



Better Housing by Design

City Council Hearing

October 2, 2019



Better Housing by Design



The needs of households are changing



- Growing by 100,000 households (now to 2035)
- Smaller households – 68% have 1 or 2 people
- Increasing income gap
- Aging population



1920



2010



Portlanders by Area Median Income

0-30% AMI



Couple with
Social Security

Annual Income: \$15,800
Affordable Rent: \$395

31-60% AMI



Preschool
Teacher

Annual Income: \$37,800
Affordable Rent: \$945

61-80% AMI

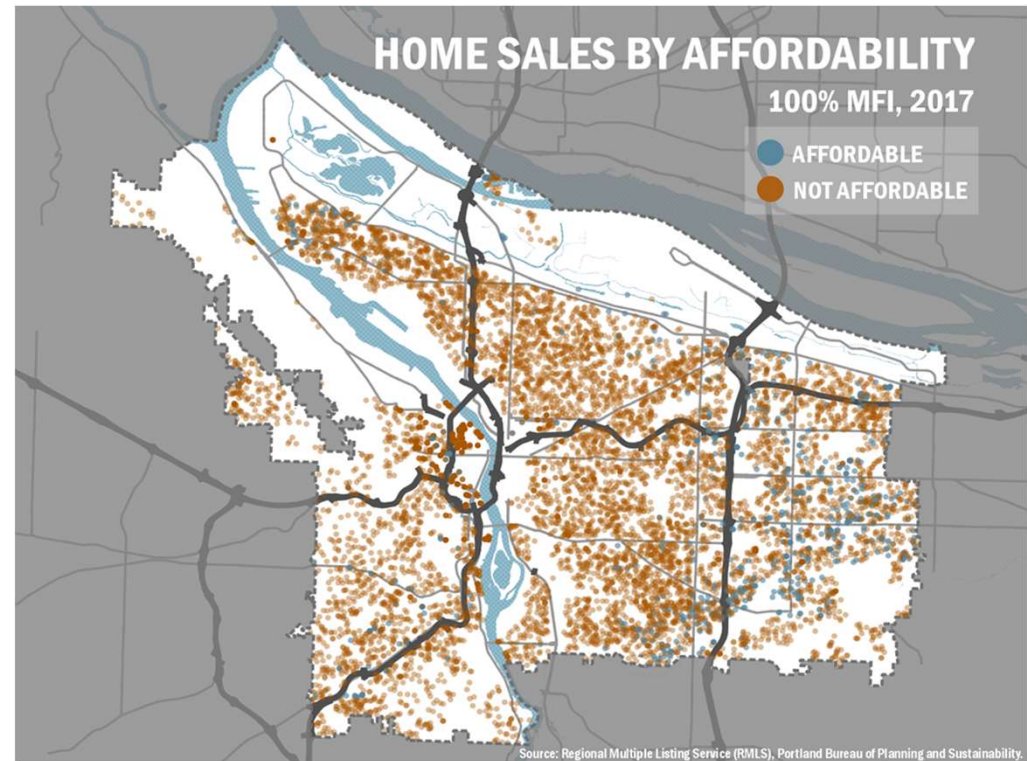
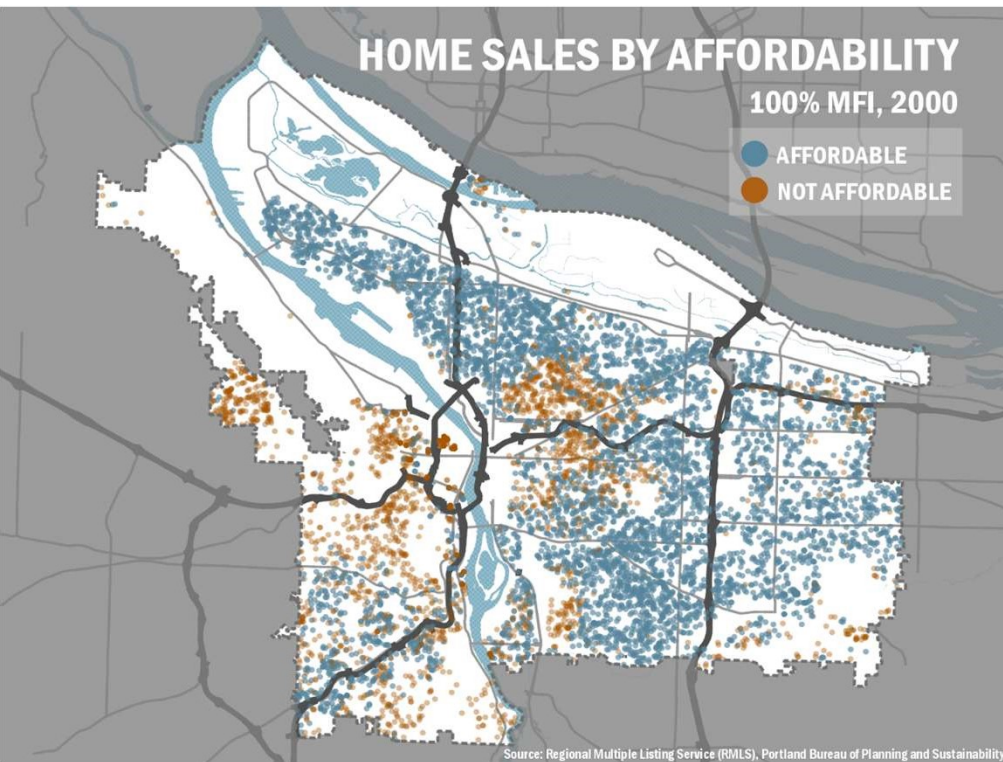


