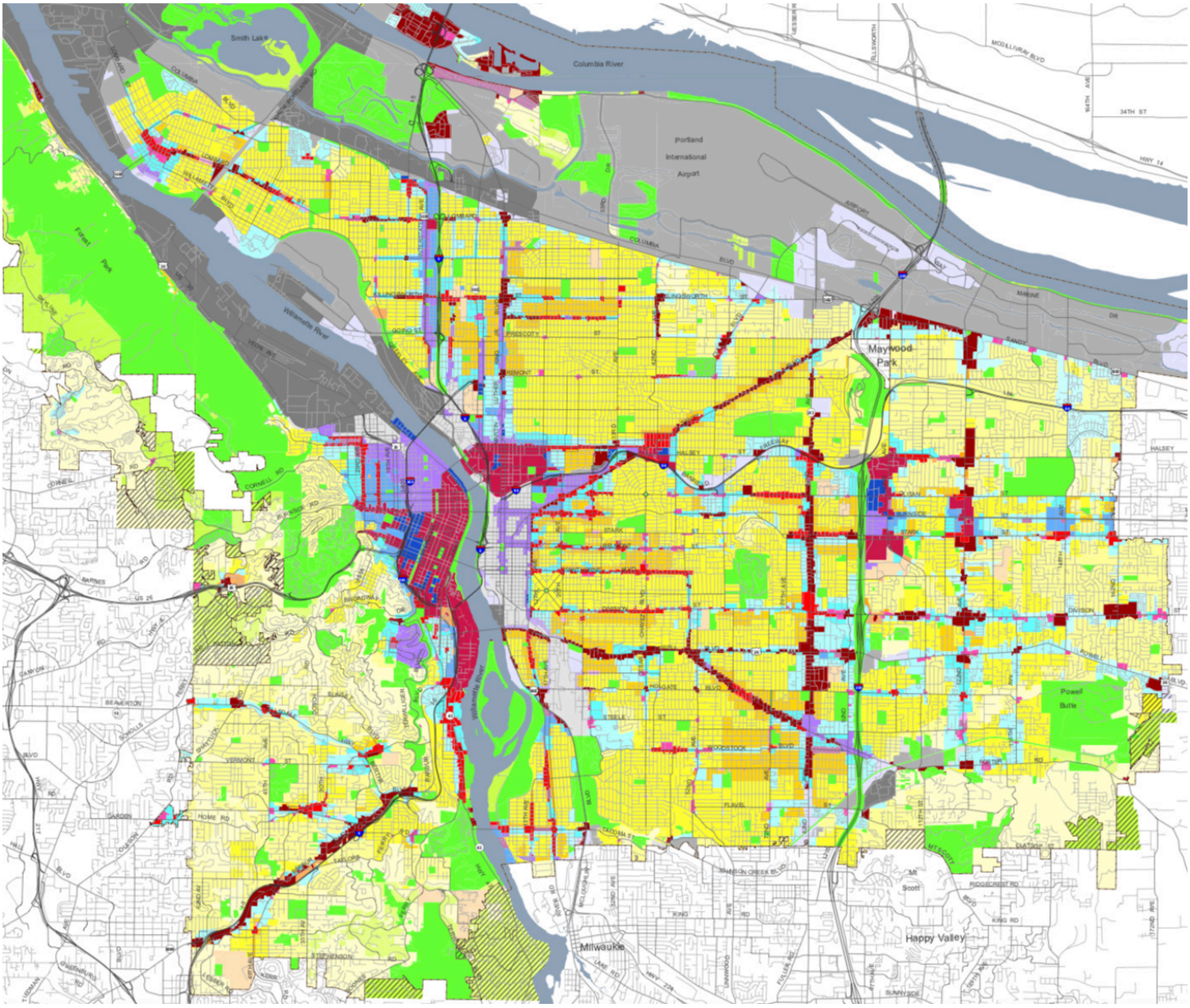
Citywide current zoning. RIP applies to areas zoned R2.5 (1 house per 2500 sf lot, plus 1 ADU, duplex permitted on corner lot), R5 (same, for 5000 sf lot) and R7 (same, for 7000 sf lot). Shown in shades of yellow on map. Most of N, NE, SE Portland is R5. Most of SW Portland is R7, some R5. East Portland is mix of R5 and R7. See https://www.portlandoregon.gov/bps/article/59265

