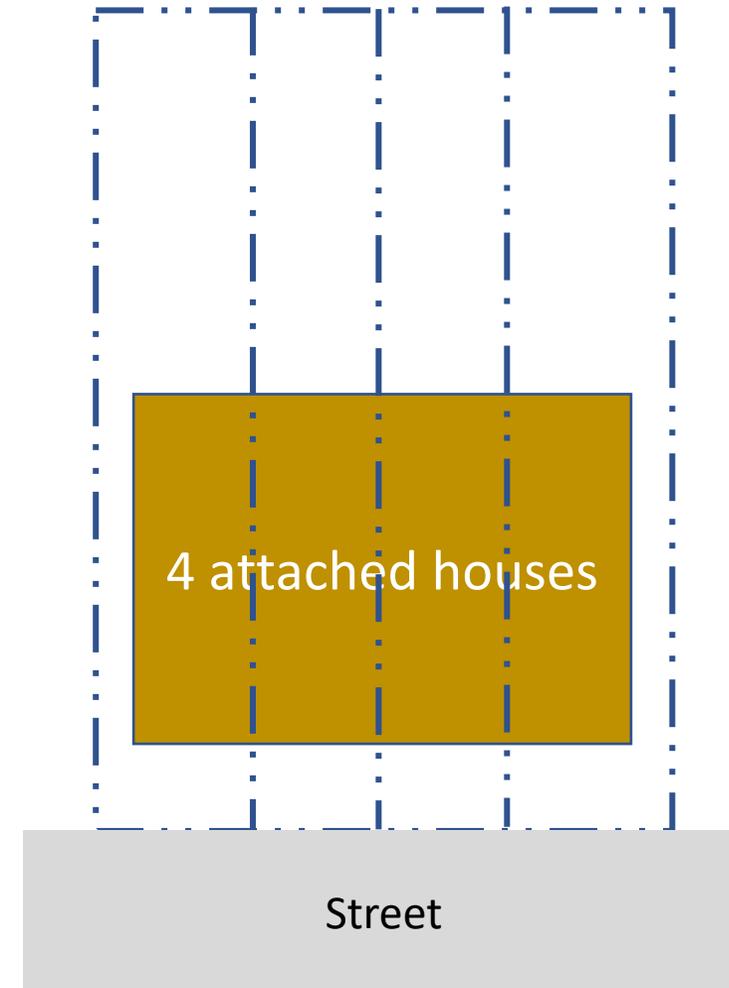
7. Attached houses
8. Cottage Clusters
9. Constrained Sites 'z' Overlay
10. Middle Housing Land Divisions



7 Allow attached houses in “areas”

- Attached units each on separate lots
- Already an allowed type
- Number allowed in a row:
2-4 units (R20-R5)
2-8 units (R2.5)

Zones Affected: All single dwelling zones



7 Allow attached houses in “areas”

Zones Affected: All single dwelling zones

- Difference is higher density
- Ownership alternative to duplex, triplex, fourplex condo
- Allowed on lots with:
 - Minimum lot area
 - No 'z' overlay zone
 - Frontage on a maintained street
- Required by HB2001

Density (2x to 4x)

