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November 7, 2016

Mayor Charlie Hales and Members of Portland City Council
Portland City Hall
1211 SW 4th Ave
Portland, OR 97204

Subject: Residential Infill Project: Concept Report to City Council

Dear Mayor Hales and City Council Members:

On October 25, 2016, the Planning and Sustainability Commission (PSC) received a briefing from the Bureau of Planning and Sustainability (BPS) staff regarding the Residential Infill Project's recommended concepts.

This letter contains some of the PSC's initial thoughts about the concepts recommended in the Residential Infill Project. Our thoughts have not benefited from hearing public testimony. We look forward to hearing testimony and having a robust discussion when the project returns to the PSC as draft zoning code and zoning map changes in 2017.

Overall, the Concept Report is heading in the right direction by decreasing allowed size and heights of new houses, increasing housing choices and supporting the preservation of existing homes. As more of our city becomes unaffordable to lower and middle income residents, these are exactly the sorts of changes we need in order to support abundant, diverse and scale-compatible housing options in neighborhoods.

The City should take every opportunity - including the opportunity presented by this project - to advance the Comprehensive Plan goals for a prosperous, healthy, equitable, and resilient city. However, economic implications of the concepts, which are included in the analysis provided by the City's consultant, should also be carefully considered in the decision-making process.

In general, we feel that the recommendations in the Concept Report represent a vast improvement over the status quo and will position Portland to be an inclusive, diverse, and prosperous city now and well into the future.

We look forward to discussing the specific proposals in the coming year.

Sincerely,

Katherine Schultz, Chair



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