

Housing Regulations Survey Results

Office of Commissioner Rubio

City of Portland

March 2023

Introduction

We are under clear direction from the Governor and Legislature to explore both process and policy changes to speed up housing production. The state has authority in this area, so our goal is to proactively shape — and capture in one place — any and all ideas for exploration and future engagement.

We started this process by asking for feedback or ideas from City permitting customers who have recently used or have been directly involved in the permitting application process, from January 2019 to today, and from staff at city bureaus that play a role in planning, code development, and permitting. This is step one. Bureaus will conduct further engagement with other stakeholders before ideas are presented to City Council for consideration.

Distribution Timeline

Survey open, initial distribution	2/16/23
Reminder #1	2/22/23
Reminder #2	2/27/23
Final reminder	3/3/23
Survey Close	3/3/23, 5pm

Response

611 total respondents

Audiences

- Internal: City planning & development review staff
- External: Housing project permitting customers – last four years
- External: Non-profits that do housing development
- External: Business associations involved in housing development
- External: Bureau of Development Services newsletter subscribers

Survey Set-up

- 3-5 questions
- 1 open-ended question
- Each question included an open-ended 'other' option

***1. What are the top five requirements the City of Portland should consider suspending or modifying to support increased housing production?**

Please rank your top five in order of priority.

Answer options:

1. Bicycle parking requirements
2. Bird safe glazing requirements
3. Demolition delay requirements
4. Eco-roof requirements
5. Façade articulation requirements
6. First floor active use requirement
7. First floor height requirement
8. Floor area ratio (FAR) limits
9. Landscaping requirements
10. Maximum height limit
11. Middle housing land division process
12. Middle housing land division review process timing related to building permit review
13. Middle housing zoning standards
14. Neighborhood Contact requirement
15. Non-conforming upgrade requirements
16. On-site loading requirements
17. Outdoor area requirements
18. Parking impacts analysis
19. Reduced public infrastructure requirements
20. Screening requirements
21. System Development Charges (SDCs) - timing of payment
22. Tree requirements
23. Other 1, 2, 3, (free form entries)

**Indicates a required question*

Top 10 – By Count

		Total
1	Bicycle parking requirements	223
2	System Development Charges (SDCs) - timing of payment	218
3	Floor area ratio (FAR) limits	163
4	First floor active use requirement	156
5	Reduced public infrastructure requirements	145
6	Demolition delay requirements	136
7	Non-conforming upgrade requirements	132
8	Parking impacts analysis	130
9	Maximum height limit	128
10	Bird safe glazing requirements	124

Top 10 – By Count with Priority

		Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Total
1	Bicycle parking requirements	53	54	37	34	45	223
2	System Development Charges (SDCs) - timing of payment	66	35	46	26	45	218
3	Floor area ratio (FAR) limits	44	45	27	27	20	163
4	First floor active use requirement	31	44	31	27	23	156
5	Reduced public infrastructure requirements	29	27	25	36	28	145
6	Demolition delay requirements	29	23	32	26	26	136
7	Non-conforming upgrade requirements	24	23	26	37	22	132
8	Parking impacts analysis	30	19	35	18	28	130
9	Maximum height limit	35	28	21	27	17	128
10	Bird safe glazing requirements	15	23	28	20	38	124

***2. What is your role? (choose all that apply)**

Answer options:

1. Architect, attorney, design professional, engineer, planning consultant, etc.
2. City staff
3. For profit developer
4. Nonprofit developer
5. Private sector permitting services / "permit runner"
6. Property owner
7. Other (free form entry)

**Indicates a required question*

Top 5 by Respondent Role

Architect, attorney, design professional, engineer, planning consultant, etc.

	Total Counts
Bicycle parking requirements	78
System Development Charges (SDCs) - timing of payment	61
Floor area ratio (FAR) limits	51
Reduced public infrastructure requirements	50
Maximum height limit	49

For profit developer

	Total Counts
Bicycle parking requirements	42
Floor area ratio (FAR) limits	41
System Development Charges (SDCs) - timing of payment	40
Reduced public infrastructure requirements	34
First floor active use requirement	30

Private sector permitting services / permit runner

	Total Counts
Bicycle parking requirements	2
First floor active use requirement	2
Demolition delay requirements	1
Eco-roof requirements	1
Floor area ratio (FAR) limits	1

City planning & development review staff

	Total Counts
System Development Charges (SDCs) - timing of payment	77
Bicycle parking requirements	77
Demolition delay requirements	65
Non-conforming upgrade requirements	57
Parking impacts analysis	57

Non-profit developer

	Total Counts
Bicycle parking requirements	18
First floor active use requirement	15
Maximum height limit	11
Non-conforming upgrade requirements	11
Parking impacts analysis	11

Property owner

	Total Counts
System Development Charges (SDCs) - timing of payment	39
First floor active use requirement	35
Floor area ratio (FAR) limits	34
Bicycle parking requirements	30
Demolition delay requirements	30

***3. What is a typical project you work on? (choose all that apply)**

Answer options:

1. 5-19 unit projects
2. 20 or more unit projects
3. Middle housing (ADUs, duplexes, triplexes, fourplexes, cottage clusters)
4. Other (free form entry)

***4. What is a typical number of stories in the projects you work on? (choose all that apply)**

Answer options:

1. 1-2 stories
2. 3-4 stories
3. 5-7 stories
4. 8 or more stories
5. Other (free form entry)

**Indicates a required question*

Typical Project Size

The majority of respondents across role categories indicate that a typical project is of 20 or more units and 3-4 stories.

5. What else should the City of Portland consider changing to increase housing production? (free form entry)

Other considerations to increase housing production

Comment Categories	Count
Permit process	154 of 433 – 36%
Code requirements	128 of 433 – 30%
Incentives	39 of 433 – 9%
Fees (including SDC fees)	33 of 433 – 8%

Note: 433 respondents provided free form comments

What comes next

- Sharing survey results with public, members of City Council, legislative delegation, stakeholders
- Researching the top 10 policy recommendations for their effects on housing development, weighed against City's core values around equity, good governance, climate
- Ordinance on SDC payment schedule will come to Council
- Continued work of Permit Improvement Project to identify further process changes
- Further outreach as policy proposals are developed

Thank you

For more information, visit:

<https://bit.ly/PDXHousingSurvey23>

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