- R5 - Residential 5,000
- R2.5 - Residential 2,500
- R3 - Residential 3,000
- R2 - Residential 2,000
- R1 - Residential 1,000
- RH - High Density Residential
- RX - Central Residential
- IR - Institutional Residential
- CN1 - Neighborhood Commercial 1
- CN2 - Neighborhood Commercial 2
- CO1 - Office Commercial 1
- CO2 - Office Commercial 2
- CS - Storefront Commercial
- CM - Mixed Commercial
- CG - General Commercial



RIP changes to neighborhood zoning

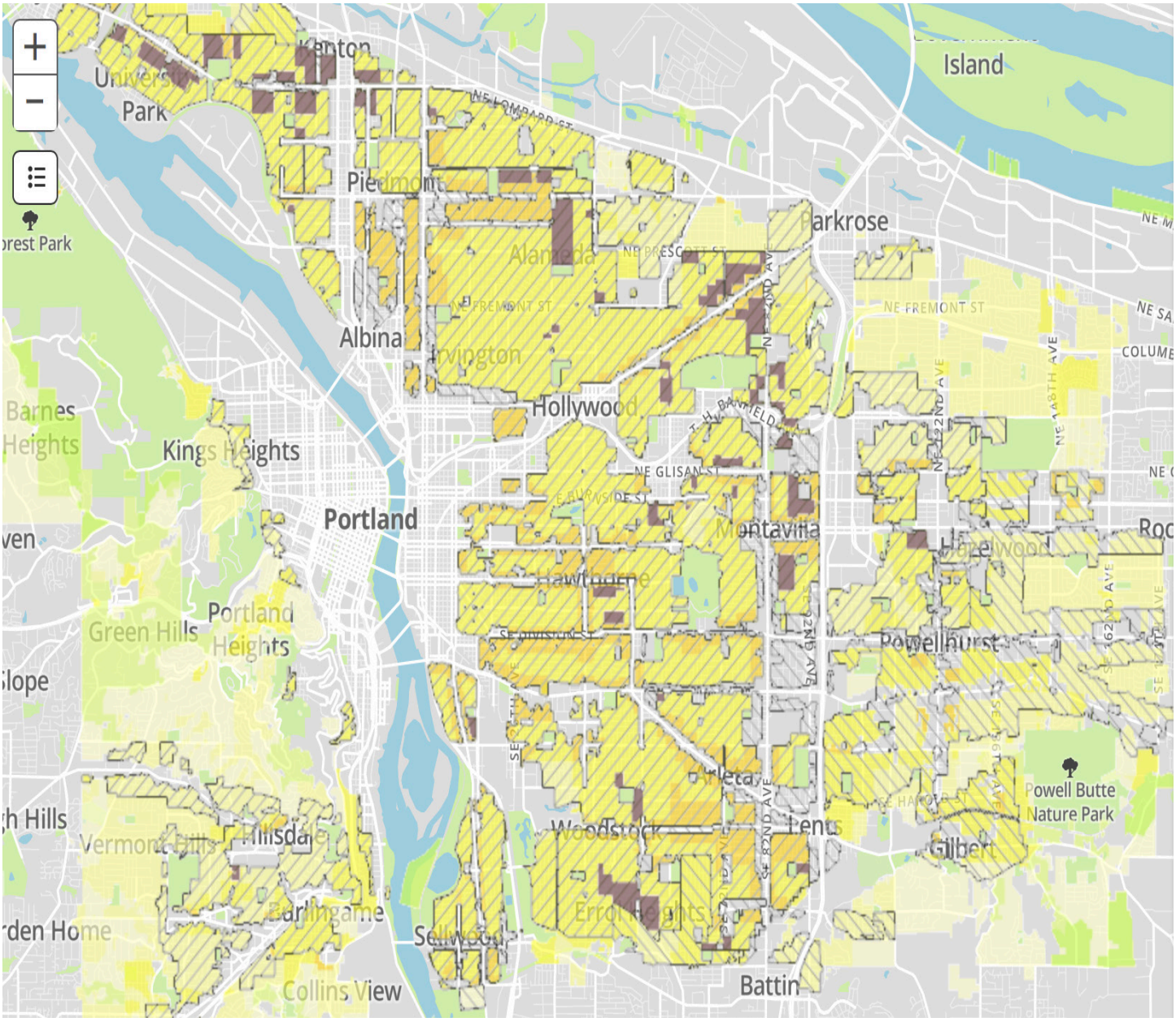
- About 60% of single family houses are included in 'a' overlay zone, shown Yellow/ Diagonal Lines.
- Some R5 is rezoned to R2.5, shown Brown. See *https://www.portlandmaps.com/bps/mapapp/maps.html#mapTheme=rip*