Two full-time
minimum wage
workers

Annual Income: \$57,000
Affordable Rent: \$1,425

Portland Area Median Income = \$87,900

The cost of houses is becoming out of reach



Increasing need for housing of all types

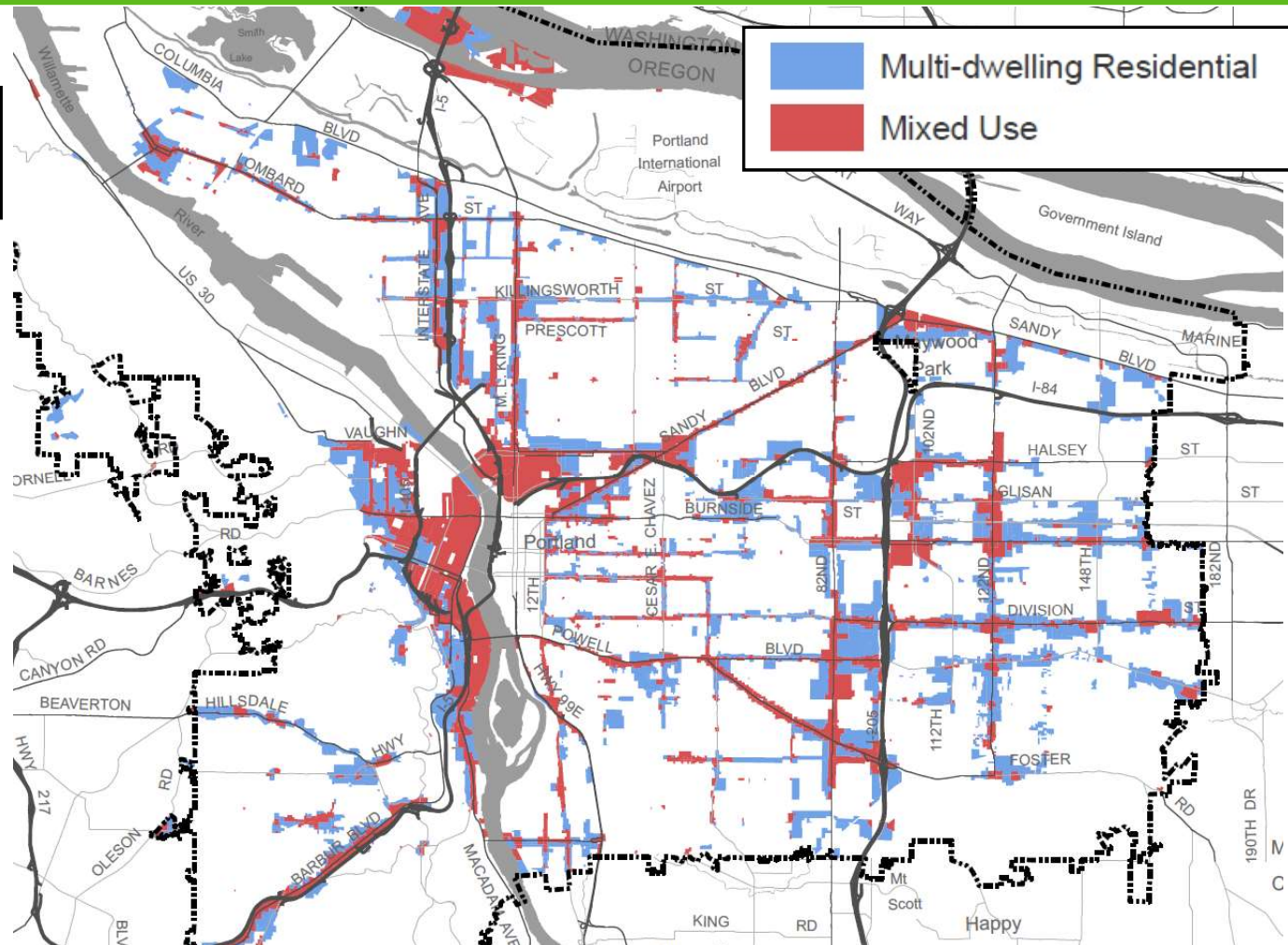
Housing production in Portland has not kept up with growth in numbers of households

