



Land Use and Transportation Committee
Wednesday, August 24, 2016, 7:00pm–9:00pm
Northeast Coalition of Neighborhoods Office
4815 NE 7th Avenue, Portland, OR
Minutes

Attendees

- Dennis Kennedy, Woodlawn
- Garlynn Woodsong, Concordia, Co-Chair
- Dave Johansen, Alameda, Co-Chair
- Anjala Ehelebe, Woodlawn
- Daniel Pirofsky, Sullivan's Gulch
- Kate Piper, Humboldt
- Brad Perkins, Irvington
- David Sweet, Portland for Everyone
- Zena Rockowitz, NECN Staff

Introductions & Approval of July 27 Meeting Minutes

Board minutes were approved with edits incorporated. Five in favor, zero opposed, one abstained.

Portland for Everyone: A Project of 1,000 Friends of Oregon, David Sweet

Presenter: David Sweet represents Central Northeast Neighbors (CNN) and is Co-founder of Portland for Everyone. He serves on the Residential Infill Advisory Committee with Garlynn.

We all want to live in abundant, diverse, and affordable houses across our vibrant neighborhoods. Housing prices have been historically high and the city estimates that by 2035 we will have 260,000 new people and 123,000 new households. Efforts to accommodate all of these people occur through projects/zoning: residential infill, mixed-used zoning, multi-dwelling zoning, residential and open spaces zoning, and inclusionary zoning.

Housing scale: The size of houses are getting bigger here and across the country, even though households are getting smaller. Showed trends since 1950.

Metro survey (2014) said people prefer to live in neighborhoods where they can walk to places within 15 minutes. These are the neighborhoods where we are seeing major price increases. Reviewed maps of Portland showing affordability options for different income levels and ethnicities based on 2015 survey that is self-reported. The average black household cannot afford to live any place in Portland.

Lack of housing choices across the city. Our current zoning is 45% single family residential. 10% is zoned for multifamily. We are “missing middle housing”: duplex, triplex, fourplex, town house, courtyard apt, live/work, bungalow court, Accessory Dwelling Units (ADUs). We saw a lot of internal conversions during WWII. Cottage clusters and courtyard apartments are not typical in Portland. Hard to do ADUs at a reasonable size if you don’t get a density bonus. Economics of affordability example was shown between a fourplex and a single family home: when you add up development and construction - fourplex is cheaper to build than a single family home.

- 46% of houses are on large lots
- 30% apartments
- 10% houses on small lots
- 3% duplexes
- Less than 1% ADUs

October, 2016 the revised proposal will come out. November 9, 2016 is City Council Recommendation. Details and zoning code amendments will come next year.

Key Element	City (Staff)	Portland for Everyone
Scale of houses	Limit square footage of house based on lot size. Limit height by measuring from low point	Same
Housing type	¼ mile of centers and transit corridors: Duplex on any lot, triplex on corner, two ADUs per house or 1 with duplex, internal conversion	Same rules but everywhere: why limit to most expensive and desirable lots? Want to build high density.
Narrow lots	¼ mile of centers and transit corridors: allow new development on historically narrow lots	Allow development of historically narrow lots everywhere. Allow development of lot remnants
Preventing demolitions	Near centers and corridor: Allow one bonus unit for internal conversion of existing houses	Allow internal conversions everywhere. Allow 2 nd house if you are preserving and if the total square footage of the two is not larger than whatever is allowed. Allow flexible site plans to preserve houses and trees

Eastmoreland and much of East Portland is excluded from these rules even though many spots are a reasonable distance from max. This freezes the existing walkable neighborhoods and

doesn't add density to improve walkability. Portland for Everyone supports affordable housing bond measure. Staff proposal included density incentive for affordable units, but this is tricky. City is pricing middle income people out of the city. This violates distributional equity and intergenerational equity. Consider that older adults want to stay in familiar surroundings. Consider economic segregation.

Discussion of Residential Infill Project, Garlynn Woodsong

Only King and Concordia have discussed residential infill. Concordia's Land Use Committee voted to endorse the Housing Diversity Perspective (Majority position) but prefer density regulation versus form and scale regulation. Concordia recommends a .9 Floor Area Ratio (FAR) because it allows for two story house over 45% of the lot; 4,500 square feet. The ADU would be carved out of the max FAR. Believe that neighborhoods should get to decide on setbacks and their own design standards.

Reviewed the Proposal Comparison table that Garlynn created. Discussed dormers, housing types, parking. The main differences between proposals is housing types and where you allow them. Required parking is also an issue of contention. Proposal says you can't have street facing parking on a narrow lot and there is not enough feet for a parking space in front of narrow lots. Right now there is minimal parking around new apartment complexes. The parking study will give us more information. Narrow lots: staff is proposing 20 feet max height, but others believe this is too low.

We are past the public comment period, so NECN can give Council testimony on November 9th. This will likely be extended to allow for a few days of testimony because of the number of people that will come to the meeting. Media makes it seem like neighborhoods are opposed to missing middle housing, so it is important for NECN neighborhoods to step up, as the opinions of these neighborhoods don't represent the entire city.

First Motion: NECN would endorse the Portland for Everyone proposal: One abstention due to not supporting "missing middle" everywhere. One opposition in support of Housing Diversity position.

Discussion: The difference between density regulation and form and scale regulation. By regulating # of units (form), you are regulating density. Housing Diversity Perspective position says you are allowed .5 FAR and you can break that into as many units as you want but it only give you 2,500 sq feet plus a basement and ADU.

Second Motion: Support Portland for Everyone Proposal, but include support for regulating housing via form rather than density, by not capping the number of units allowed on lot but instead regulating the size of a building. One abstention No opposition.

Portland for Everyone was invited to present to NECN's Board and to other neighborhood associations.

Portland Bureau of Planning and Sustainability Updates, Nan Stark

On August 23, the Planning and Sustainability Commission voted on all of the maps and the zoning code changes to the mixed-use zones. Work sessions start in mid-September and two public hearings are set for October. They are organizing a public information session at PCC Cascade around inclusionary zoning as well.

Neighborhood Updates and Wrap-Up, Garlynn Woodsong

Concordia: Asked speaker from Oregon Department of Transportation (ODOT) to come talk about fixing Lombard to prevent fatalities.

LUTC will invite ODOT to come in September and talk about speed limits and orphan highways, such as MLK Blvd. Other speakers include the Portland Housing Bureau (PBOT), who will talk about inclusionary zoning and the Historic Landmark Commission.