

From: [Jessica Engelman](#)
To: [Council Clerk – Testimony](#)
Cc: [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fish](#); [Commissioner Fritz](#); [Commissioner Novick](#); ted@tedwheeler.com; info@chloeforportland.com
Subject: Residential Infill Project Testimony -- Please vote in favor!
Date: Wednesday, November 16, 2016 1:10:44 AM

Dear City Council Members and Staff,

I am writing in general support of the proposals put forward by the Residential Infill Project. While I have reservations about certain provisions, and am withholding judgment on others until specific code is composed, this is undeniably a step in the right direction.

We need to lift the limitations on multifamily housing in our current single-family-only zones, not just for affordability, nor just for housing supply, but for equity. Most properties currently available to renters and those of lesser economic means are along loud, busy, polluted, dangerous streets. Everyone in Portland deserves the opportunity to live along a quiet residential street if they so desire. We all deserve the right to open our window and have fresh air blow in rather than vehicle exhaust. We all deserve the right to sleep in on occasion, and not be awoken at 7am every morning by the constant roar of car, truck, and bus engines. We all deserve the right to live on a street where we can let our children and pets outside and not have to be immediately vigilant of traffic. We all deserve the right to live somewhere that we know our downstairs neighbor isn't going to convert the place into a late-night karaoke bar. We all deserve the right to look out of our window and see trees rather than concrete. We all deserve the right to live in a neighborhood, rather than on a corridor, if we so prefer. And yet, if you are not able to purchase a house, more and more your options are being limited to our mixed use zones, which are almost exclusively on arterial roads. This needs to change, and increasing the supply and types of units in current R7, R5, and R2.5 zones is the best way.

If anything, the proposal doesn't go far enough. Demolitions of habitable houses is one of the hottest issues in Portland land use right now, and pits density advocates vs preservation advocates. Internal division of existing structures is our best tool for preserving our existing buildings while also increasing supply and affordability. The current RIP proposal limits the number of internal divisions to just duplexes, and triplexes for corner properties. I live in a pre-war four-plex that's mid-block; its construction would be illegal today, and it would still be illegal under the current RIP recommendations. I live on a quiet street with fresh air and trees and a small yard and a place to garden, all things that would be inaccessible to me if the property were a duplex instead of a four-plex (there is no way my household could afford the rent on a duplex). Please consider removing the hard-and-fast limit on the number of times an existing property can be subdivided, and instead focus on FAR, footprint, etc for determining how many units can be permitted in an existing structure. Similarly, in the case of new construction, we should be incentivizing developers to construct 3+ plexes in the shape of houses, to fit with neighborhood character. Limit the size of single-family houses, but let them keep building their McMansions... as long as three or more families get to move in. Developers get to sell the property for more overall, each unit is cheaper than an individual house would have been, and we increase the overall housing supply in residential neighborhoods. Win-win-win.

Most of the other proposals regarding making skinny homes more palatable and easing parking codes are also a great move in the right direction. Skinny houses don't have to be

ugly, but restrictions like mandated parking don't leave much design flexibility, and driveways end up where trees and vegetable boxes could have been.

While I was surprised to see nearly the entire city would be covered by this proposal, the logic behind determining what properties should be part of the overlay is sound and fair. Additionally, it will provide more equity, accessibility, and hopefully affordability by allowing missing middle housing throughout the city rather just in the innermost neighborhoods. And many of the issues regarding lot splitting and skinny homes have been in the middle and outer ring neighborhoods much more so than the inner neighborhoods, which have seen more one-to-one demolition and construction.

In summary, while the devil is always inevitably lurking in the details and the real testament will be in the to-be-written code, the concepts themselves are worth your support. Please direct staff to continue their hard work on the Residential Infill Project. Although maybe next time provide the public with a bit more time to review the proposal and discuss it with their community groups and neighborhood associations before putting it to a vote? While we are in a housing crisis and need these changes ASAP, it would have been nice to have another two weeks to give these groups more time to digest, discuss, educate, and respond.

Sincerely,

Jessica Engelman
2012 SE 10th Ave
Portland OR 97214

From: [Alyssa Isenstein Krueger](#)
To: [Council Clerk – Testimony](#)
Subject: RIPSAC Testimony
Date: Wednesday, November 16, 2016 12:00:51 AM
Attachments: [RIPSAC Written Testimony.pages](#)

Attached is my written testimony for the RIPSAC proposal.

Thank you,
Alyssa Isenstein Krueger
2348 SE Tamarack Ave.
Portland, OR 97214

Alyssa Isenstein Krueger
Living Room Realty
503-724-6933
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www.livingroomre.com
broker licensed in Oregon
[DOWNLOAD MY HOME SEARCH APP HERE!](#)



Testimony on the RIPSAC proposal

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The RIPSAC report is loaded with implicit biases towards redevelopment and increased demolitions, and contains glaring data inaccuracies when it comes to the number and scope of home demolitions that have already happened. None of the recommendations provide substantive guidance or suggestions for accomplishing what the RIPSAC was tasked with doing in coming up with these proposals. Those that have spoken up to point out the inconsistencies have been labeled NIMBY's, preservationists (as if that's a bad thing) and anti-development. At every single public forum conducted by the city, most of the comments and feedback were quite critical of the proposal and included many questions of the true intent of the proposal, and who it would benefit. At several of the forums, when planners were asked to state how this proposal would curb demolitions and preserve what affordable housing we have left, as well as increase the supply of affordable housing, the planners were very clear to state that this proposal does not in fact address these issues. The revised proposal which supposedly took into account feedback gathered, still does not bring forth any recommendations for truly preserving and creating affordable housing and stopping demolitions of affordable and viable homes. The process and the resulting proposal put forward by the RIPSAC was rushed, does without any data analysis of existing neighborhood patterns, trends and land costs, or without any analysis of what other cities facing similar growing pains have done.

To quote an article by Ted Redmond about the Panama Papers in 48hills, a progressive publication out of the bay area: "A key reason why have a housing crisis is we trust in the private market, and the developers who exploit it, and the investors who get rich off it, to solve the problem." The RIPSAC proposal offers new avenues for developers- the private market- to do what they do, which is build housing to make profits. Leaving the problem of the loss of affordable housing and of viable homes to private market developers is letting the fox in the henhouse.

RIPSAC Proposal Beginnings

The initial call to action that the City of Portland was responding to was the outcry from a lot of residents, coalitions, and neighborhood associations regarding the increasing number of demolitions and the resulting new homes built out of scale and character with the existing neighborhoods. Additionally, the voices raising concern regarding the loss of any semblance of affordable housing in the private market and the resulting displacement of longtime residents from their neighborhoods were growing louder and stronger. Rather than taking the necessary time to come up with a proposal that really would address these concerns, the City rushed this process through by forming a stakeholder committee primarily made up of people with financial ties to development interests in the region. Committee members who even conceivably stand to gain financially from increased opportunities to redevelop made up the majority of the committee, while citizens without direct ties to development became the minority group on the committee. And so called "grass roots" lobbying organizations funded by several of the developers that sat on the committee including Eli Spivak from Orange Splot and Vic Remmers from Everett Custom Homes, have sprung up with the sole purpose of convincing Portlanders that this proposal is going to produce more affordable housing and less McMansions and bad development. Their argument is convincing enough because who doesn't want more affordable

housing built and no more McMansions. We all claim to hate the majority of the new development being built that is bigger and more expensive than the housing it replaces, and if this proposal can outlaw the big boxy new homes, and provide more options for affordable housing, then why wouldn't residents support it. Many of the affordable housing providers who have supported this plan are taking the promises this proposal makes at face value, however, the problem is none of the recommendations are thought out, backed by any hard data or studies- all necessary steps when coming up with proposals with such sweeping changes.

If You Call It an Overlay Zone then It's Not Really a Zone Change- Right?

The backbone of the proposal is the new overlay zone and what types of development can occur in this new zone. The proposed overlay zone, is essentially 80% of the east side and a good chunk of the west side. Throughout the proposal, the overlay zone is referred to as "select areas" which underhandedly implies that only small select areas of the city will be effected by this proposal. In applying the overlay to most of the east side, it basically deregulates zoning in the existing R5 zoning, making R5 a meaningless zone, upzones the land while offering an abundance of opportunities for the private market to re-develop lots that already contain existing homes in order to maximize builder profits. Upzoning always results in increased land values, which leads to affordable homes being demolished so that builders can get to the dirt underneath to build larger and more expensive homes. Without government mandates or subsidies, affordable housing by anyone's definition does not get built when land is upzoned.

And then there is the question of whether the calling the change in use of R5 a zone overlay is even legal. Overlay zones are primarily used as regulatory tools that creates a unique zoning district within the existing base zone. Generally they are used as tools to add more regulation to an area, such as natural resource and environmental protection in areas including the Columbia South Shore Plan District or to protect historic areas such as Ladd's Addition National Historic District. The overlay zone in this proposal is presented as a de facto zone change since it allows a higher density and changes the intended use of the underlying zone. The proposal makes use of a tool that is primarily used to *add* regulation to a small and specific area within a zone, and instead is using it to *deregulate* the base zone of most of the city's R5 zone. The decision to use an overlay zoning tool as opposed to a zone change, brings up many questions about the the very process that resulted in this proposal. An actual zone change would require going through a very lengthy regulatory process, so calling it an overlay zone, is dubious from a legal standpoint. The whole project was rushed, and in doing so, the wrong tools were chosen to achieve the end goal quicker.

Scope of Proposal

The proposal begins with a list of the reasons why the project was initiate: to address overlapping concerns related to the number of home demolitions and the size of infill houses, increasing housing costs and the loss of affordability, lack of housing choices especially in high-opportunity neighborhoods, ("high opportunity" in reality meaning close-in expensive neighborhoods), and the impact of narrow-lot development rules. The proposal then breaks the project into three areas: scale of houses, housing choice, and narrow lots. Nowhere in any of these areas is housing affordability addressed- other than the vague notion that smaller infill housing costs less than larger infill housing, nor are any regulatory ideas proposed for curbing demolitions.

Reducing the Scale of Housing to What We Already Know and Hate

The first concept in the proposal states that it will reduce the scale of houses and help create more housing choices in Portland's single-dwelling neighborhoods. Both are concepts that most residents in the city are in agreement with: most of the new housing that is built today is out of

scale with the existing housing, and our close-in neighborhoods do not have adequate housing to provide a home for everyone who wants to live here, which has put massive pressure on rents and home prices. Currently the maximum allowable size a home can be built to is 6,750 square feet, which nearly everyone agrees is far too large of an infill house. Under the new proposal, the maximum size allowed for new homes would be 2,500 square feet, not including basements and attics, so that could add another 1250 square feet in a basement, and approx. 625 square feet in an attic space. The proposed "reduction" in scale in reality would only effect a small number of extremely large housing that could be built, and to date, none of the new construction has been built as large as the current allowable size, and only a small percentage- maybe 10-15% of newer homes in the select area have been built larger than 2500 square feet above grade.

The vast majority of what has been built to date, including the majority of homes on the east side built as infill, are smaller than 2500 sf (not including basements and attics) and these same homes would still be allowed to be built under the new proposed size and scale. Let me repeat, most of the new homes built to date, would still be allowed under the new guidelines.

To get the reduced height of rooflines, builders will build homes with flat or very low pitch roofs. Most of the homes built by Everett Custom Homes, Renaissance and other infill and redevelopment builders would fit into the proposed new size limits, so most of what is built would continue to be built. An example is 7611 SE 31st. This home in the Eastmoreland neighborhood is brand new construction built by Renaissance homes on a 42x100' lot. It sold on 10/28/2016 for \$1,075,000.00. The home is 2558 square feet above grade and has a tuck under garage and 444 square foot basement. Under the new proposed rules, this all Renaissance would have to do is shave 58 square feet off the house, and voila- it meets the new criteria and Renaissance gets to walk away with a pretty penny. Additionally, the proposed allowable building size is greater than roughly 80% of the existing housing stock, so the new construction will for the most part still be much larger than the neighboring homes. For the proposal and it's proponents to tout the smaller homes that will be a result of this proposal, is disingenuous at best.

One Size Does Not Fit All

The current proposal is a "one size fits all" approach and does not respect the individual neighborhood housing stock, design, or placement of homes on lots. Neighborhood context is crucially important to retaining our neighborhoods sense of place, character, and identity, and this proposal offers none of that. This proposal would allow the exact same standards to be applied to Cully and Sunnyside- two neighborhoods that couldn't look more different, therefore not serving either neighborhood well. Compare this to Los Angeles, who is in the midst of a 5 year process looking at all of the different zones and coming up with design standards. LA has come up with a model that includes 16 different standards that takes into account the vast differences between neighborhoods. Austin went through a similar process and spent many years analyzing all of the different 100+ neighborhood development patterns and housing stock, and then came up with standards that were specific to neighborhood districts.

What this plan should have proposed is tying the mass and scale of any new construction to the neighboring homes. For example, new construction can not be taller than 8 feet over any adjacent homes. Or the plan could have looked at individual neighborhood development patterns like Austin and LA, and offer up multiple options for mass and scale based on the particular neighborhood the development is being built. Other cities who have gone through a similar process in dealing with growth and density have taken years, not months like the RIPSAC proposal, to thoughtfully come up with design standards. What Portland should be

doing is studying cities like Austin, TX, Denver, CO and Los Angeles, CA that offer opportunities to examine and distill best practices used elsewhere in the country that have resulted in infill that is compatible within it's existing environs, and then use some of these tried and true ideas to help create appropriate design standards here in Portland.

When it comes to setbacks, this is a step in the right direction, as so much of the new construction is built too far towards the front property line and looks out of place and jarring in context with neighboring homes on a block. But again, like the recommendations for mass and scale, offering a one size fits all approach to setbacks does not take into account existing neighborhood patterns and offers the same setback rules for neighborhoods from Cully, to Eastmoreland to Hillsdale.

A Bit of Light: More Housing Choices

The one area of the proposal that has merit and is worth pursuing is the recommendations for creating more housing choices and increasing density by allowing for two ADU's per dwelling unit - one detached and one internal. The City already encourage the construction of ADU's, and has waived the SDCs for years. In 2015, about 350 permits for ADU's were issued, and if this allowed tool alone was fully utilized where allowed, we could increase density by 50% without a single zone change, overlay or demolition. Currently one ADU is allowed in R5, and a simple code tweak could allow for two ADU's per property, not a wholesale rezoning of the city. The other piece is the allowance for internal conversions of single family homes into multiple units, as long as the bulk of the existing home is maintained in its existing scale, and this also could be achieved with some new code language, not a zone change. The downside to allowing two ADU's per property is it could create mini-motels everywhere. So far most of the new ADU's built to date are used as short term rentals, so even though 350 ADU's were permitted in 2015, it's arguable if they provided any boost in permanent increased density. As long as the city continues to not enforce the current short term rental rules and look the other way, the additional ADU's on properties could likely be used as additional short term rentals.

The cottage cluster concept is also an idea worth pursuing, as long as the "clusters" are built to actual scale of the existing surrounding homes and do not wind up becoming skinny towers. The biggest challenge in implementing this recommendation is that there are not a whole lot of 10,000 square foot or larger parcels available in the closer in neighborhoods, and those that do come on the market usually have one house on them already. For the closer in neighborhoods, these properties typically sell in the high \$700k-\$800k range- and are purchased for their dirt, and the existing house, no matter how historic, relevant or beautiful is becomes a liability to the property, so down they come. Given how expensive these properties are, for a developer who acquires a property this large with the intent to build a cottage cluster, there is not a lot of wiggle room for developers to make a profit in building cottage clusters. Most investors will see more of a return on their investment by building two single family homes that can each sell for one million plus dollars, whereas it would take building at least 6-8 cottages for a developer to see the same return on investment, and fitting 6-8 cottages on a 10,000 square foot parcel will be quite the challenge. For those 10,000 square foot properties that do offer a reasonable return on investment for a developer to build a cottage cluster, this type of development could be built by obtaining a variance for the particular property. No need to rezone and throw the baby out with the bathwater.

The Sad Truth About Return On Investment

Despite claims by some folks, by any economic model using true land values, the proposal will not result in any more affordable housing, even taking into account the allowed density increase

of up to three units on one lot. For example, in Richmond, the average price of an R5 vacant parcel is \$365,000, and a corner lots see values 50% higher. In neighborhoods like Beaumont Wilshire, build able 50x100 lots sell for closer to \$450,000- \$500,000. If a builder is paying \$400,000 for a lot, and they plan to build a duplex, then each unit in the duplex would be priced at a minimum of \$600,000 in order to meet a builders profit expectation. In determining a very rough estimate of what the minimum price a house(s) will sell for on a lot, you take the original purchase price, times it by 3 and then add 5-10% on top of that. The problem with this proposal, is that if a developer builds a duplex, each unit's maximum size would be 1,250 square feet not including basements and attics. Being able to sell a 1,250 new construction home for \$600,000 is not very realistic, whereas a builder can purchase a lot and build a 2500 square foot home and sell it for \$1,000,000 plus, making the single family home a better ROI. The one economic study that the City hired a consulting firm to produce, basically comes to a similar conclusion, thereby making the case that homes will not be demolished to build duplexes and triplexes. This concluding is probably correct- we won't see a lot of homes demolished to make room for duplexes and triplexes, rather we'll see more of the same that is already being built because a developer will see a higher ROI on the 2500 square foot single family home. There is also a much stronger market for detached single family homes with yards. The market for attached housing is much smaller, and most buyers would be willing to pay more per square foot for a detached home. Additionally, since the proposal would result in most of the city being upzoned, the value of the land will increase at a much higher rate than the homes that sit on the land.

Polka Dot Zoning and Developer Bullseyes on Historic Lots of Record

The most draconian recommendation in the proposal is to rezone all properties with historic lots of record that are in R5 to R2.5. In doing so, this hands a huge financial incentive for a developer to purchase a property that contains one home that sits on two historic lots of record, demolish the home, and then build 2 skinny homes, as they do so often now. In the early part of the twentieth century as our city was being built out, certain areas of the city saw developers offer up for sale 25x100 parcels to builders. These 25x100' lots are scattered unevenly throughout the city, and when homes were originally built, developers purchased a minimum of 2 of these parcels to create the standard 50x100 lot that we know today, and some times a builder would purchase three of these lots for one house. Builders never purchased 25x100' lots with the intent to build one house on, for if they did, you would see skinny homes from the early twentieth century. These historic lots of record, or narrow lots as the proposal refers to them, stayed on the properties because no one had the foresight to merge this historic lots into one parcel to prevent redevelopment. It wasn't until the past few years as developers have gotten more creative when it comes to acquiring property to build on, that they began purchasing homes on 5,000 square foot lots, demolishing the existing home to get to the dirt under the house, going through a simple lot confirmation process with the city to dredge up the historic lots, and then building two very expensive and out of scale homes. In many neighborhoods, there can be a block with 6 or 7 houses, and in the middle of the block, there may be one or two of these homes that straddle multiple historic lots of record. These properties may as well have a bullseye on them as they are nearly all at risk of having the existing home demolished- even very expensive homes, so developers can get to the dirt. One of the implications of this recommendation is we would wind up with polka-dot looking zoning with R2.5 lots surrounded by R5 lots.

This development pattern was not unique to Portland, as many cities were platted out in similar historic parcels. However, unlike Portland, many cities including Denver, Austin, Los Angeles, Sonoma County, and lots of other cities have merged these historic parcels into one property that reflects the existing use. By rezoning all of these parcels into R2.5 we will wind up with polka-dot zoning with these random R2.5 parcels in the middle of R5 properties. Portland should

follow the examples set by many municipalities and rather than rezone these historic lots, merge them into one parcel per their existing use.

Most Neighborhood Associations Are Displeased with the Proposal, So Why Push It?

