

Residential Infill Project Summer 2016 Questionnaire



Portlanders have expressed concerns about the size of new houses, demolitions, the rising cost and the lack of housing choices throughout the city.

In response, the City of Portland's Bureau of Planning and Sustainability is evaluating how single-dwelling zoning rules can better meet the needs of current and future generations. Updated regulations will affect remodels and the design of new houses built in existing neighborhoods.

We are seeking the perspectives of Portlanders to inform recommendations that will be presented to City Council in late 2016. Your input will help shape staff's recommendation. Thank you for taking a few minutes to participate.

You can also learn more about the project and take this questionnaire online:
<http://residentialinfill.participate.online/>

After completing the questionnaire, please mail or return to:

Bureau of Planning and Sustainability
Attn: Residential Infill Project
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201

The Bureau of Planning and Sustainability is committed to providing equal access to information and hearings. If you need special accommodation, please call 503-823-7700, the City's TTY at 503-823-6868, or the Oregon Relay Service at 1-800-735-2900.

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www.portlandoregon.gov/bps/infill



Bureau of Planning and Sustainability
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City of Portland, Oregon
Charlie Hales, Mayor • Susan Anderson, Director



1) Let's get started. First, what is the ZIP code where you live? (This question is required.)

2) Do you own or rent your home?

- Own
- Rent

3) Are you:

- 17 years old or younger
- 18 to 29 years old
- 30 to 44 years old
- 45 to 59 years old
- 60 years old or older

4) What is your gender identity?

- Male
- Female
- Transgender
- Other

5) Which ethnic group(s) do you consider yourself a part of or feel closest to? (Select all that apply.)

- African-American/Black
- Asian-American
- Caucasian/White
- Latino/Latina
- Native American or Alaska Native
- Native Hawaiian or Other Pacific Islander
- Other

6) How many years have you lived in Portland?

- Less than 1 year
- 1-4 years
- 5-9 years
- 10-19 years
- 20 years or more
- Not a resident of Portland

7) Before today, how much have you heard about the Residential Infill Project or the discussion about updating zoning rules for additions and new houses in single-dwelling zones?

- I've heard a lot of details and have considerable knowledge of what's happening.
- I've heard some details and have some knowledge of what's happening.
- I've heard the project is underway, but I don't know details.
- I've not heard anything yet.

This project includes proposed changes to Portland’s current single-dwelling zoning rules. Nothing has been decided yet, so we’d like to get your reaction to what is being proposed.

SCALE OF HOUSES

8) One set of changes will address the **scale of houses** and what may be allowed as new houses are built and old houses are remodeled in existing neighborhoods. For each of the following, please indicate if you think the proposed change to address the housing needs of current and future generations is moving in the right direction or in the wrong direction.

Check one box per line to indicate your response.

Draft proposed change	Right direction	Wrong direction	Don't know/ Uncertain
Limit the square footage of new houses in relation to the size of the lot they are built on.			
Allow additional square footage for detached structures, like garages and accessory dwelling units (ADUs). ADUs are detached spaces that sometimes function as rental units or mother-in-law apartments.			
Allow additional square footage for basements.			
Allow taller houses with a smaller footprint or shorter houses that are more spread out, but not houses that are both tall and spread out.			
Reduce overall heights by measuring the height of new houses from the lowest point instead of the highest point around the house.			
Lower the allowed height of new houses with flat roofs by 5 feet (from 30 to 25 feet).			
Increase minimum front yard setbacks by 5 feet, but allow houses to be as close to the street as neighboring houses.			

9) From this list, which one is most important to you?

- Limiting the square footage of new houses in relation to the size of the lot they are built on.
- Allowing additional square footage for detached structures, like garages and accessory dwelling units (ADUs).
- Allowing additional square footage for basements.
- Allowing taller houses with a smaller footprint or shorter houses that are more spread out, but not houses that are both tall and spread out.
- Reducing overall heights by measuring the height of new houses from the lowest instead of the highest point around the house.
- Lowering the allowed height of new houses with flat roofs by 5 feet (from 30 to 25 feet).
- Increasing minimum front yard setbacks by 5 feet, but allowing houses to be as close to the street as neighboring houses.

HOUSING TYPES

10) The new Comprehensive Plan seeks to encourage relatively smaller, less expensive **housing types near Centers and Corridors** with frequent transit service. These housing types could include multiple units within a structure and would be limited to the same scale as a single dwelling house. Areas “near Centers and Corridors” include areas within ¼ mile of designated centers and frequent bus corridors and MAX transit stations, as well as inner ring neighborhoods close to downtown where there are concentrations of businesses, community services and access to transit.

Do you think this is where this type of development should be focused?

