

Portland Residential Infill Project

SANDRA P. WOOD

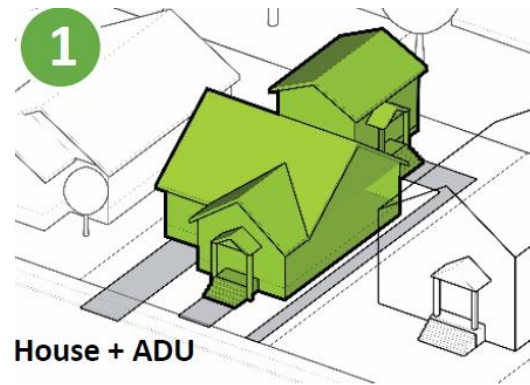
BUREAU OF PLANNING AND SUSTAINABILITY

CITY OF PORTLAND | OREGON

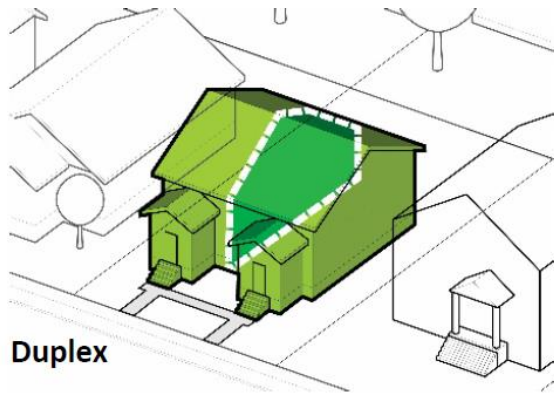
Top 5 Things To Know:

1. Rewrite of Portland's single-dwelling zones (R2.5, R5 and R7)
2. Four units allowed on most lots and six units allowed if half the units are regulated at affordable prices
3. Introduces a sliding floor-to-area ratio (FAR) scale to regulate size
4. Decreases displacement citywide
5. Follow up project (RIP2) -- Address lowest-density single-dwelling zones (R10 and R20), cottage clusters and middle housing land divisions

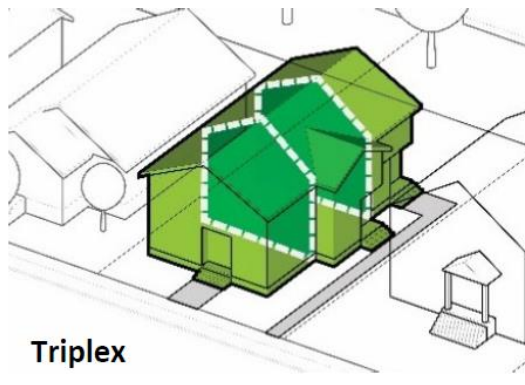
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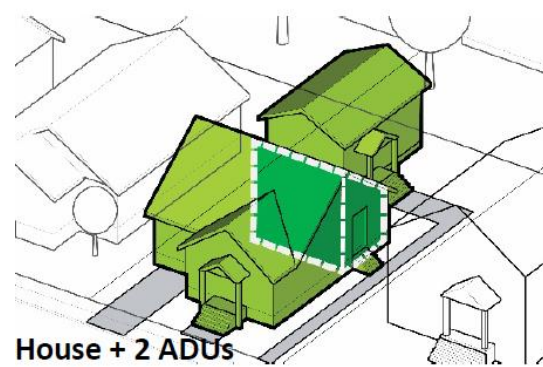
House + ADU