When the original RIPSAC proposal came out this past summer, more than 30 neighborhood associations submitted comments and feedback to the city. Only 4 neighborhood associations expressed support for the proposal, Sunnyside, Cully, Mt. Tabor and Hillsdale. If the city insists on moving forward, the city should start with a small scale test of the proposal using a couple of the neighborhoods that supported the proposal, and see what that looks like after a few years. We'll be able to see what glitches come up, how many homes are demolished to build more expensive housing, and how many new truly affordable units are built, as well as seeing if the restrained new size of homes will result in development that looks any different than what we have been seeing. When Boulder, CO came up with some new tools to increase density, one of the outcomes was that builders took advantage of a loophole that allowed them to maximize lot coverage and number of unit sizes by turning the orientation of the newly constructed homes perpendicular to the street so the sides of the homes faced the street. The code didn't specify that the new homes had to face towards the street, so the new housing met the letter of the law, but certainly not the intent. Without a trial run in just one or two neighborhoods, any unintended consequences of the new rules will be very difficult to un-do.

A Missed Opportunity and Disservice to East Portland Residents

As housing has become more and more expensive, more home buyers are purchasing homes east of I-205, and more residents are moving to East Portland in pursuit of affordable rent, when only a few years ago they never would have even considered living that far east. One of the main reasons why that area of town is not more attractive to potential residents is the lack of neighborhood amenities that are contained within our closer-in older neighborhoods. To date, there has been very little to no private or public investment to create more dynamic areas for residents to shop, work, and play. Halsey street has a whole section of storefronts and is very close to MAX. Encouraging private investment in under built centers Investing in areas like Gateway will take the density pressure off our inner east side neighborhoods and provide more diverse and affordable housing options for both homeowners and renters. If the city removes the incentives for demolishing homes in the inner city, then the private market will move on to areas where they can make a profit. Brentwood Darlington is another area of Portland that could use a boost of both private and public investment in commercial areas. This proposal offers no ideas or incentives for how to better develop our underdeveloped areas of the city, and among other failings of this proposal, this lack of planning for east Portland is short sighted.

Inherent Bias, Misleading Information and Flat Out Wrong Data

Beyond all of the not very thought-through ideas in the proposal, the overall tone of the report is inherently biased towards developer interests. Throughout the proposal, the concepts and recommendations are presented as though they will be applied only in "select" areas. However, the "select" areas is the entire overlay zone, which if you look at the map, is most of the east side of Portland. On page 17, the proposal downplays the number one reason homes are demolished- because it is more profitable to demolish and rebuild than to rehab an existing property. The proposal states: *Smaller houses may not suit the needs of property owners as their family grows or preferences change. Others may not have been well maintained over time, have been severely damaged by fire or water, or have reached the end of their lifespan, and the cost to repair them is more than the cost to demolish and rebuild. Houses are also sometimes demolished when they cannot competitively compete with new construction for a return on the investment.*

Everyone knows that the order in which they present the reasons is backwards, and saying that only "sometimes" homes are demolished because they won't make the builder much profit otherwise, is again, disingenuous.

The most glaring factual error in the report is the reported number of demolitions. The report states that only 697 demolitions occurred in a three year period between April 2013-April 2016 out of 145,000 single family homes in Portland This is entirely false and misleading. The actual number of single family home demolitions in this time period is closer to 950-1000. There were 215 demolitions between April 1st, 2013-December 31st, 2013, 308 in 2014, 323 in 2015. Those numbers together add up to 846. I do not yet have the data for Jan. 1st-April 30th 2016, but extrapolating from previous years that number would easily be 110. This count does not include the major remodels and renovations where homes were all but demolished save one stick, so their demise didn't make it into the demolition count, nor did triplexes or other multi-family unit buildings. Hundreds of these major remodels happened during this same time period, as did demolition of multi-unit structures. Additionally, these 1,000 plus demolitions occurred in a relatively small geographic area of inner Portland, so the effect of these demolitions has been strongly felt and seen, hence this entire project and resulting proposal.

The Conspicuously Missing Address of Climate Change

One conspicuous missing piece in this proposal is any mention of dealing with climate change. The argument many developers make when stating the value of new homes is that they are much more energy efficient than older homes. The truth is that when an older home is demolished, it takes 50-70 years to offset the materials wasted when the home is demolished and replaced with a new construction home. Preserving our vintage housing stock not only preserves the most affordable housing we have in the inner neighborhoods, but it's also the most climate friendly.

From: [Christine Yun](#)
To: [Council Clerk – Testimony](#)
Cc: [Hales, Mayor](#); [Commissioner Fritz](#); [Commissioner Saltzman](#); [Commissioner Fish](#); [Commissioner Novick](#); [Joe Meyer](#); [Dunphy, Jamie](#); [Shriver, Katie](#); [Grumm, Matt](#); [Elmore-Trummer, Camille](#); [Adamsick, Claire](#)
Subject: Residential Infill Project commentary
Date: Tuesday, November 15, 2016 9:31:44 PM
Attachments: [161116 RIPtestimony.pdf](#)

Please submit the attached commentary for consideration.

Thanks,
Christine Yun
Joe Meyer

November 16, 2016

Portland City Council

Re: Residential Infill Project

Dear Mayor and City Commissioners:

Please accept our testimony on the proposed Residential Infill Project.

Our opinion of the proposed changes to zoning is that the changes will be massive, affecting approximately 75% of the lots on the east side of Portland within the study area. Such a proposed change would have been better to consider under the Comprehensive Plan with its structure for citizen involvement, input, and vetting. As such, the proposed change contradicts and would counteract many of the desired and planned-for outcomes in the Comprehensive Plan.

Couching the Residential infill Project in terms of a “tweak” to current zoning definitions is disingenuous. It is not correct to change the allowed density of defined zones through this process. Is this in agreement with statewide land use law?

What is most disturbing is that the proposed changes would be blanket zoning, in complete contrast to the city’s past efforts to recognize different patterns of development in neighborhoods. FAR ratios, height and setbacks are drastically different in Multnomah Village as compared to Buckman, and a uniform standard does a disservice to all neighborhoods. Do not make Portland homogeneous.

The proposal does not do enough to preserve existing neighborhood character and the structures, which make up that character. Incentives to retain existing structures mentioned as possibilities in Recommendation 7 must be aggressively pursued. By upzoning properties, the unintended consequence is that the land under an existing structure becomes more valuable than the structure, and demolition is sure to follow. We have already seen too much destruction of historic structures where single houses or duplexes were on properties which were subsequently upzoned to R1 or CS.

We feel that since the outcomes of the proposed changes cannot be predicted and that the report is describing best possible outcomes, it would be unwise to apply the changes citywide without first testing them. Choosing a limited area of Portland to see if the zoning changes produce the desired outcome would be a wise first step.

We ask you not to approve the Residential Infill Project as currently proposed.

Sincerely,

Christine Yun and Joe Meyer
“We love Portland, a city of neighborhoods with character”
1915 SE Alder St.
Portland, OR 97214

From: lucy.h.cohen@gmail.com on behalf of [Lucy Cohen](#)
To: [Council Clerk – Testimony](#)
Subject: Please support housing choice and the RIP Concept Report
Date: Tuesday, November 15, 2016 9:29:44 PM

Dear Commissioners,

Duplexes and triplexes can be well designed and beautiful, too. If we are able to create more housing, why wouldn't we? Would you want to be homeless? No. Let's create space for people to live.

Sincerely,

Lucy Cohen
4906 NE Grand Ave
Portland, OR 97211

From: [ROSEMARY HAMMER](#)
To: [Council Clerk – Testimony](#)
Subject: Residential infill project hearing 11-16-16
Date: Tuesday, November 15, 2016 9:09:07 PM

From: ROSEMARY HAMMER <saintveronicapress@msn.com>
Sent: Tuesday, November 15, 2016 9:39 PM
To: karla.moore-love@portlandoregon.gov
Subject: Residential infill project hearing 11-16-16

Dear Ms. Moore-Love:

May I submit this to the City Council, via your office?

Dear City Council,

Destroying Portland neighborhoods with oversized, overpriced and poorly conceived new development benefits only greedy developers. Fast money will turn our pleasant neighborhoods into overcrowded warrens faster than you might think. Money is a fine servant, but a terrible master. Let's put the quick buck in its place, or we will all pay a terrible price.

Thanks for your time and consideration,
Rosemary Hammer
417 SE 22 97214
503-234-1154

From: [Joanne Carlson](#)
To: [Council Clerk – Testimony](#)
Subject: Residential Infill Project
Date: Tuesday, November 15, 2016 9:00:29 PM

Dear Mayor Hales and Fellow Commissioners:

I am writing in opposition to the Residential Infill Project. I support responsible infill practices but this proposal does not do that. What happened to the discussion of sustainability in this city? I do not support tearing down perfectly good houses, putting them in the landfill, for the sake of infill, when what is put in their place is certainly not going to be more affordable. According to its own drafters, this proposal will not help with affordability.

The City's Growth Scenarios Report states there is adequate vacant and undeveloped land to meet the city's projected growth needs twice over until 2035 without increasing density in existing stable neighborhoods. Indiscriminate infill density increases will greatly accelerate the demolition trend resulting in the loss of many additional viable, affordable houses. When a staff member of 1000 Friends of Oregon was asked if this Infill Project was a result of a threat to the Urban Growth Boundary, the answer was, "No, people just don't want to live out there." Excuse me, isn't this why we put light rail out through east Portland? What is the job of our city planners? Doesn't the 2035 Comprehensive Plan support additional zoning density around Centers, and where appropriate along Corridors? This would reinforce the establishment of new and existing centers, walking scale neighborhoods, use of transit and reduce auto dependency. Why don't we put some effort into this instead of trying to decimate existing neighborhoods all over the east side of Portland and a few communities on the west side, with what is called a "housing opportunity zone" overlay designation. This overlay increases allowed density by 200 to 300% and encourages demolition, and destroys Portland's viable neighborhoods for no viable reason, when infill goals could be met with a different approach.

This whole idea reminds me of what happened in 1958 when PDC was established as the urban renewal agency. Their efforts destroyed neighborhoods and in many cases did not achieve the results that they had hoped. Unfortunately, there is no turning back. It is worth destroying neighborhoods that make up a large part of this city's integrity? I hope you will ask yourself this question when you make a decision on how to move forward.

Sincerely,
Joanne Carlson
7605 SE Reed College Pl.
Portland, Oregon 97202

From: [Pam and Larry Levy](#)
To: [Council Clerk – Testimony](#)
Subject: RIP
Date: Tuesday, November 15, 2016 8:52:30 PM

I am opposed to the RIP report, as revised, for a number of reasons.

The Residential Infill Project is a well-intentioned effort by the City to craft better regulations for infill construction in established neighborhoods. It morphed under developer pressure into a zoning change proposal to allow oversized, multi-family infill in R5 single family neighborhoods. Earlier this year the Irvington Community Association weighed in on the first draft of this proposal, strongly opposing much of it.

As a resident of Irvington, I participated in getting our neighborhood Historic District status. Is all this going to be thrown away?

Passage of RIP is a developers dream come true. An unlimited number of projects in hot neighborhood's without any economic or pricing restraints. It is unclear whether RIP will even acknowledge the value of historic neighborhood's and their preservation. But as currently written, it is carte blanche for developers, nothing about the quality of materials, such as wood doors and windows.

* A significant portion of Irvington and many other neighborhoods are already zoned multifamily and already contain double the capacity for increased density. Let's focus on these areas before destroying the single family portion of existing neighborhoods.

* Rip does not discuss the effect on existing historic and conversation districts, not one word. Why not? Either RIP does not care, or no one knows, and apparently the City does not want to find out.

* For over six years now, the residents of the Irvington Historic District, and other historic districts, have followed the rules laid down by the City, and spent millions of dollars improving their historic neighborhoods with compatible development. RIP will destroy the efforts of 500 applicants and the work they put in to their homes in Irvington.

* The most egregious RIP proposal regards splitting R5 properties for skinny lots and skinny houses. RIP wants to "allow houses on historically narrow lots near centers and corridors." Although some inner neighborhoods were developed (platted) primarily on 50 by 100 lots, many neighborhoods were created or platted with 25 by 100 lots. These smaller lots were usually sold in twos, resulting in your standard 50 by 100 lot for building purposes. RIP would encourage lot splitting and demolitions of perfectly fine housing stock to get two buildable 25 by 100 skinny lots for two new skinny houses. More than 12,000 homes across Portland or nearly 17% of all R5 homes in the city are subject to lot splitting and eventual demolition. THIS HAS RECENTLY BEEN DONE ON THE LOT NEXT DOOR TO MY DAUGHTER'S HOME IN THE SABIN NEIGHBORHOOD. TWO SKINNY HOUSES ARE BEING BUILT WHERE ONE HOUSE STOOD. OVERRIDING HISTORIC DISTRICT STATUS AND ALLOWING THIS SORT OF SO CALLED DEVELOPMENT WOULD BE A TRAVESTY AND AN INCREDIBLE LOSS TO THE CITY.

This lot splitting proposal, plus the addition of duplexes on very lot in an R 5 zone and a triplex on corner lots is a major rezoning of existing R5 zoning without sufficient study and data and justification and must be stopped. This broad- brush approach to

rezoning all R5 zones ignores the underlying development of inner city neighborhoods, which, in most cases, are more dense than the City average, and have a sizable amount of existing middle housing. For example Irvington is more than twice as dense than the City average.

Irvington had is period of density-increase when homes like the one I live in now were sold to owners who let them deteriorate to the point of requiring demolition. Blocks and block of this tactic occurred on NE Schuyler and NE Hancock Street. Dense, new apartment complexed with ugly blacktop parking areas in front now line these streets.

Thank you for your attention.

Pamela Lindholm-Levy

2124 NE 25th Ave

Portland 97212

From: laurawozniak1@gmail.com on behalf of [Laura Wozniak](#)
To: [Council Clerk – Testimony](#); [Commissioner Fritz](#); [Hales, Mayor](#); [Commissioner Novick](#)
Subject: infill/rezoning
Date: Tuesday, November 15, 2016 8:35:23 PM

Dear Commissioners

I had to take time off work, as many would have to do, to attend last week's hearing and I was dismayed to learn that the urban forest canopy is not considered at all in the rezoning effort. Although the rezoning is sure to disrupt many aspects of our neighborhoods, the worst part is the destruction of urban habitat. Although housing advocates are eager to point out the virtues of the urban growth boundary and increasing housing in the interior neighborhood, they lag well behind science in their notion of how much that protects wildlife.

Most wildlife migrates seasonally and is not effectively able to migrate around increasingly large urban areas. Even with the growth boundary, we still have urban sprawl which is now spreading almost from Salem to Seattle along the I-corridor. Multnomah Village has long been a corridor for wildlife migration, rest and breeding as well as some other areas with more urban forest cover.

Wildlife needs to move from the Coast Range to the rivers. Small animals cannot and do not "go around" like truck traffic. Even gardens which focus on native plants are key to species survival. In multnomah village on 29th Ave we have all planted native milkweed to help the survival of Monarchs! Conscious gardeners with a bit of real land (not 12 x 12') can make a difference.

Additionally trees and other non-hardscape provide water filtration, air purification (particulates are actually filtered by large Doug Fir pine needles), and cooling to prevent urban heat islands. Our urban forest combats global warming. Research shows that children are calmer and wounds heal faster when people can even SEE a large tree outside their windows. Small compensatory bits of landscaping and concrete planters meant to contain some run-off are no substitutes.

Please rescind your motion to destroy our urban forests and open lands.
Please do not impose your infill project on every neighborhood. I feel this is a betrayal. Before we bought in the Village, my principle question was about zoning. I wanted to be assured that I could live near trees in a neighborhood that was not filled with either McMansions or crammed apartments.

There is plenty of room to put large apartment buildings and condos on the major thoroughfares. Why don't we convert the old Stroheckers Market into a high rise? Why don't we turn some of the idiotic strip malls into housing? How many Citi Banks do we need?

Laura Wozniak
7226 SW 29th Ave
Portland, OR 97219
503-312-6176
lawoz@comcast.net

From: [Emily Platt](#)
To: [Council Clerk – Testimony](#); [Hales, Mayor](#); [Commissioner Fritz](#); [Commissioner Fish](#); [Commissioner Novick](#)
Subject: Residential infill project revisions
Date: Tuesday, November 15, 2016 8:18:12 PM

I am opposed to the RIP report, as revised. I have no confidence that this plan will enable construction of quality, affordable housing that fits in harmoniously with neighborhoods. 1. Quality -developer sponsored projects use shoddier materials compared to owner infill projects, in SE Portland, this is easily observed. 2. Affordability: Developers tear down affordable houses and replace them with unaffordable houses. New rental spaces are not affordable - eg development along Division. These units often end up being Airbnb rentals (eg Burnside Bridgehead, where is the regulatory oversight of Airbnb?) further driving up rents. 3. Many developer sponsored houses are grotesquely oversized and do not fit the style of neighboring houses. In short, I support incentives for homeowner initiated infill but not for developers who are in the business to make a quick buck. They have no long term vision for our neighborhoods.

I finish with a quote from my neighbor with respect to the flaws of the RIP revisions "The City's own economic analysis has shown that the new, replacement construction encouraged by this proposal will in no way be "affordable" to the average Portland resident, but it will be intrusive and disruptive of our single family neighborhoods – the worst of all possible worlds."

Sincerely,

Emily Platt
2808 SE 18th Ave
Portland, OR 97202

From: [Hillary Dames](#)
To: [Council Clerk – Testimony](#)
Subject: We OPPOSE the zoning change for increased density in our neighborhood
Date: Tuesday, November 15, 2016 8:10:06 PM

To Whom it May Concern,

We are writing this email to express our EXTREME opposition to the proposed zoning changes to our neighborhood that would allow 2 1/2 story duplexes on most R5 lots in single dwelling zones with limited off street parking and paltry 12'x12' "outdoor recreation" zones.

This proposal does NOT respect present housing scale, solar access, privacy for existing homes or neighborhood character, although preserving neighborhood character was a top priority expressed by public testimony from June-August 2016.

This proposal pillages current zoning, and renders meaningless the idea of single dwelling zones.

Because this proposal encourages demolitions of existing homes (in order to create greater density where once one home stood), this proposal will jack up home and lot prices, and overwhelmingly favors builders (whose deep pockets can outbid and offer cash) over hard working homeowners looking to buy into the neighborhoods they love to fix up older, pre-existing homes.

How on earth can it possibly be argued that demolishing a perfectly good home and putting it in a landfill to create ENORMOUS houses that have ENORMOUS physical and carbon footprints is more environmentally responsible than restoring an older home, growing vegetables in the garden and keeping the large trees that exist on the lot? And how on earth can it possibly be more "affordable?"

Perhaps most significantly, this proposal, clearly being pushed forward by the Council and Mayor Hales with little regard to the desires of the city who voted them into power, has NO requirement for affordability. This is a FARCE. If you are going to allow this proposal, at least acknowledge it is being driven and voted in by greedy, self-serving people who have no regard for present homeowners, city residents or the character of our city. To this day NO ONE has been able to explain to me how the "increased density" in our neighborhood, South Burlingame, is affordable at \$650,000 and up. Shame on you, Mayor Hales, for even suggesting this is affordable. This is very clearly a handout to your developer friends.

Increasing density is a great thing, but not when it looks like this. We implore you to thoughtfully consider and vote for the proposal put forward by the RIPSAC committee members who oppose the present proposal. Their suggestions allow for increased density while maintaining scale, solar access, privacy and character of existing neighborhoods.

Lastly, on behalf of our six year old daughter, go read *The Lorax* by Dr. Seuss. Even at six she deeply understands what so many of you clearly do not: when we trash this place, scrap its character, cut down trees, destroy solar access, lose affordable existing homes—because of greed—WE CANNOT GET IT BACK. It is a farce to suggest this proposal is in the name of green building and affordable housing. Come on, Portland, do the right thing. Please.

