



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

SVETHA AMBATI, EQUITABLE DEVELOPMENT ANALYST  
TOM ARMSTRONG, HOUSING AND ECONOMIC POLICY PLANNING MANAGER

IH CALIBRATION STUDY WORK GROUP MEETING  
JANUARY 2023



THE BUREAU OF  
**PLANNING &  
SUSTAINABILITY**

# 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)

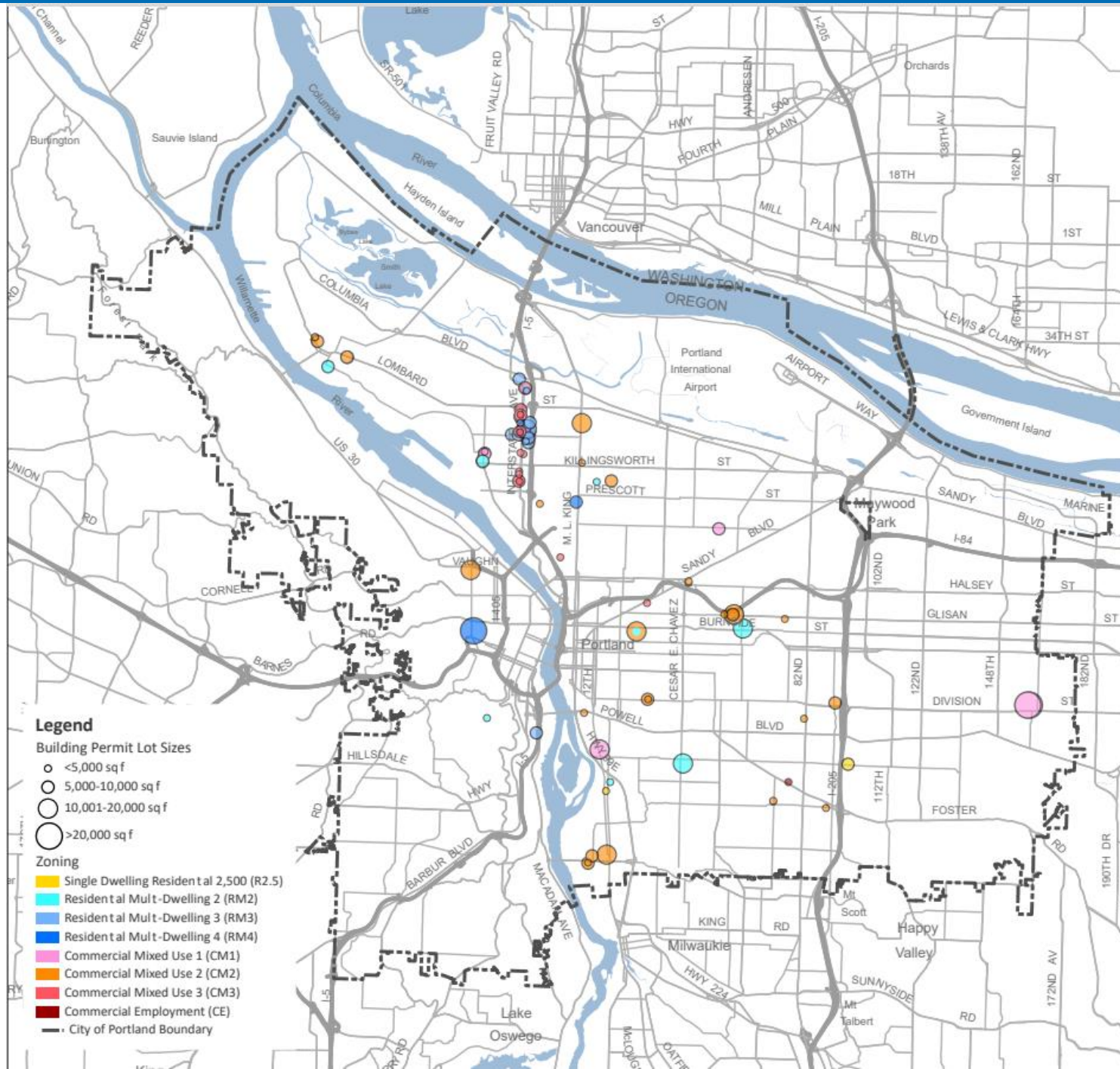
# Key Findings

- 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.

