

**RESIDENTIAL DEMOLITION ORDINANCE IMPLEMENTATION REPORT**IF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME, ADDRESS, AND EMAIL.

NAME (PRINT)	ADDRESS AND ZIP CODE <i>(Optional)</i>	Email <i>(Optional)</i>
Charles Bridgecrane Johnson		
Sara Long	97212	saralongpdx@gmail.com

**Moore-Love, Karla**

---

**From:** Mh Kincaid <JAMASU88@msn.com>  
**Sent:** Wednesday, January 18, 2017 11:44 AM  
**To:** Commissioner Fish; Commissioner Fritz; Ted Wheeler; Commissioner Saltzman;  
Commissioner Eudaly; Moore-Love, Karla  
**Subject:** Testimony for Demolition Ordinance January 18th  
**Attachments:** Testimony for Demolition Delay Ordinance Report January 18.docx

I had hoped to be at the Council meeting this morning to comment on the report to Council on the Demolition Ordinance report. I am still hampered by an abundance of ice and snow and a fear of slipping and falling. I have attached a document that outlines my comments and suggestions. I did watch most of the presentation on video, so in response to that added a comment about the public comment at the end.

Thank you for your attention to this issue.

Maryhelen  
503-286-3354

I am sorry I could not be there today to testify in person. I cannot speak officially as the DRAC chair as we did not make a formal motion to respond, but Nancy Thorington made a presentation to DRAC at our November meeting and there was support for the report from DRAC members.

While the ordinance did as planned and provided notification to neighbors, to me the glaring fact is it that only one of twelve appeals resulted in saving a house and that was only because of public outcry, not the ordinance. I believe we can do better to save houses where viable plans exist to save them.

As the DRAC chair and after over 16 months serving on the DRAC subcommittee, and working through some adjustments to the regulations, I have just a few comments and suggestions.

- There needs to be a mechanism for neighborhoods to purchase or move houses. Establish a fund that loans money to credible efforts to save a house. You granted \$51 million to the PHB for the purchase of apartments, surely a similar mechanism could be created on a smaller scale for houses that have been granted appeals. PCRI, Proud Ground and JOIN are all in a position to handle such a plan. In three instances where appeals were granted the time frame was not long enough to consummate a transaction to save the house. A gorgeous house on NE 17<sup>th</sup> and Clackamas, owned by Holladay Park Plaza, was razed because the time had run out. It had lead glass windows, ornate woodwork and many salvageable items. A private individual had been granted an appeal, had money in hand but was stymied by City permitting and regulations as he was trying to move the house two blocks to a lot he owned. It was demolished. Two other houses had financial backing, and would surely have sold but the time to transact the deal was too short. One neighborhood was in the midst of fundraising to save an affordable home, but timing was an issue as well. Had there been a loan mechanism in place the houses would have been saved.
- Convene a task force to recommend additional actions that can take place to save houses. There are some innovative ideas that I believe can be shaped into programs that protect existing homes, provide jobs and are self-sustaining. I'd be glad to help with identifying potential committee members who have participated along the way on the demo ordinance discussions.
- Work with the BPS on their efforts to identify historical resources so there can be some repurposing of buildings and interior conversions for multiple dwellings. Work with BDS Inspections to identify houses in need of repair or renovation so they are not left to a state of complete disrepair.
- Be the leader in an effort to address lead and asbestos efforts at the Federal, State and local level. Over a year ago I, with the help of BDS, convened the first ever meeting of folks to address this issue. We can build on that effort.

\*\*\*Added after watching the video. The only testimony of any sense was from Lightning who suggested funding for the purchase of housing, and I mentioned that above. It is a very credible option and supported by many organizations and individuals.

Thank you for reviewing this testimony.