In 'a' overlay zone:

- House + 2 ADU, or duplex + 1 ADU, permitted every lot.
- Triplex permitted corner lots.
- Bonus extra ADU permitted if all 4 units affordable at 80% median family income (currently $1,046/studio, $1,120/1-bed, $1,345/2-bed, as of 2017). https://www.portlandoregon.gov/phb/article/651806
- "Base zoning" remains single-family; effectively is rezoned to multi-family.

Where RIP applies.

- Most of North, NE, SE Portland is in 'a' overlay zone.
- Also some East Portland, some SW.
- Almost no NW Portland.
- In total, about 60% of city's R2.5-R7 lots will be rezoned.



RIP rules on size and scale.

Maximum FAR ("Floor Area Ratio")

- In R7, 0.4:1 (2,800 sf building on 7,000 sf lot).
- In R5, 0.5:1 (2,500 sf building on 5,000 sf lot).
- In R2.5, 0.7:1 (1,750 sf building on 2,500 sf lot).
- *Exclude from FAR:* basement if floor >4 ft below-grade, attic if headroom < 80 in.
- *Exclude from FAR:* detached accessory structures (garage, ADU) up to 0.15:1 FAR
- Permit 200 sf addition to existing house every 5 years.

Maximum Building Coverage ("Footprint")

- Lot <3,000 sf, 50% of lot
- Lot 3,000-5,000 sf, 1,500 sf + 37.5% of lot > 3,000 sf
- Lot 5,000-20,000 sf, 2,250 sf + 15% of lot > 5,000 sf

Maximum Height

- 30 ft (35 ft for attached houses in R2.5).
- Measure from lowest point of grade 5 ft from building. If lowest to highest points > 10 ft, measure from lowest point + 8 feet. Special rule for steep lots.
- Measure to mid point of gable roof if pitch 12 in 12 or less; if pitch steeper or other type of roof (flat, shed, gambrel, etc) measure to highest point.
- Dormer can exceed max height if < 75% of roof width and setback 1 ft from wall.

Setbacks and Outdoor Area

- 15 ft front, 5 ft side/rear, 18 ft garage; can reduce front to match adjacent house.
- 250 sf outdoor area, including a 12 ft x 12 ft area.

Front Facade

- Front stairs can have max 6 steps above grade (no "jetway stairs")
- Facade > 500 sf to be divided into planes separated by porch, bay, recessed area, at least 15% to be windows (no "blank front")
- Street-facing garage wall max 50% of facade (not permitted if facade < 22 ft), can not be setback less than rest of facade; exception if entry porch (no "snout house").

More Units In 'a' Overlay Zone

- Permit *house + 2 ADU* (1 detached, 1 internal), or *duplex + 1 detached ADU* on lot > min size (R7 6,300 sf, R5 4,500 sf, R2.5 3,000 sf). Max FAR all structures including detached ADU: R7 0.55:1, R5 0.65:1, R2.5 0.85:1.
- Permit *triplex on corner lots* > min size (R7 6,300 sf, R5 4,800 sf, R2.5 4,800 sf). Max FAR all structures: R7 0.55:1, R5 0.65:1, R2.5 0.85:1.
- At least 1 unit must be "visitable" (1 step to entry, no steep path, living space/bathroom at entry level, 34 inch doors; exceptions for steep lots, existing structure).
- 1 additional "bonus" unit (i.e. 4 units/lot) if all units affordable to 80% MFI.

