



Better Housing by Design

City Council

September 10, 2019



Better Housing by Design





Housing Affordability Overview

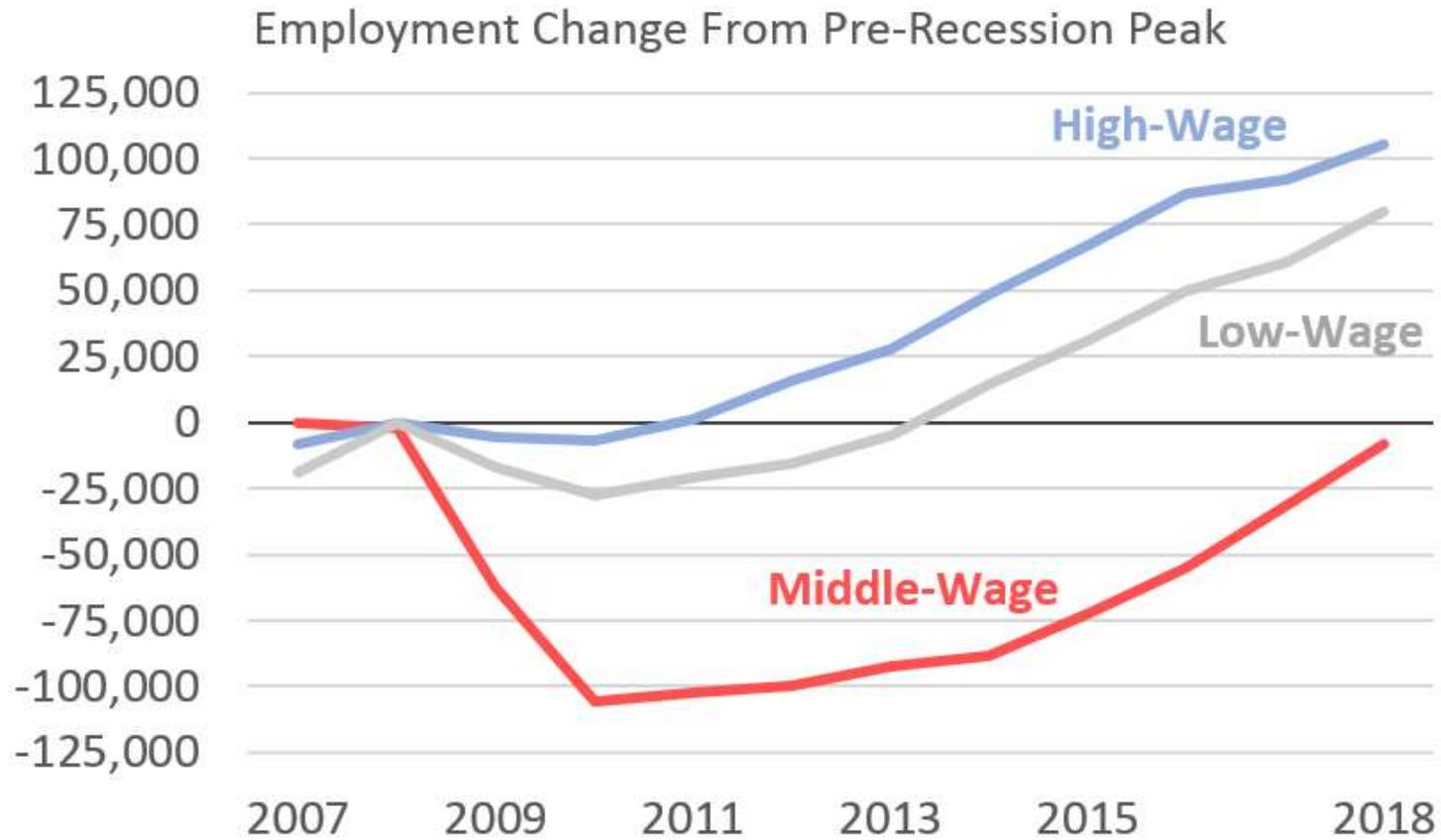
HUD Area Median Income (2019)

Household Size	30% Extremely Low Income	60% Very Low Income	80% Low Income	100% Median Income	120% Moderate Income
1	\$18,480	\$36,960	\$40,040	\$61,530	\$73,836
2	\$21,120	\$42,240	\$56,320	\$70,320	\$84,384
3	\$23,760	\$47,520	\$63,360	\$79,110	\$94,932
4	\$26,370	\$52,740	\$70,320	\$87,900	\$105,480

Monthly affordable rent

Household Size	30% Extremely Low Income	60% Very Low Income	80% Low Income	100% Median Income	120% Moderate Income
Studio	\$462	\$924	\$1,232	\$1,538	\$1,845
1BD	\$495	\$990	\$1,320	\$1,648	\$1,977
2BD	\$594	\$1,188	\$1,584	\$1,977	\$2,373
3BD	\$685	\$1,371	\$1,829	\$2,285	\$2,742