Sincerely,

Hillary & George Dames
8235 SW 11th Ave
Portland, Oregon 97219

From: [Vanessa Preisler](#)
To: [Council Clerk – Testimony](#)
Subject: Residential Infill Concept Recommendation for Collins View Neighborhood - we do not support
Date: Tuesday, November 15, 2016 7:53:39 PM

Subject: Residential Infill Concept Recommendation for Collins View Neighborhood - we do not support

To:
 Mayor Charlie Hales, Rm 340
 Commissioner Nick Fish, Rm. 340
 Commissioner Amanda Fritz, Rm 220
 Commissioner Steve Novick, Rm 210
 Commissioner Dan Salesman, Rm 320

Re: Residential Infill Concept Recommendation

Mayor Hales & Commissioners:

Of particular concern are recommendations 4, 5, and 6 under “Housing Choice”. These provisions would potentially turn single family dwelling zones from R5 to R20 into the equivalent of High Density Residential through the use of an overlay. This should not be approved, even as a concept, without a full legislative process including public outreach and hearings.

Among our reasons,

- Once City Council has approved this in concept it will be largely pre decided.
- The present proposal has evolved to envision a much great density than the recently approved Comprehensive Plan. That stated: “Apply zoning that would allow this within a quarter mile of designated centers... and within the inner ring around the Central City” (amendment #P45.)
 - 1) As of October, it extended the “Cottage Cluster” concept to “Citywide”.
 - 2) At the City Council briefing on November 1, the staff seemed to also envision duplexes and triplexes in the R5-R7 zones citywide.
 - 3) An R10 lot could have about 8-10 units with “cottages” and ADUs and an R20 lot could have twice as many.
- This is likely to invite redevelopment into small apartment-like or motel-like complexes with short term rentals. Since ther eis no provision to divide the lots, there would be little likelihood of providing ownership opportunities for less affluent Portlanders.
- This would completely change the character of single dwelling neighborhoods.
- It would be inconsistent with the Comprehensive Plan Zoning Designations and the zone descriptions in Goal 10.1, prargraphs 3-7, Goal

10.3c regarding the method of making zoning changes, and Figure 10-1 regarding called zone changes.

- Amendment #p45 also contemplates using zoning (not overlays).
- The added housing capacity is not needed to accommodate growth expected over the life of the Comprehensive Plan according to the staff at the Nov. 1 briefing.

We urge you to make no decision on this part of the proposal until there is a full legislative process including Amendments to the Comprehensive Plan needed to change the Zoning Map designations and zoning.

Respectfully submitted

Vanessa Preisler

0371 Sw Palatine hill road
Portland Oregon 97219
Collins View Neighborhood

From: [Bob Schlesinger](#)
To: [Council Clerk – Testimony](#)
Subject: Residential Infill Project Testimony
Date: Tuesday, November 15, 2016 5:28:45 PM
Attachments: [RIP economics.docx](#)

I am strongly opposed to the Residential Infill Project (RIP) as written. It is being fast-tracked for no good reason. Please reject it at this time. It needs a lot of work.

There has not been proper analysis or modeling of impacts on neighborhood character, existing housing stock, public infrastructure including cost and impacts on our roads, parking, and schools, and the addressing of environmental concerns as a result of the increased numbers of demolitions of older homes. The RIP is seriously flawed by not having included input from transportation, environmental services and other city staff responsible for infrastructure planning.

Regardless of whether one is a home owner or renter, under this proposal, housing will not become affordable. See the attached summary, which is based on the economic report submitted by BPS staff along with the RIP report.

Simply adding more units to the housing market has never resulted in any improvement in affordability in any other West Coast cities either. In fact, it has had the opposite effect, resulting in gentrification and marginalization of lower to middle income families by actually reducing the amount of affordable housing.

Don't be fooled. Many are lobbying strongly for this proposal because they can sell more units per tax lot with absolutely no incentive to lower prices. Developers are already buying up \$500,000 homes and replacing them with two \$700,000 homes. RIP will kick that practice into overdrive. The floor area ratio proposal of RIP is a loophole-riddled smokescreen that will do nothing to mitigate this outcome.

City-wide lot divisions based upon archaic historical lots of record that have nothing to do with the actual tax lot are an affront to any responsible city planning process. More than 12,000 homes across Portland are subject to lot splitting and demolition because of it.

Most residents are not aware that their lot may be divided. Some developers have already taken advantage of unsuspecting home sellers with regard to this. Granting further legitimacy to these lot lines will only encourage additional abuse.

The final version of RIP submitted to Council added "housing opportunity zones". This is an enormous change since it adds most of the land in neighborhoods that fell outside of the areas specified in the draft. It was not subject to public comment and must not be considered without such input.

Even without the "opportunity housing zones", increasing density a quarter mile from centers, corridors, and frequent transit still includes most of the city and the corridor/transit specification makes it susceptible to changes made by Metro, outside of city government control.

It is essential we take care to address these flaws and unintended consequences. At the very least, any plan with

effects of this magnitude can only responsibly be implemented by first staging it in a few locations, preferably in neighborhoods whose residents favor the proposal, observing the results, and then modifying the plan accordingly before applying it to new areas.

The current RIP is not ready for prime-time. Please don't make the mistake of implementing a broken solution to real issues that face our city.

Robert Schlesinger
7118 SE Reed College Pl.
Portland, OR 97202

Along with the RIP Report to the City Council, staff submitted a report by Johnson Economics, titled "[Economic Analysis of Proposed Changes to the Single Dwelling Zone Development Standard](#)". This report examines the economics of a 2,500 sq ft duplex (1,250 sq ft per unit) development for sale and concludes:

- Construction cost will be \$567,500 (\$283,750 per unit at \$227/sq ft),
- Johnson assumes the duplex is sold for \$862,500 (\$431,250 per unit),
- After financing and about 5% developer profit, this leaves just \$165,625 to acquire a 5,000 sq ft lot in close-in Portland.

	Ownership		Rental		Net Impact by Tenure	
	Single Family	Duplex	Single Family	Duplex	Owner	Rental
Physical Characteristics						
<i>Site Size/SF</i>	5,000	5,000	5,000	5,000	0.00	-5,000.00
<i>Saleable Area (SF)</i>	2,500	2,500	2,500	2,500	0.00	-2,500.00
<i>FAR</i>	0.50	0.50	0.50	0.50	0.000	0.000
<i>Market Pricing / SF</i>	\$300.0	\$345.0	\$2.00	\$2.30	\$45.00	\$0.30
Pricing						
<i>Number of Units</i>	1	2	1	2	1	1
<i>Avg. Unit Size (SF)</i>	2,500	1,250	2,500	1,250	-1,250	-1,250
<i>Efficiency Ratio</i>	100%	100%	100%	100%		
<i>Stabilized Occupancy Rate</i>			95%	95%		
<i>Threshold Yield Rate</i>	15.00%	15.00%	6.60%	6.60%		
Per Unit Pricing						
<i>Sales Price</i>	\$750,000	\$431,250			-\$318,750	
<i>Monthly Base Rent</i>			\$5,000	\$2,875		-\$2,125
<i>Operating Costs as % of Gross</i>			32.0%	32.0%		
Estimated Project Cost						
<i>Construction Cost/SF</i>	\$204	\$227	\$184	\$204	\$23	\$20
<i>Total Construction Cost</i>	\$510,750	\$567,500	\$459,675	\$510,750	\$56,750	\$51,075
Project Impact on Value						
<i>Indicated Residual Land Value</i>	\$126,750	\$165,625	\$127,598	\$164,614	\$38,875	\$37,016
<i>Residual Land Value/Unit</i>	\$126,750	\$82,813	\$127,598	\$82,307	-\$43,938	-\$45,291

Developable 5,000 sq. ft. vacant lots in close-in Portland that sell for \$165,000 are, if not imaginary, then very rare. One might be skeptical that a developer with such a lot would use it to make only 5% profit, which won't even cover the developer's overhead costs. But even assuming a lucky and kind-hearted developer, the Johnson Economics report makes the situation clear. **Even in this unrealistically hopeful scenario, RIP style duplexes will sell for over \$430,000 per unit, which is not "affordable" housing.**

Now consider the realistic scenario, where the developer buys an existing house and tears it down to build the RIP duplex. This duplex replacing an existing house will be sold for much more than \$430,000 per unit, because the existing house will cost more than the vacant lot that the Johnson Economics report assumed. In fact, the new duplex will cost more than the existing house did. **Affordable housing will have been demolished to build expensive non-affordable housing.**

From: [Khanh Pham](#)
To: [Council Clerk – Testimony](#)
Subject: APANO letter in support of Residential Infill Project
Date: Tuesday, November 15, 2016 5:28:08 PM
Attachments: [APANO-Residential Infill Project CityCouncil.pdf](#)

Please accept this attached letter of testimony in support of the Residential Infill Project Concept Report.

Thank you,
Khanh Pham

--

Khanh Pham | Manager of Programs and Strategy
My gender pronouns are: She, Her, Hers
Asian Pacific American Network of Oregon
2788 SE 82nd Ave Ste. 203 Portland, OR 97266
O: (971) 269-2347 | **M:** (503) 901-1592 | khanh@apano.org
Connect with us: [Twitter](#) | [Facebook](#) | [Website](#)

Election day is November 8th! Visit apano.org/vote-2016 to see our Oregon Voter Guide and for resources to make voting as easy and accessible as possible for our communities. Guides are all translated into a variety of languages: Chinese, Korean, Vietnamese, Marshallese, and Hindi.



November 15, 2016

Dear Portland City Council,

Through our community organizing and advocacy work with hundreds of Asians and Pacific Islanders (APIs) in Portland, APANO has heard hundreds of stories from our members about families who struggle to find affordable housing. Right now, the lack of housing options in Portland means that working-class immigrant families cannot afford to live in neighborhoods with good access to schools, parks, stores, and employment opportunities.

Therefore, we are writing to express our support for Residential Infill Recommended Concept Report. We urge Portland City Council to adopt a policy that will increase housing choices and increase the number of affordable housing options.

Many of our families prefer to live close to their family—grandparents, aunts, and uncles provide crucial support that makes it possible for our families to thrive. The “Housing Choice” portion of the Residential Infill Project Concept Report will allow for the kinds of duplexes, triplexes, and accessory dwelling units that support multi-generational family units.

We also urge the city to provide incentives for affordable housing to encourage developers to build cottage cluster housing that meets the needs of working class families. The shortage of affordable housing (both public and privately owned) is reaching a crisis point, and it is seriously hurting the health and well-being of children and families as they struggle to find stable and safe housing.

APANO is committed to working towards a Portland in which all families can thrive, and where their life outcomes are not tied to what neighborhood they can afford to live in. Portland is a thriving city because of the diversity of its residents, and the Residential Infill Concept Report offers some tools to support vibrant, income-diverse, and walkable neighborhoods.

Thank you,

Khanh Pham
Manager, Programs and Strategy

From: [Kari Schlosshauer](#)
To: [Council Clerk – Testimony](#)
Subject: Residential Infill testimony
Date: Tuesday, November 15, 2016 5:22:53 PM

Dear Mayor Hales and Portland Council:

As a resident of inner SE Portland, I feel fortunate that I can live in a walkable, bikeable, 20-minute neighborhood. Housing and transportation are intertwined lifelines for everyone, but the traditional single family home within Portland's strong transit and bicycle network has become out of reach for too many, creating layer upon layer of economic burden on more and more Portlanders. I lament the fact that my neighborhood, Richmond, is not more economically diverse nor available to a wider proportion of Portlanders – regardless of background, income, or age, whether renter or homeowner. This impacts everyone's quality of life, from my kids' school to the shopowners on Division Street.

Portland needs to allow, support, encourage, and build middle options that are available and affordable for everyone, and we need to do it throughout our city – not just within ¼ mile of transit.

I support the recommendations of the Portland for Everyone coalition to improve upon the Residential Infill Project concept report, and I hope you will, too.

Thank you,

Kari Schlosshauer

Homeowner & former board member of Richmond Neighborhood Association

2920 SE Brooklyn Street

From: [Roger Leachman](#)
To: [Council Clerk – Testimony](#)
Subject: RIPSAC
Date: Tuesday, November 15, 2016 4:51:11 PM

My name is Roger Leachman. I am a resident of Goose Hollow, living on SW Vista. I serve on the Board of Directors of the Goose Hollow Foothills League.

I write to endorse the 4 November 2016 letter from Linda Bauer et al which details the manifest shortcomings of the RIPSAC proposals. Their analysis is eloquent, focused, & devastating.

How can the city, after the debacle of the ethical violations of the West Quadrant Plan documented by the Ombudsman & the *Northwest Examiner*, allow people to vote to improve their own financial positions? No thinking citizen can take this process seriously.

It is past time to put an end to this kind of behavior & it is time right now to reject the RIPSAC recommendations.

Yours truly,
Roger Leachman

Roger Leachman
742 SW Vista Ave., # 36
Portland, OR 97205
(704)962-6523
rogerleachman@hotmail.com

From: [Micah and April Potter](#)
To: [Council Clerk – Testimony](#); [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Commissioner Fish](#); [Commissioner Novick](#)
Subject: In regards to Residential Infill Project (RIP);
Date: Tuesday, November 15, 2016 4:46:58 PM

Dear respected elected officials,

We are writing you today to ask that you do not change the current R5 zoning under the current RIP plan. As native Portlanders and long time residents in the Clinton/Division neighborhoods we would like to voice our displeasure with the prospect of RIP passing. As these neighborhoods continue to expand with the development of dense housing/living spaces (see Division, Hawthorne and Belmont streets) the daily commodities of life are often in the cross-hairs and repeatedly compromised. By allowing the overdevelopment of traditional 5,000 sq ft lots we will see a dramatic increase in traffic that may also produce negative consequences for public safety and emergency response times. By allowing the rezoning of single-family residential areas to change from 5,000 to 2,500 square foot lots you will in essence allow for the disturbance and destruction of our fair neighbors, with the mass construction that will develop for many years to come and the charm that we all love and have worked so hard to be a part of, will disappear with the houses that will be felled to make room for small condensed units. Houses that will be stacked so close to each other we will once again see the sun vanish (see Division Street).

RIP will not create more affordable housing in close- in SE, instead it will encourage the demolition of perfectly fine older homes at the hands of builders who don't have any equity and love for our neighborhood.

Thank you for your consideration,

Micah & April Potter
2830 SE 23rd Avenue
Portland, OR 97202
Native Oregonians since 1973 & 1975

From: [Grady Jurrens](#)
To: [Council Clerk – Testimony](#)
Subject: Opinion on Residential Infill Project
Date: Tuesday, November 15, 2016 4:41:28 PM

November 15th, 2016

From: Jaime Grady Jurrens
427 NE Laurelhurst Place
Portland, OR 97232

Dear Mayor Hales And Commissioners:

I oppose Recommendations 4, 5, and 6 of the Residential Infill Project proposals (the RIP changes) that the Bureau of Planning and Sustainability (BPS) has submitted to the City Council. I ask you to vote against those recommendations on December 7.

I lived in San Diego for about a decade, and witnessed the results of rezoning similar to what you're considering for Portland. It permanently changes the character and overall desirability of a neighborhood when multi-unit construction is freely mixed with single-family housing. I would encourage you to look at San Diego as a guiding example. There is very little in the way of single-family housing neighborhoods near the city's core, and that has driven a lot of professionals to the suburbs. The city's core is a very awkward mix of construction effected by rezoning in the 1970s, and it doesn't seem to be changing back.

A similar (but newer) such mix is the Division St. development. Many long-time residents have been greatly inconvenienced by new apartment buildings that compete for resources such as parking. I feel for those residents, and would like to avoid this situation in my neighborhood.

Thank you for considering my opinion. I appreciate you soliciting the citizens' input.

Regards,

Jaime Grady Jurrens
917-596-6124

From: [Stephanie Noll](#)
To: [Council Clerk – Testimony](#)
Subject: Re: Residential Infill Project
Date: Tuesday, November 15, 2016 4:26:59 PM

Dear City Council,

My family was able to gain the stability of home ownership because we were able to join with another family to buy an old single family home converted to a duplex. A traditional single family home within Portland's strong transit and bicycle network seemed out of reach at our income level.

Portland needs to open more similar affordable housing options and pathways to home ownership in all neighborhoods.

I support the recommendations of the Portland for Everyone coalition to improve upon the Residential Infill Project concept report.

Thank you,

Stephanie Noll
5801 N. Albina, Apt A
Portland, OR 97217

From: [Eli Spevak](#)
To: [Council Clerk – Testimony](#)
Subject: Written testimony on the Residential Infill Project concept proposal
Date: Tuesday, November 15, 2016 3:42:20 PM
Attachments: [RIP City Council testimony - Eli 11.15.16.docx](#)

To whom it may concern,

Attached, please find my written testimony related to the Residential Infill Project concept proposal currently in front of city council.

Thank you for your consideration,
- Eli Spevak

Eli Spevak
Orange Splot LLC
4751 NE Going St.
Portland, OR 97218
eli@orangesplot.net
(503) 422-2607

November 15, 2016

To: Mayor Hales and Commissioners

Re: Support for the Residential Infill Project concept proposal

Mayor Hales and Commissioners,

I am writing to express my strong support for the general direction of the Residential Infill Project Concept Proposal – and to offer a few suggestions on where this proposal can go further to meet city goals around housing equity and climate change.

I have been involved in these issues for many years, serving on the Residential Neighborhood Policy Expert Group as part of the Comp Plan process, the Accessory Structures code update, the Residential Infill Project SAC, and (partly through that process), the Planning and Sustainability Commission. I've worked closely with neighborhood leaders of all stripes to try and craft a common ground proposal that simultaneously preserves older homes and neighborhood character while also introducing discreet, smaller housing types that have rarely been built in the past half century. Several of those ideas seem primed to be implemented through the RIP code update.

I've heard the claim that RIP will destroy the character of their neighborhoods. If you hear that too, I hope you'll empathize with these concerns – since for many, at the time they selected a home to buy they liked the neighborhood just as it was then – and any change can feel like a threat.

But using your familiarity with each neighborhood, I hope you'll also think about the people who teach at that neighborhood school, work at the nearest coffee shop and restaurants, provide social services, work at community non-profits, make art, clean homes, do landscaping work... - and ask yourself what we can do to provide opportunities for these folks to live in that neighborhood too.

There's a long, unfortunate, history in our country of using zoning as an exclusionary tool - sometimes intentionally, sometimes not. Even during WWII, when we absorbed 194,000 residents in just a few years - mostly related to the war effort - our lowest density neighborhoods (of which there were many fewer back then) were left largely off the hook. The 1942 "War Code", which mostly, relaxed building and zoning rules to get roofs over peoples' heads. also said that:

Section 15, Zoning Regulations. No new building coming under the regulations of this ordinance shall be located in a Class I residential district or in a Class I special two-family residential district, as designated in the zoning ordinance.

An existing building in a Class I residential district or in a Class I special two-family residential district may be altered and used under the regulations of this ordinance, provided there is filed with the Bureau of Buildings on forms supplied by the Bureau, the written consent of the owners of at least sixty per cent (60%) in area of all privately owned property within a radius of two hundred (200) feet of the property on which the building which is proposed to be altered is located.

This is 'white picket fence' zoning in practice. And we can do better than this.

Fast forward to today, and we've got much more - 45% - of our city zoned single family. Do we have a chance of meeting our equity goals if we don't allow a broader mix of housing types in our neighborhoods? As proposed by staff, smaller new homes could be tucked within the size constraints of single family homes & garages - except that the size would now be capped at 2,500sf, which is smaller than 59% of the new single family homes built in Portland on 5,000sf lots in 2013.

I've heard the concern that, if allowed, corner triplexes and double ADUs would sweep neighborhoods, increasing populations beyond what streets and infrastructure can support. I've also heard that only a few quirky developers like me would actually build these 'alternative housing choices'.

Looking to our history once more, there's good reason to think we'll end up in between, with a sprinkling of 'alternative housing options' amidst mostly single family homes. Think about neighborhoods with courtyard plexes, duplexes, quads, and other 'missing middle' housing types you've seen. By zoning, every property in those neighborhoods could have been a courtyard plex. But that's not what happened. Builders had a choice, and they built a mix. Under current rules, they don't have that choice.

