



City of Portland Residential Infill Project

12/9/15 – 1/12/16 Online Survey

(Develop Options Phase)

**Stakeholder Advisory Committee Charrette
Jan. 21, 2016**

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Survey objectives

- Achieve a broad brush of community perspectives on new development in single family residential neighborhoods.
- Understand real and perceived concerns/benefits regarding residential infill issues, gain an understanding of how these concerns may be prioritized.
- Identify key community values to assist in establishing relevant evaluation criteria for later phases of the project.



Survey was widely advertised

- Blog post, website links and posts
- Media release (12/17/15)
- E-Update with link was sent on Dec. 10, 2015 to project email list (289 addresses)
- Facebook, Twitter and NextDoor posts
- English and Spanish social media posts
- SAC members asked to distribute link to their networks

High response rate

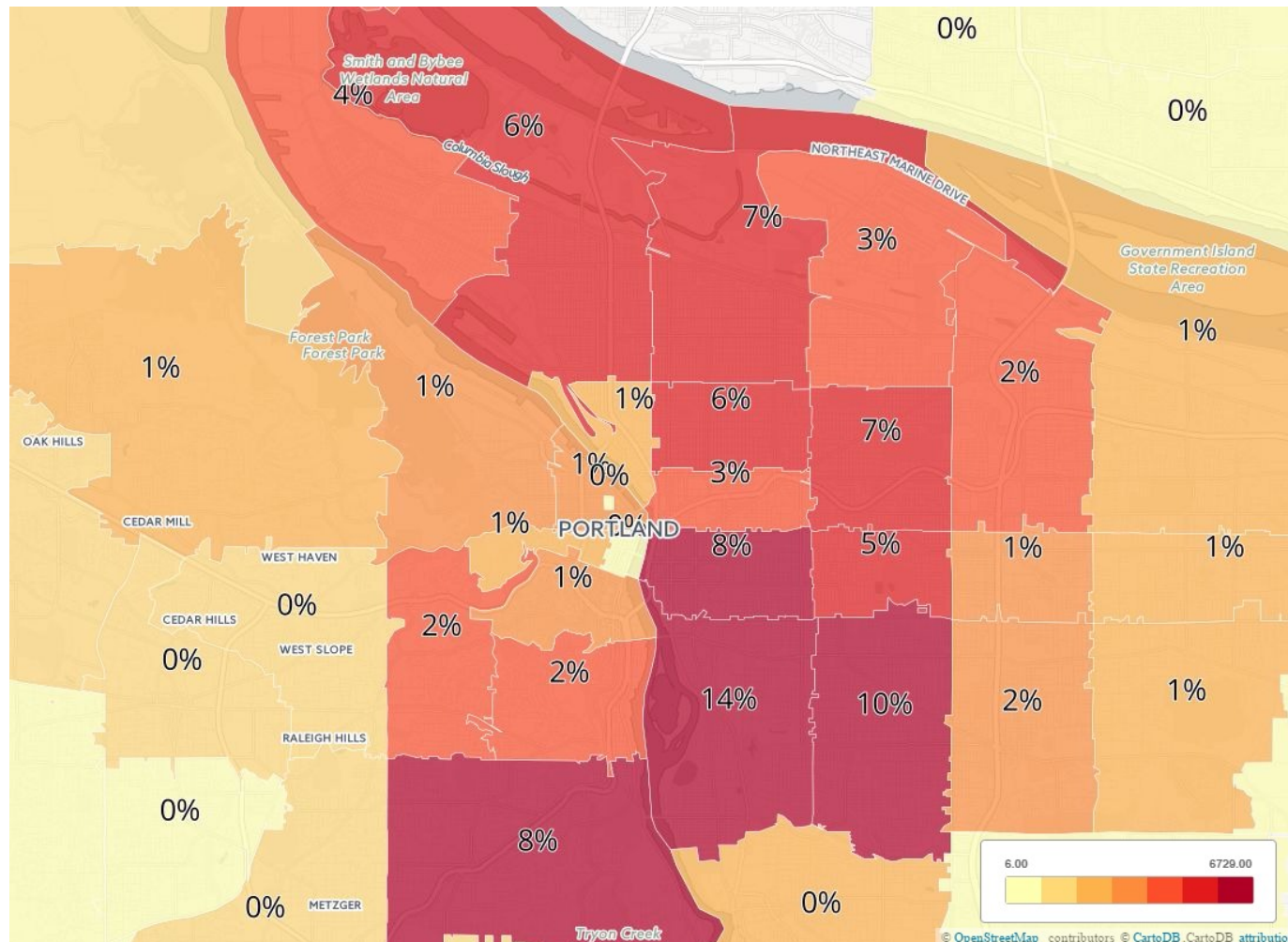
Survey open for 5 weeks (12/9/15 – 1/12/16)