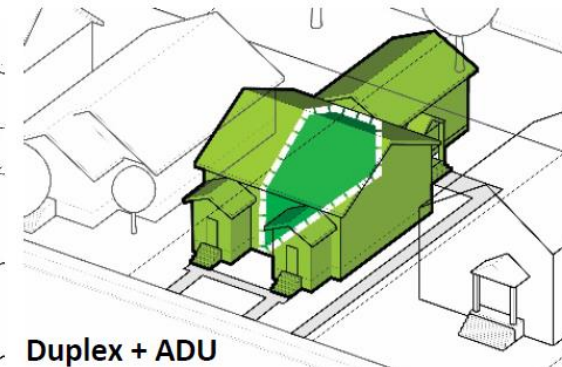
Duplex



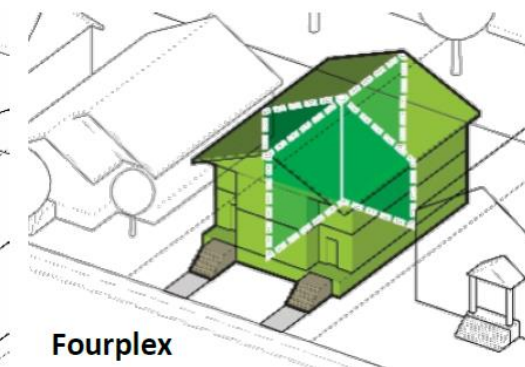
Triplex



House + 2 ADUs



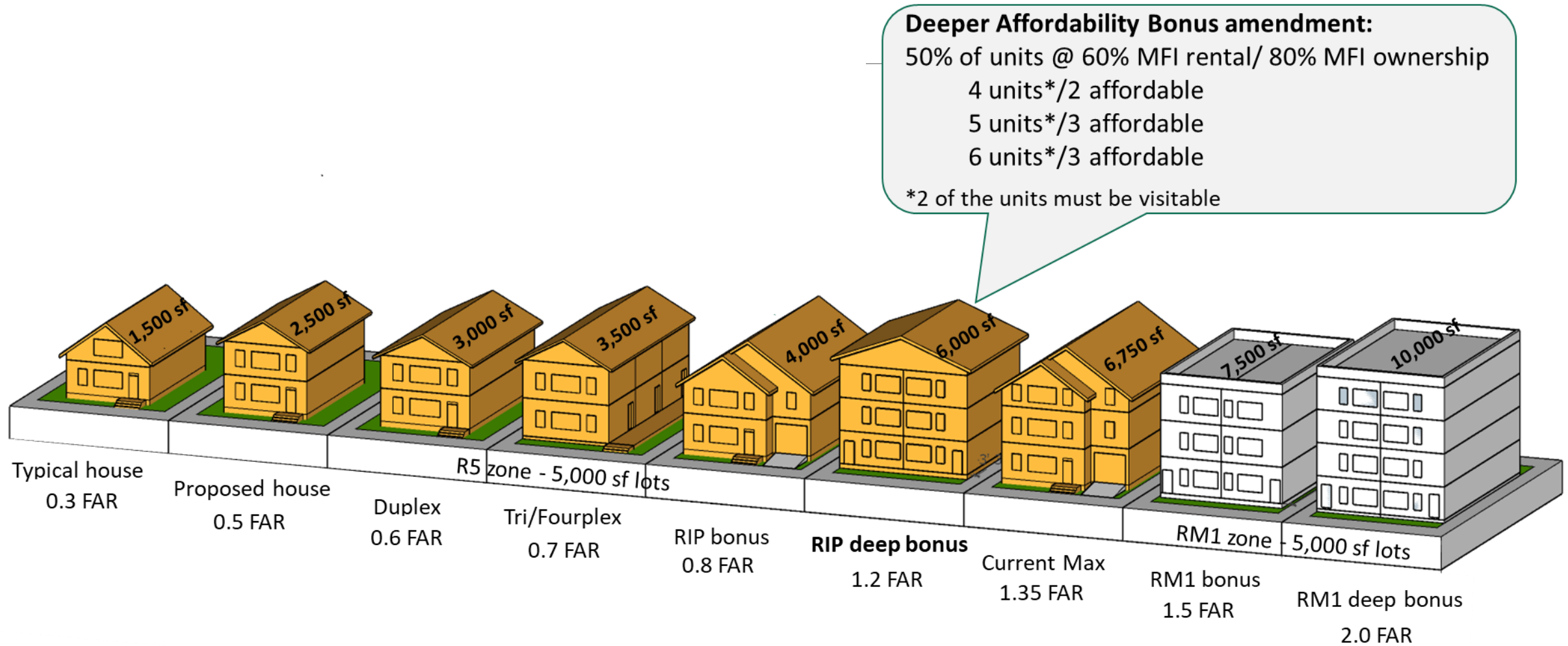
Duplex + ADU



Fourplex

1. Allow more housing types

2. Limit size of structures



How do unit size and cost relate?

Single Family



170% MFI

Duplex



110% MFI

Average Size	2,500 Square Feet	1,500 Square Feet
Average Sale Price	\$772,500	\$463,500
Average Price per SF	\$309/SF	\$309/SF
Average Rent	\$5,400/month	\$3,255/month
Average Rent per SF	\$2.17/SF	\$2.17/SF

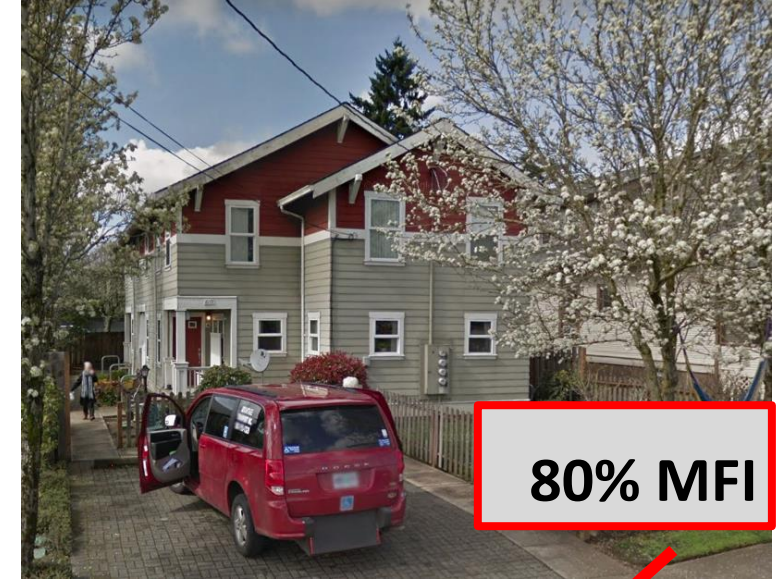
How do unit size and cost relate?

