

**From:** Dennis O'Malley  
**To:** [Council Clerk – Testimony](#); [Commissioner Fish](#); [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Commissioner Novick](#)  
**Cc:** ["Jean O'Malley"](#)  
**Subject:** Residential Infill Project Concept Hearings  
**Date:** Wednesday, November 16, 2016 5:02:34 PM

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Dear Mr. Mayor and City Council:

I am writing in opposition to the proposed Residential Infill Project and in particular to the proposed Housing Opportunity Overlay Zone. It appears to me that the Overlay Zone is an ill-advised attempt to rezone vast swatches of the City of Portland in one fell swoop, without any attempt to carefully consider the needs and established character of any particular property, area, or neighborhood.

Indeed it appears that the Overlay Zone proposal is purposely designed to avoid and prevent just that sort of careful consideration and local planning. Just slap the overlay over the whole zoning map, regardless of local consequences, and don't bother to take the time and make the effort to exercise zoning powers and restrictions wisely.

My family lives at 4228 N.E. Flanders St., within 2 blocks of N.E. Glisan St., 2-3 blocks of N.E. Caesar Chavez Blvd, and 3 blocks of Burnside St. Having residential neighborhoods of character within the City is one of the strengths of the City of Portland, created and preserved by more than 100 years of careful zoning decisions.

I would respectfully request that you don't throw it all away in a ill-advised rush to apply arbitrary "one size fits all" overlay zoning. Take the time to reconsider and do it right.

Thank you for your time and consideration,

Dennis O'Malley

503-243-4899

**From:** Matt Otis  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Tracy, Morgan](#)  
**Subject:** Residential Infill Project - Personal Testimony  
**Date:** Wednesday, November 16, 2016 5:04:47 PM

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## **RE: Residential Infill Project**

Dear Mayor Hales and Commissioners

The following testimony represents my personal opinion related to the Proposals contained within the Residential Infill Project (RIP). I am the Land Use and Transportation Chair for the Richmond Neighborhood Association, and for the past month we've dived heavily into the RIP and I've learned a bunch about it. Recently the Richmond Neighborhood Association sent in their stance on Proposals 1-6, which I largely agree with. For my personal testimony I would like to address Proposals 7-10, which we did not have enough time to debate publicly.

### Housing Types

**Proposal 7** - Existing House Flexibility I support this proposal.

I would like to see if more ways to allow existing owners to do this instead of developers.

It would be great if we could have existing owners transform their homes instead of requiring them to cash out, have a developer do it, have the developer profit, and then have new people moving in have to pay for those profits. **Narrow Lots Proposal 8** - Historically Narrow Lots I think this is going in the right direction; however, current definition is somewhat loose. Would like specifics on which properties eligible. Would also like language to excluding some historical lots.

**Proposal 9** - R2.5 Adjustments Think this is going in the right direction. c) sounds weird, but helps reduce demolitions d) does a good job of limiting demos. And e) really helps with scale. However, I would like info on b and its implications. a) only require 2 units if new-owner and major remodel or new construction

**Proposal 10** - Narrow Lot Parking This should be done in conjunction with better strategies to handle parking within neighborhoods. I would strongly recommend that we look into creating a paid neighborhood parking permit program. Too many neighbors have busted cars in driveways and unused cars on the street. Combo it with businesses' customers parking in neighborhoods and things can get contentious for parking fast. By applying a permit system we could make the parking situation better, and by using those funds to better the neighborhood we could make things even better nearby.

### Additional Possibilities

- Better encourage moving houses (city currently makes that really tough to do)

- This could help with Proposal 8 in that it would make it easier to shift a house on a lot to make room for more units.
- The current discouragement of moving prevents great homes from being saved and instead sends them to landfills
- Bump deconstruction age from 1916 to 1978 (end of lead-era)
  - At the very least, require preservation of homes from eras when old-growth wood was common, that's a resource we'll never see again for 100s of years. Sending it to a landfill is a travesty.

Thank you for all your hard work on the Residential Infill Project.  
And thank you for considering our requests.

Sincerely,  
Matt Otis

**From:** Terry Griffiths  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Commissioner Fish](#); [zCharlie Hales](#); [Commissioner Novick](#); [Commissioner Fritz](#); [Commissioner Saltzman](#)  
**Subject:** Testimony on RIP Concept Report  
**Date:** Wednesday, November 16, 2016 5:12:07 PM  
**Attachments:** [T Griffiths on RIP Concept Report.doc](#)

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To: Portland City Council Members

From: Terry Griffiths, 4128 SE Reedway, Portland, Oregon 97202  
Member and former chair  
Woodstock Neighborhood Association Land Use Committee

November 16, 2016

Dear Portland City Council Member,

It would be a breach of faith by the Portland City Council and the Portland Bureau of Planning and Sustainability to rezone all the Portland subdivisions comprised of 25' x 100' plats or so-called "historically narrow lots" from R5 to R2.5. The real and relatively recent history of these subdivisions is as follows:

In the first part of the 20<sup>th</sup> century, some subdivisions were laid out in 25' x 100' plats. This platting was intended to offer buyers flexibility in selecting lot size. They could purchase a 50' x 100' lot, a 75' x 100' lot, or even a 100' x 100' lot. Until approximately 1990, those are the lot sizes that were purchased and developed. In the 1980 Comprehensive Plan, these platted subdivisions were zoned R5, the same as the residential areas that surrounded them.

Beginning around 1990, tall, skinny houses began to crop up on 25' x 100' parcels in some R5 zones. Observant neighbors questioned why this was allowed. They learned that land hungry developers had discovered the 25' X 100' plats and were applying to build on them. In response to neighborhood objections, the Portland Planning Bureau proposed a zoning code amendment requiring building lots in the R5 zone to be a minimum of 30' wide and 300 square feet in area. The amendment was strongly supported by neighborhoods and by a unanimous vote of the Portland Planning Commission. Non-the-less, in June of 2003, the City Council ruled against the recommendations of both their Planning Bureau and the Planning Commission by a 3-2 vote, declaring, in effect that any 25' x 100' plat could be considered a buildable lot. Impacted neighborhoods threatened to appeal the Council's decision to LUBA. The Planning Commission made an unprecedented request that the City Council reconsider its decision.

Eventually the parties brokered a compromise, namely that a 30' minimum lot width and a 3,000 square foot minimum lot area would be instated in the R5 zone, and that no housing could be demolished in order to develop the underlying 25' x 100' lots. HOWEVER, any patted lot of record that has been vacant for 5 or more years could be partitioned into a 25' x 100' tax lot and be developed. The five year vacancy requirement component of the compromise agreement was intended to slow demolition of homes on underlying 25' x 100'

plats, and, to a large extent, it has.

**Recommendation 8: a) "Allow historically narrow lots to be built on by rezoning them to R 2.5 if located within the Housing Opportunity Overlay Zone..."** completely betrays the hard-won compromise that the City Council agreed to in 2003.

The euphemistically labeled "**CHALLENGES**" to allowing houses to be built on historically narrow lots noted on page 18 of the Concept

Report are spot on:

- Locations of historically narrow lots (are) not distributed evenly throughout the city.
- (This rezoning) increases demolition pressures in some neighborhoods.
- Narrow houses (are) often not reflective of neighborhood character of wider homes.

During the BPS Staff briefing for City Council on the Residential Infill Concept Report on Monday, November 7, Chief Planner Joe Zehnder stated, that the location of the "historically narrow lots is 'an accident of history' "Portland has never previously based its zoning on accidents of history. It is a disservice to the neighborhood areas where these 25' X 100' plats exist to do so now. While it is a gift to developers, it promises to quickly transform the character of those neighborhoods through demolitions and rebuilding.

Please consider and honor the compromise the City Council made with the neighborhoods in 2003.

Most sincerely,

Terry Griffiths

**From:** Cameron Herrington  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fish](#); [Commissioner Fritz](#); [Commissioner Novick](#)  
**Subject:** Residential Infill Project testimony  
**Date:** Wednesday, November 16, 2016 5:15:47 PM  
**Attachments:** [Residential Infill Letter - Living Cully - 11-16-16.pdf](#)

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Dear Mayor Hales and Commissioners,

Please find attached a letter from Living Cully in response to the Residential Infill Project concept recommendations.

We support the recommended concepts. However, we strongly urge you to reinstate a provision included in the June 16 Draft Proposal (but omitted from the final recommended concepts), which would "allow an additional bonus unit for providing an affordable unit" in single-dwelling zones.

In the midst of an acute affordable housing crisis, it would be a serious mistake and missed opportunity to omit this provision from the concepts that you are scheduled to vote on in early December.

Sincerely,  
Cameron Herrington

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Cameron Herrington

Living Cully, anti-displacement program coordinator

503.489.8334, [www.livingcully.org](http://www.livingcully.org)





Mayor Charlie Hales  
Commissioner Nick Fish  
Commissioner Amanda Fritz  
Commissioner Steve Novick  
Commissioner Dan Saltzman

November 16, 2016

**RE: Residential Infill Project**

Dear Mayor Hales and Commissioners,

We are writing to share our concern that the Residential Infill Project concept recommendations do not address Portland's dire need for housing that is affordable to low- and moderate-income families.

While we agree with the 10 existing recommendations, City Council must add provisions to incentivize and prioritize the inclusion of truly affordable homes in Portland's single-dwelling zones. This can be achieved by simply reinstating a provision from the June 2016 Draft Proposal: "Allow an additional bonus unit for providing an affordable unit." We find it unconscionable that this provision was stripped from the Concept Report that you are now considering, and that the Residential Infill Project is therefore on the verge of moving forward without this important tool to expand housing equity and inclusion in Portland's highest opportunity neighborhoods.

Reinstating this affordable housing provision would make the development of affordable homes far more feasible for any developer, including non-profits such as Habitat for Humanity, PCRI and Proud Ground. It would also be consistent with your Comprehensive Plan commitments to expand access to affordable housing and dismantle residential segregation.

Making an affordable housing project financially viable requires that the land cost per unit be kept low. For example, Living Cully member organization Habitat for Humanity finds that it can only afford to spend about \$35,000 per unit for land. Therefore, allowing a bonus unit in exchange for affordability requirements would make more projects feasible, as the land cost could be divided among more units. The same would be true for a for-profit developer that wishes to include an affordable unit in a residential development.

As long as this bonus is provided only in exchange for an affordable unit, the land value will not increase as a result of this increased development potential. Rather, land prices will continue to reflect what market-rate developers are willing to pay, which is based on the number of units that *they* can develop

on the property. An affordable housing bonus will enable developers of affordable units to acquire land at a price reflecting the market-rate density, but then spread that cost out among more units. This would allow them to compete for more properties, make more projects financially viable, and build affordable homes in Portland's high opportunity neighborhoods – where market forces are driving displacement and residential segregation based on race and income.

To illustrate this concept, here is a scenario based on an actual single-family property that is on the market in the Cully neighborhood:

An R7 property is currently developed with a single-family home and listed on the market for \$300,000. Current rules allow for a duplex on this corner lot. A market-rate developer could acquire this property and renovate/add to the existing structure to create a duplex. Affordable homes would not be financially viable on this property, because the cost of acquiring the land can only be split between the two allowed units. The final sales price or monthly rent required to pay for the project would be out of reach for lower-income families.

However, if the inclusion of an affordable unit meant that a triplex could be developed, whereas a market-rate developer could only build a duplex, the land cost would be shared among three units. This could bring down the final cost of the homes to a point that would be truly affordable to families who are otherwise priced-out of the housing market.

Under the proposed Residential Infill rules, which we support, the basic premise of this scenario would be the same, though the numbers would change. The land value would be higher than under existing conditions, because any developer could build a triplex on the corner lot, rather than a duplex. However, an additional bonus unit in exchange for affordability would enable a project to include four units, and therefore split the higher land cost four ways.

We call on you to honor the goals set forth in the Comprehensive Plan by including an affordable housing bonus in the Residential Infill Project concepts. As you know, the Bureau of Planning and Sustainability will develop code and map amendments based on your direction. Eliminating the affordable housing bonus at this stage would be a grave mistake, and a missed opportunity to advance housing equity and build inclusive neighborhoods.

Sincerely,



Tony DeFalco  
Living Cully Coordinator  
6899 NE Columbia Blvd, Suite A  
Portland, OR 97218

**From:** Chris Chen  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Concept Report Testimony  
**Date:** Wednesday, November 16, 2016 5:16:55 PM

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Dear Commissioners:

My name is Chris Chen, and I live at 3616 SE Knapp Street in Eastmoreland.

I urge you to support the hard work done by professional city staff, and members of the stakeholder committees, by approving work to turn the Residential Infill Project Concept Report into reality.

We need additional housing closer-in. And these days, closer-in doesn't stop in the teens, or even in the double digits. Talk of high rises in single-family neighborhoods is fear-mongering; this proposal doesn't provide for that, of course; what it does provide is for a mix of housing types to provide for a growing population. Providing a mix of housing types allows us to make this city's neighborhoods more diverse, which is something I wholeheartedly support.

I understand there are concerns about the changing nature of Portland's neighborhoods. I believe this is an honest and fair compromise that gives us a chance to make real progress in solving this housing crisis while addressing some real concerns about the scale of housing in existing single family neighborhoods.

I believe this proposal takes into consideration new data that strongly suggests that parking minimums have adverse effects on providing affordable housing. I think the proposed floor area ratio changes will prevent many of the developments that many development-averse citizens find problematic.

While I currently live in southeast Portland, I've previously lived in northwest, just across the corner from Chapman Elementary. In what I can imagine is one of Portland's quintessential neighborhoods, I saw a mix of duplexes, multiplexes, and apartment buildings next to single family homes. I believe that this style of development makes for the vibrant, livable, affordable, and diverse city we all wish to leave for our children, and this proposal will help us move in that direction.

Thank you.

Chris Chen

**From:** Susan Ferguson  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Commissioner Fritz](#); [Commissioner Novick](#); [Commissioner Fish](#); [Commissioner Saltzman](#); [ted@tedwheeler.com](mailto:ted@tedwheeler.com)  
**Subject:** [Approved Sender] Fwd: Infill  
**Date:** Wednesday, November 16, 2016 5:18:08 PM

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I am resending this testimony, originally submitted on Monday, November 14, 2016, to ensure that you have my address and neighborhood.

Thank you.

