We want abundant, diverse & affordable housing options in all our neighborhoods
Portland is changing

By 2035:
- 260,000 new people
- 123,000 new households

20% of new housing units are likely to be in single-family zones
What's Your Portland Housing Story?

My Portland Housing Story
I am a 26 year old renter who can't imagine buying in Portland as it is currently zoned. I work for a non-profit, can I even live here long term? My long term stability and the health of my neighborhood will be strongly affected by the diversity of the neighborhood. I wish I knew I could stay here long term, more diversity more opportunity.

www.portlandforeveryone.org
a project of 1000 Friends of Oregon
Houses are Getting Bigger

2013 Median—2639 square ft.

Each person now has as much space as a family of 4 used to occupy.
While Households are Getting Smaller

Nationally, and in Portland, Oregon, a full two-thirds of all households are currently 1-2 person households.

We need more options for post-college graduates, for retirees, and flexibility for all of us at different stages of our lives.
Housing Affordability

2012

Homes Over $400k

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Housing Affordability

2017

Homes Over $400k

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The average black household cannot afford to rent a two bedroom apartment anywhere in Portland. - 2016 State of Housing Report from PHB
Lack of Housing Choices

56% of Portland housing is detached, single-dwelling houses. 5% is duplex or other attached.
Close to 90% of Portland’s residential land is zoned for detached single-dwelling housing (in yellow on this map)
Who is not served by the status quo?

- Small Households
- People not wanting an apartment
- Older adults downsizing & multi-generational households
- People of color

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Abundant Housing in Walkable Neighborhoods

The Residential Infill Project includes duplexes and triplexes at the low-density end of the “Missing Middle”.

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These used to be legal in Portland

Until the 1950’s these housing types were allowed in near eastside neighborhoods.

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Residential Infill Project

Designed to Address:
- Scale of houses
- Increase Housing Opportunities
- Homes on Narrow Lots

A generally good proposal – & some key changes would make it better
Current Proposal: Reduces Allowed Size and Height

Increases:
- Compatibility
- Solar access
- Walking experience
- Trees

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Housing Choice: Duplexes
Housing Choice: Tripexes

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Housing Choice: Accessory Dwelling Units
Housing Choice: Cottage Clusters

[Images of cottage clusters]
Internal Conversions

Preserves existing housing

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# The Economics of Affordability

<table>
<thead>
<tr>
<th>Cost Type</th>
<th>SFH $</th>
<th>4Plex $</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Acquisition</td>
<td>$250,000</td>
<td>$250,000</td>
</tr>
<tr>
<td>SDC and Permit Cost</td>
<td>$45,000</td>
<td>$70,000</td>
</tr>
<tr>
<td>Development Hard Costs @ $125/SF</td>
<td>$312,500</td>
<td>$460,000</td>
</tr>
<tr>
<td><strong>Total Development Cost</strong></td>
<td><strong>$607,500</strong></td>
<td><strong>$780,000</strong></td>
</tr>
<tr>
<td>Developer Profit @ 15%, Financing Costs</td>
<td>$91,125</td>
<td>$117,000</td>
</tr>
<tr>
<td><strong>Sales Price Needed to Support Construction</strong></td>
<td><strong>$698,625</strong></td>
<td><strong>$897,000</strong></td>
</tr>
<tr>
<td><strong>Sales Price Per Unit to Support Construction</strong></td>
<td><strong>$698,625</strong></td>
<td><strong>$224,250</strong></td>
</tr>
</tbody>
</table>
Preventing Demolitions...

An economic analysis says that reducing the size of new houses will deter demolitions.
& Incentivizing Adaptive Reuse

The RIP will make it easier to convert large existing houses into multiple units.
Housing Opportunity Overlay Zone
Housing Choice: Small Houses on Narrow Lots
Can you tell?

