

PROPOSED AMENDMENTS TO RESIDENTIAL INFILL PROJECT II (RIP2)

3 "Future Work" Housing Amendments

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These Future Work Amendments are next steps to achieve more affordable housing with less barriers. We support staff to meet their legislative and timing requirements, recognizing that state deadlines have necessitated a shorter public involvement and more narrowly focused process than typical.

City Council support now can demonstrate commitment to address solutions and barriers in parallel, without delaying RIP 2. Action now informs future staff work plans and budgets to move forward with vision and innovation to advance greater equity, affordability, and climate action.

1. Innovative Housing Demonstrations Policy (IHDP)

Drawing on precedent in other cities (e.g. [Redmond, WA IHDP Policy](#)), direct staff to create an Innovative Housing Demonstrations Policy (IHDP) and Pilot Program for Portland to advance further study, remove unnecessary code barriers, and encourage greater innovative housing. Barriers exist to a variety of alternative housing types¹ that provide greater affordability and environmental innovation. Until permanent ordinances regarding innovative housing projects can be implemented, there is a need to allow and incentivize a limited number of regulated innovative housing projects. A small set of pilots (e.g. 10 middle housing projects) would provide a pathway to test innovative housing models, evaluate code issues, and demonstrate viability with low risk. This demonstration approach will broaden the array of local examples and strategies for low-impact, climate responsive housing and increase the availability of built examples that model social, financial and environmental innovation in Portland neighborhoods. This program will implement responses to the declared housing and climate emergencies by providing a pathway for regulations to be adjusted or in some cases waived, including zoning and building regulations as required to facilitate rapid-deployment of innovative housing solutions. *Innovative housing types this could address include: Tiny houses², Tiny Homes on Wheels³, (THOW) cottage clusters, zero energy and net positive energy buildings, living buildings, community land trusts, cohousing, and affordable housing paired with Equitable Food Oriented Development⁴ (EFOD).* ([see slides with examples](#) and precedents)

2. Include Tiny Homes on Wheels (THOW) as a Cluster Housing Type

Expand allowance of Tiny Homes on Wheels (THOWs) as Cluster Housing by follow-up process. Currently, residential properties are limited to one THOW. However, THOW clusters are already allowed on institutional and commercially zoned properties and under the new Shelter to Housing Policy by Conditional Use as Outdoor Shelters. This amendment would facilitate the potential of quickly achievable housing now for low cost that could benefit both residents needing low-income affordable housing and more cost-efficient housing for houseless community members. Including THOWs as an allowed type would create greater parity in the code and open the potential of greater housing units on available urban land including underdeveloped multi-family zoned properties. Direct staff to initiate a work group of professionals and staff to assist in guiding this process. Code additions should include considerations such as site size and number of units, foundations and utility connection requirements for both interim and permanent villages, and on-grid and off-grid alternatives.⁵ (See [Mobile Dwellings Report on Interim Housing](#))

3. Create the Package of Financial Tools to Support RIP Policy Implementation

As a follow-up companion process to RIP, these financial tools incentivize adaptive density (internal conversions, additions and ADU's) which facilitate low-carbon, less impactful and more climate-friendly housing approaches over demolition. It will also support more fairness of who gets to build and who can afford to create and live in new housing based on increased financial tools and resources to help overcome language, knowledge and financing hurdles that limit more diverse populations from participation. Financial tools may include approaches such as: low interest loans, fast track permitting, tax abatements, fee-waivers, and technical assistance programs. These tools address concerns about climate and equity impacts of RIP 1&2 policies increasing fair access to knowledge, resources and opportunity.