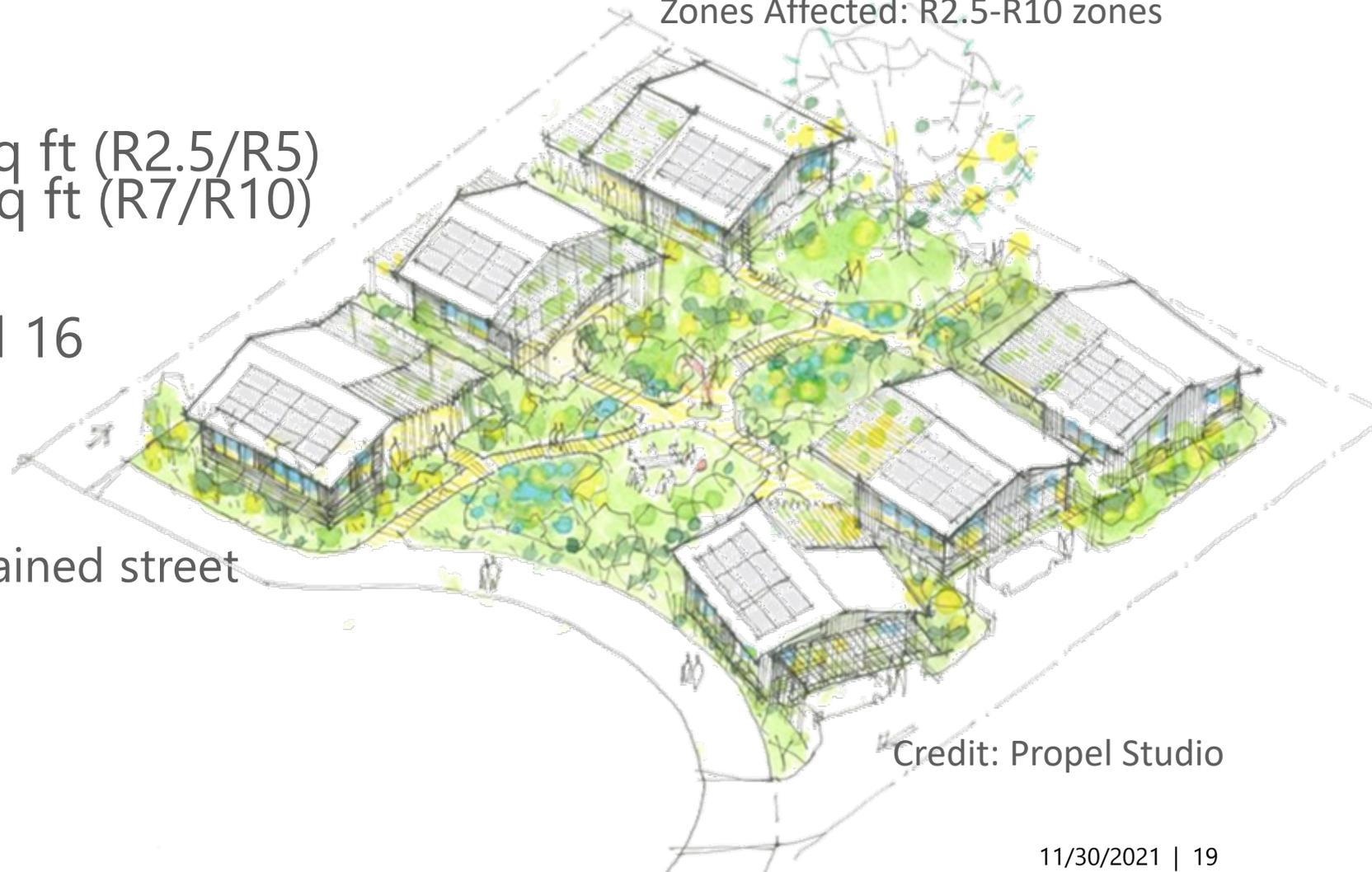
- R2.5 – 1 per 1,500 sq ft
- R5 – 1 per 1,500 sq ft
- R7 – 1 per 1,750 sq ft
- R10 – 1 per 2,500 sq ft
- R20 – 1 per 5,000 sq ft

8 Allow cottage clusters in “areas”

Siting:

- Min site size: 5,000 sq ft (R2.5/R5)
7,000 sq ft (R7/R10)
- Max site size: 1 acre
- Units: between 3 and 16
- Allowed on lots with:
 - Minimum lot area
 - No 'z' overlay zone
 - Frontage on a maintained street
- Required by HB2001

Zones Affected: R2.5-R10 zones



Credit: Propel Studio



8 Allow cottage clusters in “areas”

Zones Affected: R2.5-R10 zones

Dwelling Units:

- 900 sq ft footprint max
- 2 story height limit
- 1,400 sq ft **average** max unit size (e.g. 1,000 sq ft & 1,800 sq ft units)
- 6 to 10 feet of separation



8 Allow cottage clusters in “areas”

Zones Affected: R2.5-R10 zones

Courtyards:

- 150 square feet per unit (200 sq ft when units are separated by less than 10 feet)
- 450 square feet minimum
- 15' minimum dimension
- 50% of units must orient toward courtyard



9 Apply the 'z' Constrained Sites overlay

Zones Affected: All single dwelling zones

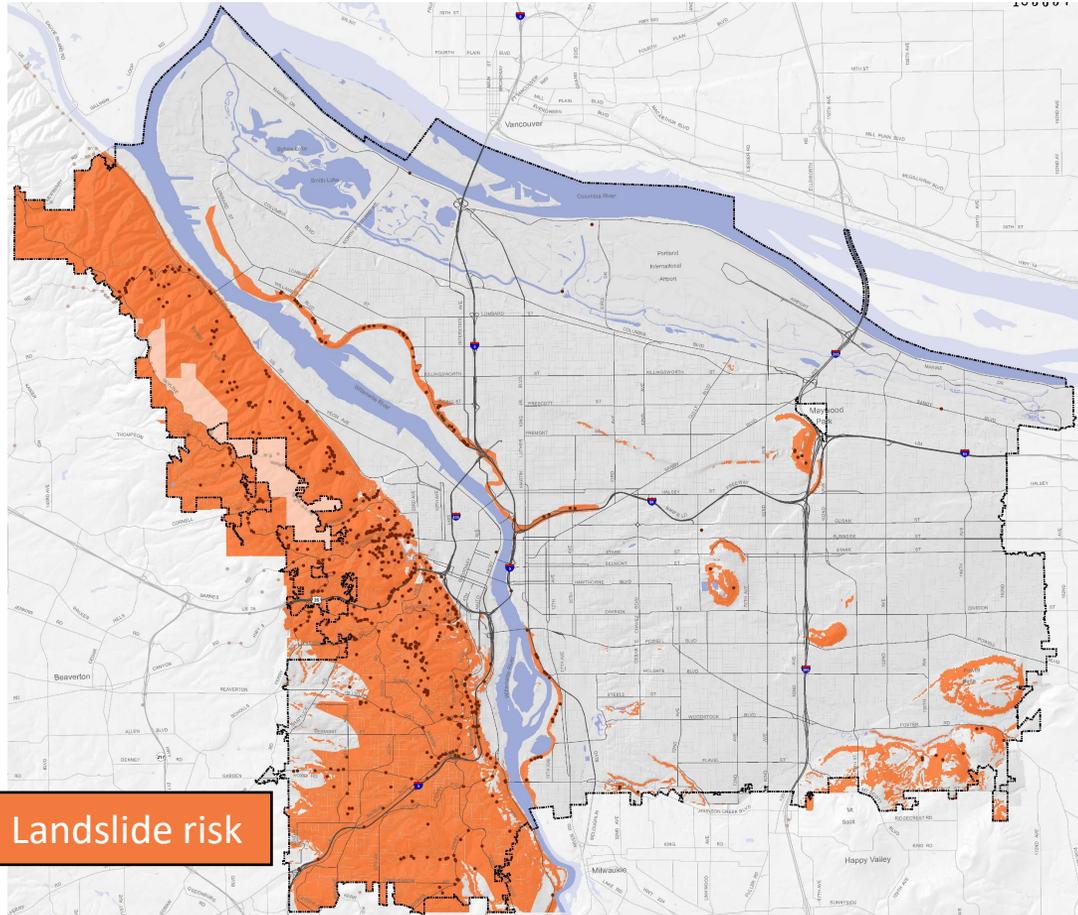
Current 'z' overlay

- R2.5, R5, and R7 zones
- Natural resource inventory
- Floodplain
- Landslide

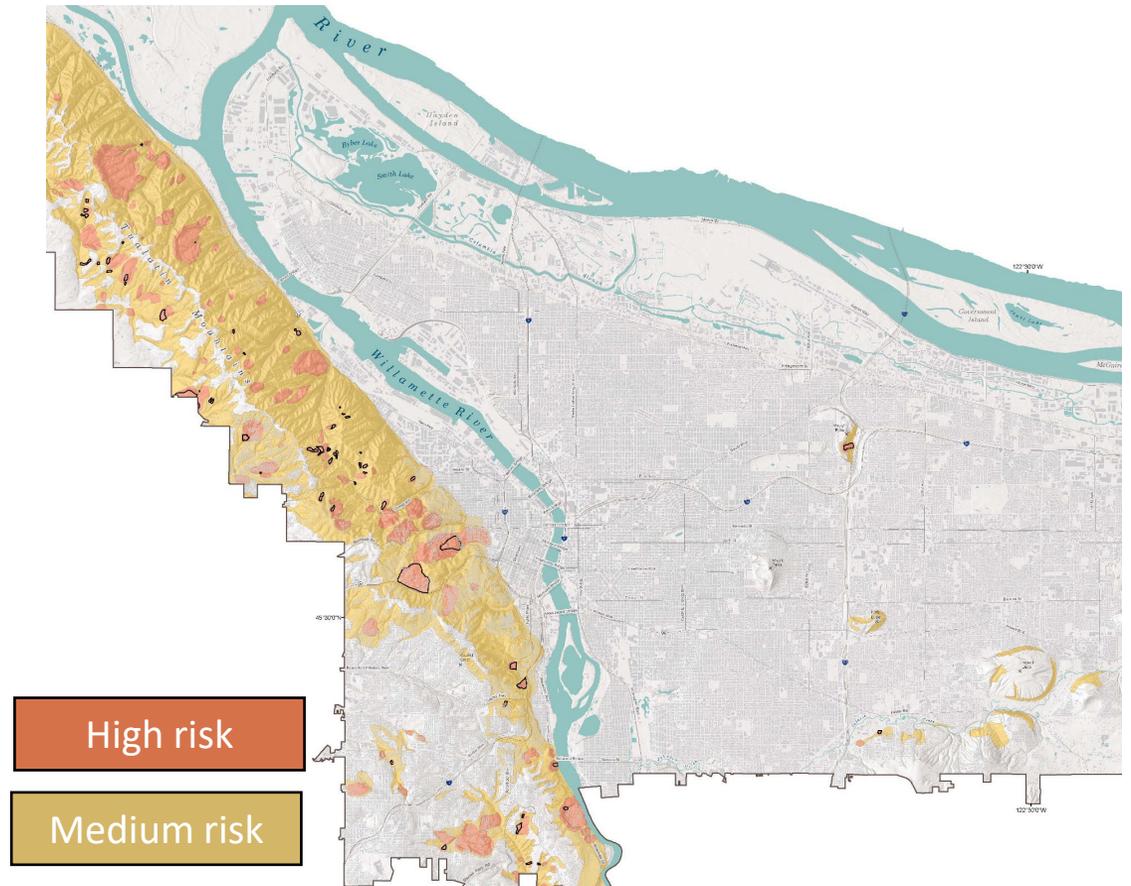
New 'z' overlay

- **R20, R10, R7, R5, R2.5** zones
- Mapped **ezones**
- Floodplain
- Landslide (update Comp Plan)
- **Wildfire**
- **Industrial Sanctuary**
- **Airport noise**

2001 Landslide data vs 2014 DOGAMI data



2001 Regulatory Landslide Map



2014 Deep Landslide Susceptibility Map

'z' Overlay Ingredients:

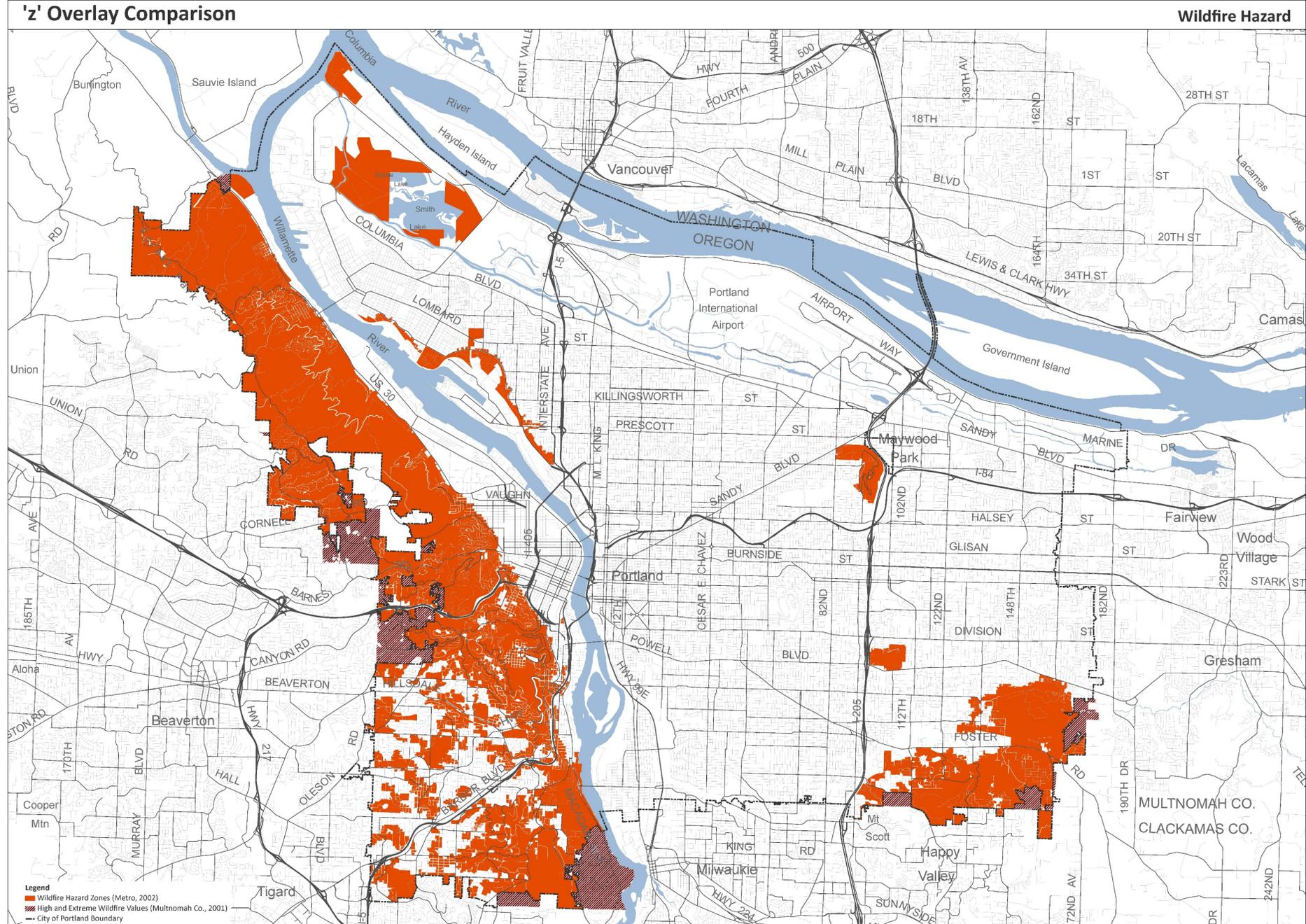
- Environmental zones
- Landslide hazards
- Flood hazards
- **Wildfire hazards**
- Airport noise
- Industrial sanctuary

Notes:

Not part of RIP1

Includes:

- City's wildfire hazard area (T24), score of 5+
- County wildfire protection plan, high or extreme hazard area