**Susan** Ferguson  
 6119 NE Sacramento Street  
 Portland OR 97213  
 503.284.0048  
 Rose City Park Neighborhood

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

Begin forwarded message:

**From:** Susan Ferguson <[oakbay@q.com](mailto:oakbay@q.com)>  
**Date:** November 14, 2016 at 8:13:31 PM PST  
**To:** [CCTestimony@portlandoregon.gov](mailto:CCTestimony@portlandoregon.gov)  
**Cc:** Charlie Hales <[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)>, Amanda Fritz <[amanda@portlandoregon.gov](mailto:amanda@portlandoregon.gov)>, Steve Novick <[novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)>, Nick Fish <[nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)>, Dan Saltzman <[dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)>, [ted@tedwheeler.com](mailto:ted@tedwheeler.com)  
**Subject:** Infill

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

6119 NE Sacramento Street  
Portland OR 97213  
503.284.0048  
Rose City Park Neighborhood

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

**From:** Madeline Kovacs  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Commissioner Fish](#); [Commissioner Fritz](#); [Commissioner Novick](#); [Commissioner Saltzman](#)  
**Subject:** RIP - Madeline Kovacs / P4E Verbal Testimony  
**Date:** Wednesday, November 16, 2016 5:21:31 PM  
**Attachments:** [Madeline Kovacs P4E Verbal Testimony 11.16.16.pdf](#)

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Dear Mr. Mayor and Councilors,

Please find attached my verbal testimony from earlier today from Portland for Everyone.

Cheers,  
Madeline/Portland for Everyone  
133 SW 2nd Ave Suite 201  
Portland OR 97204

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Madeline Jane Kovacs  
(preferred pronouns: she/her/hers)  
Program Coordinator | Portland for Everyone  
1000 Friends of Oregon | [portlandforeveryone.org](http://portlandforeveryone.org)  
+1 510.410.4176 | skype: madeline.kovacs

"The world needs beauty as well as bread..." - John Muir

## Verbal Testimony - Madeline Kovacs, November 16, 2016

Dear Mr. Mayor and Commissioners,

My name is Madeline Kovacs, and I am the coordinator for the Portland for Everyone coalition.

First, I would like to thank the Landmarks Commission for their excellent testimony, and point out (as I did on Think Out Loud earlier this week) that we have many points in common. Many of these areas of agreement will not be found using only the Johnson economics report, which didn't include ADUs, internal conversions, or other flexible & creative options that can adapt and preserve housing stock at the same time.

For example, in reading the Internal Conversion Report myself, it became clear: A renovation that conserves 90% of the existing structure should NOT be treated the same way under the code as one that demo's 90% of the existing structure - and nuanced policy changes like this matter, for character and for affordability.

I am excited to speak and hopefully work with both the Landmarks Commission and Restore Oregon to identify ways that we can strengthen the current recommendations further (and identify which building code and other changes the City should advocate for from the State).

### **In summary, the Residential Infill Concept Report before you currently:**

- Reduces instances of demolition by limiting scale of new construction,
- Outlaws the 1:1 replacement of existing smaller homes with enormous ones,
- Incentivises the preservation, conversion and adaptation of existing homes by increasing these options' relative value,
- Allows two Accessory Dwelling Units, one interior to the main house and one detached, on most lots, and
- Re-legalizes a few smaller-scale "Missing Middle" housing options (that are common in Portland's oldest and most walkable neighborhoods) in some places.

### **We agree with the direction of these changes, and also think that the proposal needs to go further in some key ways:**

- 1) The small-scale Missing Middle housing types proposed need to be allowed in all neighborhoods. East Portland should be allowed to become walkable and transit-enabled. And, homeowners everywhere should be able to downsize in their own communities, or offer a unit to friends and family.
- 2) We should provide not only more-affordable options, but also offer non-profits and others a bonus unit or size if they provide permanently affordable housing,

- 3) The City should take the steps outlined in the Internal Conversions Report to make such undertakings easier and the more economical choice over a tear-down, and
- 4) Though currently neutral on both, we need to make sure that accessibility and tree preservation are better prioritized in the project scope that you give back to staff next year.

I will end with one point I did not make verbally today: If Council hasn't yet had the chance to read the Obama White House's Housing Development Toolkit that was released last month, please do. It offers solid overarching guidelines for American cities that we should truly take to heart in all policy actions that we consider. One of my favorite quotes that aptly expresses what the Residential Infill Project can also mean for housing supply, anti-displacement, inclusive, mixed-income neighborhoods, and renter's rights movements here in Portland:

"When new housing development is limited region-wide, and particularly precluded in neighborhoods with political capital to implement even stricter local barriers, the new housing that does get built tends to be disproportionately concentrated in low-income communities of color, causing displacement and concerns of gentrification in those neighborhoods. Rising rents region-wide can exacerbate that displacement."

Thank you so much for your work and for your time,



Madeline Kovacs

Portland for Everyone  
[www.portlandforeveryone.org](http://www.portlandforeveryone.org)  
1000 Friends of Oregon  
133 SW 2nd Ave, Suite 201  
Portland OR, 97204

**From:** Charlie Tso  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Recommended Concept Report  
**Date:** Wednesday, November 16, 2016 5:34:41 PM

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Dear Mayor and Commissioners,

I strongly support the Residential Infill Project Recommended Concept Report, especially the “Housing Choice” portion that will allow more middle housing in Portland’s single family neighborhoods. I serve on the Boise Neighborhood Association and the Land Use and Transportation Committee, and I am also a renter. I want my neighborhood and this city to have diverse and abundant housing that is affordable and accessible by people of all income levels. The RIP is a step in the right direction to unlock many homes and create more affordability and diversity Portland.

Portland does not have diverse housing choices; I have experienced first-hand the difficulty of finding an affordable home in my neighborhood. Most of our housing is either single-family homes or high-rise apartments, but these two housing types cannot adequately meet many Portlanders’ needs. We need to build more, denser, and smaller housing for renters, retirees, the elderly, young families, low-income, and single-person households. Increasing housing diversity and density will also slow displacement, maintain neighborhood stability, and enhance accessibility to transit, parks, and other public services and amenities.

I support abundant, diverse, and affordable housing options in every neighborhood. I urge City Council to support allowing duplexes, triplexes, cottage clusters, courtyard apartments, and internal conversions in ALL single-family residential zones, beyond the proposed Housing Opportunity Overlay zone. Currently, the entire David Douglas School District in East Portland is being left out of the proposal. There is no justification to exclude a large portion of East Portland from the benefits of housing diversity and affordability, especially when rents and displacement are rising rapidly there. Excluding the David Douglas School District contradicts the values Portland stands for: diversity, equity, and inclusiveness.

Sincerely,

Charlie Tso  
4150 N Williams Ave. Apt 201  
Portland, OR 97217

**From:** Christopher Eykamp  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Novick, Steve](#); [Commissioner Fritz](#); [Commissioner Fish](#); [Commissioner Saltzman](#)  
**Subject:** HAND RIP Testimony  
**Date:** Wednesday, November 16, 2016 5:39:05 PM  
**Attachments:** [HANDRIPTestimony.pdf](#)

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Attached please find HAND's testimony about the Residential Infill Project.



November 16, 2016

**RE: Residential Infill Project Testimony**

Dear Mayor Hales and Council Members:

The Hosford-Abernethy Neighborhood District (HAND) would like to share the following observations regarding the Residential Infill Project (RIP). We appreciate the hard work of BPS staff on the RIP and their attempt to balance outcomes against the eight key measures.

Our neighborhood has long included many outstanding examples of all forms of “missing middle” housing — duplexes (mid block as well as on corners), triplexes, four-plexes, courtyard housing, internal conversions to create ADUs and duplexes, large houses shared by unrelated adults, and a growing number of new, external ADUs. Many of these exist in the Ladd’s Addition Historic District and have been there for many years. These designs fit well into our neighborhood.

Increased economic diversity has been a goal of the HAND Board for decades. We want to see more affordable housing options for renters and homebuyers alike. We have seen that where redevelopment occurs, relatively affordable housing is replaced with very expensive housing, and the neighborhood suffers. We have relatively few locations where new structures can be built without demolishing existing buildings. We are unsure how the RIP policies will increase density without increasing demolitions, and whether any new construction that results will be any more affordable than what it replaced.

Although we are very comfortable with these housing types, the RIP raises several underlying questions:

- Will the policies promoted by the RIP actually result in more affordable housing options for our residents?
- How many more of these units can Inner Ring neighborhoods absorb without dramatically altering the look and feel of the area?
- How many existing structures are likely to be demolished to accommodate the additional infill, and will these changes lead to more affordable housing options, including paths to ownership for current and future residents?
- Is our infrastructure, including streets, parks, libraries, transit, and schools, adequate for the increased burden we're placing upon it, and do we have plans and resources to upgrade it where necessary?
- The RIP concept report highlights the role of housing choice in allowing Portland’s aging population to age in place. Why doesn’t the RIP speak to the amount of accessible and affordable housing for older adults and people with disabilities as a result of this new infill?

Considering the three major objectives of the RIP concept, we offer the following:

**A. Scale of Houses** — We support 1) limiting the size of houses while maintaining flexibility, 2) lowering house rooflines, and 3) improving setbacks to better match adjacent houses, even in areas where minimal front setbacks are typical, such as in pockets of housing west of SE 11th.. Though not included

in the proposal, we would support going further with context-sensitive standards on the scale of buildings and their placement on the lot. Larger houses in an area with lots of large houses are much less disruptive than the are in an area where smaller structures predominate.

**B. Housing Choice** — We support allowing more housing types in select areas. However, we have concerns that the Housing Opportunity Overlay, as described, leads to a one-size-fits-all approach and needs further refinement. How many, what type of units, and where to build them needs more careful consideration. A blanket overlay does not help us direct growth where it is least disruptive. We echo concerns expressed by SMILE regarding the potential FAR on an R2.5 lot. We support the increased flexibility for cottage clusters on large lots citywide. This change should be accompanied by additional planning that helps identify key sites that might afford such opportunities. Two such large sites (one close to a park) in the Richmond Neighborhood became available in recent years and could have housed cottage clusters, but were used instead for very large, single family homes. There needs to be a way to identify these potential sites early, and incentivize the cottage approach.

**C. Narrow Lots** — We would like further clarification on the use of narrow lots and rezoning historically narrow lots to R2.5. How do the neighborhoods which contain the majority of these lots view the likely impacts of this approach? Encouraging a lower height for detached homes on smaller lots and prohibiting prominent, front-facing garages seems to be a good direction, as is limiting new driveways to provide a safer pedestrian experience and allowing for more street trees. Perhaps allowing (or even requiring) structures on narrow lots to be connected to create a duplex would both improve the appearance and increase available living space without negatively impacting neighbors more than two separate structures would. The space between skinny houses is generally unusable and is essentially wasted.

**D. Internal Conversions** — We support allowing internal divisions within existing structures in order to encourage efficient reuse of existing housing stock, creating new housing units and increasing density in a manner less disruptive than new construction.

Given our desire for more affordable housing in our neighborhood, we have a number of concerns and questions. Some of them are already mentioned in the RIP list of trade offs. We list them here, not necessarily in order of importance:

1. **Displacement of current renters**— At this time our neighborhood is split approximately 50/50 between renters and owners. We have no desire to discourage development of quality, rental housing, but are concerned it leaves renters vulnerable to the kind of rent increases and evictions that we are currently seeing. How can the RIP be used to help avoid rather than fuel involuntary displacement and foster neighborhood stability?
2. **Design Guidance and Requirements** — Page 26 mentions “measures that will promote the preservation and future integration of key, iconic architectural features that help define neighborhoods and make these areas special.” We would like specifics as to how design guidance or review would function in the permitting of these structures in order to encourage compatibility and accessibility. Also, how would such “measures” mesh with potential plan districts envisioned for some of our commercial corridors such as Division? Consider how zoning can ensure that some types of bonuses result in units built to meet “accessibility” standards.
3. **Tree Canopy** — Recent tree inventories point to the loss of large form trees. Consider incentives for retaining more of these trees such as flexibility in setbacks, or a waiver of some/all parking



requirements, allowing an additional unit on another site, etc. Consider how preservation regulations and penalties mesh with the allowances granted by the RIP.

4. **Parks and Open Space** —Parks Bureau staff has consistently told our neighborhood that the City will never acquire any additional park property in our area due to the cost of land. Back and side yard gardens are disappearing, high density housing has no outdoor space, and there is a shortage of Southeast community garden plots, which have waitlists years long. At one time we were told that a portion of SDCs generated in our area could be used to upgrade existing parks. We have not received any upgrades. Instead HAND raised \$7,000 to pay for a water fountain at Piccolo Park. We are still waiting for the promised Inner Eastside community center that has been “on the list” for decades.
5. **Solar Access** — Since the City has no formal policy regarding solar access, the potential for additional structures arriving next door could put existing solar panels at risk and serve as a disincentive for the installation of additional solar equipment.
6. **Loss of Pervious Surface** —The cumulative loss of both pervious surface area and large tree canopy will add to the challenges of stormwater management just as climate change threatens to bring more intense rainfall events.
7. **Demolition of Structurally Sound, Affordable Housing** — Although increasing housing choice and affordability is an important goal, we are concerned that the RIP could accelerate the demolition processes already taking its toll on the smaller, more affordable housing in our neighborhood.
8. **Proximity versus Access to Transit** — There are several areas of our neighborhood where one can live close to mass transit, especially light rail, but cannot actually access that transit because of barriers in the built environment. (For example, some houses in HAND just north of Powell fall within ¼ mile of the Rhine Street Orange Line station, but residents of those houses need to walk a full ½ mile to get to the station; likewise as bus stops on Division are removed to support TriMet's Bus Rapid Transit plan, walking distance for some households will be much longer than their linear distance to Division.) When identifying areas with ready access to transit for inclusion in overlay areas, we ask that actual walking distance to a transit stop or station be considered.
9. **Inadequate Data Profiles**— In addition to considering proximity to transit and walkability scores when designating areas for opportunity overlays, please consider data on current condition and age of housing, amount of missing middle housing already in place, renter/owner ratios, ownership tenure and patterns, recent trends in property values, numbers of demolitions and major remodels.
10. **Clear Project Outcomes and Evaluation** — Test concepts before applying them broadly and re-evaluate them after 5 years, using agreed upon objective criteria, such as what number of units at what price point constitutes success?
11. **Ownership Options** — Explore financing mechanisms and paths to ownership for the new, smaller structures that avoid turning neighborhoods into redevelopment zones that benefit outside investors and leave renters who wish to own without improved options for entering the housing market.
12. **Incentives to Foster Affordability and Accessibility** — Work to ensure that the majority of the new units in older neighborhoods actually provide long term, more affordable housing as opposed

to more opportunities for short term rentals and convenient access for tourists. For example, the amount of SDCs charged could be tied to amount of total square footage on a site. A recent report on internal conversions seems to indicate conversions within smaller structures are likely to be too complex/costly to interest many builders. However, they might still be doable for owners and small contractors with some incentives. For owner occupied conversions the City might explore long term financing mechanisms similar to those used for home weatherization to allow owners to do conversions/additions while continuing to occupy their homes, without impacting their home equity. SDC waivers or tax deferrals could be limited to owners willing, for example, to commit a unit to rents pegged for those with 80% of median family income for a set number of years, or to build a unit to meet “accessible” standards, etc.