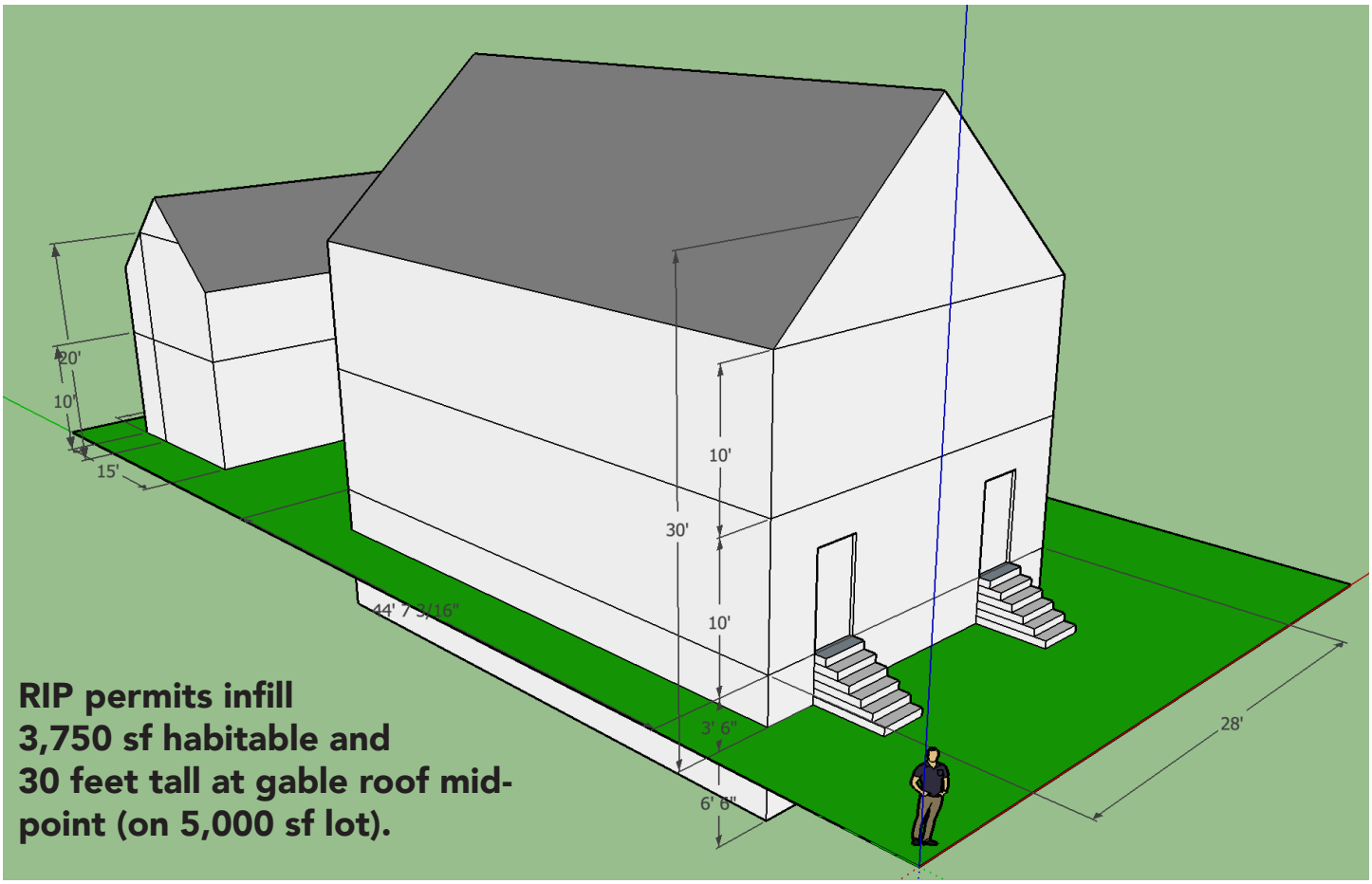
Special Requirements For Narrow Lots

Special Requirements For Listed/Contributing Historic Properties

- In overlay zone, allow 3-4 units/lot via ADUs/duplex/triplex. Historic properties to be converted, not demolished. In conversion, may change <50% of exterior, add <800 sf, increase footprint <100%. Parking not required. 1 unit must be visitable.

Potential Building Size Under RIP. Assuming R5 zone and 5,000 sf lot:

- Duplex can be 2 floors x 1,250 sf + basement 1,250 sf = total 3,750 sf structure, 30 ft height to roof midpoint. Basement excluded from FAR. Attic excluded if ceiling <80".
- ADU 750 sf, 20 ft height to roof mid-point.
- Total 4,500 sf habitable space in three units. See example below.
- *Note:* on 7,000 sf lot, structure can be 5,250 sf and total can be 6,300 sf (40% larger than on 5,000 sf lot).