¹ Precedent: City of Redmond Innovative Housing Demonstration Policy
<https://www.codepublishing.com/WA/Redmond/CDG/RCDG20C/RCDG20C3062.html>




² Tiny house Veteran's Village Example - <http://ahomeforeveryone.net/stjohnsvillage>

³ Example Tiny House on Wheels (THOW) Project - Art Farm Tiny House Artist Ecovillage - [RIP2 Testimony Presentation Slides](#)

⁴ <https://archive.curbed.com/2018/5/10/17259776/what-is-food-oriented-development-kresge-foundation>

⁵ [Mobile Dwellings in Oregon: Legislative Opportunities for Interim Housing](#), page 5. Mobile Dwellings Workgroup, Jan. 24, 2022.

3 Amendments Advance Equity + Affordability + Climate

Proposed “Future Work” Amendments		Description	Planning Precedents
1		Innovative Housing Demonstrations Policy (IHDP) Test innovative housing solutions with low-risk pilots <ul style="list-style-type: none"> Helps reduce code barriers Flexibility in Site Design Models affordable climate positive housing 	Redmond WA Housing Policy for Innovative Demonstration Pilots (View Code)
2		Add Tiny Houses on Wheels (THOW) as a Cluster Housing Type Affordable, quick to build, quality housing now that is easy to customize and move <ul style="list-style-type: none"> Scale up houseless options Unlock more underutilized urban land 	Shelter to Housing allows THOWs as Conditional Use, already allowed in Commercial/Institutional Zones; CA approach
3		Add RIP Financial Implementation Tools Increase low-carbon housing & diversity in who benefits More access, less demolition <ul style="list-style-type: none"> Technical Assistance Fee Waivers & Reductions Fast-Track Permitting Low-interest Loans \$ Rebates & Incentives 	SDC Fee waivers for ADU's, BES loans to help reduce cost barriers to RVs/THOW hookups, past green roof incentives

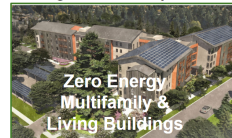
THOW: Tiny Homes on Wheels; ADU: Accessory Dwelling Unit, SDC: System Development Charges

3 Amendments Advance Equity + Affordability + Climate

Proposed “Future Work” Amendments	Equity & Access	Housing Options	Affordable Strategies	Houseless Solutions	Climate Resiliency
1 Innovative Housing Demonstration Policy (IHDP)	✓	✓	✓	✓	✓
2 Add Tiny Houses on Wheels (THOW) as a Cluster Housing Type	✓	✓	✓	✓	✓
3 Add RIP Financial Implementation Tools Increase low-carbon housing & diversity in who benefits	✓	✓	✓	✓	✓

Innovative Housing Demonstration Pilot (IHDP) Examples

We need more innovative housing models for affordability, equity, and climate responsive design. These are possible now, yet unnecessary barriers prevent wider application.



3 “Future Work” Amendments to Advance Shared Goals

Proposed “Future Work” Amendments	Equity & Access	Housing Options	Affordable Strategies	Houseless Solutions	Climate Resiliency
1 Innovative Housing Demonstrations Policy (IHDP)	Assesses code barriers, allows flexibility in site design to test innovation now	Incentivizes more innovative housing types with low risk	Demonstrates affordable, eco, & social models for more uptake	Increases supportive housing exemplars	Advances zero energy and EFOD models, broadens awareness
2 Add Tiny Houses on Wheels (THOW) as a Cluster Housing Type	Expands who can participate in creating housing	Expands housing types in residential zones for THOWs	Affordable housing type, pathway to ownership	Code parity: allowed now on commercial sites & shelters	Low carbon density NOW, no demo in new development
3 Add RIP Financial Implementation Tools Increase low-carbon housing & diversity in who benefits	Inclusion & access; not limited to those with know-how & \$\$\$	Increases adaptive middle housing opportunities	Expands who can participate in creating housing	Retain NOAH & “age in place”: additions/ADUs conversions	Incentivizes low-impact adaptive density & low-carbon housing

NOAH: Naturally occurring affordable housing; THOW: Tiny Homes on Wheels; EFOD: Equitable Food Oriented Housing; ADU: Accessory Dwelling Unit