July 18, 2022

City of Portland ||  
Bureau of Planning and Sustainability ||  
Geographic Information Systems

## 12-to-19-Unit Building Permits Issued (2019-2021)



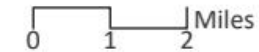
### Legend

#### Building Permit Lot Sizes

- <5,000 sq f
- 5,000-10,000 sq f
- 10,001-20,000 sq f
- >20,000 sq f

#### Zoning

- Single Dwelling Residential 2,500 (R2.5)
- Residential Multi-Dwelling 2 (RM2)
- Residential Multi-Dwelling 3 (RM3)
- Residential Multi-Dwelling 4 (RM4)
- Commercial Mixed Use 1 (CM1)
- Commercial Mixed Use 2 (CM2)
- Commercial Mixed Use 3 (CM3)
- Commercial Employment (CE)
- City of Portland Boundary



The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

The City of Portland ensures meaningful access to city programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. To request these services, contact 503-823-7700, City TTY 503-823-6868, Relay Service: 711.

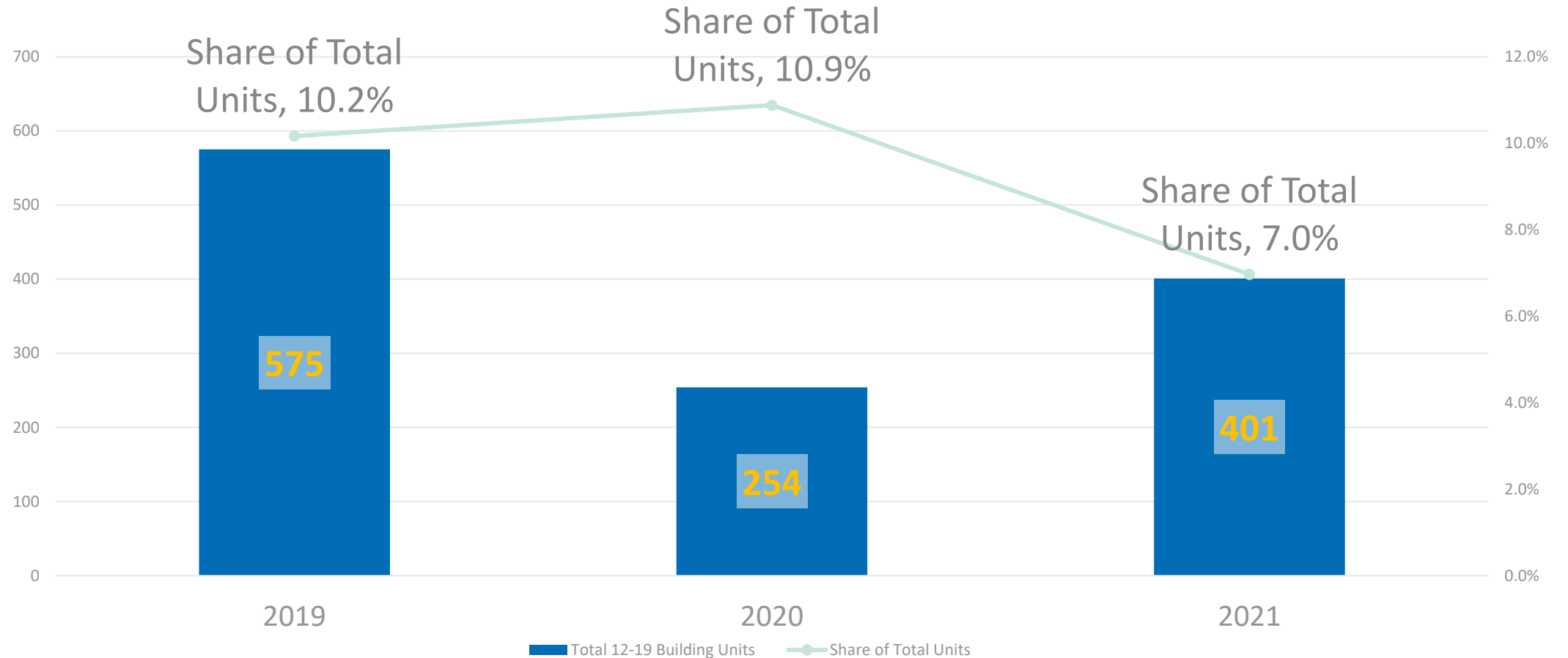


THE BUREAU OF **PLANNING  
& SUSTAINABILITY**

E:\Desktop (BPS Tech Services)\BPS Tech Services Team Folder\gs\project\Housing\Maps\BuildingPermits\_12to19Units\_201915.aprx



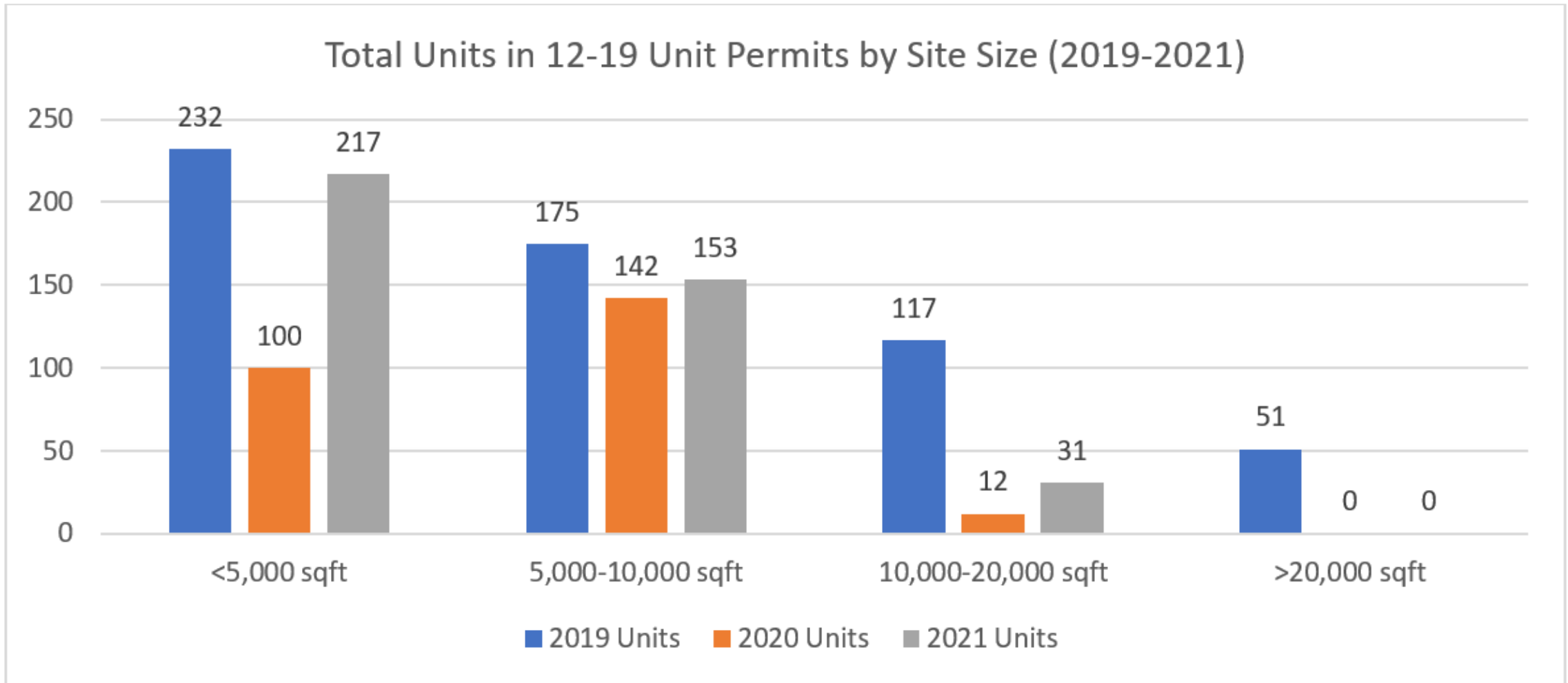
# Total Units for 12-19 Unit Buildings (2019-2021)