Increasing income inequality

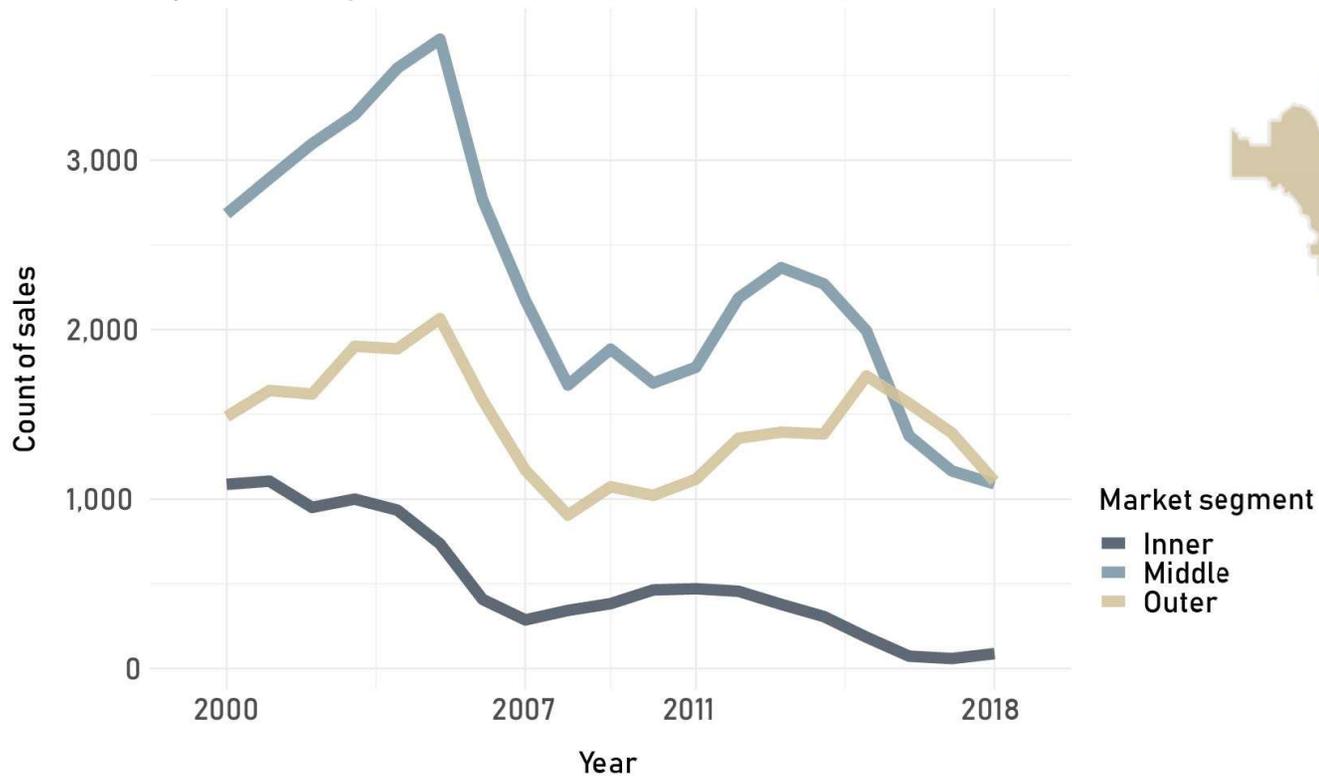


Occupational data grouped median wages | Source: BLS, Oregon Office of Economic Analysis

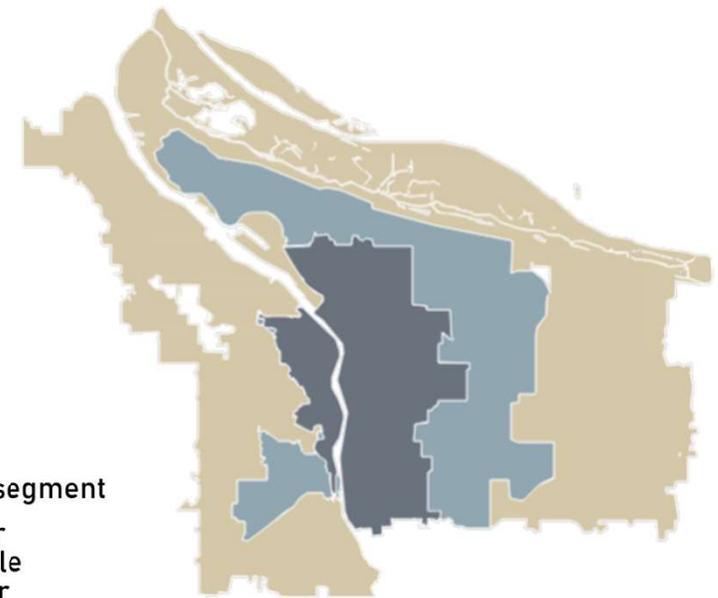
Affect on housing access

Count of single-family home sales under \$400k

By market segment, RIP zones (R2.5, R5 and R7), 2000–2018



Source: Regional Multiple Listings Service (RMLS); Portland Bureau of Planning and Sustainability.



Creating less expensive housing ...