Staff has done a great job creating this code update. It could - and should - go further in a few respects:

- Provide a density and/or FAR bonus to support affordable and accessible housing
- Provide incentives to preserve urban forest canopy
- Allow the internal conversion of existing homes city-wide
- Make small changes to the subdivision code so that homes in cottage clusters and corner triplexes can be sold fee simple.
- Create a non-discretionary process by which a small 2nd home can be built on the same lot of a small existing house, so long as the homes, combined, fall within applicable FAR limits.

In general, though, the concept proposal recommendations represent a vast improvement over the status quo.

What's eroding the affordability, character and housing choices in our neighborhoods is not the RIP proposal. It's the zoning rules on the books today. You've got the chance to change them. Please do so!

Thank you for your consideration,

- Eli Spevak
4757 NE Going St.

From: [Jack Klinker](#)
To: [Council Clerk – Testimony](#)
Subject: Residential infill testimony re Barbur Corridor
Date: Tuesday, November 15, 2016 3:08:37 PM
Attachments: [Res Infill general JWK 2016.pdf](#)

Portland City Council

15 November 2016

RE: Residential Infill Concept Map

I am writing to comment on the Residential Infill Concept Map. I believe that large sections of the concept map for residential in-fill (and Middle Housing) along the Barbur Blvd corridor are inappropriate:

Here are my general objections for the following sections working south.

Hamilton to Terwilliger:

- Much of this is essentially parkway/green space.
- The steep topography both sides blocks residential zones connections and there are few if any connecting side streets.
- I-5 to the east blocks residential zone connections.

Terwilliger to Multnomah Blvd:

- I-5 to the east blocks residential zone connections.

Multnomah Blvd to Capitol Hwy:

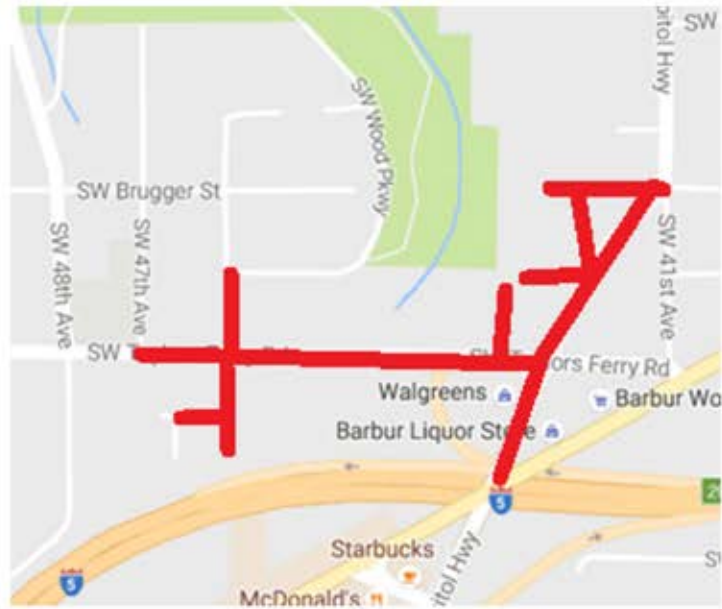
- I-5 to the east/south blocks residential zone connections.

Capitol Hwy to Tigard:

- I-5 to the north blocks residential zone connections.
- The steep topography both sides blocks residential zones connections and there are few if any connecting side streets.

Specifically areas in Crestwood are:

- No further than 1250 street feet (red highlight) from 64th and Barbur Blvd should be identified for infill and the remainder of the Barbur corridor north of I-5 in Crestwood should not be available for infill since they have no connection to Barbur Blvd.



Sincerely,
Jack Klinker
8700 SW 54th Ave

From: [Lamar, Dylan](#)
To: [Council Clerk – Testimony](#)
Subject: Testimony for Residential Infill Project
Date: Tuesday, November 15, 2016 2:50:50 PM
Attachments: [161109 Portland Residential Infill Testimony.pdf](#)

Hello,

Please accept the attached testimony related to the Residential Infill Project.

Thanks,
Dylan Lamar

--

[Dylan Lamar | Architect & Energy Consultant](#)

[Green Hammer | Designed for People. Built for Life.](#)

1323 SE 8th Avenue | Portland, Oregon 97214
o [503-804-1746 ext 102](#) | f [503-232-7924](#)



Residential Infill Project Testimony

11/15/16

1. I rent a duplex apartment at SE Clinton and 25th. I like walking and biking to work and the grocery stores down the street. I use my aging car about once a week, and when it dies I won't need to replace it.
2. My duplex is an example of "missing middle housing", and it's the reason my neighborhood is so walkable. It provides the critical mass density that can support local ice cream shop and restaurants right down the street. It would also be illegal to build today.
3. As a residential architect in Portland I'm well aware of this. I see daily how the application of single-family zoning has stifled and degraded our historic walkable, mixed-use neighborhoods.
4. In 2013 my company designed Ankeny Row, a modest 6-unit courtyard housing development of duplexes and townhouses with no off-street parking (that's how we kept the courtyard). It has been applauded by neighborhood residents and highly publicized. There are also historic examples like Ankeny Row throughout all the most loved neighborhoods in the city.
5. Despite this, Ankeny Row is now illegal to build in most of the housing area of Portland, and my clients had to pay top dollar for the property their dream could be built on. That's part of the reason we had to wait nearly two years before we were able to do another project like it, despite receiving an overwhelming number of inquiries.
6. Single family zoning was created across America out of a desire for socio-economic segregation. It is exclusionary by nature and is highly dependent on the car and car parking.
7. Single family zoning did not give rise to the historic walkable Portland neighborhoods we know and love. These arose during the streetcar era when mixed-density residential development was the norm.
8. My family and my clients are willing to deal with some parking congestion in order to enjoy living in a walkable socially-diverse neighborhood—which by the way supports a way of life that can end climate change.
9. Nobody takes a vacation to the suburbs. They vacation in historic, culturally rich, walkable neighborhoods. They might complain about the parking there, but they don't have to get in a car if they don't want to.
10. Let's get back to creating the kinds of neighborhoods where we don't have to get in a car if we don't want to.

Dylan Lamar
3217 SE 25th Ave
Portland, OR 97202

From: [Peggy McSorley](#)
To: [Council Clerk – Testimony](#)
Subject: Testimony
Date: Tuesday, November 15, 2016 2:48:09 PM

Testimony to City

Council

November 16, 2016

- Reduce the size of houses based on lot size and zone

- My local community is facing this issue at the intersection of 48th and Pendleton Streets. This space is occupied by a single family home on a 2.3 acre lot. The proposed development is using a loop hole that allows the developer to use the common wet land as a joint green space thus reducing the city coding for the size of the lots. The over 2500 square feet houses are being proposed to exist on less than r5 zones. The irony or frustration is the city has not recognized a “wet Land zone” in the original application by the developer. Is the city so under staff in the application office to not properly and professionally study these applications for discrepancies?

- The construction of apartments, duplexes, triplexes without onsite parking is not only congesting the local community streets but more importantly endangering pedestrians. I am legally blind My local community does not have sidewalks so I am now pushed into the streets by the obstruction of the vehicles. This is applicable to those in wheel chairs and walkers.

- The concept of the “green living experience” of using bicycles and mass transportation goes out the door when a resident has a sick child or needs to take the family to buy groceries

-

- Apply a Housing Opportunity Overlay Zone in areas with good access to services, jobs and transportation options and other amenities. Using the language of this report I cannot understand the development of 11 single family homes on this lot which has no access to mass transportation . There is only one bus that runs irregularly (#1 Bus) in this area

Thank you for considering my testimony.

Peggy McSorley

4745 SW Pendleton ST.

Portland, OR 97221

From: [john.marks](#)
To: [Council Clerk – Testimony](#)
Subject: infill project
Date: Tuesday, November 15, 2016 2:32:34 PM

Dear Commissioners,

I believe allowing 2 adus per single family residential property to be too much too soon. What families desperately need is adequate housing for less than \$1,000 per month and adus will never begin to accommodate them. Housing ads clearly illustrate that rents for existing adus make them some of the most expensive housing per square foot in the city. And rightfully so for a nice private secure home in someones back yard. Plus we are currently in a housing bubble and making a decision to permanently burden home owners based on current conditions is short sighted while being detrimental to both present and future home owners. This proposal will essentially abolish single family neighborhoods. Good for developers and investors. Bad for home owners and families.

Two adus per lot would be built for one reason only; to create wealth through rental income for investors (who most likely will not even live there) at the expense of neighbors who do. Investors will ultimately own these multiplex properties (removing even more single family homes from the market) because home owners won't be able to afford a multiplex property and likely don't want to be a landlord anyway. If they do they have to comply with landlord tenant law which is a lot like walking through a mine field for the uninitiated. I'm a landlord so I know it can be expensive and is always stressful resolving problems with renters who are more times than not both irresponsible and unaccountable at some point in their tenancy. A perfect recipe for disaster is living 20 feet away from your renter. And what about the poor neighbor who has nothing to gain and nothing to say but has to live right next to these same renters. My idea of a nightmare is investing half a million dollars to own a home in a single family zoned neighborhood so I can have some peace and space only to have an investor slap up two stories 5 feet from my property so that an absentee landlord can make money. Can you see the shape our city will take if moneyed interests with no concern for the neighbors and little to no oversight are allowed to develop our single family neighborhoods?

Need I mention the problems we are already facing with traffic. The infill project planners would like us to believe that increasing density will actually reduce traffic and removing on site parking will increase street parking. We know this to be false because we know too well how density has affected the Alphabet District, Hawthorne, Belmont, Division, Alberta, Mississippi, Williams, virtually any where density has increased. Did planning even consider how fire and emergency vehicles are going to maneuver through narrow streets choked with cars? Perhaps some thought should be given to the crowded freeways and thoroughfares before trashing our neighborhoods supposedly in the interest of allowing everyone who wants to move here.

People have been complaining for years about infill development being built with no regard for the neighbors and Plannings response is to double down by allowing not just one but two adus, two stories high, 5 feet from property lines, with no provisions for those neighbors negatively affected and then claim they are addressing those same concerns. Obviously Planning has created their own reality for their own purpose making this by far the most irresponsible proposal I have ever even heard of. Frankly I do not want my neighborhood pimped out to investors of all stripes by a panel biased solely toward moneyed interests. Please leave something for future generations of home owners and vote no on this lunacy before it's too late.

John Marks
4551 NE 47th ave
Portland 97218

I for one do not want the city to pimp out our neighborhoods.

From: [Arlene Williams](#)
 To: [Council Clerk - Testimony](#)
 Subject: RP Testimony
 Date: Tuesday, November 15, 2016 2:03:46 PM
 Attachments: [infill petition SE Henry.pdf](#)

Part 1: TESTIMONY ON THE RESIDENTIAL INFILL PROJECT FOR S.E. HENRY STREET

After attending the November 1, 2016 meeting in City Council Chambers to hear the Planning Department advise Commissioners on the residential infill proposals, I am more concerned than ever how this proposal will unfairly and dangerously impact my block, which is the dead end street on SE Henry just east of SE 52nd.

I have additional general comments on the overall proposal, which includes issues raised by the Commissioners present at the meeting as well as my own research. They will be sent separately.

CONCERNS FOR AN INFILL OVERLAY ON DEAD END STREETS:

Last Spring, the Portland City Council voted against upzoning the R5 lots on my dead end block on SE Henry Street (east of SE 52nd) from R5 to R2.5 during the Comprehensive Plan Process due to public safety risks. **Dead end streets are inherently dangerous because there is only one way out.** In an emergency, whether fire, gas explosion, or a violent standoff, people need to have a safe route for evacuation. That can be problematic on a dead end street depending on the location of the emergency. If a fire, explosion, or violent event occurs near the beginning of the street, those closer to the dead end may become trapped.

For this reason, dead end streets should be treated differently than through streets (and are, in fact, treated differently in the City Code). The longer a dead end street is, the more dangerous it becomes. Also, dead end streets that have more dwellings put more people at risk. This is why the fire code and rights of way chapters in the City Code address dead end streets as follows:

The International Fire Code, the State of Oregon fire code, codes for Multnomah County and cities surrounding Portland require a fire apparatus turnaround on dead end streets longer than 150 feet. For some reason the City of Portland requires it only on dead end streets longer than 300 feet. Streets longer than 300 feet in Portland are not in compliance with the Fire Code if they do not have a turnaround that meets the standards stipulated in the code.

Also in the Code, the Rights-Of-Way Chapter 33.654.110 says: "Dead-end streets should generally not exceed 200 feet in length, and should generally not serve more than 18 dwelling units."
 (see <https://www.portlandoregon.gov/bps/article/53453> & <https://www.portlandoregon.gov/bds/article/239318> & <https://www.portlandoregon.gov/bds/article/239316>.)

Also at the beginning of this chapter, 33.654.010 says: "These regulations protect the public health and safety by ensuring safe movement and access for emergency and service vehicles." **This is a public safety issue.**

The street is already at maximum density because it exceeds the 18 dwelling units recommended in 33.654.110. It also exceeds the recommended 200 feet in length of 33.654.110, and at 475 feet, is over 300 feet in length without a fire apparatus turnaround. It does not meet the Fire Code. The City Council agreed last spring that more density should not be added to this street by upzoning from R5 to R2.5.

With the Residential Infill Overlay this wise decision of the Council will be overturned. An overlay does not look at site specific issues and creates unintended consequences. On my street, an overlay would increase the public safety risk by adding too many new dwelling units and therefore more people. Currently the number of dwellings on this street is 30 (17 R2 units plus 13 R5 units), which almost doubles the recommendation of 18 dwelling units. Current code allows 1 ADU per R5 lot, which increases the potential to 43 units on this dead end street. **This Residential Infill Overlay would add the potential for an additional 13 more living units for a total of 56, which is more than 3 times the recommendation of 18 dwelling units on a dead end street.** That is totally unacceptable.

According to the economic analysis presented by Tyler Bump at the City Council Meeting on November 1 and a subsequent conversation with him afterwards, property in Woodstock valued at around \$325,000 or less is more at risk for being demolished and replaced with duplexes. The modest homes on this dead end block of SE Henry are in that market value category (\$325,000 or less) because two older homes around the corner just recently sold for under that price. On SE Henry Street, the demolition and resulting high density is a very likely outcome of this Infill Overlay because of the residual land values for the properties here. The City can't assume it won't happen and ignore this situation.

I am attaching a petition signed by 15 residents of the R5 lots on this street, representing 9 of the 13 R5 lots. Our street asks the Council to not exacerbate the public safety hazard on this dead end block of SE Henry Street. With the flag lots as well as duplexes, triplexes, and fourplexes that already exist on this street, we have enough infill. We can't take anymore. More middle housing infill will drastically change the character of our street and increase the public safety risk.

SOLUTIONS: If the City Council decides to go ahead with this Residential Infill Overlay, dead end streets such as mine need to be exempt. This could be done when writing the code in 2017. Dead end streets are consistently treated differently in the Code already because of the public safety issues inherent in them. Any new Code written for this Residential Infill Overlay should reflect these public safety issues for dead end streets, especially ones that do not meet the fire code and exceed Code recommendations. This should be part of your instructions to the Planning Staff if you vote to go ahead with the Residential Infill Project.

Arlene Williams

5401 SE Henry Street, Portland, OR 97206

Part 2: GENERAL TESTIMONY ON THE RESIDENTIAL INFILL PROJECT

After attending the November 1, 2016 meeting in City Council Chambers to hear the Planning Department advise Commissioners on the residential infill proposals, I have the following general comments concerning:

- 1) Using an overlay versus doing rezoning
- 2) The financial costs to the City for the increased stress on public resources
- 3) The inequity in the demolition potential depending on relative affluence of neighborhood
- 4) Lack of balancing mechanisms to mediate the amount of infill block by block

1) Overlays versus Rezoning: I was glad to see Commissioner Fritz question the staff about the actual need for these recommendations to accommodate the 123,000 new living units projected in the Comprehensive Plan. The staff made clear that the Comprehensive Plan adequately addresses the need already. This RIP plan therefore is not necessary, but it is seen by Planning Staff as a way to provide more flexibility in the housing types available to fulfill the need for those 123,000 new living units.

As several Commissioners commented, why is an overlay being used to make these radical changes instead of the traditional rezoning process, effectively rezoning huge areas in Portland? It is not appropriate to use a broad overlay instead of actually using the rezoning process. A broad overlay will not address appropriateness of infill in certain circumstances whether for site hazards, infrastructure issues, school capacity, and public safety issues. This broad overlay proposal will also have unintended consequences that the Planning Staff is not highlighting (see 3).

2) The financial costs to the City for the increased stress on public resources: Another issue is the potential for creating more units than the anticipated 123,000 living units that need to be built since that needed capacity is already available in the Comprehensive Plan. This could strain existing city resources: schools, police, fire, streets, sewer capacity, and transit capacity. How is this going to be financed? Taxes? Development fees? **Before voting for this Infill Proposal, a plan for financing improvements beyond the Comprehensive Plan needs to be made.**

3) Inequity in demolition potential: Tyler Bump explained during his presentation and in questioning afterwards that the economic analysis projects that there will be a 10% decrease in demolitions because of the reduction of the scale in housing allowed city-wide. He also said that the analysis shows that the most likely lots to have demolitions are the historically narrow lots because they can be more profitable for redevelopment. When it comes to demolitions of single family homes to be replaced by duplexes however, the analysis shows that the effect will not be equal across all areas of the proposed overlay. Essentially, those areas where the cost of property is less could see demolition for duplexes, while those areas where the market values of existing homes are higher (so residual land values will be too low to make a profit) may see far fewer demolitions for duplexes because the land cost will be too high (though they may still see internal conversions of existing homes).

The wealthier, more upscale areas are less at risk of seeing fewer duplex redevelopments, while those areas with more modest homes will take the brunt of these demolitions. Already, the relatively affluent West hills seem to be escaping much of the impact of these alternative housing proposals. As Commissioner Fish pointed out, the proposed overlay areas take in most of the East side within the boundary of the 205 freeway as opposed to the West side which has drastically fewer affected neighborhoods. According to this economic analysis, even on the East side we will see additional inequity with the least affluent areas prone to the most upheaval, potentially changing the character of those neighborhoods dramatically based on lack of affluence. And all this will occur for these less affluent neighborhoods without a proper rezoning process. This is a major unintended consequence that would make Portland look very bad on the equity scale.

4) Lack of balancing mechanisms to mediate the amount of infill block by block: What is missing from this "Missing Middle Housing" Proposal is **balance**. These proposals leave the effects completely up to the market. As we see in #3 above, the economic analysis shows that a change in Neighborhood Character will more likely occur in the least affluent areas. Streets and blocks that are now single family homes could essentially become R2.5 zones, losing that single family character. There is nothing in the proposal to stop this even though one of the goals of the Residential Infill Proposal is to maintain neighborhood character while allowing for some mix of housing types. **The proposal fails to create any means to ensure that single family blocks are not completely taken over by duplexes.**

There are ways to mitigate this by limiting the number of duplexes allowed on a block by using dwelling unit caps. There is precedent for this in the City Code. The Rights-of-Way, Chapter 33.654.110 of the Planning and Zoning Code and also the Land Division Approval Criteria speak to limiting dwelling units on dead end streets to 18 dwelling units. This shows that criteria can be set up in the Code to help limit the number of dwelling units on a street, or perhaps a block. It is not an outrageous idea. (see <https://www.portlandoregon.gov/bps/article/53453> & <https://www.portlandoregon.gov/lads/article/239318>.)

Another possibility, drawing again on the Code, is the allowance for duplexes on corner lots. You could modify this allowance in the code to allow it to be shifted to any lot on the two adjacent lots, but only one time. This would allow only a maximum of 4 lots per block to be demolished and turned into duplexes. This is more restrictive than my first idea, but it would incentivize the retention of existing homes if you allow internal conversions of existing homes anywhere on that same block.