# Zoning Classifications

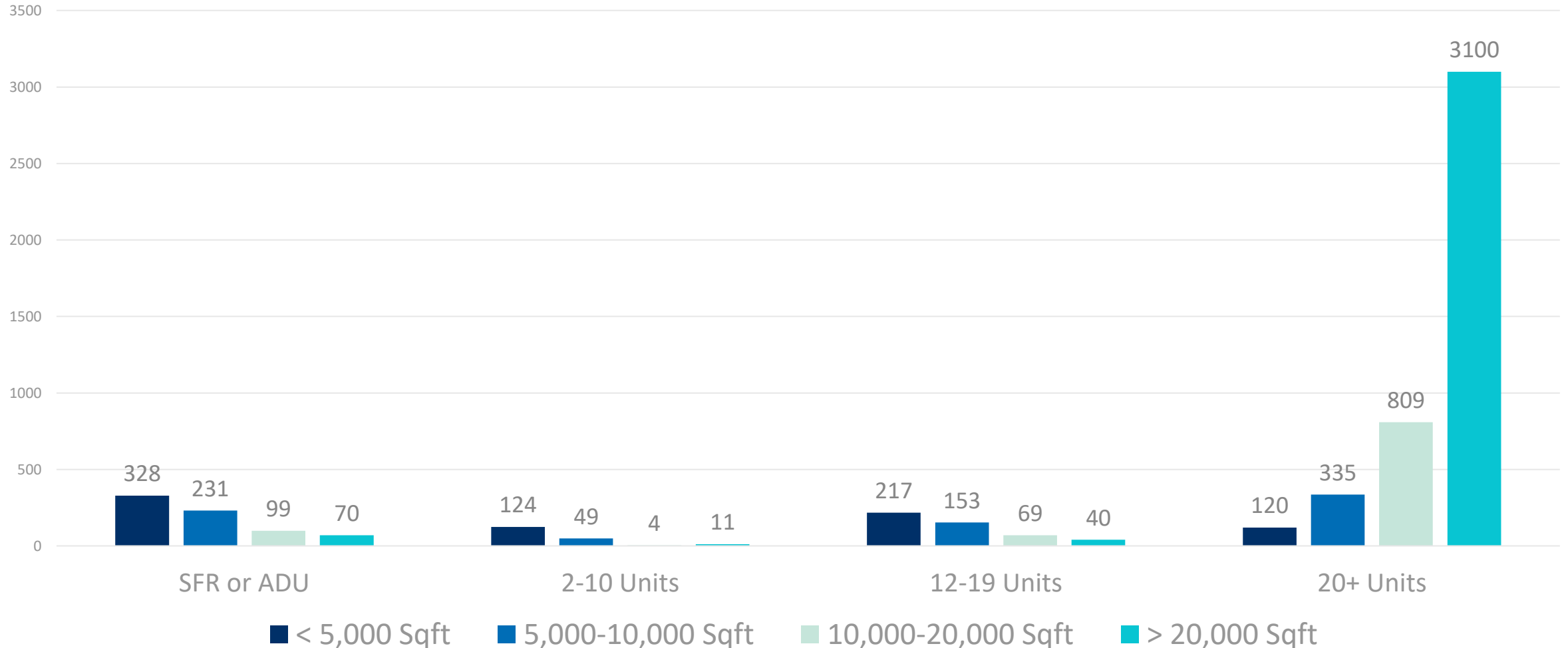
	CE	CM1	CM2	CM3	RM1	RM2	RM3	Total
<b>2019</b>	-	48	227	142	65	62	31	575
<b>2020</b>	-	18	37	108	-	-	91	254
<b>2021</b>	12	40	188	65	-	60	36	401
<b>Total</b>	12	106	452	315	65	122	158	1230
<b>Percent of Total Housing Permitted (2019-2021)</b>	1%	8.6%	36.7%	25.6%	5.3%	9.9%	12.8%	-

