

We recognize that the Planning and Sustainability Commission is not hearing testimony on the Residential Infill Project at this 'concept' level review stage, and anticipate a robust discussion with the public when it comes back to us in Spring 2017 as draft code. In the meantime, we have a few thoughts to share for City Council's consideration as it reviews this proposal.

The draft Project Concept Report for the Residential Infill Project is heading in the right direction by increasing housing choices, decreasing allowed heights and sizes of new homes, incentivizing affordable housing, and supporting the preservation of existing homes. As more and more of our city becomes unaffordable to middle class and lower income residents, these are exactly the sorts of changes we desperately need in order to support abundant, diverse, affordable and scale compatible housing options in all of our neighborhoods. This code update could - and should - go further to support affordable and accessible housing, preserve existing trees, and allow the internal conversion of existing homes city-wide. But in general, we feel that this set of recommendations is a vast improvement over the status quo.

Specific recommendations for further consideration:

- **Affordability Incentives.** Provide incentives for affordable housing by allowing an additional unit and modest FAR bonus for projects that meet affordability requirements. Also, one extra affordable unit could be allowed in Cottage Cluster developments. These or similar changes could help affordable housing developers be competitive for land in single dwelling zones - where they have largely been priced out over the past decade.
- **Housing choice.** The Housing Choice options (Recommendation 4) should be allowed in all neighborhoods, not only in the HOOZ. This should include the David Douglas School District, which has already received relief from density increases through Portland's comprehensive planning and residential zoning code mapping processes. Although we recognize the challenge of shifting population trends on school facility planning, school capacity and funding should be addressed directly rather than through the zoning code. Neither East Portland nor other areas should be denied the benefits of walkable neighborhoods and housing choices.
- **Accessibility.** The RIP should encourage adaptable and accessible housing for all ages and abilities in housing through:
  - Regulatory and incentive policies related to accessibility.
  - Flexibility in reducing or waiving system development charges.
- **Internal conversion of existing houses.** The City should undertake the steps outlined in the Conversion Report to make internal conversions of single dwelling homes the easier and more economical choice. The added flexibility for retaining existing homes (Recommendation 7) should apply citywide to encourage house retention everywhere.
- **Tree preservation:** Flexibility in the siting of houses should be encouraged when it will allow for the preservation of significant trees.

The Residential Infill Project goes a long way to achieving important city goals, and we look forward to reviewing specific code language in early 2017.