CONCLUSION TO GENERAL COMMENTS: Without finding some limiting factor to make sure demolition doesn't consume whole blocks, the vocabulary of "Residential Infill" and "creating a mix of housing types" is absolutely meaningless, especially for less affluent neighborhoods where property values are lower and the character of neighborhoods could be lost to overdevelopment of duplexes. Where historically narrow lots exist, it promises to change neighborhood character no matter where the neighborhood. These broad proposed overlays will rezone a majority of the city without any attention being paid to individual site concerns such as infrastructure and public safety, and give a green light to changes with hidden unintended consequences. This is too much, too fast.

Arlene Williams

5401 SE Henry Street, Portland OR 97206

We do not support the Residential Infill concept at this point. It does restrict the size of new homes, but it encourages demolitions and threatens to alter the character of single family R5 neighborhoods, essentially designating them R2.5 without going through the zoning process. Though smaller scale housing is important, there needs to be a mechanism that will restrict the influx of duplexes and triplexes so they don't overwhelm whole blocks (some is good, too much is bad). There is no such mechanism in this set of proposals.

Our block, SE Henry Street just east of 52nd, is a perfect example of how this proposal can go wrong. We already have 3 duplexes, 2 fourplexes, 1 triplex, and 3 flag lots. That should be enough, and the City Council agreed, voting last spring to not rezone the remaining R5 lots on this block to R2.5 because it would increase density on a dead end street that does not meet the fire code and only has one way out. This set of proposals would overturn that decision according to the conceptual map, adding the potential for 26 more living units on this block on top of the 30 already built for a total of 56 (18 units are recommended for dead end streets, 33.654.110.B). There is nothing in the proposal to guard against adding too much density to this block or any other block in the City being considered for this indirect rezoning effort.

	Name	Address
1	Beatrice Rector	5310 SE Schiller St #C Portland, OR 97206
2	Amy Miller	5312 SE Henry St Portland, OR 97206
3	Aurelia Leroux	5316 SE Henry St Portland, OR 97206
4	KEN UNWIN	5430 SE HENRY ST PORTLAND, OR 97206
5	Juanita Huffman	Juanita Huffman 5424 SE Henry St 97206
6	Pamela Hearn	5407 SE Henry St Portland OR 97206
7	Lois Taylor	5434 SE Henry St
8	Jessica Hearn	5407 SE Henry St. Portland, OR 97206
9	Joshua Hearn	5407 SE Henry St. Portland, OR 97206

We do not support the Residential Infill concept at this point. It does restrict the size of new homes, but it encourages demolitions and threatens to alter the character of single family R5 neighborhoods, essentially designating them R2.5 without going through the zoning process. Though smaller scale housing is important, there needs to be a mechanism that will restrict the influx of duplexes and triplexes so they don't overwhelm whole blocks (some is good, too much is bad). There is no such mechanism in this set of proposals.

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	Name	Address
10	Alism Olsav	5433 SE Henry St Portland OR 97206
11	David Olsav	5433 SE Henry St Portland OR 97206
12	PETER J ADAMS	5401 SE HENRY ST PORTLAND OR 97206
13	April Haberty	5412 SE Henry St Portland OR 97206
14	Arlene Williams	5401 SE Henry St Portland OR 97206
15	Reanna Ferguson	5404 SE Henry st. Portland, OR 97206
16		
17		
18		

From: ljkup@aol.com
To: [Council Clerk – Testimony](#)
Subject: Zoning Changes
Date: Tuesday, November 15, 2016 1:27:37 PM

My name is Laura Kuperstein and I live in the South Burlingame neighborhood of Portland. I would like to add my comments to the discussion regarding infill and the proposed zoning changes.

I am most concerned that Portland is becoming a city that is no longer affordable for the middle class. The development I have witnessed in my neighborhood has shown the demolition of modest homes replaced by extremely expensive ones. We have all witnessed the flight of poor people from their neighborhoods. Now we are on the brink of seeing the middle class leave too. Is that the type of city we all want?

Please make sure that affordability is at the top of the list when considering zoning changes.

Laura Kuperstein

From: [Jack Klinker](#)
To: [Council Clerk – Testimony](#)
Cc: [Tracy, Morgan](#); [Dean Smith](#)
Subject: Ashcreek residential infill testimony re Barbur Corridor
Date: Tuesday, November 15, 2016 1:27:13 PM
Attachments: [Res Infill 2016.pdf](#)

ASHCREEK NEIGHBORHOOD ASSOCIATION

15 November 2016



ASHCREEK

Portland City Council
City Hall
1221 SW 4th Avenue
Portland, Oregon 97204

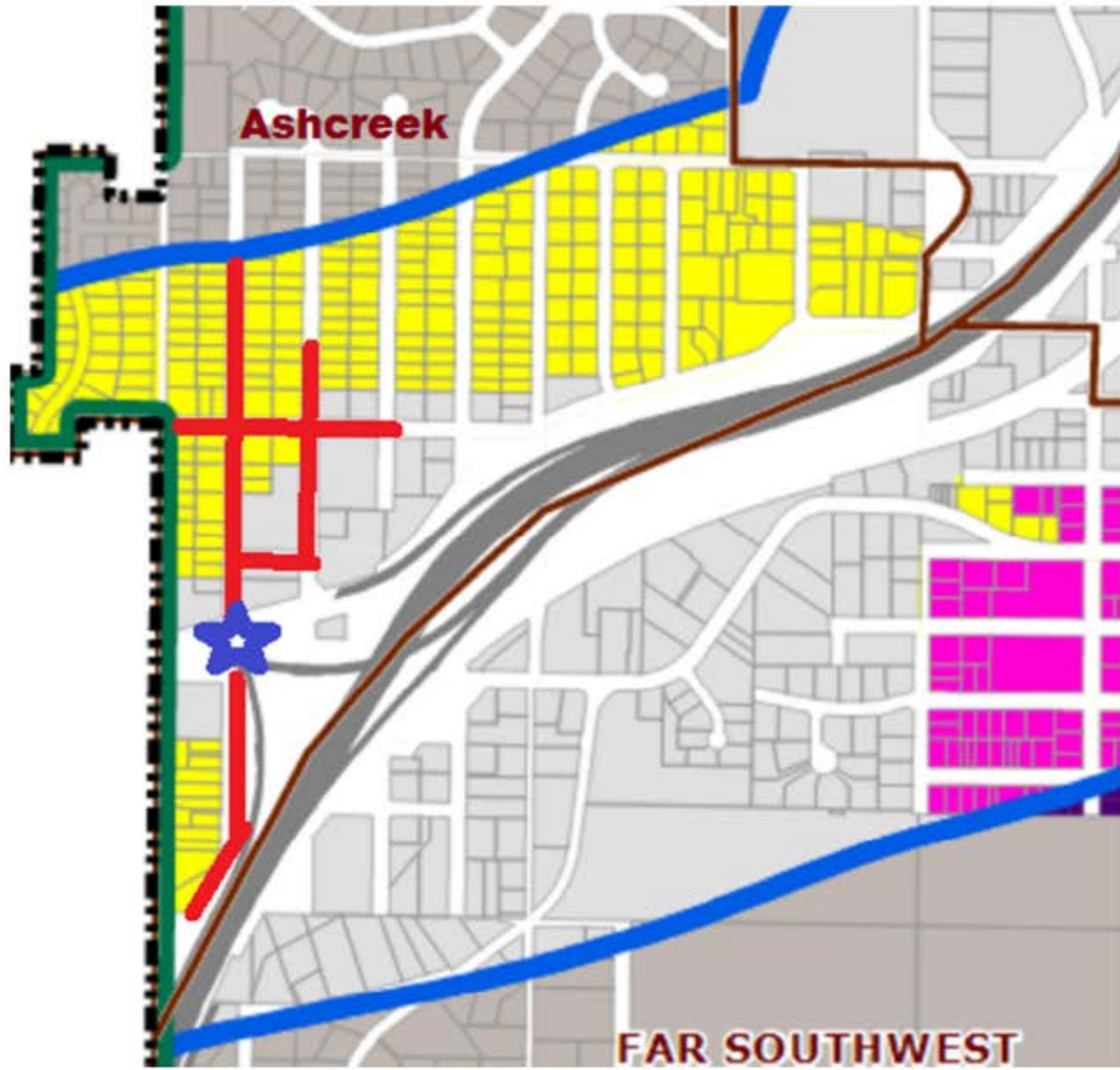
RE: Residential Infill Concept Map

Dear City Council,

The Ashcreek Neighborhood Association passed a motion at its monthly meeting on 14 November 2016 to object to a portion of the Residential Infill Concept Map along the Barbur Blvd corridor in Ascreek.

Most properties identified for infill north of Interstate 5 are inappropriate to include for infill since they have no access to Barbur Bld. The only properties appropriate for infill (by your definition) are those that are within 1250 feet of the Barbur Blvd and SW 64th Ave intersection (blue 5-pointed star). The properties that are appropriate for infill are those along the streets highlighted in red in the map attached below.

Sincerely,
Jack Klinker
Ashcreek Land Use Chair
8700 SW 54th Ave



From: [Paul Kelly](#)
To: [Council Clerk – Testimony](#)
Subject: Residential Infill Project Concept Report
Date: Tuesday, November 15, 2016 1:12:40 PM

Dear Mayor Hales and Commissioners,

As a 45 year resident of NE Portland, I write to submit comments in lieu of live testimony at the November 16th City Council hearing on the so-called “RIP” Concept Report. While there are both positive and problematic recommendations contained in the RIP report, its scope and complexity exceed my capacity to address them all in these comments, so I will focus on just two points.

First, it is my understanding that the inquiry that has morphed into this extensive city rezoning proposal began with neighborhood alarm over the rash of demolitions of decent existing houses, which were then replaced with houses completely out of character with the dominant, long-standing housing stock within our various neighborhoods. The RIP report now seems to attempt to incidentally address some of that neighborhood alarm while proposing to solve a challenge of accommodating a projected increase of 123,000 new Portland households by 2035. This approach is a mixing of “apples and oranges” issues in a broad discussion in which the initial concern regarding housing demolition and infill will be lost while we daily watch the continuing destruction of perfectly fine homes in our neighborhoods. In addition, the RIP Report begs the question whether Portland can accommodate the presumed grow by 123,000 households over the next 20 years without crippling itself in the process. Is this a valid presumption on which to comprehensively revamp Portland zoning? I urge the City Council to focus initially on the elements of the RIP Report which actually have an impact on the original issues raised by the neighborhood associations.

Second, the most troubling recommendation in the RIP Report is number 5 -- the “Housing Opportunity Overlay Zone”. This is an ill-defined, sweeping proposal with the potential for doing the most damage to our existing neighborhoods. To the extent that I grasp its vague scope, it presents the threat of significant detrimental changes to large swaths of our neighborhoods because of the ¼ mile rezoning reach from so-called centers, transit corridors and Max stations. For example, in light of regular Tri-Met bus service on NE Fremont, NE 33rd Ave and NE 42nd Ave, a five block reach in all directions from those transit corridors will engulf virtually all of my Alameda/Beaumont-Wilshire/Grant Park neighborhood. This proposed overlay zone should be scrapped entirely until the concept can be fully analyzed, both for the positive change planners think it will accomplish and for the damage it will do to the character of existing neighborhoods.

Thank you for the opportunity to comment on the RIP Concept Report and for your consideration of my concerns.

Sincerely,
Paul J Kelly, Jr
3625 NE Merges Dr.
Portland 97212

From: howard_huck_bales
To: [Council Clerk – Testimony](#)
Cc: [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Commissioner Fish](#); [Commissioner Novick](#); info@chloeforportland.com; ted@tedwheeler.com
Subject: Re: opposition to RIP report
Date: Tuesday, November 15, 2016 1:12:09 PM

After sending my first mail I became aware of the so-called RIPSAC 7 report. I have read the report and I support their recommendations for going forward. In particular, I point out their first summary recommendation:

- "The RIP Report should not be endorsed or accepted for implementation by Council. We have a shortage of housing not a shortage land or a shortage of areas zoned for housing. The RIP Report may be looking forward one-hundred years but the development entitlements proposed are in effect the day of approval - and once given very difficult to unwind."

Please give this report serious consideration.

Regards,
Howard Huck Bales
1218 NE Thompson Street
Portland, Ore. 97212

On Mon, Nov 14, 2016 at 11:46 AM, howard huck bales <heybales@gmail.com> wrote:
I am opposed to the RIP report, as revised, and here's why.

First some context. My wife and I moved to Portland in 1993 and purchased our first home on Thompson street. The neighborhood was a bit sketch, but we could see some positive energy, so we took a chance.

We've raised two daughters in this house, who are now in college. Over the years we've converted a worn rental property into a comfortable place to come home to. We've invested in this home and in this community.

My opposition to RIP is simple. It will likely not accomplish its goals and undermine existing communities along the way.

I am a proponent of Portland for Everyone, and a fan of a diverse community. But the current RIP report won't ensure their goals, and may make it worse.

Just as adding more lanes doesn't reduce congestion, adding more inventory may not yield more affordable housing. The current RIP report may not help those suffering high costs, and will likely hurt those like myself who have spent decades investing in our neighborhoods. The only clear benefactors to this plan are the developers.

I urge you to take care with this plan and spend some more time to ensure that the true goals of a better Portland are actually realized.

Regards,
Howard Huck Bales
1218 NE Thompson Street
Portland, Ore. 97212

From: [Anne Cotleur](#)
To: [Council Clerk – Testimony](#)
Subject: I oppose the RIP revised report
Date: Tuesday, November 15, 2016 12:46:06 PM

To the City Council,

I am opposed to the RIP report, as revised, and here are just some of the reasons why.

In 2006, I selected and moved to Irvington for its charm, character, amenities and historical significance of the neighborhood. I knew I had a responsibility to preserve and protect the legacy of the neighborhood for future generations to come. Over the past 10 years I have made significant financial investment in my property to restore the livability of my century home.

The claim that \$450,000 is an attempt at offering affordable housing is NOT an affordable price point for the average Portland resident.

I strongly oppose the revised RIP report that, if implemented, will destroy the very fabric of the neighborhood. And for what purpose? The benefits go to the developer's pockets at the expense of the individuals living in neighborhood, historical preservation and livability of the community.

This revised plan will destroy the value individuals have created in the 15 years WE have invested to restore our neighborhood.

I'm opposed to the rezoning of all single family residential ares in zones of 5000 and 2500 square foot lots for multifamily uses. This mix use plan will devalue the existing property values and make resale unattractive to future home owners. Additional traffic and congestion in an already inadequate infrastructure will add relentless strain on residents ability to get around the neighborhood.

I'm opposed to the elimination or simply missing guidance of historic preservation design requirements. We have examples across the city of "boxes" popping up that degrade the architectural design continuity of our neighborhoods.

The lack of due diligence in clearly defining and accurately capturing what the target population of this plan would be looking for in the proposed plan is alarming. You risk building properties at a price point that no one who could actually afford that price point would want. Lack of demand will only degrade the value of your proposed properties and most significantly the properties that exist today.

There exists today, more than enough property to absorb the 123,000 projected increase in households. This revised RIP proposal is NOT necessary. This plan serves the developers- for those that want to take the gain from those of us that have heavily invested in our properties in a commitment to the restoration and preservation of our neighborhood.

Anne Cotleur
3124 NE 15th Ave
Portland, 97212

From: [Jan Hurst](#)
To: [Council Clerk – Testimony](#)
Subject: Zoning Hearings on Infill Density
Date: Tuesday, November 15, 2016 12:45:11 PM

Attn: Mayor Charles Hales, Rm 340
Commissioner Nick Fish, Rm 340
Commissioner Amanda Fritz, Rm 220
Commissioner Steve Novick, Rm 210
Commissioner San Salzman, Rm 320

Re: Residential Infill Concept Recommendation

Of particular concern to me are the following recommendations 4, 5, and 6 under "Housing Choice". These provisions would potentially turn single family dwelling zones from R5 to R20 into the equivalent of High Density Residential through the use of an overlay. This should not be approved, even as a concept, without a full legislative process including public outreach and hearings.

My concerns and reasons for requesting that this proposal be not approved:

- 1) Once City Council has approved this in concept, it will be largely pre decided. and perceived as a 'done deal'
- 2) The present proposal has evolved to envision a much greater density than the recently approved Comprehensive Plan. Amendment #P45 stated: "Apply zoning that would allow this within a quarter mile of designated centers ... and within the inner ring around the Central City"
- 3) As of October, it extended the "Cottage Cluster" concept to "Citywide".
- 4). At the City Council briefing on November 1, the staff seemed to also envision duplexes and triplexes in the R5-R7 zones citywide.
- 5). An R5 or R7 lot could have up to 4 housing units counting an ADU with each duplex unit and up to 6 on corner lots.
- 6). An R10 lot could have about 8-10 units with "cottages" and ADUs and an R20 lot could have twice as many.

I believe this is likely to invite redevelopment into small apartment-like or motel-like complexes with short term rentals. Since there is no provision to divide the lots, there would be little likelihood of providing ownership opportunities for less

affluent Portlanders.

This would completely change the character of our single dwelling neighborhoods.

This would be inconsistent with the Comprehensive Plan Zoning Designations and the zone descriptions in Goal 10.1, paragraphs 3-7, Goal 10.3c regarding the method of making zoning changes, and Figure 10-1 regarding called zone changes.

Amendment #P45 also contemplates using zoning (not overlays).

According to the staff at the Nov. 1 briefing, the added housing capacity is not needed to accommodate growth expected over the life of the Comprehensive Plan

We urge you to make no decision on this part of the proposal until there is a full legislative process including Amendments to the Comprehensive Plan needed to change the Zoning Map designations and zoning.

Respectfully submitted
Jan Hurst
gargouillade@aol.com
7344 SW 27th Ave
Portland, OR

From: [Carlos Gonzalez](#)
To: [Council Clerk – Testimony](#)
Subject: Residential Infill Project Testimony for City Council Nov 16
Date: Tuesday, November 15, 2016 12:21:56 PM
Attachments: [ResidentialInfillProject_CityOfPortland_November16.docx](#)

Dear Mayor Charlie Hales, and City Commissioners:

My name is Juan Carlos Gonzalez and I live in 8655 NE Duddleson St, Portland, Oregon 97220. I am writing on support of the Residential Infill Project.

I strongly believe that these new changes in zoning and coding will advance the equity goals and address, in part, the housing crisis in the City of Portland. I have had the opportunity to participate in various planning projects throughout the City of Portland conducting focus groups with the Latino Community and low income families in general. I have seen/experienced the housing crisis and have heard many sad stories related to housing. I believe this proposal gives hope to many low-income communities and families that own small houses and cannot afford to build or buy a bigger house. The flexibility regarding attached and detached accessory dwelling units (ADUs) mentioned in the residential infill project is HUGE. I am going to use myself as an example, and I know many Latinos and low income families who are in a similar situation.

My mother and I bought a small house (2 bedrooms) a few years ago when the prices were affordable. The family has grown, I got married and now have two kids. Our house is now too small for all us. My mother cannot afford to live by herself and we would like her to stay in the same neighborhood living with us. Houses have doubled the prices and we cannot afford to move or build a bigger house. This new proposal will allow us to make expansions in our existing house and build an affordable ADU in our lot for my mother to live and age near my family and kids.

Also, I am hopeful that this proposal will also make the permit and fees process more affordable and accessible. I told my mother about this proposal and she cried. She knows that our house is too small for us and she knows that we cannot afford to build or buy a bigger house. She also knows that she cannot afford to rent an apartment now that the rents have gone up. I urge you to please keep this proposal moving forward, so we can add a small ADU to our house and add a detached ADU for my mother to continue living with us.

I have heard that there are some affluent families who are opposing to this project. Of course, they are. They can afford to build bigger houses and live wherever they want. They can afford it, but most Portlanders cannot. This proposal will not change the character of the neighborhoods. On the contrary, it will add more diversity and density which will make our neighborhoods more walkable and thriving.

Thank you in advance for supporting this proposal.

--

Juan Carlos Gonzalez

503-679-7629 | jcpeten.gt@gmail.com

Dear Mayor Charlie Hales, and City Commissioners:

My name is Juan Gonzalez and I live in 8655 NE Duddleson St, Portland, Oregon 97220. I am writing on support of the Residential Infill Project.