# Lot Sizes (2019-2021)



# Building Size & Lot Size (2021)

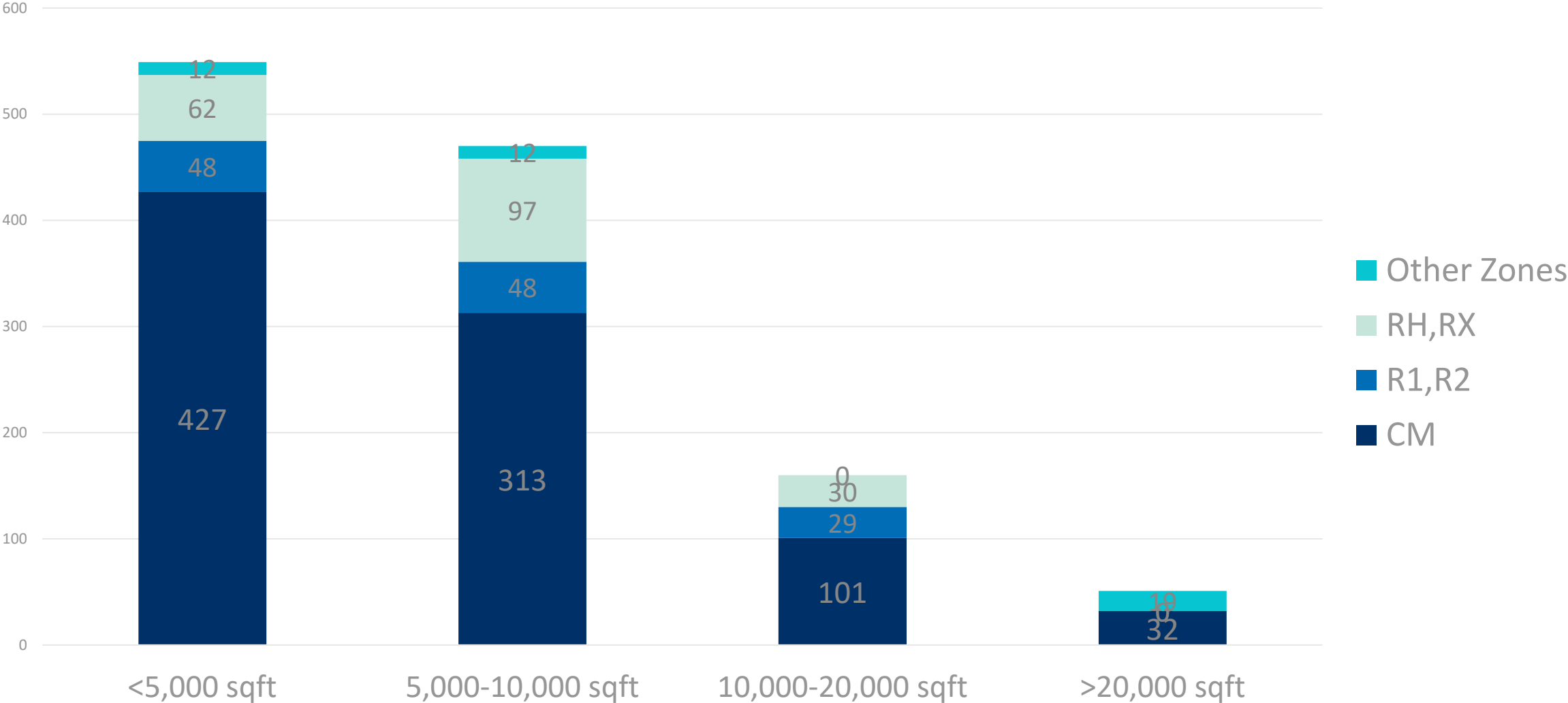
Number of Units by Building Size and Lot Size (2021)