- This is the right place to encourage these housing types.
- These housing types should be more broadly applied throughout the city to offer more choices in more places.
- These housing types should be more concentrated in specific, smaller areas of the city to focus change.
- Don't know/uncertain.

11) For each of the following please indicate if you think the proposed change for **housing types near Centers and Corridors** is moving in the right direction or the wrong direction to address the needs of current and future residents. These housing types would be limited to the same scale as a single dwelling house.

Check one box per line to indicate your response.

Draft proposed change	Right direction	Wrong direction	Don't know/ Uncertain
Allow duplexes on all lots.			
Allow triplexes on corner lots.			
Allow houses to have two ADUs (one in the house and one in a detached structure).			
Allow a duplex to have a detached ADU.			
Offer a bonus unit for providing an affordable or accessible unit.			
Offer a bonus unit for internally converting an existing house.			

12) To further encourage other **housing types citywide**, beyond just those near Centers and Corridors, the following changes are being proposed for all single dwelling zoned lots. Please indicate if you think the proposed change to address the needs of current and future residents is moving in the right direction or the wrong direction.

Check one box per line to indicate your response.

Draft proposed change	Right direction	Wrong direction	Don't know/ Uncertain
Allow cottage clusters on large lots (at least 10,000 square feet).			
Require at least two housing units for double sized lots in the R2.5 zone.			

HISTORICALLY NARROW LOTS

And now a couple of questions about new houses on **historically narrow lots**.

13) For reference, **historically narrow lots** were created before modern zoning. Most are 25 feet wide and 100 feet deep. For each of the following, please indicate if you think the proposed change is moving in the right direction or the wrong direction as one solution to address the housing needs of current and future residents.

Check one box per line to indicate your response.

Draft proposed change	Right direction	Wrong direction	Don't know/ Uncertain
Lower the allowed height of new narrow houses with flat roofs by 3 feet (from 23 to 20 feet).			
Prevent front-loaded garages for new detached houses on narrow lots; encourage shared driveways or alley accessed garages instead.			
Preserve on-street parking by not requiring new houses on narrow lots to provide off-street parking.			
Require new houses on narrow lots to be attached when replacing an existing house.			
Allow flag lots (one lot behind another) when keeping an existing house as an alternative to narrow houses.			

14) **Historically narrow lots** (predominantly 25 feet wide by 100 feet deep) only appear in some parts of the city. These lots provide another option for smaller, less expensive new homes. Where should housing be allowed on historically narrow lots? From the following options, please select the one you agree with the most.

- New houses should not be allowed on any historically narrow lot.
- New houses should be allowed on historically narrow lots in some areas, such as within two blocks of neighborhood centers and transit corridors.
- New houses should be allowed on most historically narrow lots, such as within ¼ mile of transit stations, neighborhood centers and transit corridors.
- New houses should be allowed on all historically narrow lots.
- The City should explore other ways to allow narrow houses throughout more parts of the city, regardless of historical platting.
- None of the above.

15) From this list, what one item are you most interested in?

- Where in the city duplexes and triplexes would be allowed
- Where in the city cottage clusters would be allowed
- Encouraging more Accessory Dwelling Units (ADUs)
- Encouraging additional affordable units
- Encouraging more accessible (age-friendly) units
- Incentives to retain existing houses
- Where housing on narrow lots would be allowed
- Garages and parking for detached narrow houses

16) You've considered a lot more information now. Based on what you know about the draft proposal, please indicate if you think the proposed changes will be very effective (rating of 1) or not at all effective (rating of 5) at achieving the following objectives.

Check one box per line to indicate your response.

Objective	Very effective (1)	Somewhat effective (2)	No impact (3)	Not very effective (4)	Not at all effective (5)
Support more affordable housing					
Be economically feasible to build					
Provide clear rules for development					
Fit development into the neighborhood context					
Provide diverse housing opportunities					
Support housing that is adaptable over time to accommodate people of different ages and abilities					
Maintain privacy, sunlight, open space and natural features					
Be resource-efficient (land, materials, energy)					

17) Is there anything else (a question or comment) you'd like to share today? Please limit responses to the space provided below.

Just a few more questions and you're done.

18) How many people live in your household?

- 1
- 2
- 3
- 4 or more

19) Which of the following categories represents your total household income for 2015?

- Under \$20,000
- \$20,000 to \$34,999
- \$35,000 to \$49,999
- \$50,000 to \$74,999
- \$75,000 to \$99,999
- \$100,000 to \$149,000
- \$150,000 to \$199,999
- More than \$200,000
- Prefer not to answer

Thank you for your input! The results of this questionnaire are not expected to be a statistical representation of a cross section of Portland. The feedback we receive will help us refine the proposals to better meet the needs of current and future Portlanders.

Additional information about the Residential Infill Project can be found on the project website, www.portlandoregon.gov/bps/67728.