Multi-dwelling zoning



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

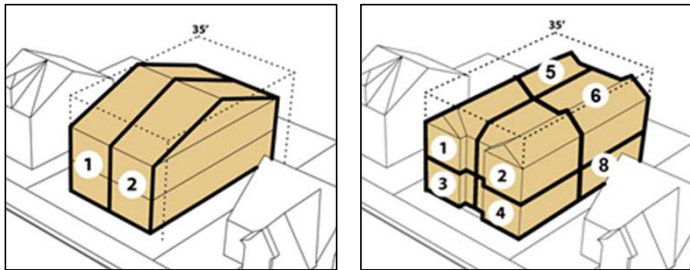
Climate Action Plan role:
Provides housing options
close to services and transit



Approach and benefits



Expand Housing Options



- More housing diversity
- Address affordability

Improve Design



- Outdoor spaces
- Design for community

Diverse and less expensive housing options



Duplex



Fourplex



Small Apartment
Building (eightplex)



Courtyard Apartments

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

- Portland has a rich diversity of low-rise multifamily housing types.
- Only the duplex is allowed today in Portland's predominant multi-dwelling zone.

Diverse and less expensive housing options



Today: Townhouses in R2 zone
(maximum allowed density)



2 townhouses
2,400 sq. ft. units

\$685,000



2 townhouses
1,991 sq. ft. units

\$572,000

Amendments: allow a variety of low-rise
housing types in the new RM1 zone



6 townhouses (RH zone)
1,097 sq. ft. units

\$380,000

Examples of development on 5,000 sq. ft. sites (North Portland)

Affordable housing and accessible units



Development Bonuses

1. Affordable units

(households earning 60-80% of median income)

- **Prioritizes deeper affordability**



**60% of area
median income**



Income: \$37,000

Rent: \$900

2. Three-bedroom family housing

(moderate income affordability)

3. Preservation of existing affordable housing

(development transfer)

4. Accessible units



Income: \$53,000

Rent: \$1,400

Outdoor spaces and site design



- Require outdoor spaces in all multi-dwelling zones
- Common areas / courtyards for large sites
- Flexibility for parking