I strongly believe that these new changes in zoning and coding will advance the equity goals and address, in part, the housing crisis in the City of Portland. I have had the opportunity to participate in various planning projects throughout the City of Portland conducting focus groups with the Latino Community and low income families in general. I have seen/experienced the housing crisis and have heard many sad stories related to housing. I believe this proposal gives hope to many low-income communities and families that own small houses and cannot afford to build or buy a bigger house. The flexibility regarding attached and detached accessory dwelling units (ADUs) mentioned in the residential infill project is HUGE. I am going to use myself as an example, and I know many Latinos and low income families who are in a similar situation.

My mother and I bought a small house (2 bedrooms) a few years ago when the prices were affordable. The family has grown, I got married and now have two kids. Our house is now too small for all us. My mother cannot afford to live by herself and we would like here to stay in the same neighborhood living with us. Houses have doubled the prices and we cannot afford to move or build a bigger house. This new proposal will allow us to make expansions in our existing house and build an affordable ADU in our lot for my mother to live and age near my family and kids. Also, I am hopeful that this proposal will also make the permit and fees process more affordable and accessible for low income families. I told my mother about this proposal and she cried. She knows that our house is too small for us and she knows that we cannot afford to build or buy a bigger house. She also knows that she cannot afford to rent an apartment now that the rents have gone up. I urge you to please keep this proposal moving forward, so we can add a small ADU to our house and add a detached ADU for my mother to continue living with us.

I heard in previous sessions that there are some affluent families who are opposing to this project. Of course, they are. They can afford to build bigger houses and live wherever they want. They can afford it, but most Portlanders cannot. This proposal will not change the character of the neighborhoods. On the contrary, it will add more diversity and density which will make our neighborhoods more walkable and thriving.

Thank you in advance for supporting this proposal.

From: [Thomas Hansen](#)
To: [Council Clerk – Testimony; Hales, Mayor](#)
Subject: Residential Infill Project testimony
Date: Tuesday, November 15, 2016 12:05:17 PM

Mayor and City Officials ,

As President of the Eastmoreland Neighborhood Association, I have studied the RIP in some detail. It is too complex and far reaching and poorly understood by most residents of SE neighborhoods. There should be no rush to implement such an impactful proposal without more explanation, study and research.

It will clearly increase demolitions of viable homes especially in R 5 and R 2.5 zoned areas. This project will not meet the density and affordability goals desired. The economic and demographic data are just not there. Developers and income property investors will feast on this.

Thank you for hearing my and likely many other objectors.

Tom Hansen 2939 SE Tolman St. Portland, OR

From: [Mary Lou Andersen](#)
To: [Council Clerk – Testimony](#)
Subject: Zoning vote
Date: Tuesday, November 15, 2016 11:04:57 AM

Dear Mayor Hales And Commissioners:

I oppose Recommendations 4, 5, and 6 of the Residential Infill Project proposals (the RIP changes) that the Bureau of Planning and Sustainability (BPS) has submitted to the City Council.

I ask you to vote against those recommendations on December 7, and on all future occasions, for these reasons:

The RIP changes are not necessary to accommodate Portland's growth.

The RIP changes will not provide affordable housing.

The RIP changes will irreparably damage Portland's single family home neighborhoods.

The RIP changes I oppose are Recommendations 4, 5, and 6.

Please refer to the Concept Report To City Council. Recommendations 4 and 5 of RIP will change Portland's R2.5, R5 and R7 zoning in most of East Portland to permit duplexes on every lot

and triplexes on every corner lot. Recommendation 6 will permit "clusters" of small houses and apartments on large lots.

I do not oppose Recommendations 1, 2, 3, 7, 8, or 9. In particular, I support accessory dwelling units (ADUs) as a source of affordable housing and allowing older residents to not only age in place,

but to age with their families nearby.

The RIP changes are not necessary to accommodate Portland's growth.

The RIP changes are claimed to be necessary because "123,000 new households are projected by 2035." Concept Report, page 2.

The 2012 Buildable Lands Inventory report by BPS ("BLI report") shows that Portland has enough buildable land, under current zoning, to accommodate 231,500 additional housing units.

BLI report, page 8: "The Buildable Lands Inventory (BLI) is an estimate of how much development potential is possible under current city plans and zoning." (emphasis added).

Also allowing multiple dwellings without parking is somehow now working. Even tho I live on a Bus line I still want/need a car and someplace to put it safely.

Please consider the above.

Sincerely

Mary Lou Andersen
4242 NE Glisan St.
Portland, Or. 97213

From: [Sally Chamberlain](#)
To: [Council Clerk – Testimony](#)
Subject: letter of opposition
Date: Tuesday, November 15, 2016 10:33:42 AM

From: Sally Chamberlain 4225 NE Laddington Ct. 97213

November 15, 2016

Dear Mayor Hales and Commissioners,

I oppose Recommendations 4,5,and 6 of the RIP proposals that BPS has submitted to the City Council. I ask you to vote against these recommendations December 7, 2016 and on all future similar proposals for these reasons: 1) RIP changes are not necessary to accommodate Portland's growth 2) The changes will not provide affordable housing 3) These changes will irreparably damage Portland's single family home neighborhoods like Laurelhurst where I live. I think ADUs would be acceptable if they fit with the style of housing they are near. I believe several, if not all, of my neighbors feel the same way about these proposals.

Sally M. Chamberlain

From: [Parsons, Susan](#) on behalf of [Moore-Love, Karla](#)
To: [Council Clerk – Testimony](#)
Subject: FW: Accessible housing
Date: Tuesday, November 15, 2016 9:58:50 AM

Susan Parsons
Assistant Council Clerk
City of Portland
susan.parsons@portlandoregon.gov
503.823.4085

From: C.J. McKenzie [mailto:rsc@quadinc.org]
Sent: Monday, November 14, 2016 9:32 AM
To: Moore-Love, Karla <Karla.Moore-Love@portlandoregon.gov>
Subject: Accessible housing

Dear Karla and Portland City Council,

My name is West Livaudais, and I live with a spinal cord injury. Accessibility in the built environment is an important civil rights issue that effects me personally and my community. I founded an organization called Oregon Spinal Cord Injury Connection (OregonSCI.org) with over 300 local members. I can say with confidence that finding accessible housing in Portland that is near services, local businesses, and public transportation is nearly impossible.

I strongly urge that Portland City Council integrates Dr. Alan DeLaTorre's recommendations into the Residential Infill Plan, which can be found in the attached document and previously submitted to the Council November 2nd.

Thank you for planning for a Portland that embodies and welcomes all abilities!

Kind regards,

West Livaudais

OHSU MPH student

Founder/ED [Oregon Spinal Cord Injury Connection](#)

I work with individuals in wheelchairs every day is a challenge for them I strongly recommend the residential infill program.

Carol "CJ" McKenzie, Resident Services Coordinator

rsc@quadinc.com

From: [Keith Pitt](#)
To: [Carol Mayer-Reed](#)
Cc: [TS Schneider](#); [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Commissioner Fish](#); [Commissioner Novick](#); [Moore-Love, Karla](#); ted@tedwheeler.com; [Dean P. Gisvold](#); [Barbara Cooney \(cooneybp@centurylink.net\)](#); [Tom Cooney](mailto:Tom.Cooney@comcast.net); jackihoyt@comcast.net; [Leigh Ann Hieronymust](#); [Judith and Simon Trutt](#); [Sandy and Greg Mico](#); [Patricia Bugas-Schramm](#); [Helen Farrenkopf](#); [Ken and Trina Lundgren](#); [Council Clerk – Testimony](#)
Subject: Re: Residential Infill Project. We are OPPOSED. Written Testimony Hearings Nov. 9 and 16
Date: Tuesday, November 15, 2016 9:34:27 AM

Dear Mayor Hales, Mayor-Elect Wheeler, and Members of the City Council:

My name is Keith A. Pitt. My wife, daughter and I reside in the Irvington neighborhood at 3125 NE 15th Ave., Portland, OR 97212. I likewise echo the points made by Susan Schneider. My wife is the third generation of her family to reside in NE Portland; moreover, we both graduated from Grant High over 30 years ago, and have deep ties to this community and the City of Portland.

Although I certainly favor addressing the affordable housing and density issues now facing the City of Portland, the policies actually adopted and pursued must be based on sound research and data. It is clear the proposed Residential Infill Project suffers from a lack of proper research and supporting data required of any long-term, comprehensive plan. Respectfully, the proposed plan, if adopted, does a profound disservice to those committed to creating sustainable affordable housing, and the overall livability of the City of Portland and its neighborhoods.

As an attorney who has been practicing in the City of Portland for 20 years, and as one who volunteers in private/civic organizations, I am committed to the long-term success of the City and its residents. Again, we owe it to both current and future residents of the City to properly study and address these issues, and not simply adopt the Residential Infill Project so we can say we did something. As a matter of sound public policy, we must develop informed long-term plans, based on proper research and data, and not grounded in speculative arguments that may be superficially appealing, but are contrary to the experience of those who currently reside in these neighborhoods.

Thank you for your time and consideration.

Keith A. Pitt
 3125 NE 15th Ave.
 Portland, OR 97212
 (503) 330-8097

On Nov 14, 2016, at 7:36 PM, Carol Mayer-Reed <carol@mayerreed.com> wrote:

Dear Mayor Hales, Mayor-Elect Wheeler and Members of the City Council:

I agree with the many points made by Susan Schneider. This proposal leaves a number of us with many questions about how well it was vetted within the east side neighborhood

associations. This is a very complex proposal that I can imagine is difficult for many people to understand. Several points I'd like to make in addition to those raised by Susan are:

1. How will the west side of our city participate in accommodating more density? With the Tigard voters' approval of the SW Corridor MAX, how will transit-oriented development play out in Portland? It is essential that this transportation link be leveraged with denser housing alternatives.
2. Have models and other visuals for outcomes of the proposed zone change been developed that accurately demonstrate how the face of our neighborhoods will change with the RIP?
3. We have questions about the time frame for this process and can it wait for the leadership of the next mayoral administration and new commissioner?

Please understand that while I've lived in inner northeast for nearly four decades, I am concerned about impacts on all of the neighborhoods on the east side beyond my own. Therefore, I strongly suggest that you please consider extending the time frame in order to develop a process that both demonstrates case studies and obtains a greater sample of public opinion so that meaningful input may be gained. There appears to be no need to rush something that is so important to our livability.

Thank you.

Carol Mayer-Reed, FASLA Principal

Mayer/Reed, Inc. | [Landscape Architecture](#) | [Urban Design](#) | [Visual Communications](#) | [Product Design](#)
319 SW Washington St. Suite 820, Portland, OR 97204 | [D 971.255.5790](#) | [T 503.223.5953](#) | [mayerreed.com](#)

From: TS Schneider <Theschneiders2@hotmail.com>

Date: Monday, November 14, 2016 at 7:06 PM

To: "mayorcharliehales@portlandoregon.gov"

<mayorcharliehales@portlandoregon.gov>, "dan@portlandoregon.gov"

<dan@portlandoregon.gov>, "Amanda@portlandoregon.gov"

<Amanda@portlandoregon.gov>, "nick@portlandoregon.gov"

<nick@portlandoregon.gov>, "novick@portlandoregon.gov"

<novick@portlandoregon.gov>, "karla.moore-love@portlandoregon.gov"

<karla.moore-love@portlandoregon.gov>

Cc: "ted@tedwheeler.com" <ted@tedwheeler.com>, "Dean P. Gisvold"

<deang@mcewengisvold.com>, "Barbara Cooney (cooneybp@centurylink.net)"

<cooneybp@centurylink.net>, Tom Cooney <cooneyt@ohsu.edu>, Jackie & Don

Hoyt <jackihoyt@comcast.net>, Stephanie and Keith Pitt

<keith.pitt@comcast.net>, Leigh Ann Hieronymust

<leighann.hieronymus@fredmeyer.com>, Carol Mayer-Reed

<carol@mayerreed.com>, Judith and Simon Trutt <smtrutt@comcast.net>, Sandy

and Greg Mico <gsmico16@gmail.com>, Patricia Bugas-Schramm

<patricia@pbsconsultinginc.com>, Helen Farrenkopf

<h_farrenkopf@yahoo.com>, Ken and Trina Lundgren <trinaken@comcast.net>

Subject: Residential Infill Project. We are OPPOSED. Written Testimony Hearings
Nov. 9 and 16

My name is Susan Schneider. My husband Ted and I live at 1509 NE Siskiyou St. in Portland. We support the UGB and want housing to be more affordable for everyone. This is not the way to do that. We are opposed to the Residential Infill Project which would be more accurately described as the East Portland Redevelopment Project.

I had planned to testify at the hearing on November 9th on behalf of Ted and myself, but I was ill. So here is my testimony:

I am here to speak to the Housing Choices section of the recommendation. It would be the biggest reversal of land use policy in this city in 50 years. Reversing 50 years of policy and investments, public and private, to support, conserve and stabilize close-in residential single family neighborhoods in Portland. I think there are three major problems with the Housing Choices section and one huge issue with the process that got us to this point.

First, in spite of what you have heard from the lobbying arm of 1000 Friends, Portland for Everyone, you don't have to do this to protect the UGB for 2035 nor will it result in affordable housing. Portland needs to be able to accommodate 123,000 new households by 2035 and with current zoning we can accommodate 197,000, according to the Planning Bureau. That is a 60% cushion. The Planning Bureau's economic consultant pegs units from this proposal at a minimum of \$450,000, so it is not affordable housing either.

Second, it will drive up the cost of single family homes in already dense neighborhoods, especially those that are the smallest and most affordable. The least costly are the most attractive to developers for conversion to multifamily. And, you will reduce the total supply of single family housing dramatically thereby eliminating single family residential neighborhoods as an option for middle income households. Single family neighborhoods will only be available to the very wealthiest residents of Portland in R10 and R20 neighborhoods. The only neighborhoods protected in this proposal.

Third, the Housing Choices zone change would put at risk neighborhoods that over the last 50 odd years we have succeeded in stabilizing! Please remember that the desirability of most of the affected neighborhoods is a relatively recent phenomenon. Not long ago federal funds were used to help make these neighborhoods "safe, decent, and sanitary". These neighborhoods were in decline. And, then there was the sweat equity that was required — 14 years of DIY rehab weekends for my husband and I first in NE and then Ladd's Addition. These were not considered desirable neighborhoods then. There is lot of research about the tipping point of a stable neighborhoods and neighborhood livability. We cannot afford to ignore that. There has been no discussion of livability or historic preservation in this proposal. We need to have those bench marks clearly in mind before we take the success resulting from the last 50 years of effort and abandon it.

Finally, the public process, even though it will affect the majority of single family

neighborhoods in the city, has consisted of six neighborhood meetings in the summer, a nonscientific on line poll and these two hearings leading into the holidays.

The Planning and Sustainability Commission did not even hold a hearing. This City knows how to do this better. We are in the housing supply situation we are in as a result of the 2008 national near financial collapse. Supply is finally beginning to pick up. You have time to figure out what sort of reshaping of the city and region we really want, to look at many options, to engage people in a creative process and to have a honest conversation with every neighborhood that will be impacted.

We all support the UGB, care about our city and region, and want housing to be more affordable for everyone. The process to date has been rushed. There are goals worth addressing – make infill that does occur fit into existing neighborhoods, make it work with historic preservation and livability. We need to encourage development of more affordable housing of the type people want, not what we think they might want. There is a great deal more work to be done to find options to put before neighborhoods and policy makers before you ask the Planning Bureau to start writing code to implement any proposal. Please take the Housing Choices element off the table, step back, do the research and do the process properly.

I think that if this proposal goes ahead as currently configured all of us and 1000 Friends will be remembered as the generation who did to Portland with this zoning what many other cities did to themselves with freeways back in the 50's.

Keith A. Pitt | Slinde Nelson Stanford

1940 US Bancorp Tower | 111 SW Fifth Avenue
Portland, Oregon 97204

t 503.417.7777 | f 503.417.4250

[Email](#) | [Web](#) | [Blog](#)

CONFIDENTIALITY NOTICE: This message and any accompanying attachments contains confidential communications and privileged information. If you have received this communication in error, please notify me and delete the original and all copies from your system.

From: [Gisler, Julia](#)
To: [Council Clerk – Testimony](#)
Cc: [James Brown](#)
Subject: RE: Against RIP
Date: Tuesday, November 15, 2016 9:03:50 AM

Please add to the Residential Infill testimony.

From: James Brown [mailto:kingosoul@earthlink.net]
Sent: Monday, November 14, 2016 5:02 PM
To: Gisler, Julia <Julia.Gisler@portlandoregon.gov>
Subject: Against RIP

Hi Julia,

My name is Jim Brown and along with my wife Michelle Gringeri-Brown, we have lived in Eastmoreland since May 2006. Our home's address is 3125 SE Rex Street, Portland 97202. We settled here from Southern California and absolutely love the current condition of homes in Eastmoreland. Recently, we have witnessed with alarm the increased pace of total tear downs and drastic 're-models' of the housing stock. We support the Eastmoreland Neighborhood Association's efforts to create an Historic District in our area.

We are strongly opposed to the Portland Planning Bureau's Residential Infill Project.

Thank you for your time,

James Scott Brown
Michelle Gringeri-Brown
3125 SE Rex Street
Portland OR 97202
phone: 503-771-4173

From: [Jeffrey Calfee](#)
To: [Council Clerk – Testimony](#)
Subject: Testimony on Residential Infill Project
Date: Tuesday, November 15, 2016 8:49:47 AM

November 15, 2016

To:
Portland City Council

From:
Jeffrey Calfee
6936 N Fenwick Ave.
Portland, OR 97217

Hello City Council,

I **support** the goals of the Residential Infill Project and the majority of the projects proposals. I **support** increasing residential density. **I oppose the arbitrary Housing Opportunity Overlay Zone.**

My name is Jeff Calfee. I live in North Portland's Arbor Lodge Neighborhood with my wife and 1.5 year old child. We bought our current house in 2012. I previously rented in University Park and Northwest Portland.

I feel very fortunate to have purchased my home in 2012. The price of a similar house today is almost double and I would not be able to afford it. I feel the dramatic increase in prices of the real estate and rental market are most directly a result of lack of supply.

Portland needs more residential units now, and it will certainly need more in the future. In a city with few empty lots left, the density must increase. **I support the proposals goals and means of increasing density.**

My problem with the proposal is the Housing Opportunity Overlay Zone. **Increased density should be allowed city wide under the same rules.** To exempt small areas here and there from this proposal is at best random and arbitrary or at worst corruption. My neighborhood of Arbor Lodge is largely not included in the proposal. Arbor Lodge is bordered by the major transit streets of Rosa Parks Way and Lombard St., contains a park, a school and commercial zoned lots, and should be included in this proposal.

For many reasons all parts of Portland should be included in this proposal: Parks and schools are city wide and support the increased density. Parking and traffic is less acutely impactful. Distributed density has less immediate impact. Peoples desire to live in a location should create the local housing market, not regulations. In long run, the city will need all the areas of density it can get. But ultimately it is a matter of equality. **Exempting areas is to have the city pick winners and losers.** Units in exempt areas will immediately and over time become far more valuable than their non exempt peers.

I hope as Portland grows it does so for all people.

Thank you for your time,
Jeff

From: [Susan Ferguson](#)
To: [Council Clerk – Testimony](#)
Cc: [Hales, Mayor](#); [Commissioner Fritz](#); [Commissioner Novick](#); [Commissioner Fish](#); [Commissioner Saltzman](#); ted@tedwheeler.com
Subject: [User Approved] Infill
Date: Tuesday, November 15, 2016 8:41:34 AM

Mr. Mayor, Commissioners Fish, Fritz, Novick and Saltzman, and Mayor Elect Wheeler:

Please accept my testimony in favor of building triplexes and duplexes to increase density and affordability in all neighborhoods. Not just in selected neighborhoods--in all neighborhoods.