13. **Short Term Rentals** — What is the impact of current policies regarding short-term rentals (Airbnb and similar) on the long-term rental market? It may be possible for the City make better use of existing housing stock by limiting the increasing numbers of short-term rental units, perhaps by setting a limit in proportion to the number of total housing units in a neighborhood or sub-neighborhood area. The City also needs to address the root of the popularity of short-term rentals: a general sparsity of reasonably-priced short-term accommodations, particularly in peak seasons and in “hot” neighborhoods, as well as short-term accommodations that resemble homes more than hotels.

In conclusion, adopted neighborhood plans currently used by the City for the Inner Ring neighborhoods are out of date, although many of the aspirations they contain remain relevant. We have never had a Southeast Area Plan, but are now being asked to function as part of a Town Center with a Housing Opportunity Overlay slated to cover our entire neighborhood. We have already seen the western edge of our neighborhood rezoned to industrial, which negatively impacted the remaining housing there, and in the 1980s we watched the City attempt to spur housing development along Inner City commercial corridors by rezoning buildings, long in commercial use, from commercial to residential. The results have been inconsistent and left these areas lacking a cohesive character.

We are therefore skeptical of applying a one-size-fits-all approach to infill. The process should recognize that housing condition, scale, history, transportation, economic factors, and displacement considerations all play a significant role in defining what is appropriate in particular context. We are concerned that recommending a uniform overlay for all parts of the Inner Ring neighborhoods, or areas near Town Centers, will create uncertainty for existing tenants and owners while providing enormous opportunities for investors who have no incentives to maintain or enhance the neighborhood for the long term.

There appears to be an air of panic surrounding the City’s haste to make dramatic changes with the RIP, despite longstanding promises that infill would occur gradually over several decades. We ask that you proceed very carefully in developing and implementing the code changes needed to implement the Residential Infill Project. We suggest the designation of several pilot neighborhoods, perhaps those who self identify as eager to experiment with the type of redevelopment being proposed. Design a robust evaluation process, that includes residents, to see how the approach is working. Ideally most of the “negative collateral consequences” that we and others have raised would not occur, and we will have a sound basis to extend the reach of the project. Since, with one broad sweep, this proposal would essentially eliminate single family zoning from large parts of our city, all at once, without knowing how

the housing market and other forces will respond, it would be wise to proceed with some degree of caution to ensure the success of the intended goals.

Thank you for your consideration of our concerns.

Sincerely,

Sue Pearce  
Chair, Hosford-Abernethy Neighborhood District

**From:** Sam Noble  
**To:** [Council Clerk – Testimony](#)  
**Subject:** residential infill proposal testimony  
**Date:** Wednesday, November 16, 2016 5:41:33 PM

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Sam Noble  
420 SE 62nd Ave.  
Portland, OR 97215

To Portland City Council,

I support the concepts described in the BPS draft proposal with a few minor exceptions:

- 1) Living space shouldn't compete with parking for floor area. Please ask BPS to exempt garage space from floor area maximums.
- 2) The proposed FAR for the single dwelling zones is too small. I suggest .5 for R7, .7 for R5, and .9 for R2.5. The proposed .5 FAR seems to me to be an overreaction to a small, vocal, and well organized advocacy group. We don't need to impose modesty on new construction to match the modesty of the (possibly poorer) residents for whom some of our housing was originally built.
- 3) Duplexes should be allowed city-wide, by right, corner lot or not, regardless of lot size. I think limiting the additional 3rd unit in the DADU to the proposed overlay area is more reasonable, so long as the bounds of this overlay remain essentially as they are proposed today.
- 4) The detached accessory structure bonus should be larger to encourage a small above-garage apartment.
- 5) The rules about base points for height measurement unnecessarily penalize existing houses on modestly (but not "steeply") sloping lots.

I own an old house in the Mt. Tabor neighborhood with a large basement that has it's own entrance. By the time the proposed rules go into effect, I will also have a small ADU above my detached garage. It would be lovely to put an extra mailbox on my house and build out a kitchen so that the extra space can be efficiently and comfortably used by a tenant.

I also own a small old house in Buckman which borders a 4-plex and two duplexes. It is likely to be demolished by a future owner, regardless of the evolution of new zoning rules. I would feel much better knowing that it could house more people comfortably than just a few in whatever the largest allowed building envelope happens to be by then.

Thank You,

Sam Noble

**From:** Christopher Eykamp  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Novick, Steve](#); [Commissioner Fritz](#); [Commissioner Fish](#); [Commissioner Saltzman](#); [BPS Residential Infill](#)  
**Subject:** HAND RIP Testimony  
**Date:** Wednesday, November 16, 2016 5:45:16 PM  
**Attachments:** [RIPTestimony.pdf](#)

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Attached is my testimony about the Residential Infill Project. It's one of the better letters I've written about this, so I hope someone reads it! ;-)

November 16, 2016

**RE: Residential Infill Project Testimony**

Dear Mayor Hales and City Council,

Housing affordability has become a critical issue for Portland. I live in the Hosford-Abernethy neighborhood, and I am concerned about shrinking economic diversity, and feel it is important to maintain opportunities for affordable housing for renters and buyers alike. We are experiencing a wave of redevelopment, and it has all done exactly one thing -- convert affordable housing into unaffordable housing. A good example is an attractive house that provided affordable rental housing for 5 adults, which was recently demolished, and was replaced by (soon to be) two oversized houses, offered for sale for \$900K apiece. Density increased (maybe), but affordability suffered greatly.

Will the policies in the RIP change that? I see little evidence that they will (a conclusion supported by the city's own economic report on the question). At best, new houses will be a bit smaller (which is a good thing, as smaller houses may create a natural constraint on price growth), but developers are motivated by money, and as long as people are willing to pay huge amounts for new construction in my neighborhood, builders will build for that market.

Most of the policies in the RIP would incentivize further redevelopment, and, I am convinced, would hurt all residents, owners and renters alike, by increasing redevelopment pressure on less expensive properties. In addition to being environmentally and architecturally damaging, the result will be fewer affordable housing opportunities for everyone. We all lose in that scenario.

Advocates for the RIP claim that we can bend the curve of supply and demand by building so much housing that prices will fall, creating a new supply of affordable housing. This is fantasy.

I heard a presentation last night from leaders of the Central Eastside Industrial Council who described how Silicon Valley companies, such as Google and EBay, are setting up satellite offices in Portland because the housing cost for their employees is lower here. This, and other market forces, provides what is essentially an endless demand for housing in the Inner Ring neighborhoods by well-paid professionals who can afford to rent or buy anything on the market. Can we really build enough new housing in a few already dense neighborhoods to sate that demand?

There are good ideas in the RIP -- limitations on the size of new construction (which I think should go further than what has been proposed), support for internal conversion of existing single-family structures to duplex or triplex, greater flexibility for setbacks to encourage new structures to fit better with old. I oppose anything that would encourage construction of more "skinny houses" -- these are a blight on neighborhoods where they are common, and the RIP policies that would encourage more of this sort of construction should be discarded.

There are missing items that might help provide more opportunities for affordable housing: incentivizing long-term rentals over short-term rentals in ADUs and other self-contained units, incentives for creative re-use of existing structures, and incentives to preserve existing housing for housemate arrangements, which provides some of the most affordable and sustainable housing in the city.

The one RIP proposal that, above all others, holds the most destructive potential, is the creation of a new "Housing Opportunity" overlay. This overlay, which would cover most of the East side of Portland (cynically avoiding the wealthiest areas of the city), would essentially be a sweeping rewrite of current residential zoning rules. It would create incentives for builders to demolish existing structures and replace them with less affordable alternatives. It will do great damage to the physical structure of our neighborhoods, is environmentally destructive, and will result in a bonanza for developers at the cost of everyone else. This proposal would create, in essence, a huge uncontrolled experiment, one that would be difficult to retreat from should the inevitable unintended consequences turn out to be more severe than proponents are promising. I strongly urge you to set this proposal aside.

Rather than enumerate the specific RIP concepts that I support and oppose, let me request that when you make your recommendations, you ask for code changes that would:

1. Limit the size of new construction (ideally tying it to the size of surrounding structures to create more context-sensitive development)
2. Discourage further construction of "skinny houses" (though I would support allowing adjacent skinny houses to be merged into a single duplex or triplex structure, perhaps offering a bonus unit as an incentive)
3. Provide incentives for the reuse of existing structures by allowing internal subdivisions and encouraging group-living situations which provide our most affordable and sustainable housing
4. Strongly discourage the demolition of existing affordable housing stock
5. Maintain and enhance tree canopy and solar access
6. Encourage development of commercial amenities and transportation options in East Portland to make those neighborhoods more attractive alternatives to the Inner Ring neighborhoods
7. Incentivize long-term over short-term rentals
8. Ensure that neighborhoods and communities have a meaningful voice in any zoning changes that directly affect them

Thank you,

Chris Eykamp  
2101 SE Tibbetts  
Portland 97202

**From:** Christopher Eykamp  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP Testimony  
**Date:** Wednesday, November 16, 2016 5:47:37 PM  
**Attachments:** [RIPTestimony.pdf](#)

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I sent this earlier, but got a bounce; just making sure it was submitted.



November 16, 2016

**RE: Residential Infill Project Testimony**

Dear Mayor Hales and City Council,

Housing affordability has become a critical issue for Portland. I live in the Hosford-Abernethy neighborhood, and I am concerned about shrinking economic diversity, and feel it is important to maintain opportunities for affordable housing for renters and buyers alike. We are experiencing a wave of redevelopment, and it has all done exactly one thing -- convert affordable housing into unaffordable housing. A good example is an attractive house that provided affordable rental housing for 5 adults, which was recently demolished, and was replaced by (soon to be) two oversized houses, offered for sale for \$900K apiece. Density increased (maybe), but affordability suffered greatly.

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I heard a presentation last night from leaders of the Central Eastside Industrial Council who described how Silicon Valley companies, such as Google and EBay, are setting up satellite offices in Portland because the housing cost for their employees is lower here. This, and other market forces, provides what is essentially an endless demand for housing in the Inner Ring neighborhoods by well-paid professionals who can afford to rent or buy anything on the market. Can we really build enough new housing in a few already dense neighborhoods to sate that demand?

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There are missing items that might help provide more opportunities for affordable housing: incentivizing long-term rentals over short-term rentals in ADUs and other self-contained units, incentives for creative re-use of existing structures, and incentives to preserve existing housing for housemate arrangements, which provides some of the most affordable and sustainable housing in the city.

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6. Encourage development of commercial amenities and transportation options in East Portland to make those neighborhoods more attractive alternatives to the Inner Ring neighborhoods
7. Incentivize long-term over short-term rentals
8. Ensure that neighborhoods and communities have a meaningful voice in any zoning changes that directly affect them

Thank you,

Chris Eykamp  
2101 SE Tibbetts  
Portland 97202

**From:** Linda Nettekoven  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Wednesday, November 16, 2016 6:04:49 PM  
**Attachments:** [RIP Ltr 1116 LAN.docx](#)

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Dear Mayor Hales and Commissioners:

Attached please find my testimony regarding the the Residential Infill Project.

Sincerely,  
Linda Nettekoven

RE: Residential Infill Project  
November 16, 2016

Dear Mayor Hales and Council Members:

In addition to supporting the recently submitted comments from the HAND Board, I wish to offer the following personal observations regarding the Residential Infill Project. I am very appreciative of the hard work of the staff in producing this RIP Concept as well as the many hours contributed by the members of the RIPSAC. The concept of “missing middle housing” is very familiar to me and I am very supportive of it.

My HAND neighborhood has long included many examples of all forms of the “missing middle” — duplexes (mid block as well as on corners), triplexes to eight-plexes within a single family housing “shell”, courtyard housing, internal conversions to create ADU’s and duplexes, large houses shared by unrelated adults, and a growing number of new, external ADU’s. Many of these exist in the Ladd’s Addition Historic District and have been there for many years. For example, I counted 8 duplexes on two facing block faces on SE Elliot Street. With that amount of “middle housing” in my neighborhood, it can hardly be termed “missing”.

Although I am very comfortable with this mix of housing types, the RIP raises several underlying questions:

- 1) Why are the neighborhoods that already include the most “missing middle” housing being proposed for a Housing Opportunity Overlay?
- 2) How many more of these units can Inner Ring neighborhoods absorb without dramatically altering the look and feel of the area,
- 3) How many existing structures are likely to be demolished to accommodate the additional infill and will these changes lead to more affordable housing options, including paths to ownership for current and future residents?
- 4) The RIP concept report highlights the role of housing choice in allowing Portland’s aging population to age in place. If it is clear that a more accessible, diverse, and adaptable housing stock is needed, why doesn’t the RIP speak to incentives or requirements likely to increase the amount of accessible and affordable housing for older adults and people with disabilities as a result of this new infill?

Considering the three major objectives of the RIP concept, I offer the following:

**A. Scale and Massing** — I support 1) limiting the size of houses (height and FAR) while maintaining flexibility, 2) lowering house rooflines and 3) adjusting the regulation of side lot bays and eaves 4) improving setbacks to better match adjacent houses. Consider creating a formula based on the range of the front setbacks of other houses on the block if there is a good deal of setback variation. For this concept to engender community support, the context of the surrounding neighborhood must be considered.

**B. Housing Choice** — I support allowing more housing types in select areas. However, I share concerns that the Housing Opportunity Overlay, as described, leads to a one size fits all approach and needs further refinement. How many, what type of units and where needs more careful consideration e.g, concerns expressed by SMILE regarding the potential FAR on an R2.5 lot. We support the increased flexibility for cottage clusters on large lots citywide. This change should be accompanied by additional planning that helps identify key sites that might afford such opportunities. Two such large sites (one close to a park) in the Richmond Neighborhood became available in recent years and could have housed cottage clusters, but were used instead for very large, single family homes. There needs to be a way to identify these potential sites and work with owners prior to change in ownership.