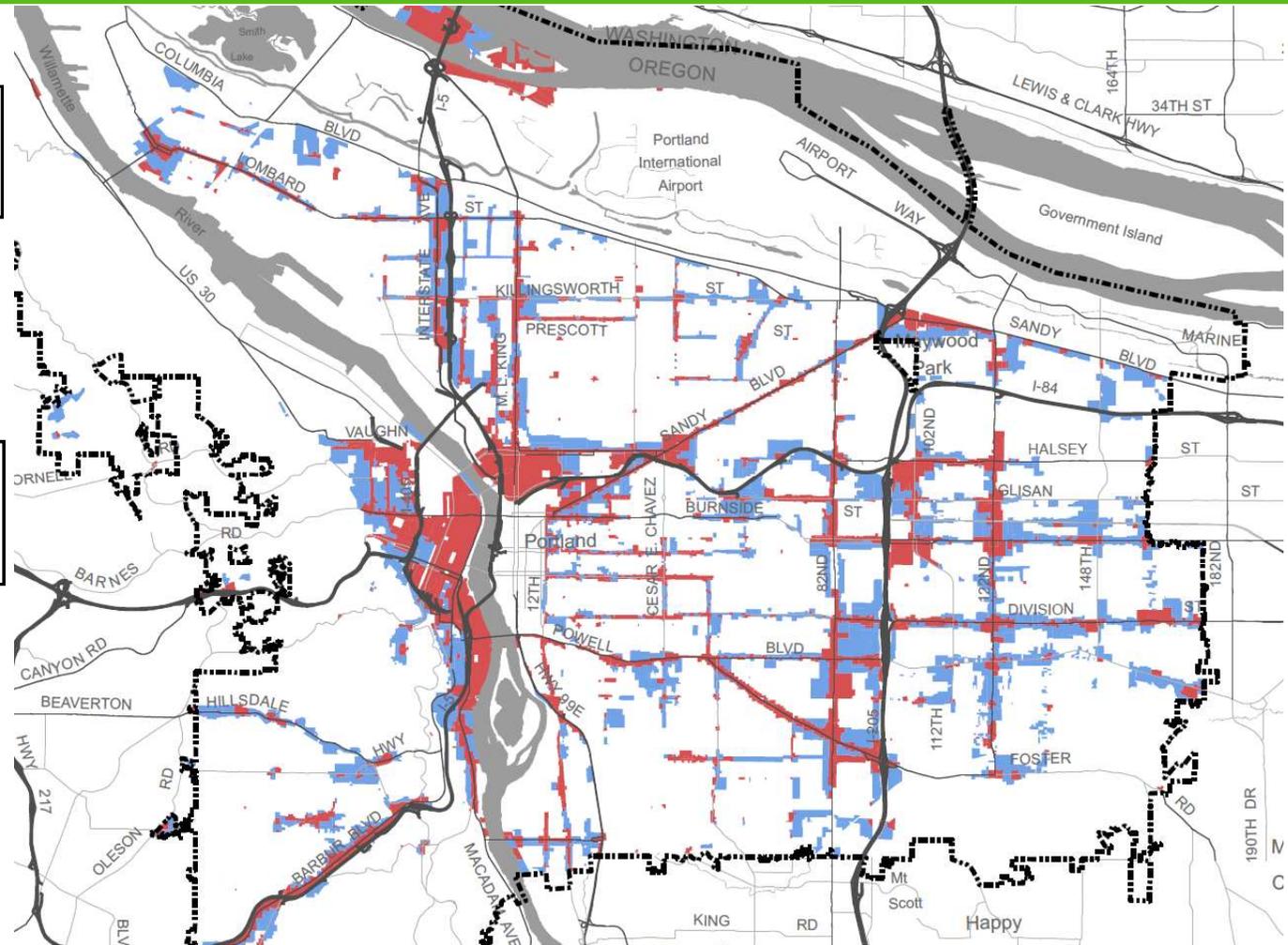


Better Housing by Design Project Scope

Multi-dwelling zoning

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

 Multi-dwelling Residential
 Mixed Use





- Diverse housing options and affordability
- Outdoor spaces and green elements
- Building design and scale
- East Portland and street connections
- Historic district provisions

Diverse and less expensive housing options

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Past



Duplex



Fourplex

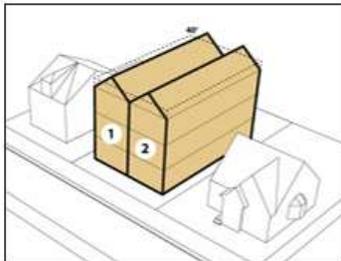


Small Apartment Building (eightplex)



Courtyard Apartments

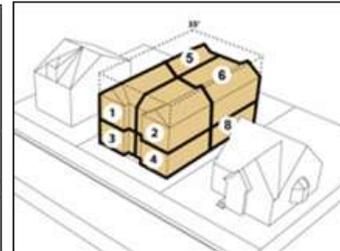
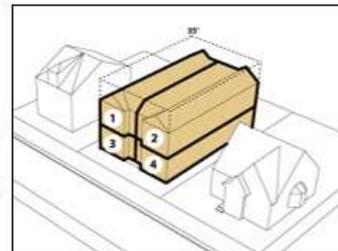
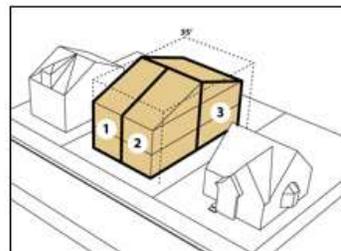
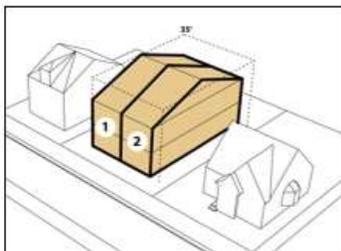
Present



R2 zone regulated by unit density (maximum 2 units on 5,000 sq.ft. lot)

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

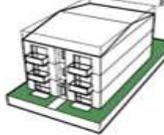
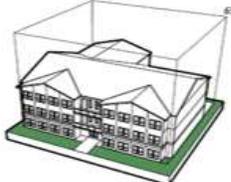
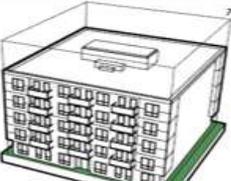
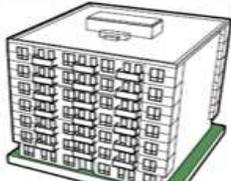
Proposed



Base and bonus building scale

New Multi-dwelling Zones

RM1
Current: R2 and R3

	Base FAR	Bonus FAR
	 1 to 1	 1.5 to 1
	 1.5 to 1	 2.25 to 1
	 2 to 1	 3 to 1
	 4 to 1	 6 to 1

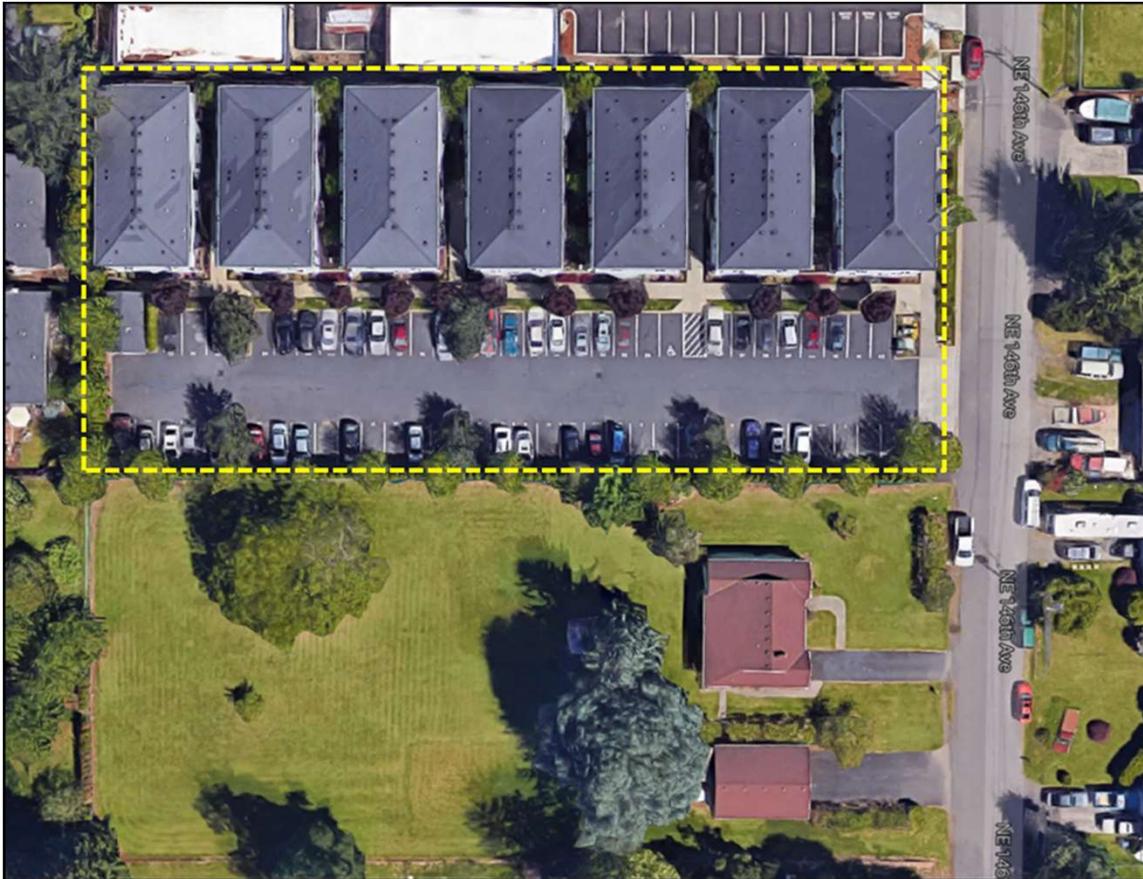
- Bonus scale allowed for:**
- Affordable units
 - Accessibility
 - Preservation

