12-TO-19-UNIT BUILDING PERMIT ANALYSIS (2019-2021)

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IH CALIBRATION STUDY WORK GROUP MEETING
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Purpose of Analysis

• Explore whether developers are “under-producing” units or not maximizing density to avoid the IH Program requirements
• This analysis does not factor other development impacts (i.e. parking requirements) that are taken into consideration when building above a certain number of units

Notes on Analysis

• Reviews building permits issued for three years (2019, 2020, and 2021)
• Excludes 100% deed-restricted affordable housing developments
• Analyzes zoning at the time of the data request (not at the time of the application)
Key Findings

• Units produced in 12-19-unit buildings make up a small percentage (less than 10 percent) of housing production in the past three years.
• A large portion of 12-to-19-unit buildings are built in mixed-use zones.
• Most 12-to-19-unit buildings are built on smaller lot sizes.
• A small share of 12-to-19-unit building permits are for multiple buildings on the same lot or adjacent lots.
Total Units for 12-19 Unit Buildings (2019-2021)

- Share of Total Units, 10.2%
- Share of Total Units, 10.9%
- Share of Total Units, 7.0%

Bar chart showing:
- 2019: 575 units, 10.2% of total units
- 2020: 254 units, 10.9% of total units
- 2021: 401 units, 7.0% of total units
# Zoning Classifications

<table>
<thead>
<tr>
<th></th>
<th>CE</th>
<th>CM1</th>
<th>CM2</th>
<th>CM3</th>
<th>RM1</th>
<th>RM2</th>
<th>RM3</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>-</td>
<td>48</td>
<td>227</td>
<td>142</td>
<td>65</td>
<td>62</td>
<td>31</td>
<td>575</td>
</tr>
<tr>
<td>2020</td>
<td>-</td>
<td>18</td>
<td>37</td>
<td>108</td>
<td>-</td>
<td>-</td>
<td>91</td>
<td>254</td>
</tr>
<tr>
<td>2021</td>
<td>12</td>
<td>40</td>
<td>188</td>
<td>65</td>
<td>-</td>
<td>60</td>
<td>36</td>
<td>401</td>
</tr>
<tr>
<td>Total</td>
<td>12</td>
<td>106</td>
<td>452</td>
<td>315</td>
<td>65</td>
<td>122</td>
<td>158</td>
<td>1230</td>
</tr>
<tr>
<td>Percent of Total Housing Permitted (2019-2021)</td>
<td>1%</td>
<td>8.6%</td>
<td>36.7%</td>
<td>25.6%</td>
<td>5.3%</td>
<td>9.9%</td>
<td>12.8%</td>
<td>-</td>
</tr>
</tbody>
</table>
Lot Sizes (2019-2021)

Total Units in 12-19 Unit Permits by Site Size (2019-2021)

<table>
<thead>
<tr>
<th>Site Size</th>
<th>2019 Units</th>
<th>2020 Units</th>
<th>2021 Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;5,000 sqft</td>
<td>232</td>
<td>100</td>
<td>217</td>
</tr>
<tr>
<td>5,000-10,000 sqft</td>
<td>175</td>
<td>142</td>
<td>153</td>
</tr>
<tr>
<td>10,000-20,000 sqft</td>
<td>117</td>
<td>12</td>
<td>31</td>
</tr>
<tr>
<td>&gt;20,000 sqft</td>
<td>51</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>
Building Size & Lot Size (2021)

Number of Units by Building Size and Lot Size (2021)

- SFR or ADU:
  - < 5,000 Sqft: 328
  - 5,000-10,000 Sqft: 231
  - 10,000-20,000 Sqft: 99
  - > 20,000 Sqft: 70

- 2-10 Units:
  - < 5,000 Sqft: 124
  - 5,000-10,000 Sqft: 49
  - 10,000-20,000 Sqft: 4
  - > 20,000 Sqft: 11

- 12-19 Units:
  - < 5,000 Sqft: 217
  - 5,000-10,000 Sqft: 153
  - 10,000-20,000 Sqft: 69
  - > 20,000 Sqft: 40

- 20+ Units:
  - < 5,000 Sqft: 120
  - 5,000-10,000 Sqft: 335
  - 10,000-20,000 Sqft: 809
  - > 20,000 Sqft: 3100
Lot Size & Zoning Classification (2019-2021)

Total Units in 12-19 Unit Permits by Site Size By Zone (2019-2021)

<5,000 sqft: 427
5,000-10,000 sqft: 313
10,000-20,000 sqft: 101
>20,000 sqft: 12

Other Zones: 12
RH,RX: 62
R1,R2: 48
CM: 30
# FAR Analysis (2021)

<table>
<thead>
<tr>
<th>Zoning Classification</th>
<th>2021 Average FAR 12-19-Unit Buildings</th>
<th>Average FAR* (all building types)</th>
<th>Average FAR* (residential and mixed-use building types)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CM1</td>
<td>1.5</td>
<td>1.2</td>
<td>1.5</td>
</tr>
<tr>
<td>CM2</td>
<td>2.6</td>
<td>1.9</td>
<td>2.4</td>
</tr>
<tr>
<td>CM3</td>
<td>2.0</td>
<td>2.4</td>
<td>2.7</td>
</tr>
<tr>
<td>CE</td>
<td>2.5</td>
<td>0.5</td>
<td>1.4</td>
</tr>
<tr>
<td>RM2</td>
<td>1.5</td>
<td>0.8</td>
<td>0.8</td>
</tr>
<tr>
<td>RM3</td>
<td>2.0</td>
<td>1.2</td>
<td>1.2</td>
</tr>
</tbody>
</table>

*based on all new development between 2008-2019
Multi-Building Permits (2019-2021)

Total Units in 12-19 Unit Permits by Single- and Multi-Building Permits (2019-2021)

- **Single Permit**
  - 2019: 459
  - 2020: 229
  - 2021: 375

- **Multiple Permits**
  - 2019: 116
  - 2020: 25
  - 2021: 26

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Case Studies

4130 SE Division St

- Lot Size: 7,500 sq ft
- Zoned CM2
- 19-unit building
- 18 two-bedroom units and 1 three-bedroom unit
- FAR is 2.67 in a zone that cannot exceed 3:1 FAR
Case Studies

8124 SE 6\textsuperscript{th} Ave

- Lot Size: Under 5,000 sq ft
- Zoned CM2
- 31-unit building
- 30 studios and 1 live/work unit
- FAR is 3.5 in a zone that cannot exceed 4:1 FAR
Case Studies

2305 SE 158th Ave & 2306 SE 158th Ave
• Lot Size: > 20,000 sq ft
• Zoned CM1
• Two 16-unit buildings
• All two-bedroom/two-bathroom units
• FAR is 0.80
Case Studies

Northbound 30 Collaborative/ 2135 NW 29th Ave

- Lot Size: > 20,000 sq ft
- Zoned EX
- Thirteen 16 to 19-unit buildings
- Totaling 219 housing units but no affordable units
Contact

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