**C. Narrow Lots** — Although greater clarity and transparency regarding the use of narrow lots is needed, I would like further clarification on how rezoning historically narrow lots to R2.5 is viewed by the neighborhoods that contain the majority of these lots. Encouraging a lower height for detached homes on smaller lots and prohibiting prominent, front-facing garages is a good approach.

**D. Internal Conversions** — I support allowing internal divisions within existing structures in order to encourage efficient reuse of existing housing stock, creating new housing units and increasing density in a manner less disruptive than new construction. I would like to see conversions allowed beyond Town Centers if such adaptive reuse would help preserve a historic structure. Perhaps further work can be done to identify and remove barriers to conversions in the State Building Code, making sure not to weaken provisions dealing with fire safety, seismic support and adequate soundproofing.

Despite my neighborhood board's long standing desire for and efforts to achieve more affordable housing in our neighborhood, and my desire to support the RIP whole heartedly I still have a number of concerns and questions. Some of them are mentioned in your list of the trade offs to be balanced. I will list mine here, not necessarily in order of importance:

- 1) **Displacement of current renters**— At this time my neighborhood is split approximately 50/50 between renters and owners. I have no desire to discourage development of quality, rental housing except for the fact that it still leaves renters vulnerable to the kind of rent increases and evictions that we are currently seeing. How can the RIP be used to help avoid rather than fuel involuntary displacement and foster neighborhood stability?
- 2) **Design Guidance and Requirements** — Page 26 mentions “measures that will promote the preservation and future integration of key, iconic architectural features that help define neighborhoods and make these areas special.” I am very cynical about aspirational language regarding design, compatibility, etc. I'd like specifics as to what role design guidelines or standards would play in implementing the RIP so the permitting for these structures would encourage compatibility and accessibility. Also, how would such “measures” mesh with soon to be revised Community Design Standards and potential plan districts envisioned for some of our commercial corridors such as Division? How can zoning ensure that some types of bonuses result in units built to meet “accessibility” standards?
- 3) **Tree Canopy** — Recent tree inventories point to the loss of large form trees. Consider incentives for retaining more of these trees such as flexibility in setbacks, or a waiver of some/all parking requirements, allowing an additional unit on another site, etc. Consider how preservation regulations and penalties mesh with the building allowances granted by the RIP. There are still loopholes in the Tree Code regarding lot splitting and tree preservation that need to be addressed.
- 4) **Parks and Open Space** —Parks Bureau staff has consistently told my neighborhood that the City will never acquire any additional park property in our area due to the cost of land. As back and side yard gardens disappear, the multi-year waits for Southeast community garden plots continue to lengthen. We were told at one time that a portion of SDC's generated in our area could be used to upgrade existing parks, but that has not happened. Instead HAND raised the \$7000 to pay for a water fountain for tiny Piccolo Park and after several decades we are no closer to the development of a community center for the inner Eastside.
- 5) **Solar Access** — Since the City has no formal policy regarding solar access, the potential for additional structures arriving next door seems to put current panels at risk as well as serving as a disincentive for the installation of additional solar equipment.

- 6) **Loss of Pervious Surface** —The cumulative loss of both pervious surface area and large tree canopy seems to add to the challenges of stormwater management just as climate change threatens to bring more intense rainfall events.
- 7) **Demolition of Sound, Affordable Housing** — Although increasing housing choice and affordability is an important goal, I am concerned that the RIP could accelerate speculation and add to the demolition processes already taking their toll on the smaller, more affordable housing in our neighborhoods. As we all know in most cases the most affordable house is the one that has already been built.
- 8) **Proximity versus Access to Transit** — There are several areas of my neighborhood where one can live close to mass transit, especially light rail, but cannot actually access said transit because of barriers in the built environment. When identifying areas with ready access to transit for inclusion in overlay areas, there needs to be more careful consideration of this distinction.
- 9) **Inadequate Data Profiles**— In addition to considering proximity to transit and walkability scores when designating areas for opportunity overlays, please consider data on current conditions, age of housing, amount of missing middle housing already in place, renter/owner ratios, ownership tenure and patterns, recent trends in property values, numbers of demolitions and major remodels, larger parcels with a single owner, etc.
- 10) **Clear Project Outcomes and Evaluation** — test concepts before applying them broadly and evaluate after 5 years (e.g., what number of units at what price point constitutes success?).
- 11) **Ownership Options** — Explore financing mechanisms and paths to ownership for the new, smaller structures that avoid turning neighborhoods into redevelopment zones that benefit outside investors and leave renters, wishing to own, with no increased options for entering the housing market.
- 12) **Incentives to Foster Affordability and Accessibility**— A recent report on internal conversions seems to indicate conversions within smaller structures are likely to be too complex/costly to interest many builders. However, they might still be doable for owners and small contractors with some incentives. For owner occupied conversions the City might explore long term financing mechanisms similar to those used for home weatherization to allow owners to do conversions/additions while continuing to occupy their homes without impacting their home equity. SDC waivers or tax deferrals could be limited to owners willing, for example, to build a unit to meet “accessible” standards, or to commit a unit to rents pegged for those with 80% of median family income (or below) for a set number of years. As a general approach the amount of SDC’s charged for additional units and conversions could be tied to amount of new square footage being developed on a site. Work to ensure that the majority of the new units in older neighborhoods actually provide long term, more affordable housing as opposed to more opportunities for short term rentals and convenient access for tourists.

If you create a Housing Opportunity Overlay, there needs to be accompanying attention to area planning. For example, adopted neighborhood plans for the Inner Ring neighborhoods are out of date, although many of the aspirations they contain are very relevant. We have never had a Southeast Area Plan and are way overdue for such planning assistance. Yet we are being asked to function as part of a Town Center with a Housing Opportunity Overlay slated to cover our entire neighborhood. In decades past HAND has already seen, first, the western edge of our neighborhood rezoned to industrial which negatively impacted the remaining housing there, and then in the 1980’s watched the City attempt to spur housing development along inner city commercial corridors by rezoning buildings, long in commercial use, from commercial to residential. Instead this nonconforming use status led to further stagnation and lack of redevelopment along our corridors for decades.

Thus I very much want you to get this RIP Concept “right”, but I am skeptical of a one size fits all approach to infill. The concept and zoning code should recognize that the condition of housing, scale, history, transportation, economic factors, and displacement considerations all play a significant role in defining what is appropriate where. I am concerned that to recommend a uniform overlay e.g., for all parts of the Inner Ring neighborhoods or areas near Town Centers will create uncertainty for existing tenants and owners while providing enormous opportunities for investors with no incentives to deliver affordable units that will maintain or enhance the neighborhood for the long term. Hence it is critical to further refine your tool kit of carrots and sticks for property owners and developers. In the spirit of truth in zoning it will also be important to create code language that can be easily understood and work with realtors to ensure that people understand the range of possibilities that will surround them when they purchase homes in “areas with options”.

I am frequently asked for leads on apartments or told about people about to lose their housing, my younger friends despair about ever owning a home, and I am in daily contact with houseless neighbors. To me the housing crisis is very real and I want “somebody” to do something “tomorrow”. Yet because I am afraid that increasing opportunities for development in some areas all at once will drive up land values and make things even less affordable, I am asking that you proceed carefully in developing and implementing any code changes needed to implement the Residential Infill Project. I suggest that you designate several pilot neighborhoods that are eager to experiment with the type of redevelopment being proposed. Design a robust evaluation process to see how the approach is working. And/or perhaps consider implementing parts of the RIP concept that have the most community support while working to further refine some of the others. I appreciate the work you have already done in response to the housing crisis and I hope the path forward becomes clear.

Thank you again for your ongoing consideration of these issues.

Sincerely,

Linda Nettekoven  
2018 SE Ladd Ave  
Portland, OR 97214

**From:** Sarah Cantine  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP testimony  
**Date:** Wednesday, November 16, 2016 6:09:02 PM  
**Attachments:** [RIP testimony 11\\_16\\_16 Sarah Cantine.pdf](#)

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Attached is written testimony to accompany my verbal at City Hall today.

Thanks you for your assistance.

Cheers-

Sarah

**Sarah Cantine** Architect, CSBA

**S|E A**

**SCOTT | EDWARDS ARCHITECTURE LLP**

2525 East Burnside Street Portland, Oregon 97214  
p: 503.226.3617 f: 503.226.3715 [www.seallp.com](http://www.seallp.com)



Testimony to Portland City Council 11/16/16

Sarah Cantine

I'm a member of the Residential Infill Project SAC, a Land Use Committee member of the Boise Neighborhood, a citizen affected by the proposal, and a licensed architect.

On behalf of the RIPSAC 7, I'd like to specifically address the aspect of scale. A chief concern and complaint has been the demolition of viable houses and replacement with oversized speculative housing. Hence, the City was tasked to define a building mass that would be acceptable for infill housing.

The planning proposal states the size of this oversized housing being built as being between 2,680 sf and 4,461 sf, and proposes the size be limited to 2,500 sf/5000s sf in an R5 zone and 1750 sf/2500 sf lot in R2.5. What is misleading is that this proposal excludes partial attics and basements in their calculation. If the main body of the house is 2 story, or 1,250sf/story, with both a basement and attic level, the overall size is actually closer to the size of the largest house built in 2013 of 4461 sf. (3.5+ floors x 1250 = 4375+ sf). With the 0.15 FAR increase bonus for detached ADU, the size easily exceeds the maximum. See attached.

While scaling down the mass that current code allows is a step in the right direction, the numbers don't bear out that it will change the arc of demolition, spec development, affordability or equity.



This subset of the SAC advocates a contextual approach to development that reacts in scale and mass to neighborhood context. Some context will limit the size of dwellings promoting smaller dwellings and keeping land costs relative to what a small house may yield. With smaller profit margins, additions and renovations become a more viable alternative, reducing demolitions (environmental contamination, waste, cultural loss), reducing displacement, preserving greenspace, and supporting more small local businesses.

The reverse also holds true. Neighborhoods with larger dwellings, or particularly those immediately adjacent to commercial development are limited to the same size structures as those remote to

commercial corridors. These are areas that should logically be the bridge between the mass of large scale development and neighborhood scale. These areas are optimal for middle housing especially. Context supports transitional massing and density is an anticipated aspect of the neighborhood edge to commercial.

Middle housing relies upon a walkable neighborhood, and is meant to inhabit the same scale structures as the rest of the neighborhood.

Missing Middle buildings typically have a footprint not larger than a large single-family home, making it easy to integrate them into existing neighborhoods, as well as serve as a way for the neighborhood to transition to higher-density and main street contexts.

—Opticos Design, Inc.



THIS IMAGE MAY ONLY BE USED WITH ACCOMPANYING ILLUSTRATION ATTRIBUTION TO OPTICOS DESIGN, INC.

Understanding and responding to **massing and adjacency context** is vital to the success of middle housing and is not successfully achieved by a one size fits all approach.

**We support the following Scale and Massing approaches:**

1. Create development typologies that fit neighborhood context and aspirations. (look for examples such as Nori Winter’s work in other cities) *One size does not fit all.*
2. Ensure that scale of houses fits neighborhood context, protect solar access and privacy, and maintain individual and shared green spaces.
3. The code must be clear. Use commonly understood terms. Provide clear definitions of what is allowed in each zone. Restore “truth in zoning.” Avoid inconsistent and confusing criteria such density when lot sizes or “overlays” governing dwelling unit counts, or unit size are the governing criteria.
4. Save viable existing housing. The most affordable housing is almost always housing that is already in place.

I encourage Council to review the proposals with an eye to context and strengthening the positive aspects of each neighborhood, and have a few thoughts on underutilized land in R2-2.5. I speak as a single resident in a 1400 sf house on 5000 sf of land in R2.5. The lack of affordability means that any move to downsize would financially be a lateral one with an increased commute, and would require me to leave my beloved neighborhood, thus removing any incentive. I see ADUs increasing in my neighborhood in a positive fashion as more private homeowners are able to share in the prosperity and remain in the neighborhood, while adding density in a layered way that creates the variety of housing we need. Many residents though lack an understanding of the process and the funds to develop. To encourage this form of actual infill I have the following proposal.

- 1.) Permanently waive SDC fees (they are finally starting to work) on ADUs for existing dwellings.
- 2.) As the PDC has a Storefront Improvement program, initiate a Neighborhood Infill Pathway Program. ('NIPP displacement in the bud.') This program would be dedicated to streamlining the process for private owners and smaller developers to add density either through additions and internal conversion of existing houses, or ADUs.
- 3.) Create designated BDS staff versed in the practical aspects of this development type for pre-application through Permit planning and zoning assistance.
- 4.) Incentivize reuse of existing structures in lieu of demolition, accessible units, affordable units (10 year renewable MULTI type to sliding % scale), energy efficiency, sustainable materials and tree preservation. The incentives could be in the form of tax abatement, height/density/FAR bonuses, or a combination of all.
- 5.) Encourage the development of predesigned and engineered replicable ADU types that can be easily permitted to streamline staff workload. Many architects have done ADUs and could assist in developing some basic models (re-used for a modest royalty) or be preapproved much like the FIR program is to contractors.
- 6.) Partner with the PDC to supply architectural support for ambitious or difficult design scenarios.
- 7.) Partner with lenders to support and streamline funding small scale development.
- 8.) Partner with non-profit housing groups, minority affiliations, churches, grant writers, philanthropic organizations, PDC, and other stakeholders to provide support and seed money for development.
- 9.) Partner or supply legal aid to avoid predatory lending or development schemes.
- 10.) Engage neighborhood associations to have involvement in supporting good developments and flagging those that would conflict with neighborhood context.

This would really empower neighborhoods, add to their diversity (rather than removing it through repetitive McMansions), generate increase tax revenue in stagnant areas, increase local small business employment, strengthen neighborhood cohesion/maintenance, and demonstrate the City's commitment to equity. This approach also fills all of the goals of the RIP.