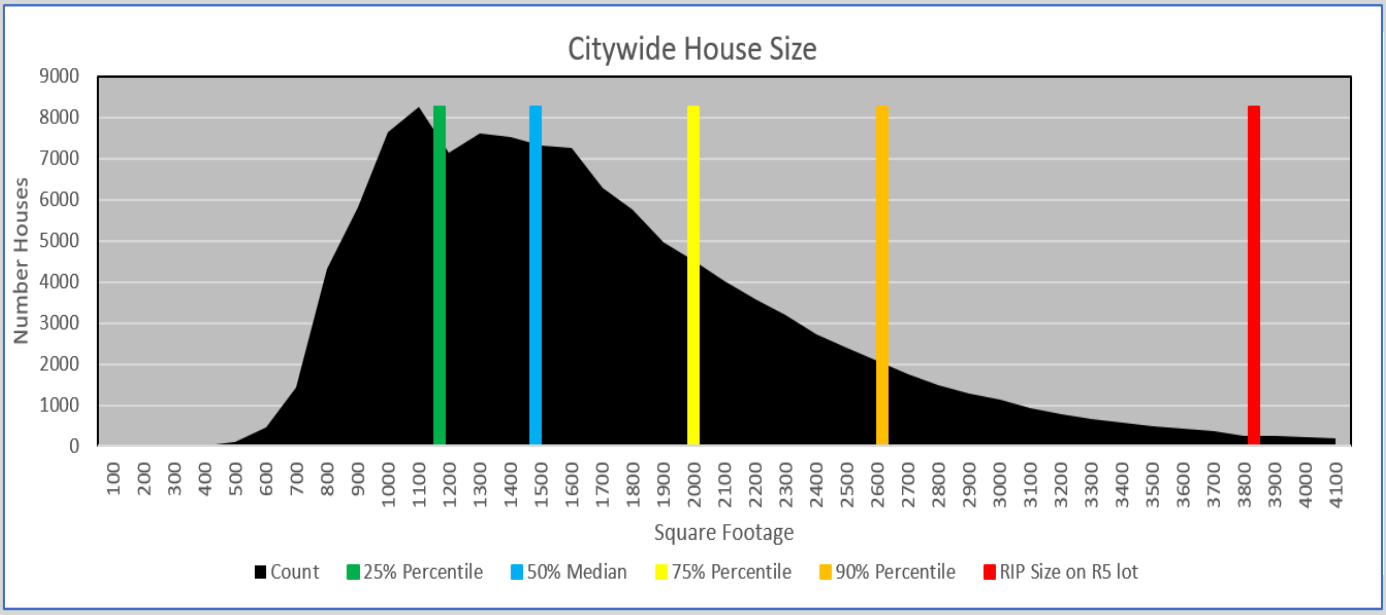
Compare To Existing House Size In Neighborhood.

- The median (50% percentile) house is the 'a' overlay zone, citywide, is 1,500 sf and 15 ft height to roof midpoint.
- The 75% percentile house is 1,972 sf and 18 ft height.
- The RIP-permitted building (house or duplex) shown above is larger/taller than 97% of all houses, in the affected neighborhoods citywide.
- See charts next page; based on city-supplied data.
- **Note** RIP applies uniform size/height rules everywhere, disregards individual neighborhood character.