Base FAR	Bonus FAR Up to 50% above base	Bonus FAR 100% above base
<ul style="list-style-type: none"> ▪ Allowed by right ▪ Varies by zone 	<ul style="list-style-type: none"> ▪ Inclusionary housing (60-80% AMI): full 50% bonus ▪ Moderate income family housing (100% AMI): 25% bonus ▪ Preservation of existing affordable housing (60% AMI) (development transfer) ▪ <u>Visitable units</u>: 25% bonus 	<ul style="list-style-type: none"> ▪ Deeper housing affordability bonus <i>(half of units must be affordable at 60% AMI)</i>

Development incentives prioritize affordable housing and visitable units



- Require outdoor spaces in all multi-dwelling zones
- Common areas / courtyards for large sites
- Provisions for green options: ecoroofs and stormwater planters



Limit large surface parking lots to reduce urban heat islands



Project providing current required 1-to-1 parking ratio

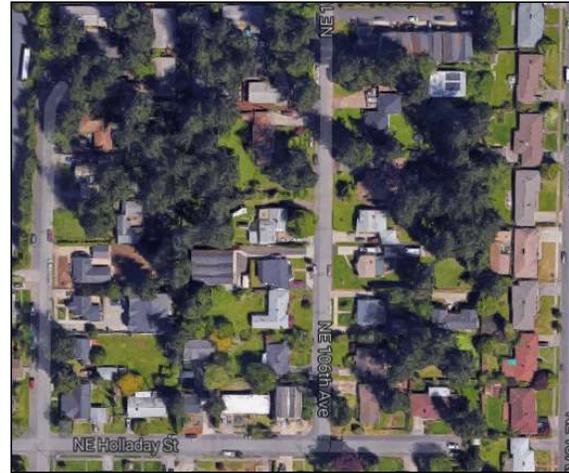


Five-plex with no parking on small site

- Small sites: Make parking optional
- Larger sites: Reduce minimum parking ratio to 1 space for every 2 units



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

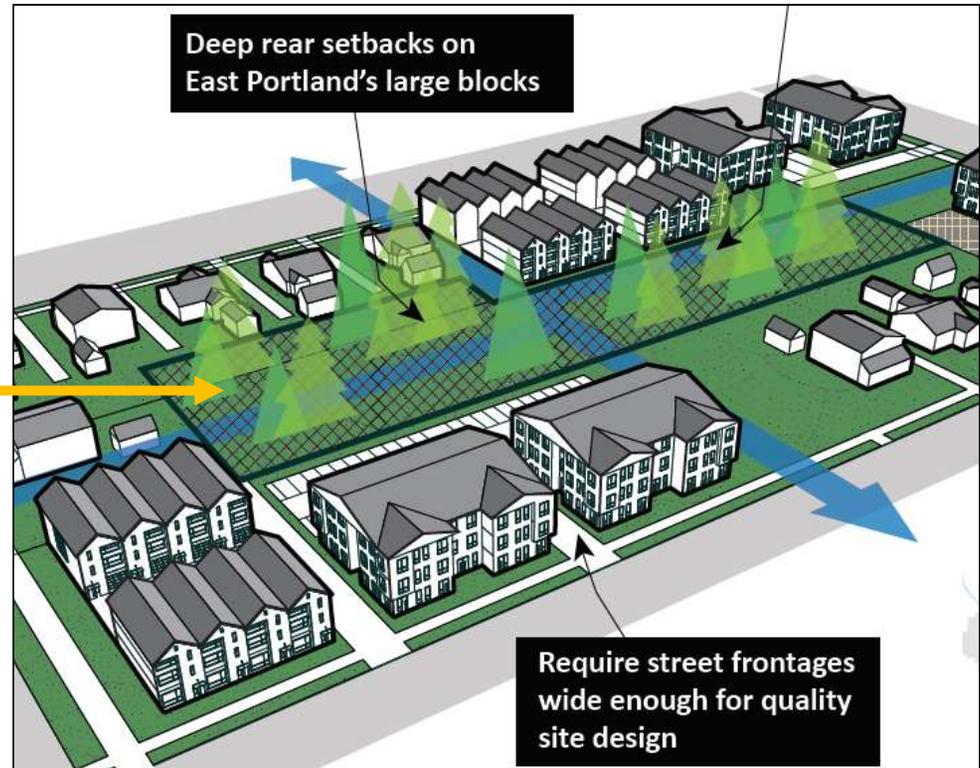


Issues:

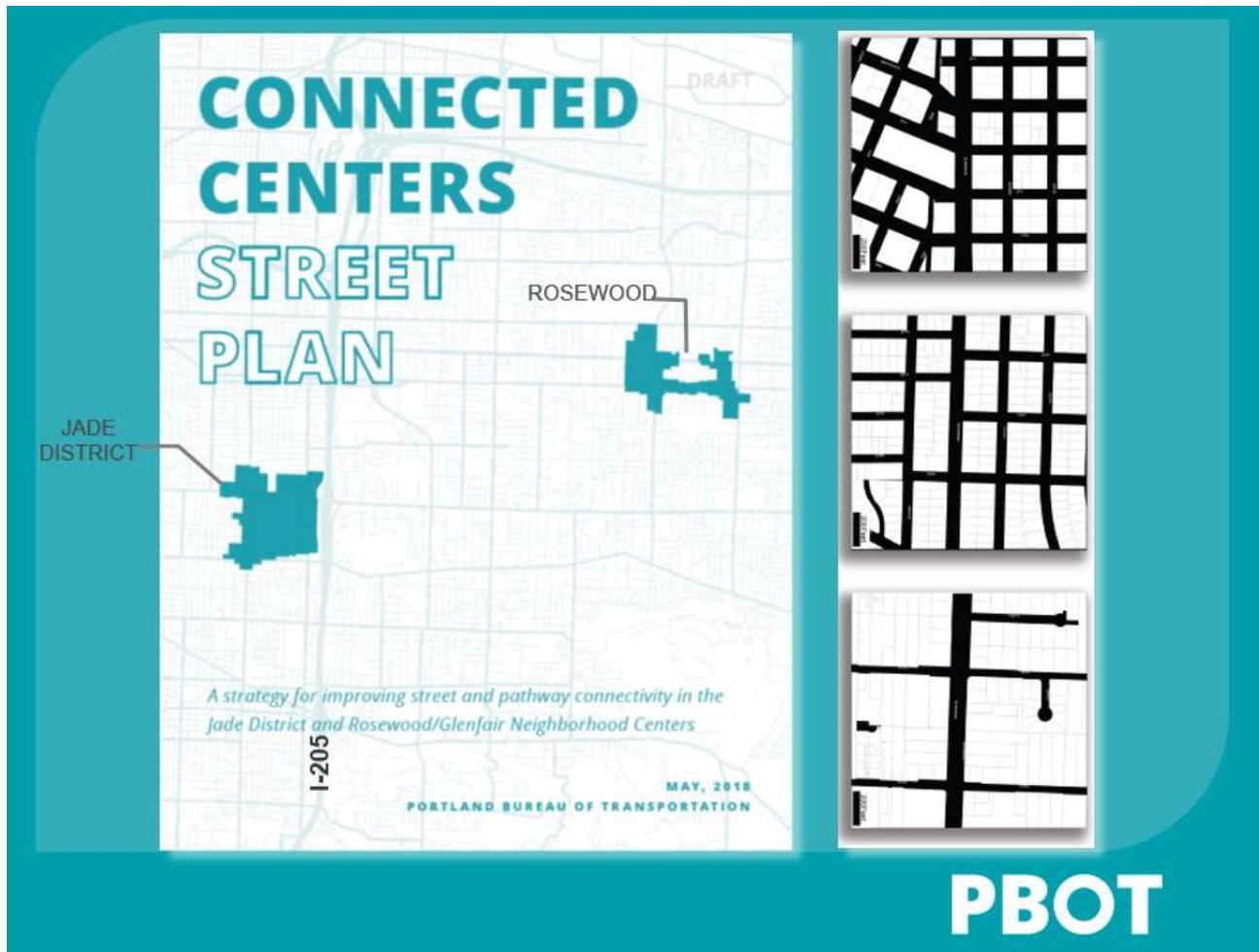
- Large blocks with tree groves
- Infrequent street connections
- Many families with children living in apartments



- Keep centers of blocks greener, less built up
- Ensure sites are large enough for new connections and quality site design



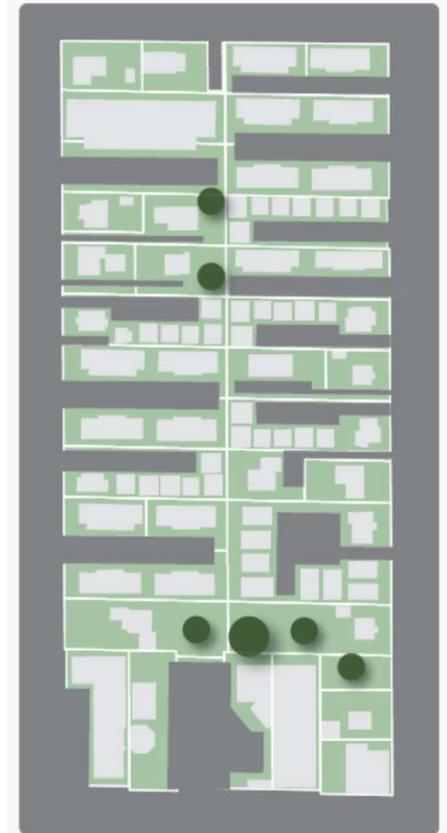
Center of blocks - provide space for outdoor areas and trees.