On a personal note, I joined the RIPSAC because my neighborhood is distinctly affected by displacement and loss of community in the face of incredibly rapid growth and land value escalation. I had hoped this process would bring together people with different skill sets and perspectives and with knowledge of many different neighborhoods in order to generate ideas that would strengthen our neighborhoods and

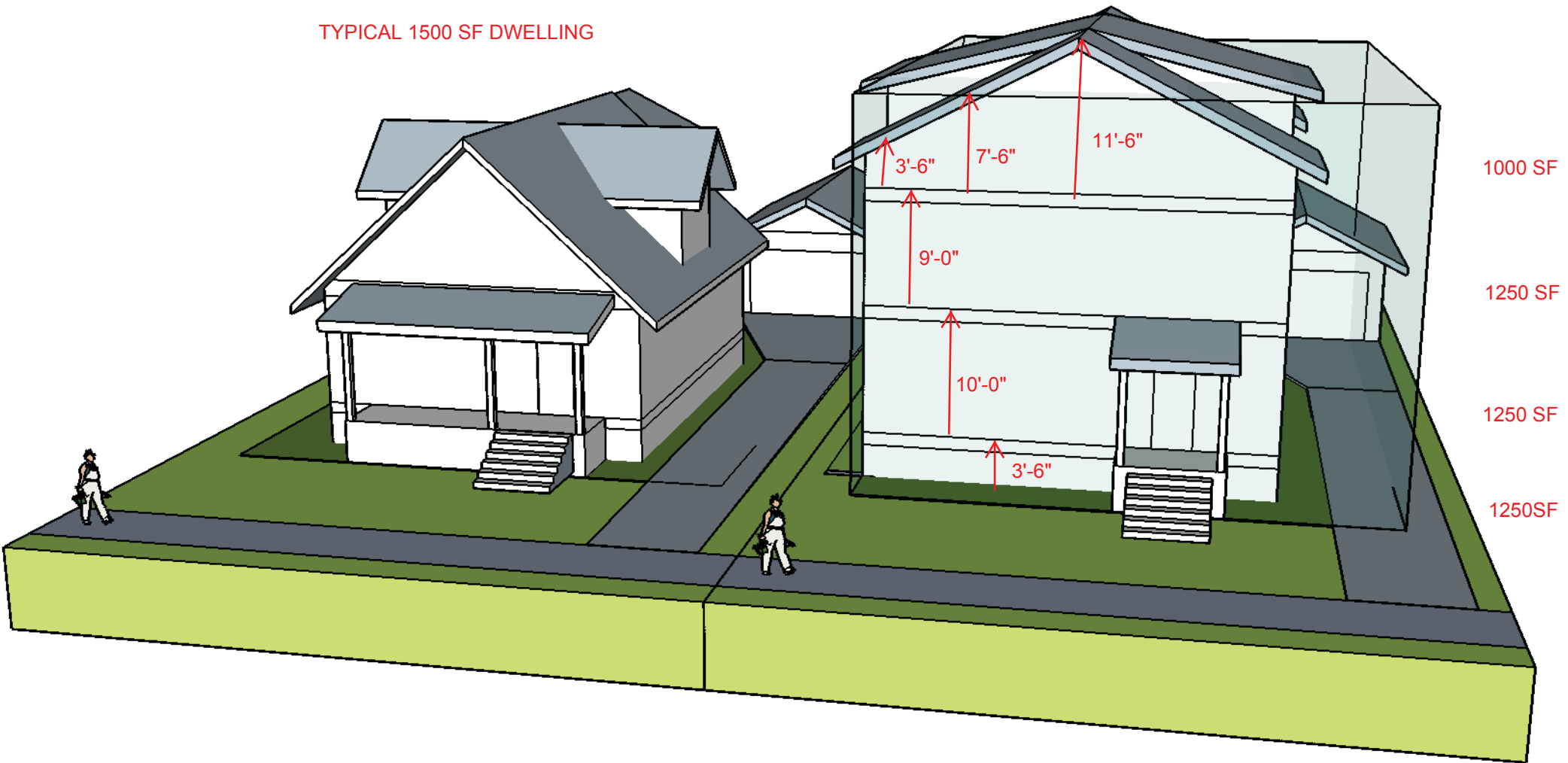
urban building fabric, and give structure to affordable housing options. Instead it seemed a foregone conclusion that residential infill meant residential demolition and rebuild, and that we were there to provide feedback on what predetermined limitations and allowances to development would be acceptable to different interest groups. I say this with all due respect to the many fantastic planners involved, but this was not the productive work I had expected to do, and pitted very reasonable people against each other in the pursuit of a common goal. I am concerned that this proposal is one dimensional in favor of redevelopment, and does not provide my, and other vulnerable neighborhoods with the support they need to be affordable, equitable and sustainable.

Thank you for your time,

Sarah Cantine

TYPICAL 1500 SF DWELLING

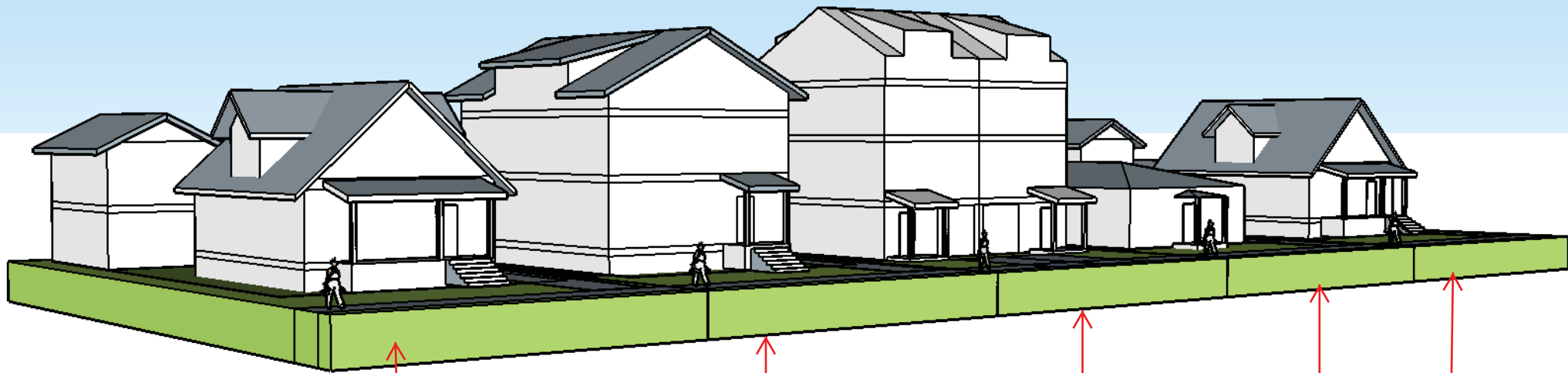
PROPOSED MAXIMUM DWELLING(S)



R5 DWELLING MASS

BOX AROUND DWELLING INDICATES ALLOWED HEIGHT AND LOT COVERAGE

4750 SF +/- PLUS 375 SF DETACHED ADU = +/- 5125 SF



TRADITIONAL 1500 SF DWELLING

MAX. NEW R5 DWELLING

MAX. NEW R2.5 ATTACHED DWELLINGS

TRADITIONAL 1500 SF DWELLING

**From:** Doug K  
**To:** [Council Clerk – Testimony](#); [Hales, Charlie](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Novick, Steve](#); [Commissioner Fish](#)  
**Subject:** Testimony on Residential Infill  
**Date:** Wednesday, November 16, 2016 6:16:09 PM  
**Attachments:** [11-16-16 Klotz RIP Council testimony.docx](#)

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Attached Is my testimony on the Residential Infill Project. This is different from what I handed to the clerk at the Council hearing today. (It's expanded)

Thank you.

Doug Klotz  
1908 SE 35th PI  
Portland, OR 97214

Doug Klotz  
1908 SE 35<sup>th</sup> Pl.  
Portland, OR 97214  
Nov. 16, 2016

Re: Residential Infill Project

Mayor Hales and Commissioners:

I support the Residential Infill proposal, and also the Portland for Everyone platform, and I'm proud to say that in my neighborhood, the Richmond Neighborhood Association has endorsed key parts of this proposal as well.

With Federal action on Climate Change unlikely, we need to do whatever we can in Portland to build more compact neighborhoods, to reduce carbon impact per person. The Residential Infill Proposal will allow more housing choices near Centers and Corridors, in these and other neighborhoods where shops, schools and transit are easily accessible on foot or bicycle. This will provide more options for people to live in walkable neighborhoods and reduce auto use.

Some have said, "Don't we have enough zoning already for 20 years of growth"? Well, we do, if every one of the Comp Plan zoned sites is scraped and built on. In real life, not all lots are available. Some owners don't want to sell or build. And builders prefer the most areas most in demand, so not all areas will see development. Good planning needs surplus capacity, so a city can reach its goals through market action, without mandating teardowns. The addition of residential capacity by this project will spread opportunities throughout the city, but even the Johnson Economics study predicts a gradual uptake, not wholesale teardowns.

This plan will also promote equity in housing choices. It will help folks like my nephew and his wife to live in Inner Southeast, within biking distance of their jobs downtown. It helps the elderly and the working class stay in "high opportunity neighborhoods, where they will be able to live a full life on a limited income. The Residential Infill proposal will help to provide smaller, less expensive housing choices, as part of a spectrum that also includes mid-rise apartments, courtyard apartments, triplexes, ADUs, and small house clusters.

Some have said we should "test" this first. But the evidence from the Johnson Economics study is that this will not result in wholesale conversion of neighborhoods, but slow, incremental changes. And, a test in one neighborhood would inevitably be decried as "not representative", when attempts to extrapolate the results are made for the rest of the city. These changes should take effect throughout the city, not just in selected neighborhoods including the David Douglas School district.

I support allowing a house with two ADUs on any single-family lot, and a triplex on corner lots. But I also support an additional unit per lot if it is "accessible", or is "affordable". The standards for "visitable" mentioned in others' testimony should also be explored.

I support the modified height limits and house size in R-5 and R-7. In R-2.5, I support keeping the height limit at 35' for attached houses, while lowering it to 30' for detached houses. R-2.5 is a "buffer" zone between Commercial or Multifamily, and the single-family zones. It makes sense to have a greater height limit in R-2.5

I support the variable FAR concept, with the higher FAR in R-2.5, and lower in R-7. However, a builder of row-houses pointed out the flaw in this concept when it comes to 4- to 6-unit rowhouses. In these cases, the end



units often have wider lots to include side setbacks, while the interior lots are narrower. Strict application of the FAR model would lead to odd results. It would be important to include study of these other rowhouse types in the future code-writing.

I support flexible front, side, and rear setbacks, so builders can shift the house and ADU around on the lot, and reduce front, rear or side setbacks, so that existing trees can be saved. Front setbacks could reduce to Zero, and sides could reduce to 3', perhaps, in the front 60' of the lot. Rear setbacks, and side setbacks on the rear 40' of the lot, could reduce to zero.

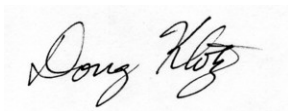
The proposed increase in the front setback from 10' to 15' will not accomplish its purpose, and will be detrimental. First, this was partly in response to testimony from the Burlingame Neighborhood, I believe, where the average house setback is 25 or 30 feet. The difference between 10 and 15' will not satisfy those folks. On the other hand, in older neighborhoods, like Buckman, there is a row of old houses with 5' setbacks on Salmon west of 17<sup>th</sup>, and east of 17<sup>th</sup> there are three 1890s houses with zero setback. The front steps land at the sidewalk. As a resident there explained, he likes the neighborly feel of being near the sidewalk, to converse with passersby.

Increasing the front setback also constricts options in the rear yard. It's harder to save trees, harder to fit an ADU in, and for rowhouses, more difficult to fit those desired rear driveways. So, leave the front setback at 10' max. in single-family zones, and allow it to be reduced to zero to match other houses on the block face.

Others have mentioned allowing parking in the front setback, in order to save trees. I fear, though, that this will lead to parking in front yards, between the house and the street. A better option is, as I mentioned, to remove all parking requirements in single-family zones. There is currently no parking requirement within 500' of a frequent transit street. The requirement beyond 500' is rarely needed. It should be removed from the single-family zones.

I hope these suggestions can be forwarded to staff for the upcoming code-writing process, but will reiterate that these are minor tweaks, and the overall proposal is an important step in make Portland a more welcoming place for all.

Thank you.

A handwritten signature in black ink that reads "Doug Klotz". The signature is written in a cursive, flowing style.

Doug Klotz

**From:** Soren Impey  
**To:** [Council Clerk – Testimony](#)  
**Subject:** City council RIP testimony on 11-16-16  
**Date:** Wednesday, November 16, 2016 6:25:51 PM

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To whom it may concern:

I would appreciate it if you could forward my written testimony to city council members.

Best,

Soren Impey  
503-381-9854  
2440 SE Main  
Portland, OR

**From:** Soren Impey  
**To:** [Council Clerk – Testimony](#)  
**Subject:** City council Residential Infill Project testimony on 11-16-16  
**Date:** Wednesday, November 16, 2016 6:27:34 PM  
**Attachments:** [RIP\\_proposal\\_testimony\\_112016.pdf](#)

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To whom it may concern:

I would appreciate it if you could forward my written testimony to the mayor and commissioners.

Best,

Soren Impey  
[503-381-9854](tel:503-381-9854)  
2440 SE Main  
Portland, OR

Hi, my name is Soren Impey and I have rented an apartment in the Buckman neighborhood for 17 years. 80% of the people living in my neighborhood rent and most live in multiplexes and apartment buildings that are not legal under current zoning code. I support the Portland for Everyone RIP proposal but believe it does not go far enough.

Portland is in the midst of an affordable housing crisis. This chronic housing shortage is causing rents for lower-income residents to skyrocket. For example, the median rent for a 1 bed room apartment in Portland is ~\$1400 (as of July). This shortage of housing has caused waves of displacement with middle income people increasingly displacing low income people. Involuntary displacements or evictions of low income people are one of the largest contributors to homelessness. In addition to rent control and tenant rights, just cause eviction and rent-regulation Portland desperately needs affordable rental units. We also need these units in the short-term, not 10, 20, or 30 years from now. Current RIP proposals will allow more small homes, ADUs, and duplexes. A \$600,000 home or \$400,000 ADU will do little to address affordability. To address the critical need for affordable rental housing, I call on the city to increase the number of allowed affordable bonus units for duplexes and triplexes. Specifically, I would like to see the city incentivize construction of affordable triplexes, 4-, 5-, and 6-plexes where some or all units are affordable.

Detached owner-occupied homes and ADUs are more profitable and quicker to build than rental units. I am very concerned that current RIP proposals will do little to increase rental stock. I also do not believe FAR and unit incentives will be sufficient to incentivize development of affordable units. Therefore, I urge the city to implement additional tax and loan incentives. Our inner city residential neighborhoods are dotted with larger multiplexes, cottage apartments, and courtyard apartments that comprise the bulk of affordable housing. These building types are part of the "character" of these neighborhoods. We must see the city re-legalize these missing middle housing types on larger lots.

Some additional comments on the draft proposal:

- I do not support residential parking requirements because they negatively affect affordability and are not consistent with Portland Climate Action Plan goals
- If select areas are targeted for expanded development, major bikeways should be given the same weight as transit routes.

