Equitable Development in Portland’s Booming Inner Neighborhoods -
The Emerging Toolbox

Rail~Volution September 2017
Portland Context

- High job growth feeding population growth
- Construction boom
- Investments in multimodal transportation infrastructure
- Displacement of vulnerable populations
- Major Update of the City’s Comprehensive Plan
Transportation Investments

- Streetcar expansion planning
- Light rail expansion (SW Corridor)
- Protected bikeways and bikeshare
- Frequent service bus service improvements
- New BRT route (Division)
Transportation Investments
Transportation Investments
Mixed Use TOD Construction Boom
Mixed Use TOD Construction Boom

~15,000 new dwellings in Portland’s inner neighborhoods over 5 years

![Graph showing new housing units per year in inner neighborhoods from 1995 to 2016.](image-url)
Mixed Use TOD Construction Boom
Demographic shifts

Shifting population patterns

Source: U.S. Census

DAN AGUAYO/THE OREGONIAN
Policy Response

- Impact assessments
- Location policy
- Increase supply
- Inclusionary housing
- Renter protections
Policy Response

Policy 5.15 Gentrification/displacement risk
Evaluate plans and investments for the potential to increase housing costs for, or cause displacement of communities of color, low- and moderate-income households, and renters. Identify and implement strategies to mitigate the anticipated impacts.

Policy 5.16 Involuntary displacement
When plans and investments are expected to create neighborhood change, limit the involuntary displacement of those who are under-served and under-represented. Use public investments to create permanently-affordable housing and to mitigate the impacts of market pressures that cause involuntary displacement.
Policy Response

Location policy
Policy Response

Location policy
Policy Response

- Supply and Demand - up-zoning on Mixed Use corridors
### Policy Response

<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>Seattle</td>
<td>122,026</td>
<td>76,736</td>
<td>$2,220</td>
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<tr>
<td>Portland</td>
<td>111,000</td>
<td>62,934</td>
<td>$1,550</td>
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<td>San Francisco</td>
<td>91,000</td>
<td>38,201</td>
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</table>
**Policy Response**

- “Missing Middle” - expansion of allowances for ADUs and duplexes in single dwelling zones
Policy Response

Two-tiered entitlements

<table>
<thead>
<tr>
<th>Zone</th>
<th>Base FAR</th>
<th>FAR w. Bonus</th>
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<tbody>
<tr>
<td>CM1</td>
<td>1.5 to 1</td>
<td>2.5 to 1</td>
</tr>
<tr>
<td>CM2</td>
<td>2.5 to 1</td>
<td>4 to 1</td>
</tr>
<tr>
<td>CM3</td>
<td>3 to 1</td>
<td>5 to 1</td>
</tr>
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Floor Area Ratio (FAR)
1:1 Ratio

1 Story
100% lot coverage

2 Story
50% lot coverage

4 Story
25% lot coverage
Policy Response

Inclusionary housing

- State pre-emption lifted in mid 2016
- Program adopted by City in late 2016
- Requires 15-20% of units be affordable to HH at 60% MFI (several options at different levels of affordability)
- Applies to buildings w. more than 20 units
- Fee in-lieu and off-site options
- ~14,000 units entered the permit pipeline immediately prior to effective date
Policy Response

Renter protections:

“Portland's rule requiring landlords to pay relocation costs to renters they evict or hand rent increases that force them to leave is legal, Multnomah County Circuit Court Judge Henry Breithaupt ruled Friday.”

(Oregon Live, July 7, 2017)
More Information

Comprehensive Plan Policies:
https://www.portlandoregon.gov/bps/70936

New Zoning Code:
https://www.portlandoregon.gov/bps/article/626870

Inclusionary Housing Code:
https://www.portlandoregon.gov/phb/72291

Renter protections:
https://www.portlandoregon.gov/citycode/?c=28481#cid_654192

Residential Infill Project:
https://www.portlandoregon.gov/bps/67728