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Residential Infill Project

Discussion Draft released in October:

• Reduce scale of new houses everywhere
• Allow “cottage clusters” everywhere
• Refined “Housing Opportunity Overlay Zone”
  – Two Accessory Dwelling Units (ADUs)
  – Duplexes; Duplex with ADU
  – Triplexes on corner lots
  – One unit must be visitable
  – Bonus unit if 100% are administered affordable
  – More incentives for adaptive reuse
• Allow development on some narrow lots, with design requirements
Residential Infill Project

Portland for Everyone: The city’s proposal is generally good, but could be much stronger with the following key changes:

• Allow housing options in overlay everywhere
• Allow development of narrow lots everywhere, with some key design changes
• Incentivize affordability: adjust bonus thresholds so the bonus will be used
• Give more flexibility for tree preservation

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# Proposal Comparison

<table>
<thead>
<tr>
<th>City</th>
<th>Portland for Everyone</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Scale of Houses</strong></td>
<td><strong>Scale of Houses</strong></td>
</tr>
</tbody>
</table>
| • Limit square footage of house based on lot size  
  • Limit height by measuring from low point of lot  
  • Increase front setback by 5’ (from 10’ to 15’) | • Same as City, and  
   • Consider the benefits of a small increase in FAR for duplexes |
# Proposal Comparison

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<tr>
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</table>
| **Housing Types**  
‘a’ overlay-1/4 mile from centers & transit corridors  
• Duplex on all lots  
• Triplex on corner lots  
• Two ADUs or one with a duplex  
• Allow 1 extra unit if all are affordable | **Housing Types**  
In ALL single-dwelling zones  
• Duplex on all lots  
• Triplex on corner lots  
• Two ADUs or one with a duplex  
• Allow extra units if **one or more** are affordable, and additional allowed size for family-sized affordable units.  
• No on-site parking requirements ¼ mile from frequent transit |
## Proposal Comparison

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<tr>
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<th>Portland for Everyone</th>
</tr>
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<tr>
<td><strong>Narrow Lots</strong>&lt;br&gt;‘a’ overlay-1/4 mile from centers &amp; transit corridors&lt;br&gt;• Rezone historically platted narrow lots to R2.5 with design changes</td>
<td><strong>Narrow Lots</strong>&lt;br&gt;In ALL single-dwelling zones&lt;br&gt;• Rezone historically platted narrow lots to R2.5 with design changes</td>
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[www.portlandforeveryone.org](http://www.portlandforeveryone.org)
## Proposal Comparison

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<tr>
<td><strong>Preventing Demolitions</strong>&lt;br&gt;‘a’ overlay-1/4 mile from centers &amp; transit corridors</td>
<td><strong>Preventing Demolitions</strong>&lt;br&gt;In ALL single-dwelling zones</td>
</tr>
<tr>
<td>- Allow internal conversion into 2 or 3 units for historic resources&lt;br&gt;- Reduce parking requirements and allow additional FAR</td>
<td>- Allow internal conversion into 2-4 units for any house more than 10 years old&lt;br&gt;- No density limit for historic resources&lt;br&gt;- Allow flexible site plans, reduced parking requirements, and allow additional FAR</td>
</tr>
</tbody>
</table>
# Proposal Comparison

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<tr>
<td><strong>Cottage Clusters</strong></td>
<td><strong>Cottage Clusters</strong></td>
</tr>
<tr>
<td>• Continue to allow these as Planned Developments in all single dwelling zones</td>
<td>• Allow these either as Planned Developments or Subdivisions</td>
</tr>
<tr>
<td>• Limit density to base zone</td>
<td>• Provide a density bonus in exchange for smaller homes</td>
</tr>
<tr>
<td>• Allow one ADU with each house</td>
<td>• Provide an additional density bonus for fully accessible homes</td>
</tr>
<tr>
<td>• Reduce procedure type from Type III to Type IIX</td>
<td></td>
</tr>
</tbody>
</table>
Choices

Shall we create walkable neighborhoods that support transit and businesses?

Walkability requires at least 16 units per acre

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Choices

Shall we create home ownership opportunities for younger Portlanders and people of color?

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Choices

Shall we create small housing opportunities for older adults looking to downsize and age in their community?

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Zoning Code Reforms

What’s Next?

• Proposed Draft released soon
• Planning & Sustainability Commission hearings in May 2018
• Recommended Draft released
• City Council hearings in November 2018

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What Can You Do?

Sign our letter or write your own!

Sign up to testify at public hearings at www.portlandforeveryone.org

Write your own Letter to the Editor

Get involved with your local Neighborhood Association

Comments or questions? Email: Madeline@friends.org

For more information and to get involved, visit: portlandforeveryone.org