Best,

Soren Impey

Email: sorenimpey@gmail

Phone: 503-381-9854

2440 SE Main

Portland, OR

**From:** mike dowd  
**To:** [Council Clerk – Testimony](#)  
**Subject:** testimony on residential infill project  
**Date:** Wednesday, November 16, 2016 6:49:12 PM

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Mayor Hales and Council Members:

I testified today at the hearing.

To reiterate, my main request is that you **exempt houses such as ours that are in areas subject to flood regulations from the proposed new height and size limitations**. Using our SW Miles St./Miles Place neighborhood (about 23 houses) as an example, here are reasons why that exemption is necessary:

--We can't have basements

--Many of us can't have ground floor living space

--We have small lots so have to build up, and it's irresponsible and sometimes illegal for us to increase lot coverage because it increases flooding.

--We need flat roofs for usable outdoor space that won't flood

--Raising the ground floor level here is safer, but the height limit reduction for flat roofs impedes that

--Several new houses have been built here over the last 3 decades. ALL are 3 or even 4 stories, and most have flat roofs, for the above reasons. It's a unique neighborhood, and the last thing we need are regulations that impede the rest of us from replacing our houses with ones similar to the new ones already built. Ironically, restrictions would guarantee that the existing newer ones will never be compatible with future new ones.

--Our situation is not what the regulations were intended to prevent, and they will backfire if applied here, as well as creating actual property and life safety hazards, because they would interfere with appropriate design responses to flooding.

In my own case, I bought my dilapidated 800 sf house several years ago to one day replace with a new house. I researched the zoning carefully to be sure I could build the new house that I wanted. I paid for that R5 zoning. These regulations would cut by OVER 50% the allowable size house the zoning I paid for allows. One thing that's

disturbing to me is that while I'd be limited to a house under 2500 sf, other people in wealthier neighborhoods with larger lots will be allowed to build much larger houses under the same R5 zoning. That's always been true to some extent--larger lot owners can build larger houses--but it was a technicality, because the allowable size was much larger than people would typically want to build. But the 2500 sf limit for a 5000 sf lot is ridiculously small for a maximum, and it will be relevant, so **the regulations penalize less wealthy neighborhoods with smaller lots such as mine.**

**The regulations for height and size need to allow flexibility for unusual situations, which cannot all be predicted.** In many cases, a 3-story house with a flat roof, or a house larger than 2500 sf are not only NOT undesirable, they are either no worse, and can actually be preferable to what is proposed to be allowed.

A few reasons, for example, of why a larger house makes more sense than a smaller house with a detached unit (such as the regulations encourage):

--the single larger structure works better for extended families (putting the grandparent in an isolated self-contained unit in the backyard makes no sense)

--it is a more compact form, leaving more land available for trees and gardens, keeps develop further from neighbors (I'd rather live next to a tall house 20' away than a medium house plus an ADU butted up against my property line)

--it is more energy efficient

--it allows flexibility because a smaller footprint (compared to a house plus detached unit) can be located to preserve trees, to minimize shade on neighbors, to improve privacy--in essence, all the reasons the proposed regulations say the larger single structures are bad!)

Three story flat-roof houses (proposed to be banned--are those really such a problem they need to be made illegal?!) are also preferable to 2 1/2 story gabled houses (proposed to be allowed) in many cases:

--the flat-roofed house will be lower, so can reduce shade and view blockage to neighbors

--the flat roof allows use of the roof for living, and allows energy-efficient "green" roofs

The size and height limits also ironically make it impossible to build COMPATIBLE houses on streets whose existing houses are large (such as Ladd's Addition). Those streets with large, tall houses (larger and taller than the new maximums) are among Portland's most livable, walkable and beloved.

The limits also will devastate the ability of people to remodel and add onto existing large houses. At least hundreds or even thousands of houses will become nonconforming simply because they're larger than 2500 sf. This will be a nightmare for families who want to say, add on when an elderly parent moves in. Telling them they can put grandma in her own unit in the backyard isn't helpful.

The situation of people who currently own property they want to add onto or rebuild is not all like that of developers, who can simply buy whatever property works for them, and build speculatively. People like us already own our properties, have depended on the ability to build to what the current zoning allows, and have special needs. Telling us we can add a unit doesn't help. In fact, the proposed regulations in the case of many properties are telling us we can add a unit if it's in the backyard, but not if it's in the same structure--that's not always the best design option, including for neighbors.

I'm rambling, but the point is there are lots of cases where houses taller or larger than what is proposed to be allowed will be POSITIVE, not negative additions to neighborhoods. The current limits are arbitrary, and flexibility is needed to allow them, at least in non-standard situations.

Please exempt properties in flood areas, and accommodate flexibility relative to height and size limits.

Respectfully submitted,

Michael Dowd, President  
Dowd Architecture Inc.  
0753 SW Miles Street  
Portland, Oregon 97219  
(503) 282-7704  
email: [dowdarchitecture@gmail.com](mailto:dowdarchitecture@gmail.com)  
website: [www.dowdarchitecture.com](http://www.dowdarchitecture.com)



**From:** Thomas Karwaki  
**To:** [Hales, Mayor](#); [Commissioner Fritz](#); [Commissioner Fish](#); [Commissioner Saltzman](#); [Commissioner Novick](#)  
**Cc:** [Council Clerk – Testimony](#); [Moore-Love, Karla](#)  
**Subject:** University Park Neighborhood Association Testimony on Agenda Item 1290 - Residential Infill Overlay  
**Date:** Wednesday, November 16, 2016 6:58:15 PM

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CITY COUNCIL -  
 TESTIMONY OF UNIVERSITY PARK NEIGHBORHOOD ASSOCIATION  
 Agenda Item 1290 – Residential Infill Project  
 November 16, 2016

The University Park Neighborhood Association's Board of Directors and the UPNA Land Use Committee are pleased to present the following comments on the Residential Infill proposal for your consideration. UPNA's land use chair attended several of the RIPSAC meetings and the charette and UPNA has provided testimony and comments to the Planning & Sustainability Commission and BPS Staff.

1) During the City Council's deliberations on the Comprehensive Plan, Commissioner Fritz noted that Middle Housing provisions would not be a ¼ mile wide, but would be tailored by BPS staff and Council working with the neighborhood associations and residents. The current Residential Infill Project does not do this. It takes a broad brush of ¼ mile with no considerations of geography, community cohesion, traffic, institutions and other land uses. The UPNA URGES Council to send this proposal for an overlay back to the BPS to actually tailor it to the neighborhoods so that it is not one size fits all.

2. While the goal of increased density is desirable for environmental reasons, the current Residential Infill proposal is INEQUITABLE. It may in fact be defacto the greatest racially biased policy proposed by the City of Portland since the construction of the Veterans Memorial Stadium, I-5 and Legacy Emanuel Hospital.

It is incumbent on the City and BPS Staff to prove that the RIP proposal will not increase the racial and income disparity within Portland.

Simply put, the land along the corridors and centers within the 1/4 mile radius is primarily owned by the predominant cultural race, white peoples.

The residents and owners who are non white are predominantly located beyond the proposed overlay zone. Due to the increased zoning density, the land values of the predominant race will be increased. People of color and of lower income will not be able to capture this additional economic value for identical pieces of property which are located near the Residential Infill Overlay.

Therefore the Residential Infill proposal creates a systematic bias against People of Color and Low Incomes in favor of the predominant white owners.

For instance the 1/4 mile radius adjacent to Lombard Avenue, particularly in the Portsmouth neighborhood, is primarily white. The population outside the 1/4 mile corridor is significantly more diverse, if not a majority. This is also true of

the University Park Neighborhood, where except for a few apartment buildings with a racially and income diverse residential base (owned by whites or white controlled corporations) within the 1/4 mile corridor most residents and owners are white. Yet the population is more diverse beyond or south of that 1/4 mile corridor (due in part to the University of Portland).

The zoning code is intended to be race and income neutral. The RIP proposal does not meet the goals of equity set forth in the proposed 2035 Comprehensive Plan as approved by City Council. It also will accelerate gentrification particularly of those neighborhoods that still have diversity of ownership or residences.

If density is so important, then apply it uniformly throughout the City so that it is not an instrument of inequity and injustice. The UPNA requests that the City revise the RIP overlay to apply it uniformly. Otherwise the City is implementing a zoning change in a piecemeal and prejudicial fashion.

3) No where does the Residential Infill overlay or BPS staff provide data on the impact of the RIP proposal on transportation, water, sewer or school infrastructure.

4) The UPNA Board SUPPORTS the proposal of placing garages and parking along the alleys when available.

5) The UPNA Board OPPOSES the proposal of three houses and up to three ADUs on corner lots. UPNA already is having to deal with parking problems of just two houses with a common wall that have ADUs.

6) The UPNA Board REQUESTS that notice be given of ALL ADU permits requests. Otherwise the neighborhoods cannot adequately implement or initiate parking permit zones.

7) The UPNA Board SUPPORTS the proposed Set Back requirements.

8) The UPNA Board QUESTIONS the ability to limit new houses to 2500 SF without creating inequities. Thus if only smaller homes were allowed in a corridor or center, then the larger homes could only be built outside the corridors. Again the same inequities would apply only in reverse. Similarly in those corridors or centers where there was diversity in residents or ownership, this RIP proposal could perversely accelerate gentrification.

9) The UPNA Board SUPPORTS the Height proposals particularly with regard to Dormers and Attached Houses.

10) The UPNA Board SUPPORTS proposal the cottage proposal, but feels that it is too limited -- perhaps the parcel size could be reduced to 6 or 7,000 sf.

11) In conclusion, the UPNA does not feel that the City has adequately

presented these proposals to the neighborhoods and property owners. It is rezoning in a piecemeal fashion without informing the property owners. The UPNA Board requests that these proposals be mailed to each property owner and resident who might be affected.

Thomas Karwaki  
Vice Chair and Land Use Committee Chair  
253.318.2075

Thomas Karwaki  
253.318.2075

**From:** Stephanie Stewart  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [John Laursen](#); [Stephanie Stewart](#)  
**Subject:** RIP Concept testimony from MTNA  
**Date:** Wednesday, November 16, 2016 7:22:49 PM

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November 16, 2016

Delivered via email

## RE: Testimony for the record on the Residential Infill Project Concept Report

Dear City Council -

The Mt. Tabor Neighborhood Association is appreciative of the need for affordable housing and the hard work City planners have undertaken with the Residential Infill Proposal Concepts.

We have several concerns, however, the first being that limited target areas should be identified to first test the concept.

MTNA respectfully submits the following requests:

- <!--[if !supportLists]--> <!--[endif]-->Expand outreach to ensure that Neighborhood Associations are partners in the process who are briefed by staff much as they were through the Comprehensive Plan process.
- <!--[if !supportLists]--> <!--[endif]-->Establish middle housing test areas before expanding multi-housing units into all single family residential areas.
- <!--[if !supportLists]--> <!--[endif]-->Determine whether the proposal actually addresses affordability.
- <!--[if !supportLists]--> <!--[endif]-->Study economic and infrastructure impacts. Analyze how added density impacts schools, services, and transportation corridors, for instance, to determine whether it makes it harder to move goods, services, and people, and to support a healthy economy.
- <!--[if !supportLists]--> <!--[endif]-->Add compelling incentives for internal conversions that would discourage demolition of Portland's affordable housing stock and residential ambience.
- <!--[if !supportLists]--> <!--[endif]-->Provide housing choices that favor preservation through simplified permitting processes for additions and ADUs.
- <!--[if !supportLists]--> <!--[endif]-->Minimize policies that lead to the loss of urban canopy.
- <!--[endif]-->Restore Truth in Zoning. The Housing Opportunity Overlay is tantamount to upzoning without sufficient regulatory scrutiny.

<!--[if !supportLists]--> <!--[endif]-->Add community design standards and neighborhood context.

<!--[if !supportLists]--> <!--[endif]-->Ensure that every aspect of the project is fair, balanced, sustainable, and transparent. Demolition does not pass the sustainability test and does not do anything to ensure affordable development.

Sincerely,

The Mt. Tabor Neighborhood Association

contact: John Laursen ([john@press-22.net](mailto:john@press-22.net)) or Stephanie Stewart

([stewartstclair@gmail.com](mailto:stewartstclair@gmail.com))

**From:** Craig Beebe  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Wednesday, November 16, 2016 7:41:13 PM

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Good evening:

I write in support of the recommendations in Portland's Residential Infill Project Concept Report.

I would like to commend the thoughtful conversation, engagement, analysis and policy development that went into this forward-thinking approach to addressing our city's housing challenges while protecting some of the qualities that make this a special and welcoming place to live for people of many incomes, household sizes and stages of life.

I believe Portland can still lead the country in tackling problems many cities are facing. I believe we don't have to be a victim of our own success, nor try to ignore the problem and pretend it will go away. We are bold, we are innovative, and when we work together we make this city a better place with more homes for more people.

I am proud of our city for developing and contemplating these concepts, and I will be prouder when we adopt and advance them into our zoning codes and policies.

Thank you for the opportunity to share my thoughts.

Sincerely,  
Craig Beebe  
5908 SE Reedway Street

--

Craig Beebe  
(971) 227-6220  
[craigwbeebe@gmail.com](mailto:craigwbeebe@gmail.com)

**From:** Nick Kobel  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Tracy, Morgan](#); [Hannah Silver](#); [Anais Mathez](#); [Michael Cynkar](#)  
**Subject:** RIP testimony  
**Date:** Wednesday, November 16, 2016 8:13:28 PM  
**Attachments:** [tachOMEa\\_testimony.docx](#)

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Greetings,

Please find attached our testimony for the Residential Infill Project.

Kind regards,  
Nick Kobel

tacHOMEa  
5922 NE Hoyt Street  
Portland, OR 97213



November 16, 2016

Dear members of Portland City Council,

**RE: Residential Infill Project public testimony**

We are submitting testimony in support of the Residential Infill Project proposal, noting that it should go further to promote a more housing choice in high-opportunity areas. We are a group of PSU Master of Urban and Regional Planning graduates who organized to consult the City of Tacoma on how to better guide residential infill development that is sensitive to both neighborhood design and the diversifying needs of Tacoma's current and future residents. The results of our project were adopted into the Urban Design chapter of Tacoma's Comprehensive Plan for 2040, viewable at the link below:

<http://cms.cityoftacoma.org/Planning/OneTacomaPlan/1-2UrbanForm.pdf>

The challenges that Tacoma has faced are similar to those that Portland is currently facing, such as a growing city, a housing affordability crisis, and housing developments that may not reflect the social, environmental or economic context of today. Portland's Residential Infill Project arrived at many of the same recommendations that our team proposed in our final report, which can be accessed at the link below:

<http://pdxscholar.library.pdx.edu/cgi/viewcontent.cgi?article=1126>

Our team recognizes the importance of expanding housing choice. A family looking to find housing in Portland is effectively limited to two choices: high-density apartment units or low-density single-family detached homes. There are far too few "middle housing" options, such as duplexes, triplexes, quadplexes, row houses, stacked flats, ADUs and cottage cluster homes. The Residential Infill Project aims to increase housing choice by accommodating these middle housing varieties through zoning code updates.