Triplex



90% MFI

Fourplex



80% MFI

Average Size	1,166 Square Feet	875 Square Feet
Average Sale Price	\$360,500	\$270,375
Average Price per SF	\$309/SF	\$309/SF
Average Rent	\$2,500/month (120% MFI)	\$1,900/month (100% MFI)
Average Rent per SF	\$2.17/sf	\$2.17/SF

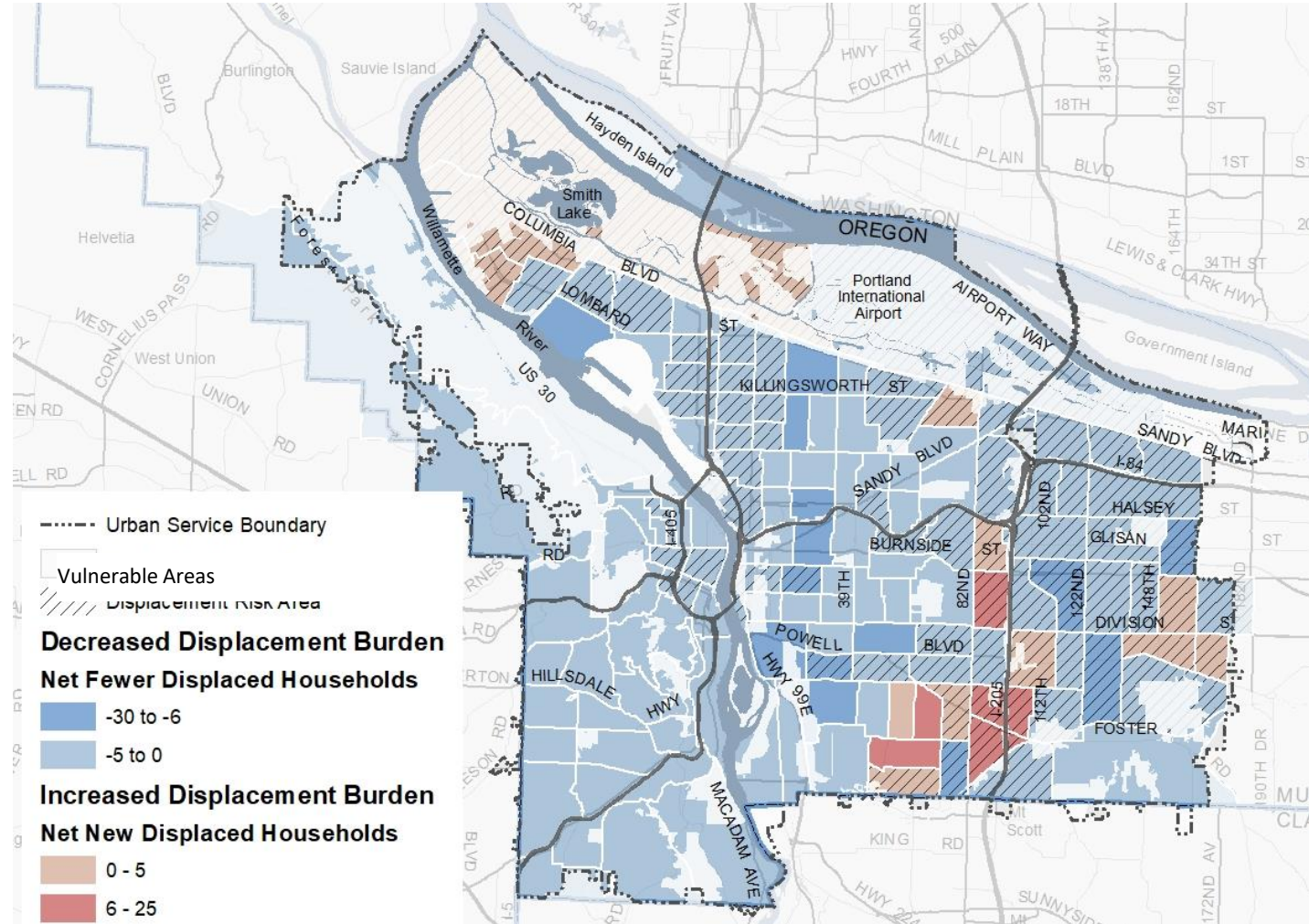
Assessing Displacement Risk

What: Assessment of direct impacts from zoning changes

Who: Low-income renters in single-family structures

When: Over 20-year planning period

Result: 28% decrease



Project Outcomes

- Increases access to more types of housing in all Portland neighborhoods
- Allows more units at lower prices on each lot
- Applies new limits on building scale and height
- Reduces displacement overall