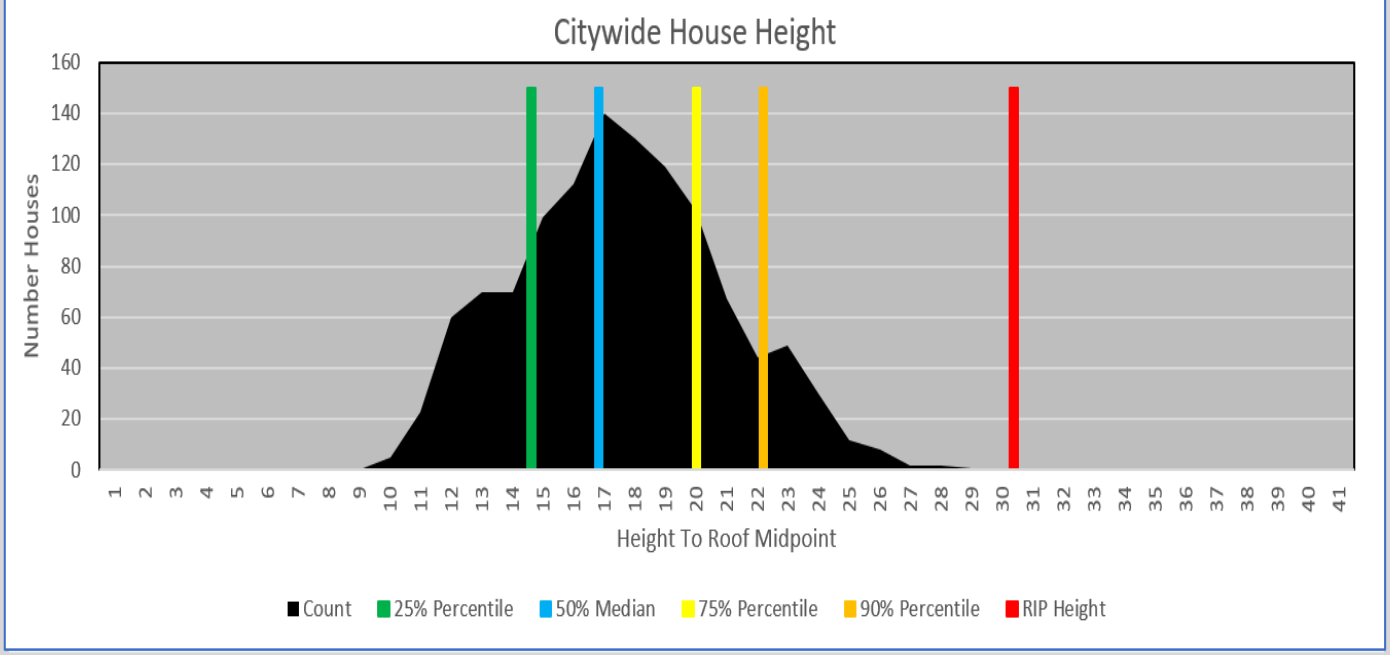
Neighborhood	Citywide

Number SFR in Citywide Neighborhood	**119,360**
Number Citywide SFR in 'a' Overlay	70,054
% of all Citywide SFR in 'a' Overlay	**59%**

	Percentiles							RIP max R5
For All SFR in 'a' Overlay	**25%**	**50%**	**75%**	**85%**	**90%**	**95%**	**98%**	**98%**
Size (Habitable/Assessed Sq Ft)	1,110	1,500	1,972	2,280	2,508	2,875	**3,650**	**3750**



	Percentiles							RIP MAX
For All SFR in 'a' Overlay	**25%**	**50%**	**75%**	**85%**	**90%**	**95%**	**98%**	**100%**
Height (Average Ft Roof)	12	15	18	20	21	23	26	**30**



Calculated from data supplied by City of Portland

Discussion - What Is RIP Supposed To Address?

1. Size, scale, compatibility of infill development
2. Supply of land zoned for housing development
3. Opportunity for "missing middle" housing types
4. Shortage of affordable housing

1. Size, Scale, Compatibility

- RIP permits infill buildings **larger and taller than 97% of existing houses,** citywide.
- RIP applies "one size fits all" rule citywide.
- In many neighborhoods, RIP-permitted building is 3X larger than median house and 2X taller.