Building design and scale

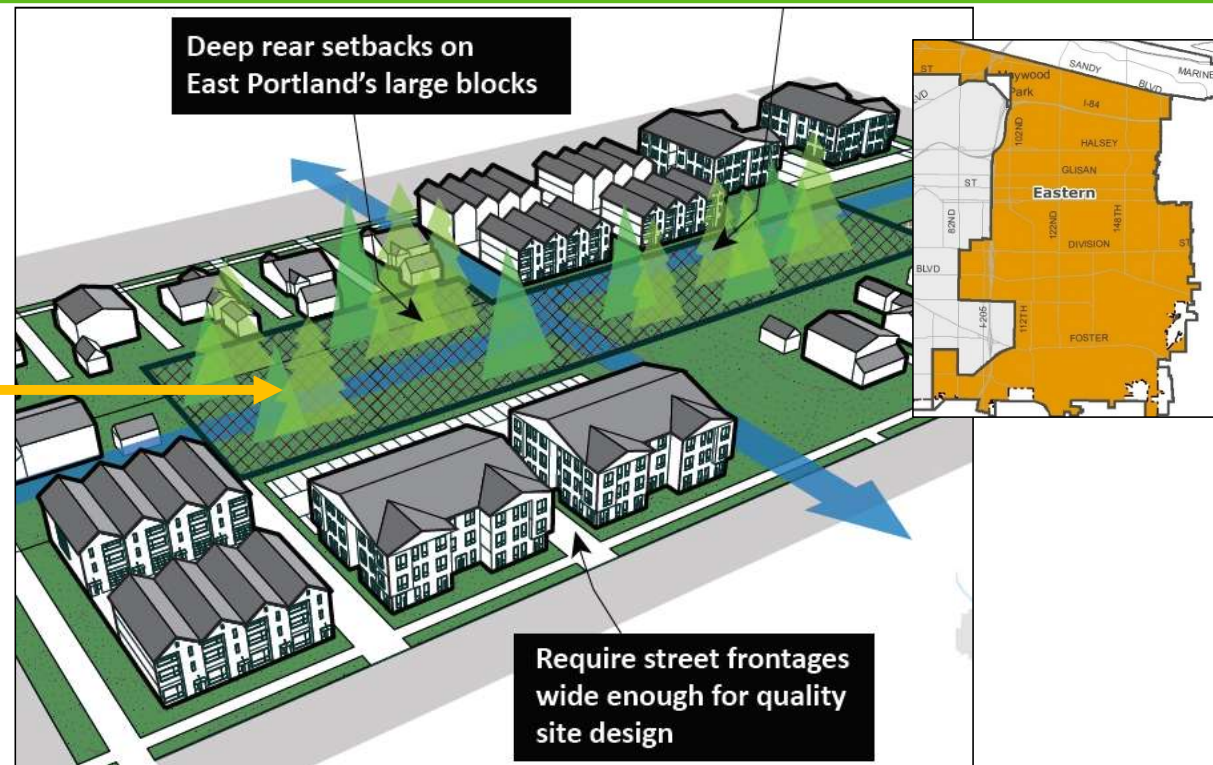


- Limit front garages and front parking
- Require front setbacks that relate to context and provide privacy
- Building height transitions next to single-dwelling zones

East Portland and street connections



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



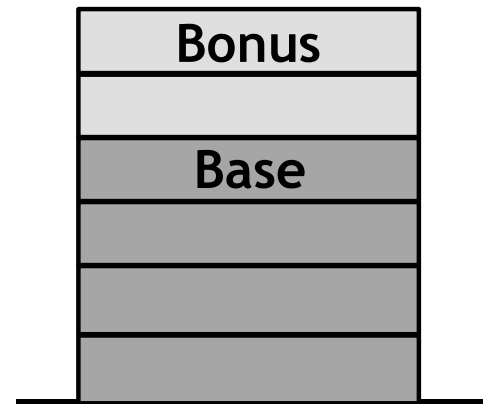
Historic districts



Base
Scale



Bonus
Scale

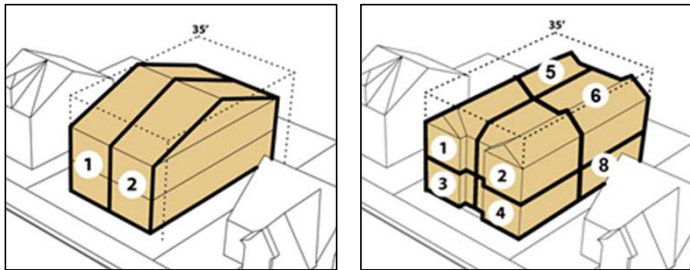


- “Right size” the zoning
- Expand bonuses for affordable housing

Summary



Expand Housing Options



- More housing diversity
- Address affordability

Improve Design



- Outdoor spaces
- Design for community