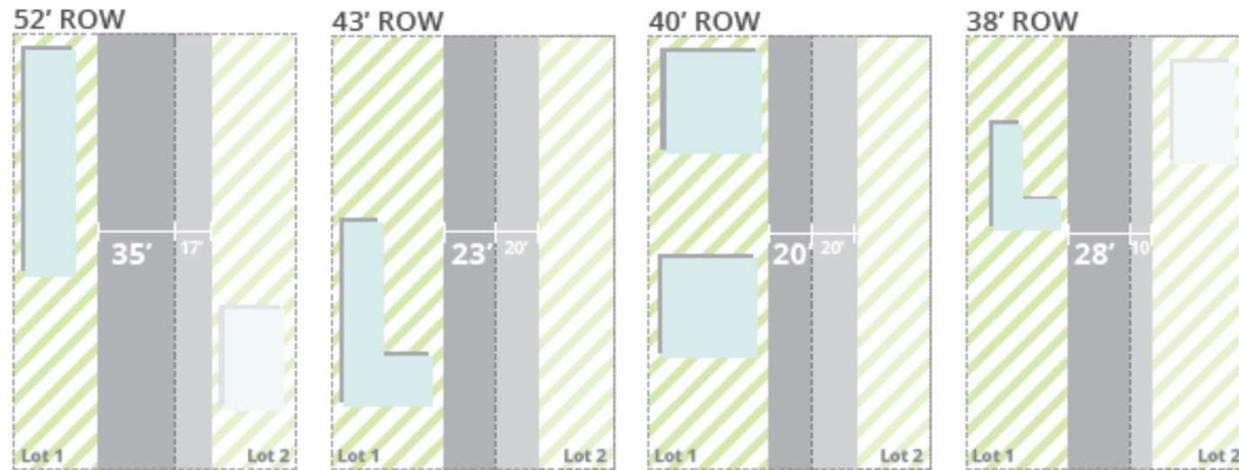
Connected Centers Street Plan



East Portland today: Private driveways with no public access



Continuation of current trends



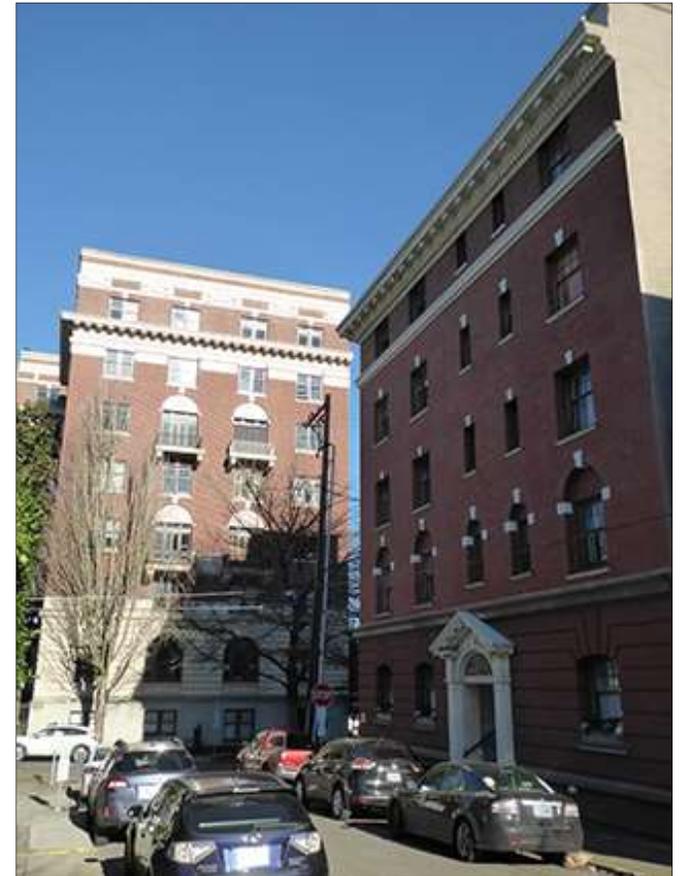
Proposal:

Provide a range of street/pathway options that fit on infill sites



Comprehensive Plan policies call for:

- Zoning compatible with historic districts
- Prioritizing housing growth and affordability in locations close to jobs, services and transit



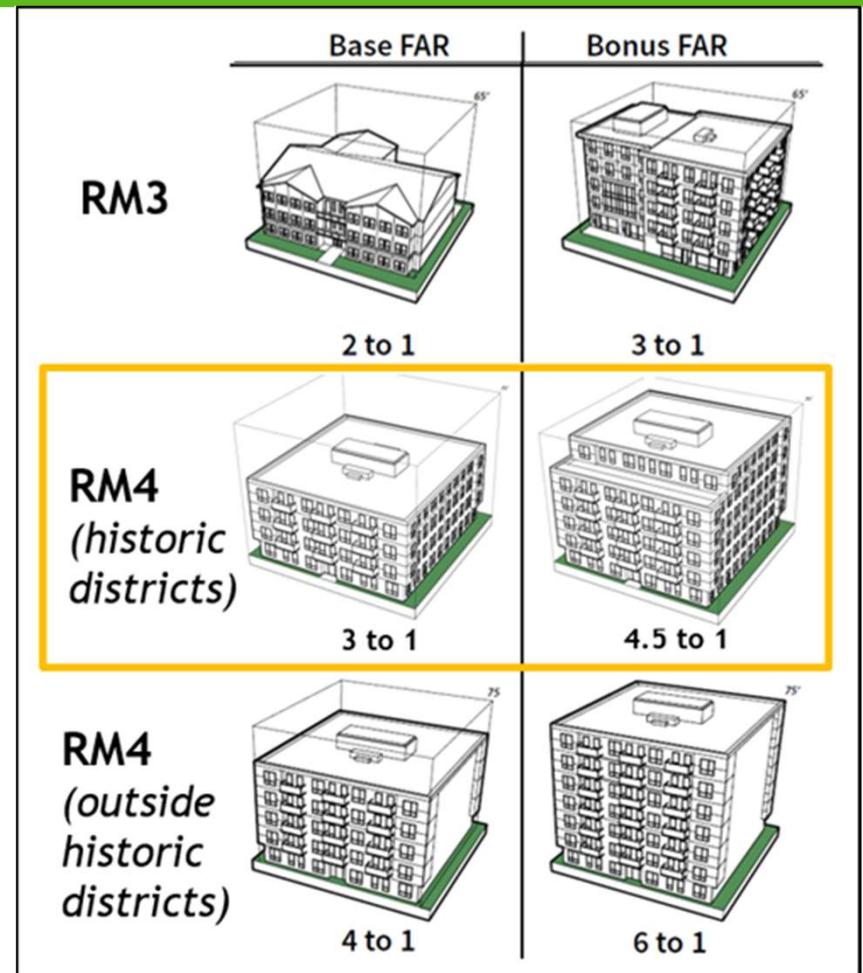
Historic districts provisions

“Right size” the zoning:

- Apply a reduced base FAR in the large-scale RM4 zone in historic districts

and...