- 7,257 completed at least one question
- 6,746 people completed all questions

Participants

- Most respondents
 - Are homeowners (81.3 %) age 25 or older (age 25-44: 45.4%; age 45-64: 39.8%)
 - Are familiar with Northeast and Southeast Portland west of I-205 (56% and 45.2%)
 - Have lived in Portland for at least 10 years (10-19 years: 26.5%; 20+ years: 42.8%)
 - Identify as white or Caucasian (92.2%)
 - Have an annual household income of \$50,000 or more (78.3%)

Zip codes



As residential standards are updated, how should we prioritize the following principles of Portland's Draft Comprehensive Plan?

	Score*	Overall Rank
Maintain neighborhood character by addressing the size and shape of buildings, setbacks, and height limits.	362889	1
Provide housing options for all income levels.	357942	2
Encourage homes that can accommodate people of all ages and abilities, and allow people to "age in place."	345018	3
Create different development rules for different areas of the city based on existing characteristics.	336431	4
Provide housing that can accommodate a diversity of family sizes.	335025	5
Actively promote development of smaller homes.	329950	6
Encourage more housing density to increase and improve access to transit, services, stores, parks, schools, etc.	326507	7

Total Respondents 7176

What potential aspects of residential infill development are of the most concern to you?

	Score*	Overall Rank
Existing viable homes are being demolished.	37416	1
Neighborhoods are becoming less affordable.	36748	2
Green spaces and tree canopy are being lost.	33025	3
New houses are bigger or taller than nearby houses.	29765	4
Additional homes are reducing available on-street parking and increasing traffic.	25921	5
New houses with modern designs do not fit the character of nearby houses.	21478	6
Houses are too close to each other.	20900	7
New houses are built on lots that are narrower than nearby lots.	19821	8

Total Respondents 6949

What potential benefits of residential infill development are of most interest to you?

	Score*	Overall Rank
Farm and forestland outside the city are preserved.	31518	1
More affordable housing options.	30765	2
Poorly maintained homes are replaced or updated.	24001	3
More households means access to amenities for more people.	21346	4
New or increased rental income or opportunities to house family members in an accessory dwelling unit (ADU).	20200	5
New homes bring new families and vibrancy to neighborhoods.	20023	6
Increased variety in home styles and types.	14981	7

Total Respondents 6692

Open ended questions

5,253 people answered at least one of the open ended question for a total of 8,598 responses.

- What tools, strategies, or other ideas should the City of Portland consider to better integrate new infill housing in single-dwelling residential areas (e.g. zoning updates, bonuses)?
- Is there anything else you'd like to share?



Emerging topics

- Scale of houses (size, height, setbacks, lot coverage)
- Affordability
- Parking, garages and driveways
- Alternative housing options (e.g. ADUs and rowhouses)
- Demolition and deconstruction
- Traffic, transit and infrastructure



Future public involvement

- Respondents want to be engaged and consulted on this issue and advocate for more opportunities and transparency going forward.
- Additional outreach needed to engage communities with low participation in survey.
- Future opportunities for the public to provide input include in-person events.



Next steps

- Prepare summary report including appendix with all open ended comments
- Distribute final report to SAC members and post on project website by mid-February
- Discuss summary at future SAC meeting



Follow up

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