

S·M·I·L·E

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October 25, 2016

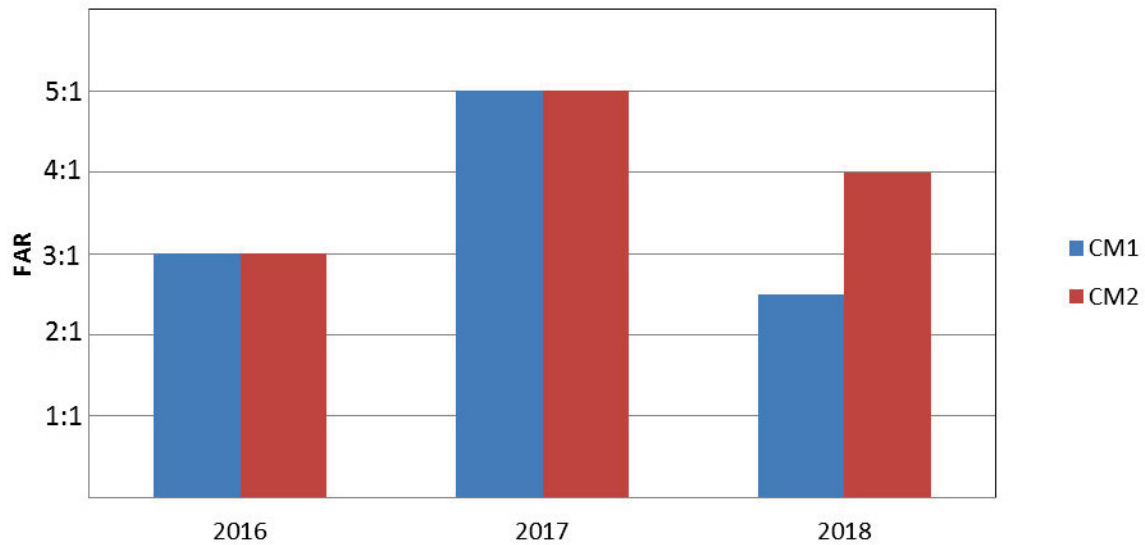
Portland Planning and Sustainability Commission
Inclusionary Housing Testimony
1900 SW 4th Ave., Suite 7100
Portland OR 97201

Honorable Commissioners:

The Sellwood Moreland Improvement League (SMILE) is submitting the following testimony regarding the Inclusionary Housing Zoning Code Project Revised Proposed Draft Report.

- **Eliminate options to move affordable housing out of our neighborhood** (off site transfers out of neighborhood and payment to Affordable Housing Fund). A primary concern of our residents is the lack of affordability in our neighborhood and we want affordable housing available in our neighborhood. We were named the 'Hot Hood' in Portland recently by *Money Magazine* because of the phenomenal rate of housing units being built in our commercial corridors (1,210 units under construction, in permit review, or getting early assistance). We expect that developers will maximize the number of market rate apartments in our neighborhood and build affordable units elsewhere. The result would be that new mixed use buildings receive the affordable housing bonus and are just as tall and boxy as they are now and we not only have no affordable housing but our affordability decreases to pay for affordable housing elsewhere. The result would be that housing is not inclusionary, preventing a mixing of economic classes and equal access to amenities in this neighborhood.
- **Count affordable units in required car parking.** Both the SMILE Community Survey and the Residential Infill Project public survey showed that the lack of parking is a major concern of residents. The lack of parking is causing traffic safety problems and reducing the quality of life in many neighborhoods. Given the current minimal parking requirements for new multi-family housing projects, affordable housing units should not be excluded from parking requirements. Tenants of affordable units are likely to require car parking.
- **Eliminate temporary spike of FAR for EX zones in our neighborhood.** This proposal provides a floor area ratio bonus (FAR) of 5:1 for EX zones beginning in 2017 because most will become CM3 zones with a 5:1 bonus FAR in 2018. This is not the case in our neighborhood where EX zones will become CM1 or CM2 zones with bonus FAR of 2.5:1 and 4:1, respectively. This proposal would provide a

temporary density increase in our (and perhaps other) EX zones which now have a 3:1 FAR. To be compatible with future zoning, there should be no bonus FAR for EX properties that will become CM1 and for properties that will become CM2 the bonus FAR should be 4:1. Otherwise, this loophole would allow EX zoned properties in our neighborhood to have temporary CM3 zoning.



Existing (2016), proposed (2017), and future (2018) floor area ratio (FAR) for EX zoned properties that will be rezoned CM1 or CM2 in 2018. Includes proposed inclusionary housing bonus in 2017 and 2018.

This testimony was approved by the SMILE Board of Directors on October 19, 2016. Thank you for the opportunity to testify.

Sincerely,

Corinne Stefanick, President
Sellwood-Moreland Improvement League