September 23, 2021

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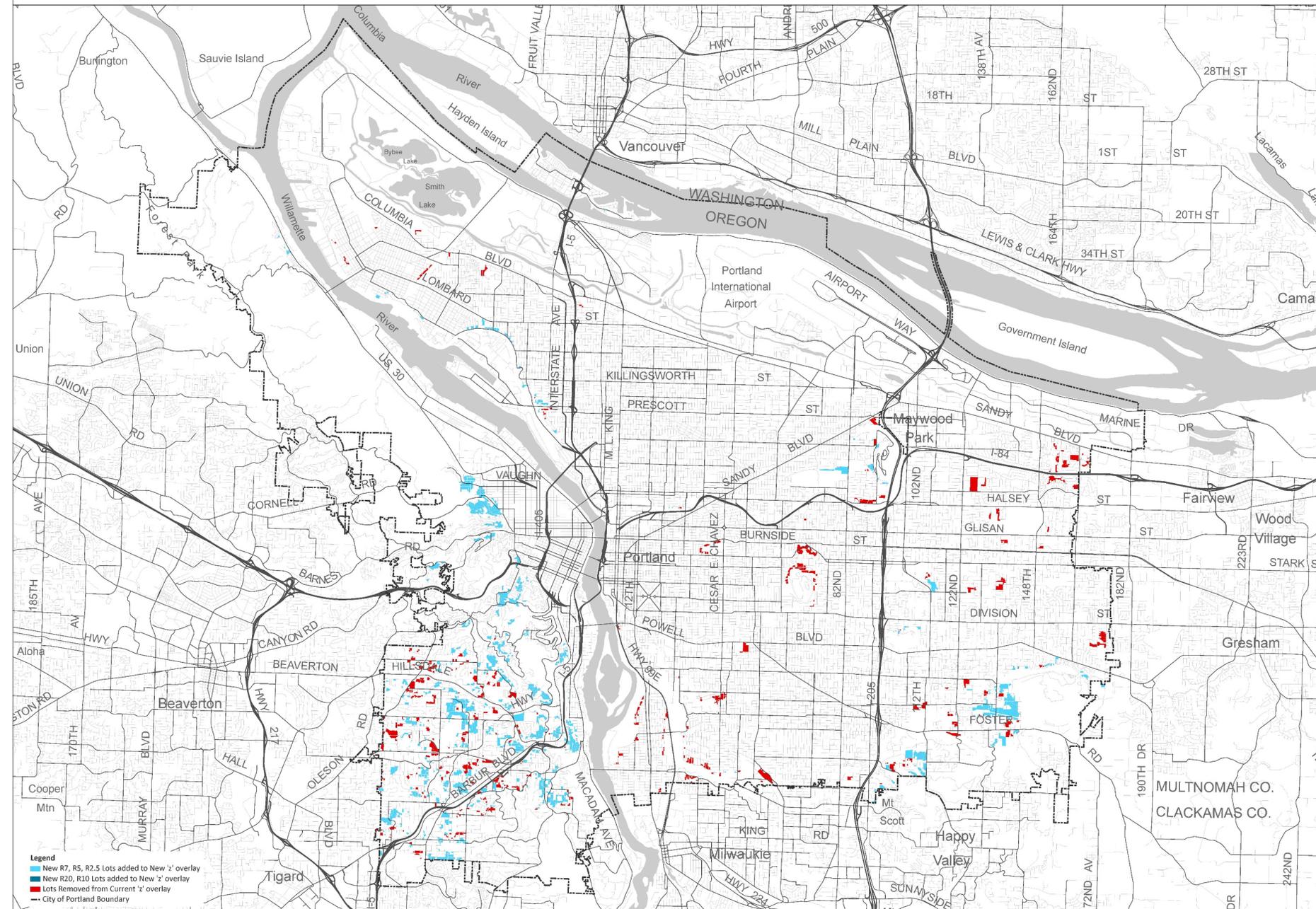
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'z' Overlay Comparison