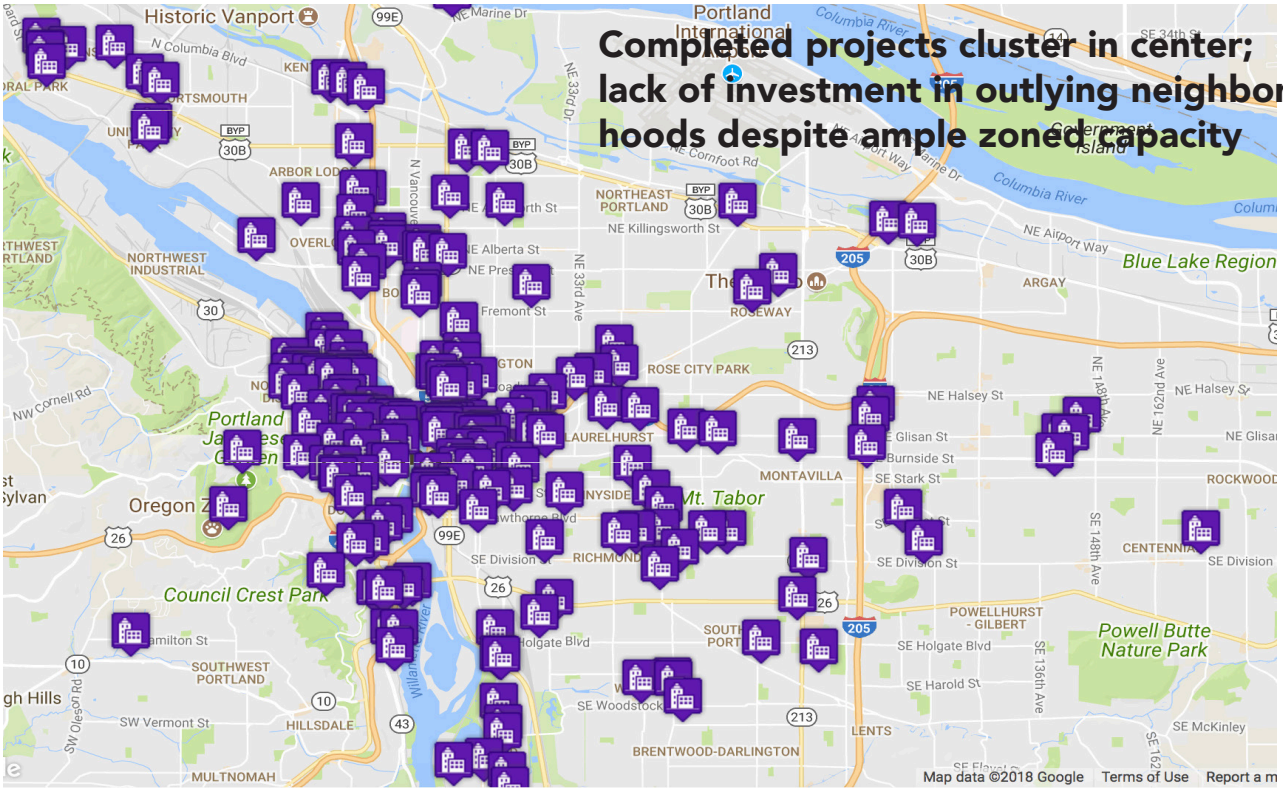
What Should Be Considered To "Fix RIP"

- RIP's size/height limits should include habitable basements and attics.
- Max size and height should be consistent with largest/tallest house in immediate vicinity (e.g. on same block face, on w/in 300 feet).
- In neighborhoods with large existing houses, permit larger infill buildings. In neighborhoods with smaller existing houses, require smaller infill for compatibility.

2. Supply Of Land Zoned For Housing

- There is **not a shortage** of land zoned for additional housing development.
- 2012 Buildable Land Inventory (BLI) report by Bureau of Planning & Sustainabiility (BPS): https://www.portlandoregon.gov/bps/article/408231 Part of the Comprehensive Plan process, "The Buildable Lands Inventory (BLI) is an assessment of the City's capacity to accommodate projected changes in housing and employment", "As adopted by Ordinance No. 185657 on October 3, 2012."
- BLI shows **Portland has sufficient zoned land to nearly double the city's size**.
  "Zoned capacity in Portland is sufficient to meet projected housing need; that is, enough land in Portland is currently zoned to accommodate the projected number of new households. There are approximately 250,000 households in Portland today. The total estimated residential capacity of the city, with the existing Comprehensive Plan designations and evaluating the degree of impact from the constraints is 231,500 units." [**note**: that is 231,500 *additional* units]
- This capacity to grow housing units by 92% is based on current zoning, without RIP.
- However, development not investing where there is capacity.
  "The largest concentration of single dwelling capacity is in East Portland in the Powelhurst-Gilbert neighborhood." "Notable areas of high growth capacity are Gateway, North Interstate Corridor, Lents, Hayden Island, Montavilla, and some areas of East Portland. The areas of town with the least capacity for additional growth are some areas in Northeast Portland and most of West Portland."

