

Richmond Neighborhood Association

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October 25, 2016

To: Planning and Sustainability Commission psc@portlandoregon.gov
Mayor Charlie Hales mayorhales@portlandoregon.gov
Commissioner Dan Saltzman dan@portlandoregon.gov
Commissioner Amanda Fritz amanda@portlandoregon.gov
Commissioner Nick Fish nick@portlandoregon.gov
Commissioner Steve Novick novick@portlandoregon.gov

RE: Inclusionary Housing

Dear Chair Schultz and Commissioners

I am writing on behalf of the Richmond Neighborhood Association (RNA) in support of the Inclusionary Housing Zoning Code Project Proposed Draft.

We support the proposed draft; however, there are a few concerns that we would like to see addressed in the final proposal.

- Better calibrate incentives to achieve affordability
- More assessments of impacts—such as solar shading—when FAR bonuses are used
- Increase Floor Area Ratios from 2.5:1 to 3.5:1 for smaller lots

Better calibrate incentives to achieve affordability

We are concerned that the way the incentives are currently calibrated may not achieve the goal of creating affordable housing in our area. Please continue working with developers and neighbors to create incentive structures that encourage, not dissuade, development that contains Inclusionary Housing.

More assessments of impacts—such as solar shading—when FAR bonuses are used

If FAR bonuses are used to their fullest extent it can have an impact on the community. There are concerns that the height could create a solar impact on some neighboring properties. Or that the increased number of residents could overload local infrastructure, such as sewage. Therefore we would like to see more assessments of local impacts, such as solar impact studies or utility studies to make sure that the larger buildings are a net positive to the neighborhood.

Increase Floor Area Ratios from 2.5:1 to 3.5:1 for smaller lots

It is a stated goal of the Richmond Neighborhood Association to not reduce housing capacity. In order to preserve the viability of smaller—typically 50'x100'—lots, we would like to see the FAR reduced to 3.5 rather than to 2.5 from the current-allowed ratio of approximately 4. Our concern is that the proposed reduction in FAR on small lots coupled with the burden of administering reduced-cost housing will stymie development of smaller lots within our corridors.

Thank you for all your hard work on the Inclusionary Housing Zoning Code Project.
And thank you for considering our requests.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Otis', written over a horizontal line.

Matt Otis – Richmond Neighborhood Association – Land Use and Transportation Committee Chair