Lots with New 'z' Added and Current 'z' Subtracted

R2.5, R5, and R7 additions and subtractions:

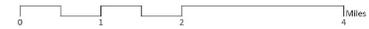
- Wildfire hazards + 5,400 lots
- NRI to Environmental zones -4,200 lots



Legend
 ■ New R7, R5, R2.5 Lots added to New 'z' overlay
 ■ New R20, R10 Lots added to New 'z' overlay
 ■ Lots Removed from Current 'z' overlay
 - - - City of Portland Boundary

November 4, 2021
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Proposed 'z' overlay

| Summary of Single-Family Lots Included in 'z' Overlay Zone | | | | | |
|--|--------------------|--|------------|---|------------|
| | Single-Family Lots | Single-Family Lots inside proposed 'z' | | Single-Family Lots outside proposed 'z' | |
| R20 | 2,693 | 2,584 | 96% | 109 | 4% |
| R10 | 13,364 | 10,178 | 76% | 3,186 | 24% |
| R7 | 32,988 | 6,940 | 21% | 26,048 | 79% |
| R5 | 73,867 | 4,241 | 6% | 69,626 | 94% |
| R2.5 | 26,823 | 169 | 1% | 26,654 | 99% |
| TOTAL | 149,735 | 24,112 | 16% | 125,623 | 84% |

10. Expedited Middle Housing Land Division

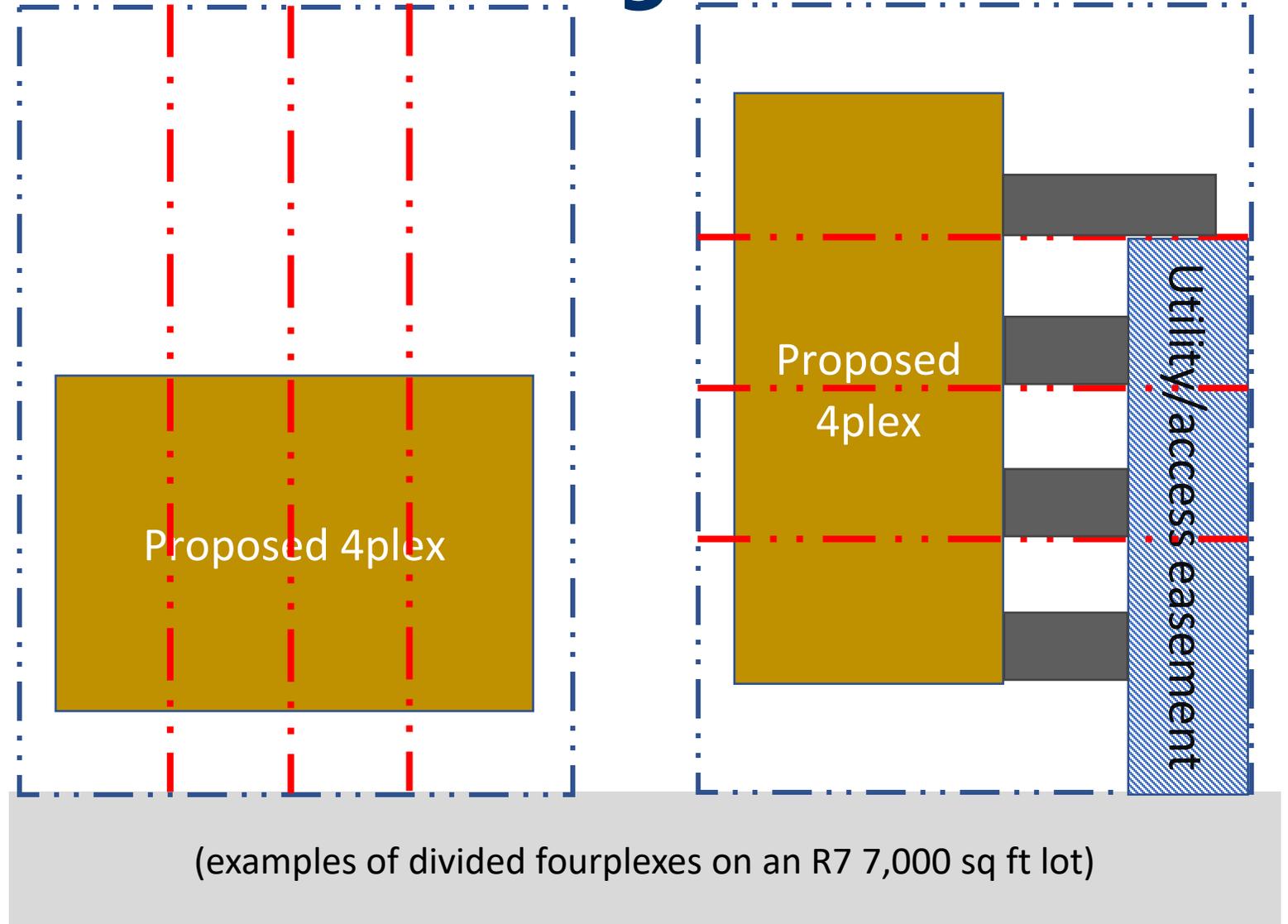
Zones Affected: All single dwelling zones