This will support and drive the equity that Portland espouses. In addition to mandating affordable housing in all ZIP codes, building these semi-detached homes will allow middle class people to afford homes in the City of Portland thus enabling children of all income levels to attend equally desirable schools *in their own neighborhoods*. Such a commitment will build inclusive communities throughout the city.

We have an opportunity to step up and lead our country in truly addressing equity by showing that we want to live in a diverse community of neighborhoods where rich and poor and middle class can learn and benefit from one another's gifts. And all our kids will be able to go to equitable schools in their own neighborhoods. (Bussing is not the answer.)

These duplexes and triplexes must be scaled so as to fit into the existing neighborhood--just like the proposed scale of single family dwellings. While most discussion I have heard on this topic seems to assume the duplexes and triplexes would be rental stock, I strongly support home ownership of these semi-detached structures as well.

One last thought. Approximately 10 years ago the City had a competition whereby international and local architects were invited to submit plans for infill homes, and citizens got to vote on which designs were most appealing. Why not do that again, and purchase the plans of the 10 top choices, then reduce the permit fees for the builders who choose to use those plans? Neighborhoods would be happy. We'd get good design. Infill would be looked at in a more favorable light. We are all tired of the conflict.

Thank you for your consideration.

Respectfully yours,

Susan Ferguson

The arc of the moral universe is long, but it bends towards justice. Martin Luther King

From: [TS Schneider](#)
To: [Crail, Tim](#); [Council Clerk – Testimony](#)
Subject: Fwd: Hearings Nov. 9 and 16, Residential Infil Project Written Testimony.
Date: Tuesday, November 15, 2016 7:28:04 AM

Sent from my iPhone

Begin forwarded message:

From: Susan and Ted Schneider <theschneiders2@hotmail.com>
Date: November 14, 2016 at 7:08:53 PM PST
To: <karla.moore-love@portlandoregon.gov>
Subject: Hearings Nov. 9 and 16, Residential Infil Project Written Testimony.

I was ill and could not attend the 9th. I am unable to attend on the 16th.

My name is Susan Schneider. I live at 1509 NE Siskiyou St. in Portland. I support the UGB and want housing to be more affordable for everyone. This is not the way to do that. I am opposed to Residential Infill Project which would be more accurately described as the East Portland Redevelopment Project.

I am here to speak to the Housing Choices section of the recommendation. It would be the biggest reversal of land use policy in this city in 50 years. Reversing 50 years of policy and investments, public and private, to support, conserve and stabilize close-in residential single family neighborhoods in Portland. I think there are three major problems with the Housing Choices section and one huge issue with the process that got us to this point.

First, in spite of what you have heard from the lobbying arm of 1000 Friends, Portland for Everyone, you don't have to do this to protect the UGB for 2035 nor will it result in affordable housing. Portland needs to be able to accommodate 123,000 new households by 2035 and with current zoning we can accommodate 197,000, according to the Planning Bureau. That is a 60% cushion. The Planning Bureau's economic consultant pegs units from this proposal at a minimum of \$450,000, so it is not affordable housing either.

Second, it will drive up the cost of single family homes in already dense neighborhoods, especially those that are the smallest and most affordable. The least costly are the most attractive to developers for conversion to multifamily. And, you will reduce the total supply of single family housing dramatically thereby eliminating single family residential neighborhoods as an option for middle income households. Single family neighborhoods will only be available to the very wealthiest residents of Portland in R10 and R20 neighborhoods. The only neighborhoods protected in this proposal.

Third, the Housing Choices zone change would put at risk neighborhoods that over the last 50 odd years we have succeeded in stabilizing! Please remember that the desirability of most of the affected neighborhoods is a relatively recent phenomenon. Not long ago federal funds were used to help make these neighborhoods "safe, decent, and sanitary". These neighborhoods were in decline. And, then there was the sweat equity that was required — 14

years of DIY rehab weekends for my husband and I first in NE and then Ladd's Addition. These were not considered desirable neighborhoods then. There is a lot of research about the tipping point of a stable neighborhood and neighborhood livability. We cannot afford to ignore that. There has been no discussion of livability or historic preservation in this proposal. We need to have those benchmarks clearly in mind before we take the success resulting from the last 50 years of effort and abandon it.

Finally, the public process, even though it will affect the majority of single family neighborhoods in the city, has consisted of six neighborhood meetings in the summer, a nonscientific online poll and these two hearings leading into the holidays. The Planning and Sustainability Commission did not even hold a hearing. This City knows how to do this better. We are in the housing supply situation we are in as a result of the 2008 national near financial collapse. Supply is finally beginning to pick up. You have time to figure out what sort of reshaping of the city and region we really want, to look at many options, to engage people in a creative process and to have a honest conversation with every neighborhood that will be impacted.

We all support the UGB, care about our city and region, and want housing to be more affordable for everyone. The process to date has been rushed. There are goals worth addressing -- make infill that does occur fit into existing neighborhoods, make it work with historic preservation and livability. We need to encourage development of more affordable housing of the type people want, not what we think they might want. There is a great deal more work to be done to find options to put before neighborhoods and policy makers before you ask the Planning Bureau to start writing code to implement any proposal. Please take the Housing Choices element off the table, step back, do the research and do the process properly.

I think that if this proposal goes ahead as currently configured all of us and 1000 Friends will be remembered as the generation who did to Portland with this zoning what many other cities did to themselves with freeways back in the 50's.

From: [Loren Lutzenhiser](#)
To: [Council Clerk – Testimony](#)
Subject: PLEASE REPLACE --> L Lutzenhiser testimony to council on RIP infill rezoning proposal
Date: Tuesday, November 15, 2016 6:24:27 AM
Attachments: [Lutzenhiser REVISED Testimony to Portland City Council on RIP Rpt.pdf](#)

Hello,

I have made some important modifications to the document I sent last night.

Would you please REPLACE it with the new version I am attaching, which has REVISED in the file name.

Thank you!

Also, would you please CONFIRM that you've gotten this email.

-Loren L.

> On Nov 14, 2016, at 11:33 PM, Loren Lutzenhiser <llutz@comcast.net> wrote:
>
> Please accept the attached as my testimony in this proceeding. Thanks.
>
> Loren Lutzenhiser
> 7010 SE 26 Avenue
> Portland, OR 97202
>
> <Lutzenhiser Testimony to Portland City Council on RIP rezoning proposal.pdf>

Testimony to the Portland City Council Public Hearing on Residential Infill Project Concept Report (Nov. 16, 2016)

Loren Lutzenhiser
Professor Emeritus of Urban Studies & Planning
Portland State University
7010 SE 36th Avenue
Portland, OR 97202

BACKGROUND

The Residential Infill Project Stakeholder Advisory Committee (RIPSAC) has proposed a set of new zoning conditions that would be applied to most residential areas east of the Willamette River. The proposed changes would increase the number of housing units permitted per lot. The hoped-for development of “missing middle” small multi-family housing is intended to provide home owners and renters a new supply of affordable housing, while advancing goals to increase population density to accommodate continuing in-migration.

The RIPSAC was originally created to advise City Council about possible solutions to the problem of demolitions of smaller, older existing housing units and their replacement with larger new structures. The housing torn down was modest and much more affordable than the replacements. However, developers have frequently claimed that they were simply “providing density” to address city planning goals. The RIPSAC rezoning proposal before the Council does not address demolitions, but does create new regulations for replacement buildings, encouraging them to be multi-family duplexes and triplexes, with accessory dwelling units (ADUs).

When the RIPSAC proposal was made public, I was in the process of research on the carbon emissions related to demolition, construction and ongoing energy use in older vs. newer housing. It was relatively easy to expand the scope of that work to also consider the economics of demolition and construction of proposed duplex units with ADUs, taking a critical look at affordability and density benefits and costs.

RESEARCH QUESTIONS

The purpose of the analysis was to objectively consider 3 key questions by examining publically available data.

These are:

- 1) “How affordable would envisioned housing be, and for whom, given current land, permit and construction costs?”
- 2) “How should we think analytically about ‘density benefits’ rather than simply assuming that more housing units naturally translate into larger housed populations?” “How much population density could be achieved via the rezoning strategy, and at what cost compared to other, non-demolition, alternatives?” and
- 3) “Are there possible unintended consequences of the RIPSAC rezoning in terms of community impacts?”

ANALYSIS

I performed a number of analyses to attempt to address these questions, using information on market values for recently demolished houses, along with estimates of replacement housing costs (for envisioned duplexes and ADUs), in order to estimate a range of *necessary pricing* for the new units.

I then used U.S. Census data on Portland household incomes and annual housing expenses (e.g., mortgage payments, insurance, utilities, and taxes for home owners; rents and utilities for renters) to conduct an *affordability analysis*. I was able to compare Portland incomes with total housing costs for new duplexes and ADUs to determine how many households would find them affordable (by HUD definition of 30% or less of gross annual income for total housing costs).

I then examined the cost of building and leasing rental units, using current median rental rates, to see how many households would be able to afford the envisioned units as rentals. I also modeled the costs, rents and profits estimated for the extreme case of absentee investor development of triple skinny house units plus ADUs on lots with underlying 25' lot lines, as proposed in the RIPSAC rezoning. And I drew on social science scholarship on community and displacement to speculate about possible *impacts on neighborhoods* with lower versus higher demolition house values.

Finally, I considered density question by examining the current sizes of Portland households and the mismatch between more affordable demolished units that could be adapted for larger households, versus the newer units (both currently being built and envisioned) that are, in reality, often occupied by small households. As an added bonus, I included estimates of *carbon emissions* for a range of housing types, as well as aggregate costs of alternative public policies focused on “remodel and retrofit” versus “demolish and replace.”

FINDINGS

Details of the data, assumptions, models, and analysis are not reported here, but can be shared. For present purposes, I will provide short summaries of my findings.

The High-Level Findings are:

- Given current costs and incomes, the RIPSAC rezoning will produce duplex housing that is affordable to a *surprisingly small fraction* of the population—those who have the highest incomes and the fewest current affordability problems. Over time, the size of this group will *continue to shrink*.
- ADUs show *potential* for affordability. However, 60% of the population with the lowest incomes and the greatest affordable housing needs would see no benefit.
- Rentals are *even less affordable* than owner-occupied duplexes and ADUs.
- Demographic realities mean that *density benefits are not significant* when compared to less costly non-demolition alternatives, particularly with currently permitted ADUs.
- There is an extreme overlooked scenario that combines absentee investor-owned 4-6 unit multiplexes on plots with underlying unused lot lines and R2.5 rezoning that poses a risk to the city of *self-inflicted policy damage* that would *accelerate gentrification* and *erode social capital and community*.

Affordability

Considers affordability issues and benefits for different envisioned housing types and forms of ownership.ⁱ

(1) Ownership of Duplexes

- The envisioned duplexes are only affordable as an *ownership option* to the highest income 15-20% of the current renter population (incomes of \$75,000-\$85,000/year are required, depending on land costs and building qualities). As the cost of acquiring homes to demolish continues to increase, the income required to afford duplexes also increases—so a shrinking fraction of the population will be able to afford the units.
- U.S. Census data show that those Portland residents who are suffering most from rising rents and residential real estate prices are also those with the lowest incomes. They simply cannot afford the imagined new duplex units.
- These data also show that a very small fraction (1-2%) of households with incomes above \$75,000 have housing affordability problems.

(2) Ownership of ADUs

- ADUs *do represent a more promising housing ownership alternative* that could be affordable for purchase by a household earning around \$22/hr. ADUs would be affordable for as much as 40% of the renter population (i.e., households with incomes of at least \$45,000/year; a higher-end ADU might require as much as \$65,000). However, there are also challenges to ADU ownership, and the required condominium model is not yet well developed in Portland.

(3) Duplexes and ADUs as Rentals are Profitable Under Limited Circumstances

- At current high median *market rental rates* in Portland, the envisioned duplexes and associated ADUs could be developed as investment rental properties. A dispersed site, small duplex + ADU model could be profitable for investors under some circumstances. However, the analysis shows that profit potentials decline quickly as the cost increases to acquire houses to demolish.
- The building and operating of a duplex as a rental property is *not profitable* at current median rents if land costs are more than \$200,000 (very difficult to find in the Portland market). A duplex with an associated ADU can be modestly profitable when houses to be demolished cost \$300,000 or less—which is also a rapidly shrinking share of the residential real estate market. Most units even at that price point are located in areas with fewer services, amenities and employment opportunities.

(4) The Rental Model Provides Units that are Even Less Affordable than Ownership

- The current market rents for duplex units would be about \$2,220/month and \$1,300/month for ADUs. These may seem to be reasonable amounts, given recent rapid rise in rents. However, at these prices the duplexes are affordable only to the highest income 15% of the renter population, and the ADUs to the highest income 35%. Because of the challenges to ADU ownership mentioned above, the higher-cost ADU renter-occupied option is probably the more likely short-term arrangement, with the noted shrinking of population for which the ADU is affordable.

(5) The Rental Model Involves Greater Income Transfer

- Median market rents for these units represent a *housing cost that is at least 15-20% higher* than for *identical owner-occupied units (not factoring in the Federal interest mortgage tax deduction)*. Renters are paying the same expenses as they would if they were owners, *plus* investors' higher costs of borrowed capital, ROI on landlords' own investment, management costs, and profits. This rental model can "work" for investors (under the limited conditions described), but at the expense of higher housing costs for renters in units that are then affordable to an even smaller share of the population.
- The envisioned duplexes plus ADUs *as rental units* are, in fact, the *least affordable* housing option in the entire RIPSAC rezoning scheme. They would actually represent a new city-sponsored form of wealth transfer.

Density

- Analysis finds that renovation of existing dwellings (rather than demolishing them), and adding ADUs to those and additional sites, would achieve the same density as demolition-with-duplex+ADU-replacement—*at about 15% of the total cost to the households involved*.
- Population density is related to numbers of housing units. However, there is not a one-to-one correlation. The wild card is household size. Additional units, even those designed for larger households, may end up being occupied by only 1-2 people. So it is *very tricky* to try to increase population density by simply increasing housing unit density.
- Portland *household sizes* are *very small* and have been trending in that direction for decades. Current demographics would shock someone who thinks that a two adult plus two-child household is at all typical. These are the Census estimates for 2015: one person 34%, two persons 33%, three persons 15%, four persons 12%, five or more persons 6%. *One and two person households* represent the *vast majority (67%) of the population*. Four or more person households of any sort (including stereotypical "nuclear" families and other forms, with and without children) represent less than 1/5th (18%) of the population. These are the demographic realities that any housing policy must face. And they mean that, no matter how many new units are provided, *the vast majority will be occupied by very small households*.
- This means that achieving higher densities is not a simple matter of adding more units. Each additional unit is most likely to house single persons and small groups *much more expensively* and much less efficiently than was the case in the 1950s and 1960s, when many of the dwellings being demolished now were built as "family homes," that accommodated then (and could again) larger households. City policy might fruitfully focus on enabling "right size" matching of those dwellings and family households.

Environmental Cost and Benefits

- Although new construction is often claimed to be highly energy efficient (e.g., with various green certifications and modern code requirements), detailed building energy performance modeling finds that the consumption and CO2 emissions differences *are negligible* between a duplex plus ADU combination vs. a renovated existing building

with an ADU. The newly constructed buildings use only about 3% less energy than the “renovate + ADU” configuration.

- In assessing the environmental impacts from demolition and construction, we are dealing with less certain estimates (although we used the best available data bases and lifecycle carbon analysis software available). So it is the *comparison* of values and not *the absolute values* themselves that are important.
- Our demolition and new construction carbon emissions estimate is in the neighborhood of 47,000 pounds of CO2 emitted in the demo-construction process. The estimate for a major energy retrofit of an existing house is about 1,500 lbs (about 1/30th as much), and building a new ADU is estimated to produce around 12,000 pounds of CO2.

A Very Concerning Scenario

In cases of 75' wide lots with 25' underlying lot lines in a few parts of the city, absentee investors could conceivably build 3-unit attached skinny houses with at least one ADU through a series of permitted demolitions that could have *significant unintended consequences*.

This Business Model Requires Predatory Land Acquisition and Low Construction Costs

- To be optimally profitable, this business model requires maximizing the number of rental units on what had been a single-family home site. The RIPSAC report is ambiguous about whether the number of ADUs allowed on a 3-unit site would be one or three. If the latter, the unit density could go from one to six virtually overnight.
- The model also encourages predatory acquisition of 75' lots that have underlying lots of record. And it encourages the construction of the cheapest units possible units, with no design review anticipated in the rezoning proposal.

Concentrating Wealth Transfer

- The rental analysis showed that investor profitability requires high market rents and significant cash flows from renters to landlord investors, and at higher total housing costs than would be the case of owner-occupied units.
- The multi-plex/narrow lot pattern concentrates and amplifies those cash flows, making this option more financially attractive to investors (including absentee investors), without increasing the supply of affordable housing. If anything, it contributes to less affordability.
- From a density benefit standpoint, there may be an opportunity to shoehorn in 1-2 additional residents on a site. But at higher environmental costs and with other possible negative neighborhood impacts.

City-sponsored Acceleration of Gentrification

- There is a long and tragic history of urban renewal in Portland that has resulted in gentrification and displacement still occurring decades later. While “renewal” policies are always claimed to be “for the greater good” by their advocates, developers and civic

elites, we should take seriously the lessons from the city's gentrification and displacement past.

- Many neighborhoods where there are already real housing problems and somewhat lower property values, would be prime targets for one-lot multiplexes (with at least four units) if underlying lot lines trigger conversion of the area to R2.5 as proposed in the RIPSAC rezoning.
- It would take relatively few mini-rental-complexes of this sort, with occupants who have the higher incomes needed to pay the much higher rents, to begin to put pressure on neighborhoods. Successful investments could spur similar investments in this scenario. With rising surrounding property values, an acceleration of gentrification is quite imaginable.
- While many neighborhoods desperately need investment and development (particularly community development and employment development), the current residents would not benefit from this other sort of multiplex "development." To the contrary, gentrification and displacement could actually be accelerated by city-sponsored rezoning policies.

Impacts on Social Capital and Community

- Not just in lower income neighborhoods, but in many neighborhoods in Southeast and North Portland, this multiplex investment pattern could have negative effects on social capital and community not even considered in the seemingly benign "missing middle" imagery. When applied to neighborhoods with underlying skinny lot lines, policy-by-imagery without rigorous analysis can create unintended social and community impacts. For example, the underlying small lot plats are historical artifacts of a time when buyers wanted the flexibility to buy 50', 75' or 100' lots (virtually none have survived as 25' lots). These would be treated as R2.5 zones, described in the RIPSAC report as *"The R2.5 zone often functions as a transition between higher intensity zones (commercial or multi-dwelling) and lower intensity single-dwelling zones."* However, these lots are often nowhere near "higher density" areas. They occur in traditional single-family neighborhoods that are not close to neighborhood retail centers, corridors or good transit. The rezoning and requirements for multiplexes on redeveloped R2.5 lots, then, requires cars, parking, traffic, and a variety of other unconsidered knock-on effects in those neighborhoods.
- The renters who can afford these multiplex units may well be more transitory and spend less time in the neighborhood. There could certainly be many benefits to social capital of bringing in new residents with different values, new networks/connections and serving as different role models. However, if this is an investor-driven process (vs. community driven or city planning managed process), aggressive development of this housing style could result in rapid, uncontrollable neighborhood change.
- In neighborhoods with higher property values, triple skinny units plus with at least one ADU could be built through demolition of one (even a fairly expensive), single family home, creating multiple high rent properties quite rapidly—financed by absentee owners, using borrowed money and extracting future equity from renters' lease payments. Those landlords would have no stake in the neighborhood, would

communicate with their tenants through corporate property management companies, and would have little concern for the aesthetics or social impacts of their investment schemes. There would be no design review, so the cheapest possible three story, plain box 30'+ tall buildings with added ADUs could be shoe horned onto a site with no opportunity for protest. BPS would have no control. BDS would offer expedited approvals.