- Expand bonuses for affordable housing in historic districts



Historic districts provisions



3 to 1



3.3 to 1



4.3 to 1



3 to 1



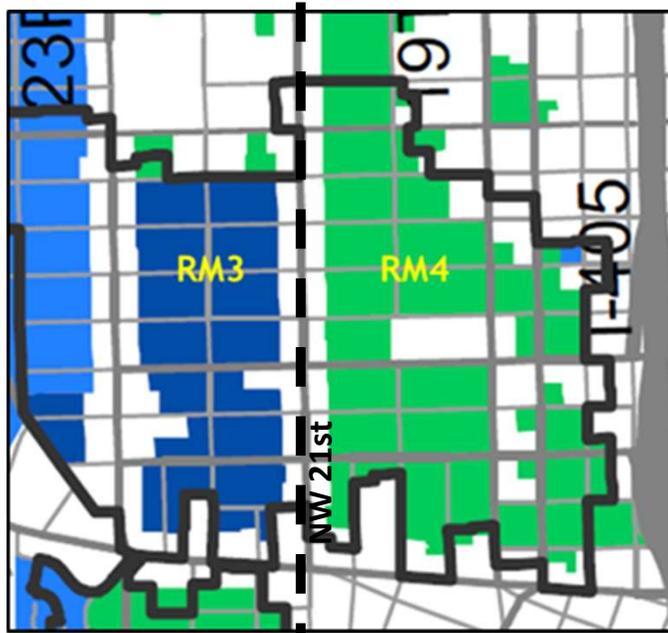
3.7 to 1



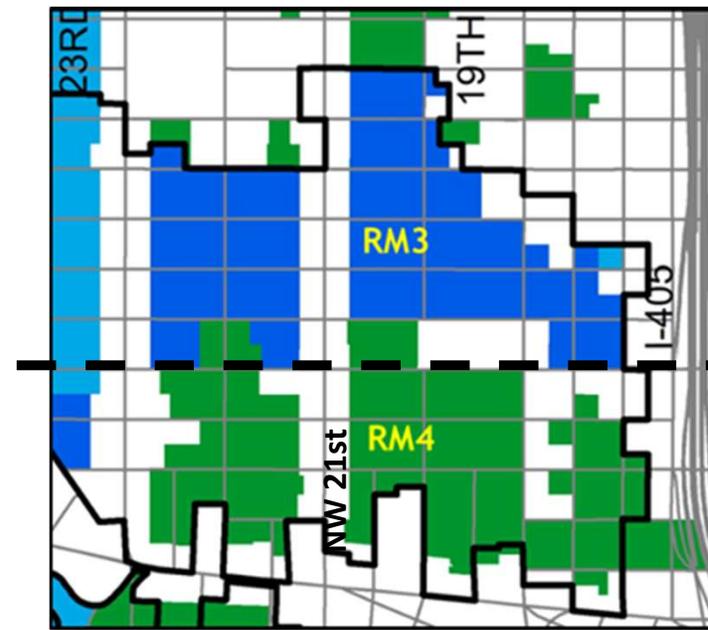
4.7 to 1

RM4 base and bonus FARs of 3:1 and 4.5:1 will allow new buildings similar in scale of larger historic buildings



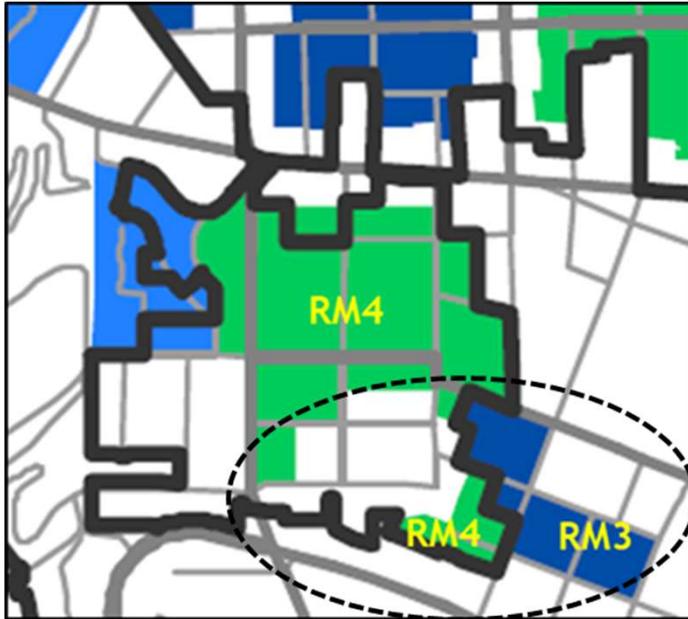


Original Proposal
(based on existing zoning)

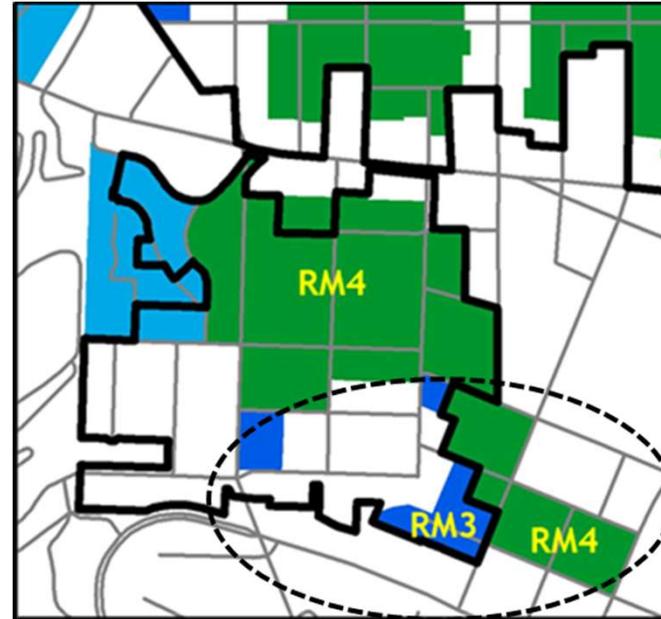


Recommended Changes
(based on historic patterns)

Alphabet Historic District: Assign RM3 and RM4 zoning to reflect historic patterns



Original Proposal
(based on existing zoning)



Recommended Changes
(based on historic patterns)