- Allows duplexes, triplexes, fourplexes and cottage clusters to be divided
- Required by SB458



10. Expedited Middle Housing Land Division

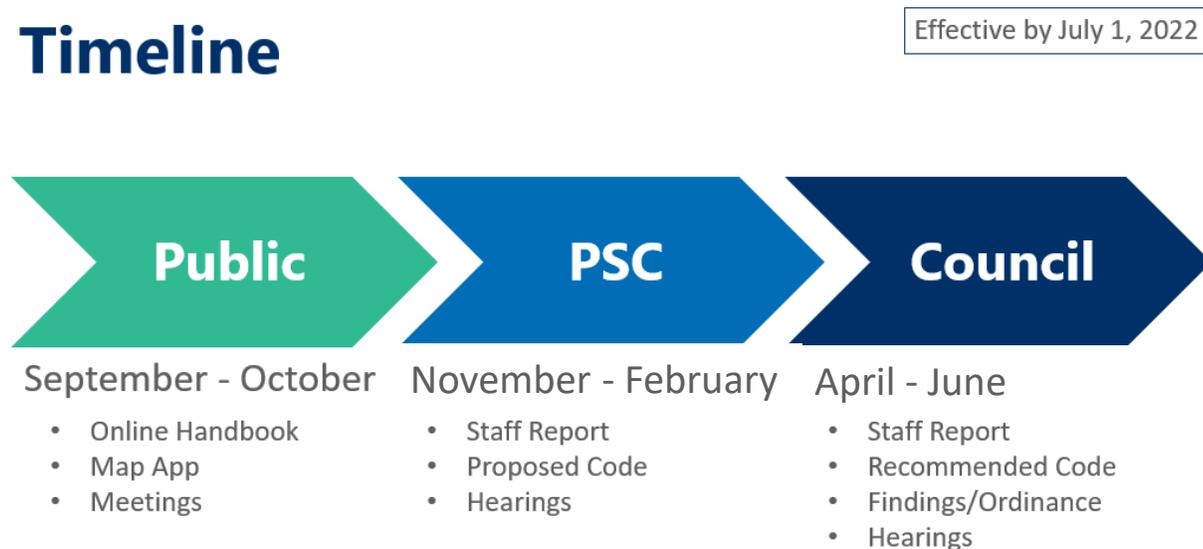
- Zoning requirements apply to original parcel as a whole
- Building code applies to each lot
- Separate utilities
- One unit per lot



What's the State's deadline?

Portland has until **July 1, 2022** to adopt necessary changes into our zoning code.

Cities that do not meet the deadline must apply the State Model Code.



Questions?

www.Portland.gov/bps/rip2

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