The Growth Scenarios Report (2015) showed that Portland will grow by 123,000 households between 2010 and 2035. About 80% of this growth will be in multi-family and mixed-use zones. However, **the remaining 20%, or about 26,000 units, must locate in single-family residential zones.** While the burden of growth falls primarily in centers, along corridors and in the Central City, Portland's single-family neighborhoods will be a critical component to accommodating this growth.

However, the existing zoning code in single-family neighborhoods does not meet the needs of Portlanders today, and we have doubts that the code can accommodate the 26,000 units needed in single-family neighborhoods. Indeed, the Growth Scenarios Report shows a shortfall



of about 9,000 units that single-family zones cannot accommodate. **The Residential Infill Project provides a means to help accommodate this shortfall of units in our amenity-rich single-family zones.** The proposed Housing Opportunity Overlay Zone is a sensible approach to allowing moderate increases in density in these areas. By allowing some of the middle housing options mentioned above in single-family zones, Portlanders will have increased housing choice.

We recognize the changing nature of the “American Dream” as well as the pressing environmental concerns of the 21<sup>st</sup> century. Almost 80% of Millennials prefer to live in walkable, urban areas (Logan, 2014), and our aging Baby Boomer population will benefit from more walkable, compact development that allows mobility without a car (Clark & Gallagher, 2013). A key to creating more compact neighborhoods is to create a population density sufficient to make development of commercial amenities feasible. Low-density, single-family neighborhoods do not have a place in the American Dream of tomorrow.

The threat of climate change has never been more pressing. Increased density through accommodating a wider variety of housing options of modest size will reduce consumption of building materials; reduce fuel for heating homes; and reduce vehicle usage through increasing trips made by walking, biking or taking transit.

Lastly, and perhaps most importantly, is the question of equitable access to high-opportunity housing. Portland’s inner neighborhoods are some of the most walkable neighborhoods in the country. But they are also out-of-reach for most low- and moderate-income families. The Residential Infill Project shows promise to achieve greater housing affordability by promoting smaller units; increasing housing supply; and providing options for homeowners to earn rental income and reduce their overall housing costs.

We believe the Residential Infill Project helps to bridge some of these gaps, and we support the approach this project takes. We urge City Council to adopt this proposal and to continue to make progress toward opening up our single-family neighborhoods to more people.

Sincerely,

the tachHOMEa team:

Anaïs Mathez  
Hannah Silver  
Michael Cynkar  
Nicholas Kobel

**From:** James Boehnlein & Mary Carr  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Portland infill testimony  
**Date:** Wednesday, November 16, 2016 8:51:01 PM

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## RESIDENTIAL INFILL TESTIMONY

James Boehnlein, M.D.  
 2735 SW Stanhope Ct.  
 Portland, OR 97201

I would please like my comments below to be considered as testimony for Residential Infill:

### SCALE AND MASS, DEMOLITIONS AND DISPLACEMENT

One size does not fit all neighborhoods. To apply a single formula to all “single dwelling zones” may be the easy way out but it will destroy the unique neighborhood contexts that people selected when they made housing decisions. More importantly, it will not stop demolitions, and it will increase displacement. It will protect those neighborhoods of larger homes. No one is going to tear down a 2500 square foot house and replace it with one of the same size. Virtually every new house (backyard ADUs and internal conversions of larger houses excepted) will rise from the ashes of a demolished structure. It will drive demolitions to areas of smaller, more affordable homes, removing a stock of less expensive family sized homes.

Here are some recommendations:

- Develop an array of typologies incorporating scale, mass, setbacks, age, etc. that fit specific neighborhood contexts and aspirations. Other cities have done this. Portland can too and, in fact, it can enhance its livability.
- Ensure that scale fits neighborhood context and protects solar access and privacy, and maintains individual and public greenspaces and street aspects.
- Save viable existing housing. The most affordable house is almost always the house that is already there.

### HOUSING OPPORTUNITY ZONE AND ALTERNATIVE HOUSING TYPES

The middle housing proposal was sprung on the community late in the Comprehensive Plan process and has raised more ire than almost anything else. Only 4 of 31 neighborhoods addressing it in the RIP Draft Proposal review approved of the concept. Scattershot middle housing is in conflict with the Comprehensive Plan goals of focusing development around centers and corridors. It will destroy our best loved neighborhoods and most admired streets. Middle housing is transitional between areas of higher density and single family homes. Everywhere density is not middle housing.

The Concept Plan calls for tri-plexes on all corners and duplexes on all middle block lots. Plus ADUs. This means higher densities would be allowed in single dwelling zones than in the R2 multifamily zone.

Recommendations:

- Direct middle housing towards centers as called for in the comprehensive plan.

- Test the middle housing concept on those neighborhoods that support it before laying it on the entire city.
- Encourage the development of new centers in east and far west Portland. Please don't damage or destroy the strong vibrant communities that have emerged over the past forty years.

#### NARROW LOT DEVELOPMENT

Development on narrow lots has not delivered affordable housing. Splitting what have been historically developed as 50X100 lots has disrupted the fabric of many neighborhoods.

#### Recommendations:

- Do not allow the development of lots less than 4500 sf in the R5 zone.
- Do not rezone lots with historic underlying lot lines (25X100) into R2.5. Spot zoning ruins the neighborhood context.

Thanks you very much for considering my testimony.

Sincerely,

James Boehnlein, M.D.

**From:** Lisa Cox  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Infill is Killing Portland!  
**Date:** Wednesday, November 16, 2016 9:24:03 PM

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To Whom it May Concern,

I am born and raised in Portland. I am appalled and deeply saddened at what has been happening to my city. All of the demolition and infilling, much of it irresponsible with the city's blessing, is a blatant money grab! This city never receives enough revenue to satisfy it's spending habits!

Today's treasured home or building is tomorrow's memory. Many of these places are what make Portland Portland! Take them away, and it becomes another ugly, rat race town without the wonderful single family neighborhoods we enjoy now; the reason many people want to live here.

This infilling has already left us choked with traffic. More infill will only make it near impossible to move around in this city without drastic road improvements. And Please face it, everyone is NOT going to (be able to) ride public transportation or ride share. Clogged freeways and roadways are common all times of the day and night now; not just "rush hour". Sitting in traffic creates more and more air pollution. It also delays commerce, which becomes more costly for businesses.

Please stop the insanity!!!

Thank you for your time.

Sincerely,

Lisa Cox

Mt. Tabor Neighborhood

**From:** Chris Browne  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP Testimony  
**Date:** Wednesday, November 16, 2016 9:50:48 PM

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My Name is Chris Browne,  
I live in the Cull neighborhood. I am the Vice Chair of the Cully Association of Neighbors ( CAN ) I am not speaking for the neighborhood. I am speaking as a concerned Citizen. The CAN is mentioned in articles about this issue.

I have heard, at this meeting, how the Portland For Everyone has neighborhood backing. I think this is not the case.

In July of this year, when the general membership takes a two month break, the CAN Board meet and approved the platform for Portland for Everyone.

This violated the CAN written procedures document and one of the board members quit in protest. I now have her job.

The approval was put forth by our Land Use Chair, David Sweet. Sweet is a founding member of Portland For Everyone.

The King neighborhood also approved a PFE by a board only vote.

This leads me to the conclusion that at least these two approval letters from the neighborhood organizations are only approvals by members of PFE and not from the community. These are their two community approvals.

Thanks

5905 NE Failing st  
Portland Oregon 97213  
Chris Browne  
503 281 0077

**From:** Emily Kemper  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Written copy of testimony to Council at RIP SAC hearing, November 16, 2016  
**Date:** Wednesday, November 16, 2016 10:19:35 PM  
**Attachments:** [Kemper Testimony to City Council on November 16.docx](#)

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Hi Susan,

My written comments are attached.

Thank you!

**Emily R. Kemper, AIA, MBS**

Senior Technical Energy Manager  
Direct 503.575.4159 • Mobile 513.807.0887

**CLEARresult**

503.248.4636 • [clearResult.com](http://clearResult.com)  
100 SW Main Street, Suite 1500 • Portland, OR 97204

We change the way people use energy™

**Copy of Testimony to City Council on November 16, 2016, by Emily Kemper, AIA, RIP SAC member**

Greetings, Mayor Hales, and council members. My name is Emily Kemper, and I appreciate the opportunity to speak to you today. I am a licensed architect and I have a Master's degree in Building Science, and I was appointed to the RIP SAC as an at-large member, both for my background in the energy efficiency of homes, as well as my experience working on a state of Oregon residential code board. Many of my SAC colleagues have already discussed the numerous advantages to providing more housing choices within our community, including greater opportunities for affordable housing, accessibility for a broad range of residents, and the need to accommodate increased city growth. I agree with all of those benefits, but wish to discuss one important issue that I believe needs more attention, and that is the need for Oregonians to double down on our commitments to sustainability and resource efficiency.

Two weeks ago, we lived in a country where a majority of people believed in climate change and wanted to fix it. Seven days ago, we woke up to the realization that our new federal government will likely halt any attempts to reduce our carbon emissions, possibly setting us on a path of no return towards inevitable and devastating climate change. We've heard from many in these chambers that some homeowners feel that their neighborhoods are losing their character. I feel that our families, our neighborhoods, our city, and our country have a lot more to lose than just our character if we don't take every opportunity to lead on creating sustainable communities and reducing our carbon footprints.

Having more housing types allows communities to develop organically and provide more opportunities for diverse populations. Smaller houses built to the newest building codes use less energy annually than either older houses of the same size, or new large houses. And, in this, the least dense and still most affordable major city on the West Coast, Portland's carbon footprint in our most efficient zip codes is still above the national average of 20 metric tons per person. Smaller houses, which are easier to build with the current BPS proposal, use less energy, and yes, they can provide more affordable housing options for renters and homeowners alike.

For these reasons, I support the proposal, with the caveat that I don't think it goes far enough towards our core value of resource efficiency. Our committee process was iterative and challenging, but I feel that we could have provided better recommendations with additional tools at our disposal, such as potential incentives for existing homeowners to upgrade their homes; streamlining of the permitting process; requirements for builders to provide a minimum number of accessible or affordable units; and homeowner bonuses for sustainable materials and innovative on-site systems. In this critical time of our city's evolution and history, I am counting on my fellow Portlanders to lead the charge on environmental building practices, especially in the absence of any national leadership on this topic.

**From:** Jeff Cole  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Stockton, Marty](#); [Tracy, Morgan](#)  
**Subject:** RIPSAC testimony  
**Date:** Wednesday, November 16, 2016 4:59:26 PM  
**Attachments:** [Nov16\\_Cole\\_RIPSAC\\_.pdf](#)

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Please find attached testimony on the Residential Infill Project Stakeholder Advisory Committee report.

Thank you,

Jeff Cole  
4343 SE Madison St.  
Portland, OR 97215



Jeff Cole  
 4343 SE Madison St.  
 Portland, OR 97215  
 Wednesday, November 16, 2016

To: Portland City Council

Regarding: Agenda Item 1290 - Residential Infill Project

Mayor Hales & Commissioners:

Regarding the Residential Infill Project Stakeholder Advisor Committee (RIPSAC) report I have the following feedback to offer:

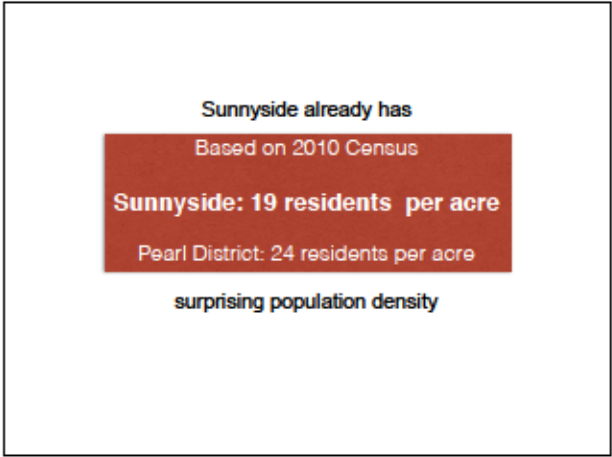
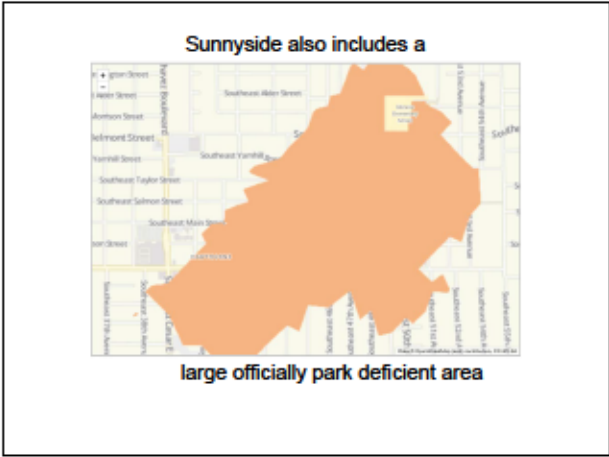
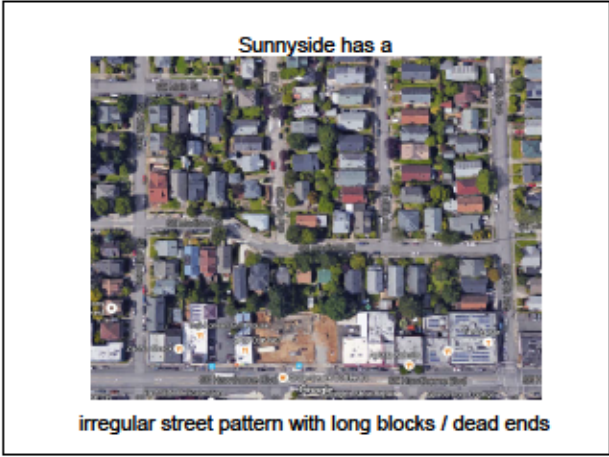
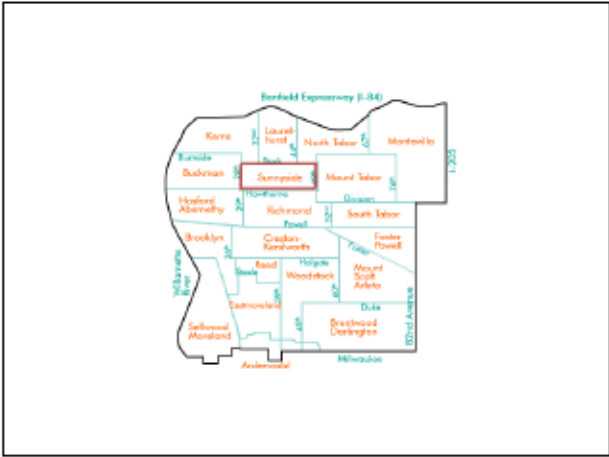
- The scope of change created by the proposed overlay mapping is greater in many ways than the cumulative mapping changes within the Comprehensive Plan 2035 process itself. As part of the Comprehensive Plan 2035 process, the mapping showed only minor changes to Single Family Zoning in neighborhoods. Why is the RIPSAC process occurring outside the Comprehensive Plan 2035 process?
- The Opportunity overlay is questionable as overlays typically impose more restrictive criteria on base zones, not less: *“Zoning ordinances often contain one or more “overlay zones” (sometimes called “combining zones”). An overlay zone is, as the name implies, a zone that adds requirements or considerations regarding the use of affected land “ - Oregon Department of Land Conservation and Development .*
- The proposed “Opportunity” overlay or portions of it may be construed as rezoning and may warrant Measure 56 notification
- Increased allowable density (Units or FAR) is typically spelled out in carefully designed Plan Districts, where conformance to the Comprehensive Plan is verified including issues like
  - Parking, Circulation & Transit capacity
  - Park capacity
  - Impact on shared rental housing and affordability
  - Impact on tree canopy and urban wildlife
  - Impact on stormwater runoff
  - Impact on historic resources and the demolition rate of existing and more affordable housing
- Sunnyside already has significant “middle housing” built - over 1500 units of duplexes, triplexes and apartments - *on land currently zoned R2.5 or R5*. The Opportunity overlay ignores the existing density and contextual patterns of neighborhoods. In Sunnyside, protecting actual SFR housing should be the priority.
- The overlay would allow greater heights and density in R2.5 zones - yet these zones actually often have more modest housing with smaller footprints - this would foster a further contextual mismatch.