- Sadly, there would be little public benefit from this. But if this development pattern happened 3 or 4 times on a street and across 7 or 8 adjacent blocks over a few years, the impacts on the social fabric of neighborhoods could be substantial. Much more than neighborhood “character” is at stake. So too is the strength of supportive social networks of known neighbors who look out for each other, share histories and experiences, support one another, and sustain social bonds, networks and resilience.

POSITIVE POLICY RECOMMENDATIONS

The analyses reported above point to reasons to be concerned. But they also identify opportunities for policy innovation that can lead to positive and sustainable social, environmental and economic change.

Encourage and Expand Support for ADUs

- Although ADUs are as an affordable housing solution for only about 50% Portland households (35% if the rental option is the most likely in the short term), ADUs do represent a real, tested and proven *housing solution* with both affordability and density benefits.
- ADUs *do not require rezoning*. They are already permitted in all single-family residential zones. ADUs are also incentivized by renewed waivers of SDCs.
- ADUs represent an important form of housing for one and two person households, who otherwise might opt for larger existing or new houses. At their maximum permitted size of 800 square feet, ADUs are also completely suitable forms of housing for families (who often occupy apartments that size and smaller in outer ring suburbs).
- The proposed ADUs are *much more affordable* as an ownership option, which would be available to 50% of the renter population, with incomes around \$35,000/year. Challenges to ADU ownership have been noted and need to be squarely addressed by city bureaus and partners. If new policies are needed, they should be advanced.
- Some ADUs are being built. Many more are needed. There are likely problems to be addressed in order to more *rapidly increase* the numbers of ADUs. These include financing, landlord training/support/assistance, design and construction practices, lack of visible examples in many neighborhoods, and possible renter preferences. All of these could be fruitfully addressed by focusing the attention of city bureaus and affordable housing advocates on the problem of accelerating ADU construction.

Renovate and Retrofit, Don't Demolish

- More attention should be paid to the original mandate of the RIPSAC—assessing the harms of demolition and considering alternatives (not just changing the footprint and

number of housing units in a new structure). Analysis shows that renovation and energy retrofit is cost-effective, offers a good solution for housing more Portland residents and/or larger households, while providing environmental benefits that are as good or better than demolition and replacement.

- What would public policy look like that emphasized and facilitated renovation and retrofit? The conversation seems to be worth having now.
- There has long been considerable support for demolition and new construction because of the large profits and resource flows involved for developers, builders, investors, and city agencies. Renovation and retrofit solutions need comparable support from environmental actors, affordability advocates and Portland residents committed to sustainable solutions. Advocacy is needed for a better balance of community versus economic benefits and needs.

Create Opportunities for Families to Own Renovated Homes

- Policy could focus on how we can re-occupy homes and neighborhoods that used to shelter families and foster community. The multiple benefits of having families and children in neighborhoods—to schools, intergenerational community and voluntary institutions centered in neighborhoods—should be recognized and pursued in public policy. Demolitions, Mansions occupied by small adult households, and unplanned multiplexes do not offer positive policy pathways to realizing those benefits. It would be great if talented people like the RIPSAC members could focus energies and attention on a real “renewal” of Portland neighborhoods appropriate to the challenges we face.

Focus Expertise on Comprehensive Housing/Zoning/Environmental Policy

- The RIPSAC proposals represent a large-scale experiment in social engineering, intended to increase population density and affordability. There is little evidence that the rezoning or the new building forms envisioned would contribute very much to affordability or density. If the point of public policy is to create *actual solutions*, then social engineering is indeed called for. It would be useful, however, if actual social science knowledge about communities, urban change, policy impacts, and the effectiveness of different intervention approaches was brought to bear in working carefully and thoughtfully toward those solutions. At the end of the day, the RIPSAC process and proposals seem to be more aspirational than practical. Rezoning is a very blunt instrument and using it in these ways risks shortfall in hoped-for results, unintended costs and harms, continuing (at least not reduced) inequities, and a really short sighted “well, at least we tried something” response to serious—some would say *wicked*—but certainly not intractable problems.

Data and Analytic Tools Used

- Construction cost estimate databases and studies.
- Bureau of Development Services fee and system development charge (SDC) calculator and examples.
- Multnomah County Assessor tax records on property values for home demolished in 2013 and for new homes replacing them in 2014-15.
- Zillow.com home sales and rental price data for units within Portland city limits.
- U.S. Census of Population, public use micro data sample: Portland, OR.

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Acknowledgements

I want to acknowledge my PSU colleagues who contributed to ongoing research that I was able to draw upon for this testimony. They include: Anthony Levenda, Aaron Ingle, Vivek Shandas, Amber Ayers, and Meg Merrick. Their expertise is outstanding. However, the conclusions and recommendations in this document are mine, and not necessarily theirs.

APPENDIX TABLE 1**Portland Renter Incomes and % of Income Spent for Housing**

Household Annual Income	Percent of Income Spent on Housing						Total
	A 10% and less	B 10-20%	C 20-30%	D 30-40%	E 40-50%	F More than 50%	
\$ 0-10K	2%	1%	4%	5%	4%	15%	5%
\$ 10-20k	4%	3%	8%	11%	25%	47%	16%
\$ 20-30k	3%	3%	9%	23%	31%	23%	14%
\$ 30-40k	5%	5%	16%	24%	17%	9%	13%
\$ 40-50k	2%	8%	17%	13%	12%	3%	10%
\$ 50-60k	4%	10%	12%	9%	5%	2%	8%
\$ 60-75k	7%	17%	13%	8%	5%	1%	10%
\$ 75-100k	10%	22%	11%	4%	1%	0.3%	10%
\$ 100-150k	23%	20%	7%	3%	0.2%		8%
\$ 150-200k	13%	7%	2%	0.4%			3%
\$ GT 200k	29%	5%	0.2%				3%
<i>Total</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>

APPENDIX TABLE 2**Portland Household Sizes (ACS 2014)**

	Renter occupied:	Owner occupied:	Combined
1 person	52,317 45%	34,931 25%	87,248 34%
2 persons	36,250 31%	47,053 34%	83,303 33%
3 persons	12,807 11%	24,220 18%	37,027 15%
4 persons	9,060 8%	20,152 15%	29,212 12%
5 persons	4,272 4%	6,687 5%	10,959 4%
6+ persons	2,114 2%	3,957 3%	6,071 2%
Totals:	116,820 46%	137,000 54%	253,820 100%

NOTES ON METHODOLOGY AND CAVEATS ABOUT ANALYSIS AND CONCLUSIONS

The analysis reported here used data on land values from current real estate listings. Replacement building construction costs were obtained from building industry cost estimation software as well as published sources and recent builders surveys by the National Association of Home Builders. These estimates are, by their very nature, imprecise since they depend on costs for materials, labor, fixtures, finishes, and a range of construction “soft costs” that are proprietary information closely held by builders. Every effort was made, therefore, to use the most conservative estimates of construction costs. Permit fee costs and system development charges (the latter currently waived for ADUs and not used in ADU-related calculations) were estimated using the Bureau of Development Services cost calculator and published examples. Interest rates were obtained from published sources, and for commercial loans for rental construction from consultation with local lenders. Mortgage costs were calculated with standard spreadsheet functions (checked against online commercial estimators). Taxes were estimated from samples of actual new residential units in Assessor records and Portland Maps. Utility costs were estimated by reference to building energy simulation modeling performed for prior work. Median rents and rental rates per square foot were obtained from Zillow current reports. Income and household size information was obtained from the U.S. Census, American Community Survey for the area within the city limits of Portland for 2014 (the most recent sample available when the analysis was performed)

The purpose of the analysis was not to provide precise estimates, but values that could be compared (apples to apples) to realistically approximate economic and demographic realities using the best publically available information.

A number of factors that we could not measure or approximate with any confidence included some that might work to reduce estimates of ownership costs a bit (e.g., the Federal mortgage interest tax deduction) and would make the owner vs. renter cost differentials even larger than we reported (i.e., renter costs would be even higher in comparison). Other omitted factors work in the opposite direction—increasing the real world costs of new construction for both owner-occupied and rental unit cases. Again, we don’t know the precise magnitudes of these values. But taken together they mean that our estimates of total costs are clearly too low. These sorts of costs include: asbestos removal costs, demolition costs, site preparation costs, construction financing, and realtors’ fees. The costs of materials, fixtures and finishes have a dramatic effect on construction costs (30% of total for these costs according to the NAHB study). We assumed only minimum quality that is almost certainly exceeded in much new construction in the city. Also, we modeled the duplex units as single family homes in the given maximum volume allowed by the rezoning proposal (2500 sq ft above grade, with 15% density bonus if an ADU is included). Therefore, we did not estimate the additional cost (in the duplex case) of two kitchens, multiple baths, duplicated HVAC systems, wiring, plumbing or appliances. So we are confident that our total construction cost estimates used to compare costs to incomes are systematically *lower* than in the real world. This means that affordability estimates reported here are most likely very conservative. For example, if we estimate that 20% of the population might find option A, B or C affordable by HUD standards, in the real world that value might actually turn out to be 15% or even 10%.

For simplicity, we do report results for modeling triplex owned or rented units. In the rental case, these smaller units would occupy the same volume in the building as would duplex units and would not change the profitability calculus of the investor. Rents would be similar to ADU rents (close in size). As ownership options, their affordability would be a little less than ADUs. But we assume that the triplex option, being more costly to build than duplexes (triple kitchens, baths, etc.) and only on corner lots, would likely be much rarer than duplexes.

From: [Shannon Dixon](#)
To: [Council Clerk – Testimony](#)
Subject: Testimony for Residential Infill Project
Date: Tuesday, November 15, 2016 6:10:17 AM

On Tue, Nov 15, 2016 at 6:09 AM, Shannon Dixon <seliuk.dixon@gmail.com> wrote:
 From: Shannon Dixon, 3926 NE Hassalo St, Portland OR, 97232

Date: 11/15/16

Dear Mayor Hales And Commissioners:

I oppose Recommendations 4, 5, and 6 of the Residential Infill Project proposals (the RIP changes) that the Bureau of Planning and Sustainability (BPS) has submitted to the City Council. I ask you to vote against those recommendations on December 7, and on all future occasions, for these reasons:

The RIP changes are not necessary to accommodate Portland's growth.

The RIP changes will not provide affordable housing.

The RIP changes will irreparably damage Portland's single family home neighborhoods.

The RIP changes I oppose are Recommendations 4, 5, and 6.

Please refer to the Concept Report To City Council. Recommendations 4 and 5 of RIP will change Portland's R2.5, R5 and R7 zoning in most of East Portland to permit duplexes on every lot and triplexes on every corner lot. Recommendation 6 will permit "clusters" of small houses and apartments on large lots.

I do not oppose Recommendations 1, 2, 3, 7, 8, or 9. In particular, I support accessory dwelling units (ADUs) as a source of affordable housing and allowing older residents to not only age in place, but to age with their families nearby.

The RIP changes are not necessary to accommodate Portland's growth.

The RIP changes are claimed to be necessary because "123,000 new households are projected by 2035." Concept Report, page 2.

The 2012 Buildable Lands Inventory report by BPS ("BLI report") shows that Portland has enough buildable land, under current zoning, to accommodate 231,500 additional housing units.

BLI report, page 8: "The Buildable Lands Inventory (BLI) is an estimate of how much development potential is possible under current city plans and zoning." (emphasis added).

BLI report, page 18. "Zoned capacity in Portland is sufficient to meet projected housing need; that is, enough land in Portland is currently zoned to accommodate the projected number of new households. There are approximately 250,000 households in Portland today. The total estimated residential capacity of the city, with the existing Comprehensive Plan designations and evaluating the degree of impact from the constraints is 231,500 units." (emphasis added)

BLI report, page 19: "there is a remaining capacity of approximately 231,500 potential new dwellings." (emphasis added)

The BLI report shows that 85% of that 231,500 unit capacity is in the Central City core, in mixed use corridors, and neighborhood centers.

BLI report, page 18: "About 15 percent of that capacity is in land available for single dwelling residential development (detached or attached homes on their own lot). The largest concentration of single dwelling capacity is in East Portland in the Powelhurst-Gilbert neighborhood."

"At least 14 percent of Portland's capacity is located in the Central City (approximately 33,000 dwellings). For a more detailed study of the Central City's capacity (see the 2011 Central City

Development Capacity Report – Appendix B). That report estimated a capacity of 50,000 to 60,000 additional housing units, after considering available development incentives and bonuses. “

“Outside of the Central City, most of the remaining growth capacity is in mixed use corridors and neighborhood centers. Notable areas of high growth capacity are Gateway, North Interstate Corridor, Lents, Hayden Island, Montavilla, and some areas of East Portland. The areas of town with the least capacity for additional growth are some areas in Northeast Portland and most of West Portland.”

Therefore, Portland has capacity for 196,775 additional housing units (= 85% x 231,500) outside of single family house neighborhoods. Portland also has capacity for 34,725 additional housing units (=15% x 231,500) in single family house neighborhoods, without the RIP zoning changes. The projected need for 123,000 new housing units by 2035 can easily be met without the RIP changes.

The RIP changes will not provide affordable housing for Portland's lower income residents. The need for affordable housing is another claimed reason for the RIP changes.

“A young couple living in a one-bedroom apartment may not be able to afford the leap to buy a house. But as their family grows, they may look for additional living space and a yard within a walkable neighborhood. A duplex or triplex could offer this opportunity. Or consider an “empty nester” couple who no longer wants to take care of their large house and yard but want to remain in their familiar neighborhood with a sense of community support. Cottage cluster communities and accessory dwelling units provide desirable alternatives. More options mean more variety in unit prices and living arrangements.” Concept report, page 2.

The economic reality is that the infill duplexes and triplexes proposed in the RIP changes will not and can not meet any reasonable definition of “affordability”. Multi-level apartment buildings benefit from high density and scale economies, and thus can result in affordable units. Building a duplex costs as much or more, on a per square foot basis, as building a brand new single family house.

Here are the economics:

The median price of a single family house in Portland is \$400,000.

Demolishing the house, preparing the site, and permitting costs \$10,000.

Building a duplex of 3,000 square feet (1,500 square feet per unit) costs \$450,000 at typical \$150/square foot.

That totals \$860,000 in cost, not including construction financing and real estate transaction costs.

The developer will require 30% gross profit, for a sale price of \$1,180,000.

Each unit of the duplex will sell for half that, or \$559,000: more than the original house.

All RIP will do is allow developers to demolish existing houses to build and sell more expensive duplex and triplex units.

The existing house might be affordable, if small or a “fixer upper”. The new units will not be affordable. The only one who benefits is the developer.

I would like to give you a real world example, in my neighborhood. In 2015, developer Everett Custom Homes purchased a lovely, historic, 98 year old house in Laurelhurst, at 115 NE Cesar Chavez for \$601,300, demolished it, and built two new infill houses, re-addressed as 3823 NE Couch St and 3835 NE Couch St. The first sold for \$938,000 and the second sold for \$927,000.

The new houses cost far more than the original house. Families that might have been able to afford the original house could not have hoped to afford the new infill houses. Everett Custom Homes' owner, Vic Remmers, was part of the Stakeholders Advisory Committee that wrote the RIP proposal.

The RIP changes will irreparably damage Portland's single family home neighborhoods.

The express intention of the RIP changes is to convert Portland's single family home

neighborhoods to mixed neighborhoods of duplexes, triplexes, and small apartment clusters. In the words of a RIP author – again, Vic Remmers:

“the city of Portland ‘should remove barriers and identify incentives to encourage development of more housing types ... streamlining the design review process and revising the zoning code to allow for middle housing types in residential neighborhoods.’ In doing so, this would mean neighborhoods would start seeing more duplexes, triplexes, four-plexes and two-story apartments built around small courtyards.” (emphasis added) May 10, 2016 Op-Ed, Portland Tribune “My View: Rezone For Affordable Housing” by Vic Remmers.

Portland residents who live in single family house neighborhoods, chose to live in those neighborhoods. They could have chosen very different neighborhoods of apartments, duplexes, or triplexes; they did not. They invested their life savings, much of their income, and often their sweat equity in their house in that single family house neighborhood. Owning a home means stability and security. The neighborhood’s zoning was a fundamental characteristic of the house.

Portland is a city of neighborhoods, each with its unique characteristics. It is fundamentally inequitable for the city council to make a sweeping change in the zoning of dozens of such neighborhoods from single family house to multi family dwelling. A particular neighborhood could vote to accept such a change, but the city council should not impose the uniform “one size fits all” RIP on the neighborhoods that reject it.

Note that the inequity will weigh heaviest in lower income neighborhoods. As explained previously, replacing an existing house with infill duplexes and triplexes will increase the price per unit. The lower income residents will be displaced as the original houses are demolished and replaced with new units that are more expensive.

Please be aware that the overwhelming majority of Portlanders have never heard of the RIP. BPS received fewer than 1,500 comments on RIP (not 0.25% of the city’s population). The RIP brochure was lengthy and unclear. The most important zoning changes (Recommendations 4, 5, and 6) were buried near the end of a 20 page document.

Thank you for your attention.

Shannon Dixon
3926 NE Hassalo St

From: [Travis Phillips](#)
To: [Council Clerk – Testimony](#)
Subject: Support for the Residential Infill Project Recommendations
Date: Tuesday, November 15, 2016 4:58:10 AM

Dear Mayor Hales and Commissioners,

For over 20 years, PCRI has committed to provide stable, affordable homes for the community. PCRI's unique mix of over 700 affordable single-family residences, small multi-plexes and community apartments are dispersed among more than a third of Portland's neighborhoods. These homes exemplify the valuable array of housing types which contribute to the fabric of our neighborhoods and provide varied housing options to meet the needs of an economically and culturally diverse community. However, as we know, there remains an immense gap in Portland's housing supply in terms of quantity, affordability, and scale.

While the proposals put forth in the Residential Infill Project Concept Report cannot be the singular solution for housing needs in our city, they deliver important opportunities to expand on housing offerings, including opportunities to provide more affordable homes for those that need them. By thoughtfully utilizing Portland's existing land as proposed in the report, we can simultaneously encourage smaller-scale development which complements surrounding homes, provides more homes in existing neighborhoods with robust services and infrastructure, and reduces the cost of development when new homes are constructed by spreading land costs among multiple units or allowing underutilized parcels to be divided and developed more easily.

PCRI has always recognized the important role that access to housing—and especially homeownership—plays in addressing historical inequities and families' abilities to achieve self-sufficiency. If implemented, the Residential Infill Project's recommendations afford greater opportunity for PCRI and other land owners to develop additional homes and respond to Portland's current housing shortage. For example, PCRI owns a rental duplex on N. Mason Street. Unless the existing duplex is demolished, development is currently limited to the existing structure, which only occupies the eastern half of its parcel. The Infill Project's recommendations would allow the existing duplex to remain and the vacant half of the parcel to be developed, which PCRI hopes to do in order to provide opportunity for lower-income first-time homebuyers. At other sites, ease of creating flag lots as recommended by the Infill Project would reduce development costs and better utilize land without impacting existing homes. These scenarios also exemplify how the proposal supports smaller scale, complementary development additions, rather than the concerns around demolition that have been raised. These are just two examples out of many. I am happy to meet in person to provide additional detail or other examples.

PCRI also recommends that the Residential Infill Project go further by more explicitly incentivizing affordability and homes whose design inclusively reflects the needs of Portland's communities. As such, reasonable density bonuses should be added back into the Residential Infill Project as originally proposed in the June 2016 draft Concept Report:

- * Allow an additional bonus unit [or increased FAR] for providing an affordable unit, an accessible unit, or internally converting an existing house
- * Allow additional bonus unit [or increased FAR] in cottage clusters for providing affordable units, accessible units, or for retaining the existing house on the site

The recommendations of the Residential Infill Project are an important piece in the puzzle that addresses Portland's current housing shortage. Every unit counts and I see great value in the recommendations proposed in the Concept Reports. I look forward to staying involved as the process continues.

Sincerely,
Travis Phillips
Director of Housing and Development
PCRI
6329 NE Martin Luther King Jr. Blvd.
Portland, OR 97211
t: 503.288.2923