# Lot Size & Zoning Classification (2019-2021)

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

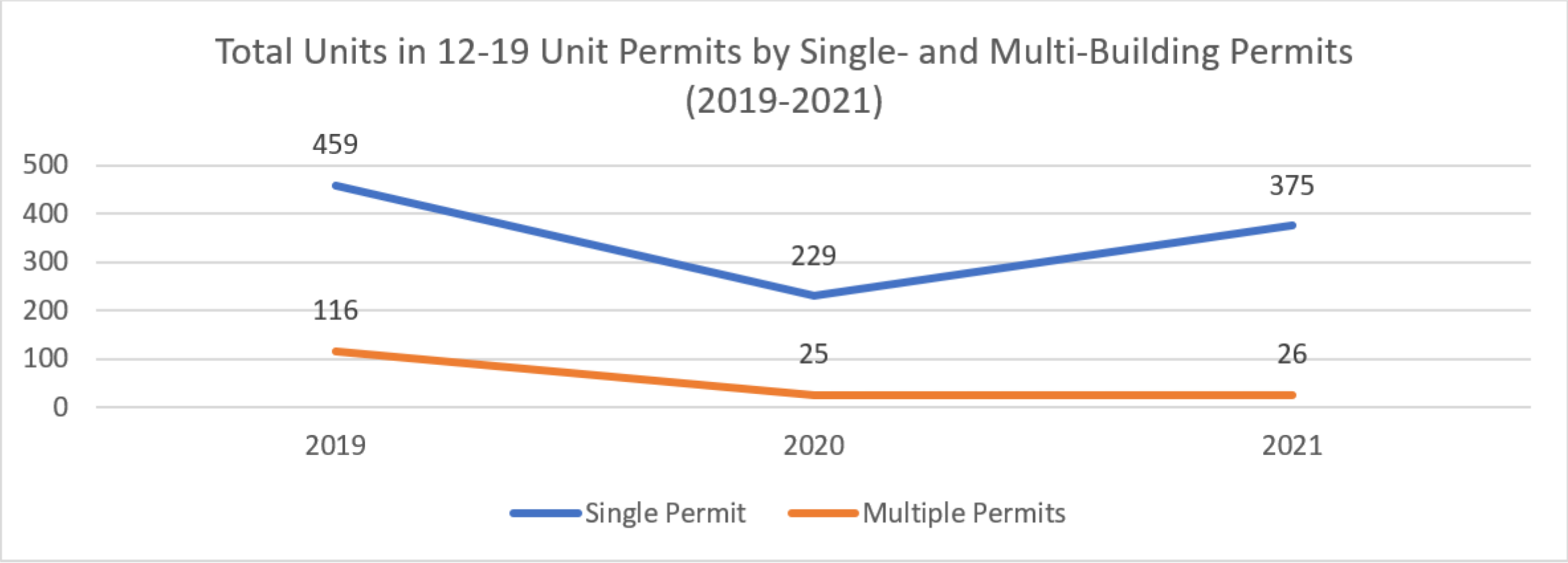


# FAR Analysis (2021)

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

\*based on all new development between 2008-2019

# Multi-Building Permits (2019-2021)



# Case Studies

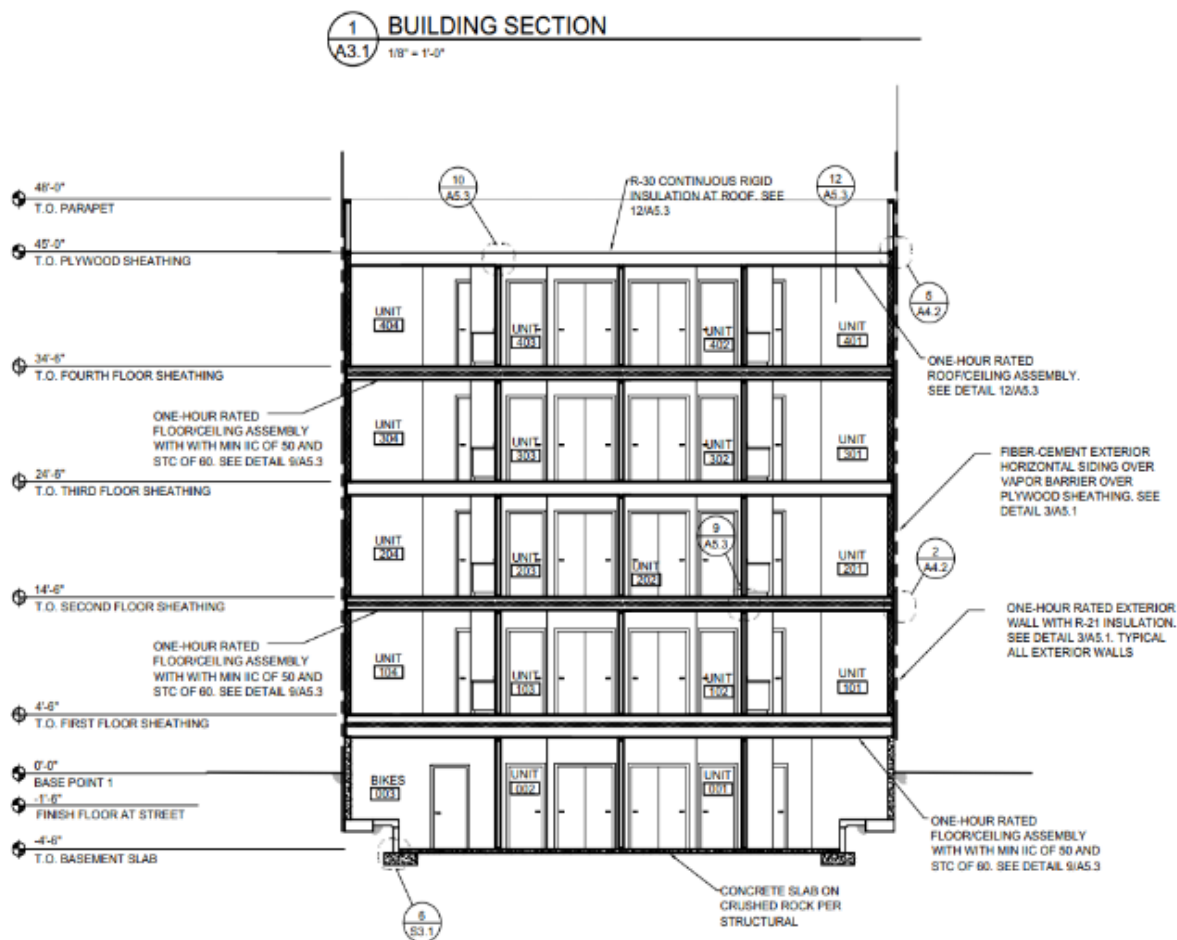


## 4130 SE Division St

- 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<sup>th</sup> 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 29<sup>th</sup> Ave

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



# Contact

Tom Armstrong, Supervising Planner

[Tom.Armstrong@portlandoregon.gov](mailto:Tom.Armstrong@portlandoregon.gov)

Svetha Ambati, Equitable Development Analyst

[Svetha.Ambati@portlandoregon.gov](mailto:Svetha.Ambati@portlandoregon.gov)