  Instead, development focuses on close-in neighborhoods with highest prices. See map of completed projects. http://www.nextportland.com/map/



What Should Be Considered To "Fix RIP"

- Incentives to development in areas with capacity but currently lacking investment and improvements. E.g. East Portland, Lents, Gateway.
- Investment on infrastructure (e.g. safer, more walkable roads) and services (e.g. better transit) to promote development in those areas.

3. Opportunity For "Missing Middle"

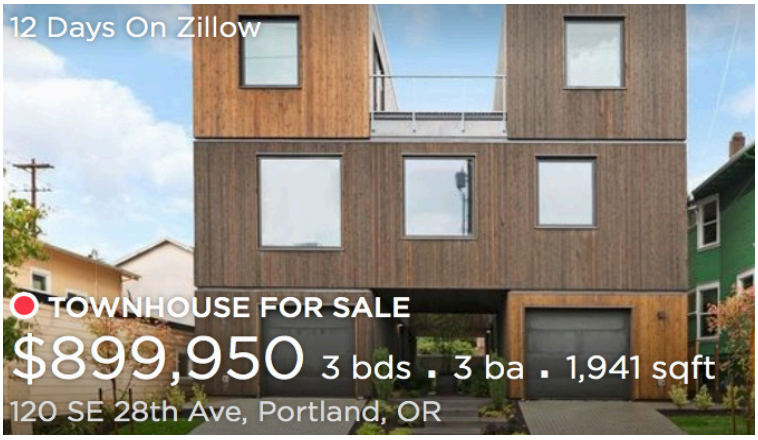
- "Missing middle" is duplex, triplex, quadplex, small apartment complexes - the middle ground between single family house and 4+ story apartment buildings.
- Areas by corridors is currently zoned for middle housing, as R1, R2, and most commercial zones. This promotes density on and near corridors, transit, commerce and services, encouraging walk/transit-centric development.
- RIP extends middle housing zoning far from corridors/transit, encouraging density that is car-centric.
- Under RIP, "missing middle" becomes the dominant housing form. Very little single family house zoning remains between Willamette River and I-205. Unnecessary, radical, controversial mass re-zoning of neighborhoods.

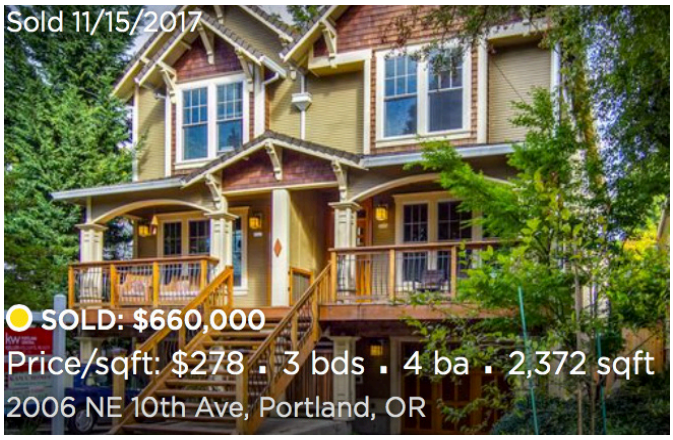
What Should Be Considered To "Fix" RIP

- Restrict 'a' overlay zone to 2 blocks on either side of commercial corridors with frequent transit, commerce, services and walkable destinations.
- Assess effect and success, then adjust overlay based on experience.

4. Affordable Housing Needs

- RIP **does not require affordability** (except for the "4th unit" option, likely to be rarely used.)
- **New infill duplexes are expensive housing.** Typical in close-in N, NE or SE is $600,000+; far above median existing house price of about $390K.





- New infill developments require demolition of existing housing, See demolition map http://pdx.maps.arcgis.com/apps/MapSeries/index.html?appid=583ea16af-1c04fb49896a7c088999d4b
- Results in **reduced supply of affordable housing, higher housing prices, displaced lower income families.**

What Should Be Considered To "Fix" RIP.

- Incentives for **conversion of existing houses** to duplex/triplex. Lower cost, environmentally sound, less demolition pollution and tree removal.
- Incentives for **more ADU construction**. ADUs are affordable new units, because the land is already owned.
- Incentives for development in areas with lower-priced land.
- **Disincentives for demolition** of existing housing.