W. Burnside

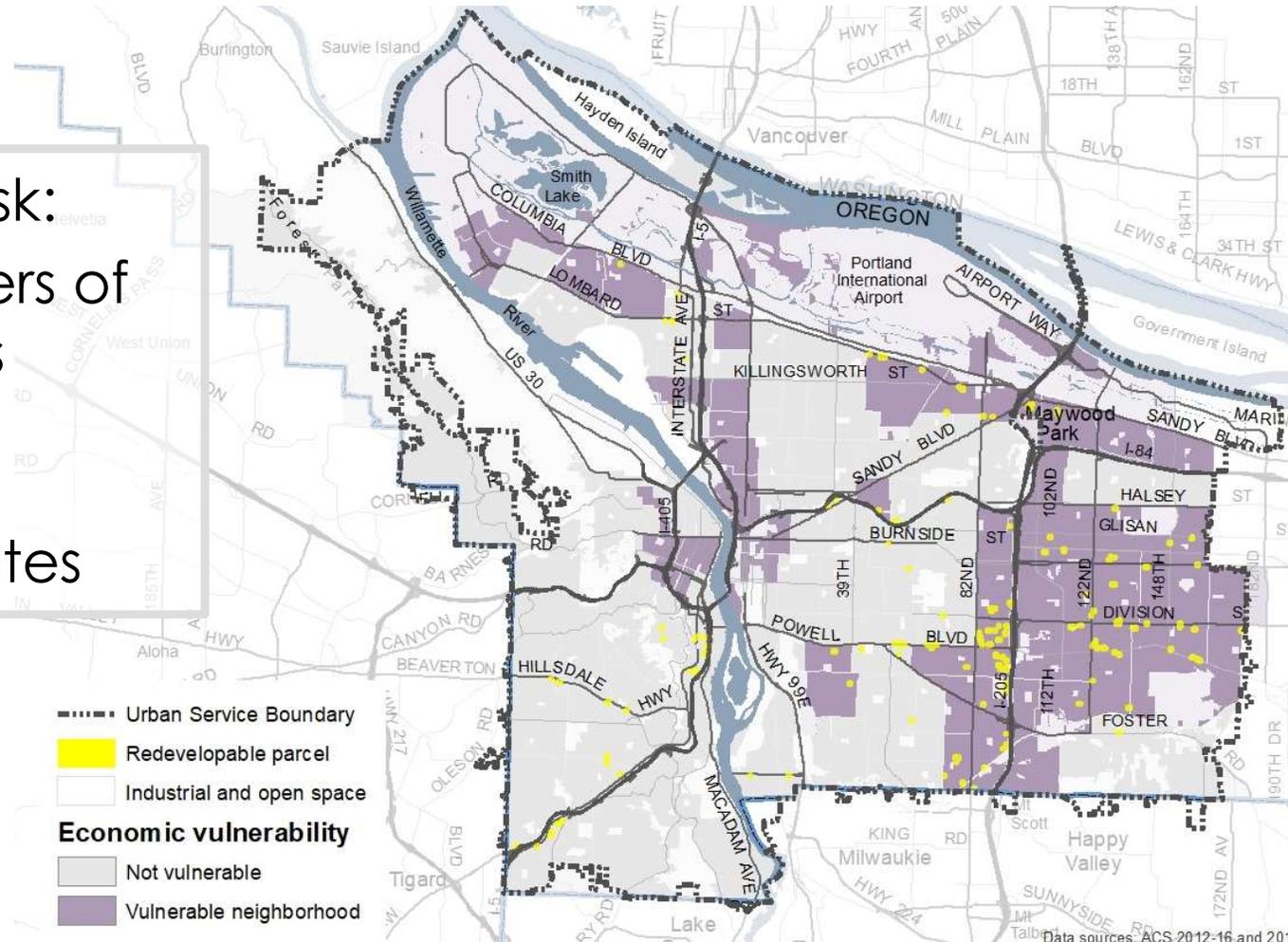
SW Madison

King's Hill Historic District: assign RM3 and RM4 zoning at southern edges to reflect historic patterns

Displacement risk

Households most at risk:

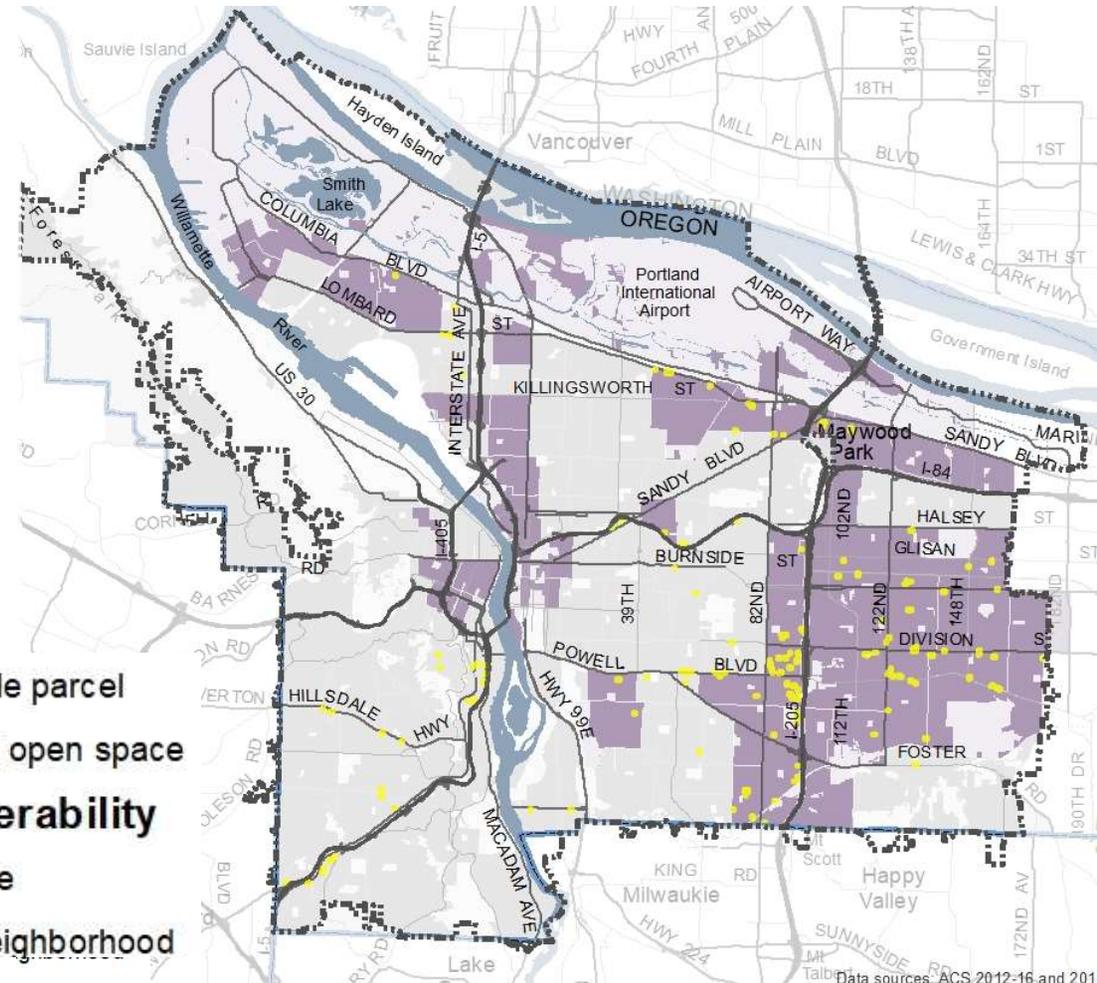
- Lower income renters of single-family houses
- Residents of older apartments on under-developed sites



Displacement mitigation

Mitigations:

1. Produce more, cheaper units
2. Inclusionary Housing applies
3. Bonus makes larger projects with IH units more feasible
4. Significant bonus for deeper affordability (60% AMI)
5. New FAR transfer preserves existing affordable housing





More flexibility for numbers and types of units +
New incentives for affordable housing and accessible units +
Requirements for outdoor spaces & pedestrian-friendly design +
New approaches for street connectivity +

=

More and better housing options for more Portlanders
to live close to services, with design that supports active living
and connected communities