In proper context I support the following to reduce demolitions of existing houses (replaced with more expensive stock) and to help preserve tree canopy:

- a maximum 0.5 Floor to Area ratio on all new R2.5 and R5 houses with basement area excepted.
- a 10% FAR bonus for attached houses in the R2.5 zone
- maintaining a limit of (1) ADU on lots under 6000 square feet; however with a provision allowing larger interior ADUs as the preferred option
- keeping SFR lots under a single title and not allowing condominiums (strata-titling is not allowed in Vancouver, BC) . If lots are fragmented in ownership it will reduce opportunities for families to share SFR lots in the future.

Cordially,

Jeff Cole



**Sunnyside already has a**

In Sunnyside alone, on properties currently zoned for Single Family Residential (R2.5/R5), there are already over 1500 units of

- Duplexes
- Triplexes
- Quadplexes
- Apartments
- Condominiums

significant Middle Housing supply - the issue is preserving the remaining single family homes...

**Sunnyside is about**

How could RIPSAC lead to the permanent loss of affordable shared long term rental single family homes?

(3 of 5 SF homes abutting mine are long term rentals)

60% rental housing

**In Vancouver BC**

Allowing SFR lots to be condo-sized with multiple titles can reduce opportunities for:

- family generations to share one lot
- aging in place

Strata Titling (condos) is prohibited for ADUs ("laneway" or interior units)

**Overlay Zones in general are more restrictive:**

Zoning ordinances often contain one or more "overlay zones" (sometimes called "combining zones"). An overlay zone is, as the name implies, a zone that adds requirements or considerations regarding the use of affected land


- Oregon Department of Land Conservation and Development

Allowing increased density within a base zone is usually spelled out in a plan district:

Special Plan districts must be consistent with the comprehensive plans of cities and counties and regional plans adopted under ORS Chapter 268. "I

- OAR 660-015-0000(2)

**Sunnyside RIPSAC impacts go beyond school**



- Street/parking capacity
- Impact on demolitions
- Impact on historical resources
- Impact of shared housing opportunities for families and renters
- Impact on tree canopy which serves to mitigate heat sink effect of nearby corridors
- Impact on urban wildlife
- Impact on storm runoff
- Impact on Comprehensive Plan 2035 goals

School District capacity is only one type of impact...

**Sunnyside heard a different message last year....**

**SUNNYSIDE**  
*Neighborhood News*  
January 2015

"Outside of a few lots, no comprehensive Plan map changes are proposed within Sunnyside's single family neighborhoods."

Boundary elevation project on SE 47th and Hawthorne would not be allowed under the new proposal. Outside of a few lots, no Comprehensive Plan map changes are proposed within Sunnyside's single-family neighborhoods.

Proposed Changes to Comprehensive Plan  
By Dan Rutkowski, SHL Land Use Committee Chair

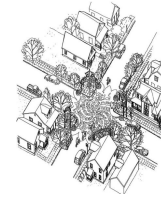
## Sunnyside in many ways

*My own preferences:*

- .5 Floor to Area ratio on all SFR lots (R2.5/R5) based on actual lot size
- 10% Floor Area bonus for attached houses in R2.5
- Limit ADUs to one per R2.5/R5 lot

is a model to replicate in other parts of Portland and the Metro Region  
 Create more Sunnyside-like neighborhoods with moderate density  
 instead of stuffing too many people into Sunnyside

## Long Live Sunnyside



Take more time to study collateral impacts before writing new RIPSAC code.  
 No Deadline to meet vis-a-vis the Comprehensive Plan.  
 Avoid one size fits all.  
 Use Neighborhood based Contextual approach.

**From:** KK  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Concept Recommendation for Collins View Neighborhood - we do NOT support  
**Date:** Wednesday, November 16, 2016 4:57:05 PM

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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:

I am writing to express my concern over 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 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 single dwelling neighborhoods.
- It 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).
- 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,

Karl Keska  
 0371 Sw Palatine hill road  
 Portland Oregon 97219  
 Collins View Neighborhood

Sent from my iPhone

**From:** Madeline Kovacs  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP - Portland for Everyone Policy Recommendations  
**Date:** Wednesday, November 16, 2016 4:50:45 PM  
**Attachments:** [RIP P4E Coalition Letter 11.16.16.pdf](#)

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The Portland for Everyone Coalition would like to submit the attached Policy Recommendations for the Residential Infill Project into the record.

Portland for Everyone  
1000 Friends of Oregon  
133 SW 2nd Ave, Suite 201  
Portland OR, 97204

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Madeline Jane Kovacs  
(preferred pronouns: she/her/hers)  
Program Coordinator | Portland for Everyone  
1000 Friends of Oregon | [portlandforeveryone.org](http://portlandforeveryone.org)  
+1 510.410.4176 | skype: madeline.kovacs

"The world needs beauty as well as bread..." - John Muir





Portlanders share a desire for our city be a place where all are welcome and everyone's interests matter, regardless of background, income, or age, whether renter or homeowner. An essential part of achieving this aspiration is to provide a wide array of housing options throughout our community. The Residential Infill Project arrives just in time, as Portland faces a housing crisis that is making increasingly large areas of our city unaffordable for middle class and lower income residents. Our hope is that the RIP will open the doors to new market-based and more affordable housing options, nestled within all of our neighborhoods and harmonious with surrounding homes.

Right now, Portland's housing options are not diverse. Forty-five percent of Portland's total land area is zoned for single family homes and only 10% is zoned for multi-family housing (most of which would arrive in the form of larger apartment buildings). A choice among downtown high-rises, 5-story apartment buildings along certain corridors, and only traditional (and larger) single-family homes misses the housing needs of many Portlanders. It is time to bring our zoning code more into line with the needs of our families – today and tomorrow.

Almost 2/3 of Portland households are 1-2 persons, and both millennials and baby-boomers are seeking accessible, affordable, smaller housing options. The "Housing Choice" portion of the Residential Infill Project Concept Report would re-legalize some of them, including duplexes, triplexes, rowhouses, accessory dwelling units, and cottage clusters. Smaller, residential-scale housing allows more tree canopy. It is also more affordable to construct per square foot than higher density forms of multi-family housing that require elevators, sprinkler systems, and adherence to commercial building codes. Finally, these housing options support population densities necessary to foster vibrant, walkable neighborhoods – as evidenced by older Portland neighborhoods built out with a mix of such housing types.

In general, we feel the recently released Project Concept Report is heading in the right direction by increasing housing choices and scaling back allowable home sizes.

I. What the Residential Infill Recommended Concept Report does well:

- **Housing Opportunity Overlay Zone.** We support the broad notion of a "Housing Opportunity Overlay Zone," that recognizes two things. First, that "opportunity" is not only being within ¼ mile of transit, but also whether one can walk to school, neighborhood stores, or a park, or if there are employment opportunities nearby – and those can happen even if transit is not within a ¼ mile. Second, it recognizes that we should not freeze "opportunity" areas based on today's transit service or sidewalks; this is a long-range plan that must be accompanied by complementary infrastructure investments throughout the city.
- **Smaller housing options** (duplexes, triplexes, cottages, multiple ADUs). Providing the opportunity for smaller housing options in many neighborhoods allows families of all sizes and ages to live in the same neighborhoods; enables aging in community; provides opportunities for schoolteachers, first

responders, and other middle-income people to live in the neighborhoods they serve; and supports population densities necessary to foster walkable neighborhoods and pedestrian-oriented commercial districts – all within residential buildings *smaller* than allowed under current code.

- **Reduction in the size and height of new housing and larger setbacks:** These measures ensure compatibility with existing neighborhoods, enhance the walking experience, and provide the opportunity for more trees and vegetation.
- **Reduces teardowns.** Significantly, the independent economic analysis accompanying the RIP proposal shows the reduction in the size of houses will also lessen the likelihood of demolitions of single-family homes.
- **Preserves existing housing.** The RIP provides flexibility in some areas to preserve existing houses by increasing possibilities for reinvestment and renovation through conversion to smaller internal units, thereby allowing them to be used in ways that reflect that families come in different sizes, ages, and configurations.
- **Incremental change.** RIP allows incremental changes to meet our changing housing needs, integrated into the fabric of existing neighborhoods.
- **Smaller lots.** Providing for the rezoning of historically narrow lots to R2.5 (Recommendation 8) will encourage construction of smaller housing more affordable to middle-income families.
- **Improvements to the R2.5 zone.** Recommendation 9 will encourage better use of a scarce resource while maintaining compatibility with single-dwelling neighborhoods.

## II. How the Residential Infill Recommended Concept Report can be better:

- **Affordability Incentives.** To provide incentives for affordable housing the RIP should be changed to allow the following:
  - An additional unit and modest FAR bonus when it meets affordability requirements, and
  - Allowance for one extra affordable unit for each Cottage Cluster.
- **Housing choice.** The Housing Choice options (Recommendation 4) should be allowed in all neighborhoods, not only in the Housing Opportunity Overlay Zone. This should include the David Douglas School District. School capacity and funding should be addressed directly rather than through the zoning code. Neither East Portland nor other areas should be denied the benefits of walkable neighborhoods and housing choices.
- **Accessibility.** The RIP should encourage adaptable and accessible housing for all ages and abilities in housing through:
  - Regulatory and incentive policies related to accessibility, and
  - Flexibility in reducing or waiving system development charges.
- **Internal conversion of existing houses.** The City should undertake the steps outlined in the Conversion Report to make internal conversions of single dwelling homes the easier and more economical choice. The added flexibility for retaining existing homes (Recommendation 7) should apply citywide to encourage house retention everywhere.
- **Tree preservation:** Flexibility in the siting of houses should be encouraged when it will allow for the preservation of significant trees.

Portland for Everyone supports abundant, diverse, and affordable housing options in every neighborhood, that are compatible in scale with the surrounding community. The Residential Infill Project goes a long way to achieving this, and we look forward to remaining involved in the process as it shifts from concept planning to code writing in the coming year.

**From:** GSMico  
**To:** [Keith Pitt](#)  
**Cc:** [Carol Mayer-Reed](#); [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](mailto:cooneybp@centurylink.net)); [Tom Cooney](#); [jackihoyt@comcast.net](mailto:jackihoyt@comcast.net); [Leigh Ann Hieronymust](#); [Judith and Simon Trutt](#); [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:** Wednesday, November 16, 2016 4:44:20 PM

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Sorry, I forgot to include my address. 1611 NE Siskiyou. Portland. 97212. Sandy

Sent from my iPad

On Nov 16, 2016, at 2:14 PM, GSMico <[gsmico16@gmail.com](mailto:gsmico16@gmail.com)> wrote:

Dear Mayor Hales, Mayor elect, and city council members:

We are long time residents of one of the street car neighborhoods on the east side. We echo the concerns of our neighbors and feel this RIP process has been rushed. It feels like a cookie cutter solution that does not take into account the uniqueness of each of these east side neighborhoods. The vast majority of our neighbors have no idea what regulations are being proposed and certainly have not contemplated the long term consequences. We urge you to give this process more time, effort and transparency. Those of us who have invested years in making Portland such a desirable place to live deserve that consideration. Sandy and Greg Mico

Sent from my iPad

On Nov 15, 2016, at 9:33 AM, Keith Pitt <[keith@slindenelson.com](mailto:keith@slindenelson.com)> wrote:

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](mailto: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](http://mayerreed.com)

---

**From:** TS Schneider <[Theschneiders2@hotmail.com](mailto:Theschneiders2@hotmail.com)>  
**Date:** Monday, November 14, 2016 at 7:06 PM  
**To:** "[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)" <[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)>, "[dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)" <[dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)>, "[Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)" <[Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)>, "[nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)" <[nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)>, "[novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)" <[novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)>, "[karla.moore-love@portlandoregon.gov](mailto:karla.moore-love@portlandoregon.gov)" <[karla.moore-love@portlandoregon.gov](mailto:karla.moore-love@portlandoregon.gov)>  
**Cc:** "[ted@tedwheeler.com](mailto:ted@tedwheeler.com)" <[ted@tedwheeler.com](mailto:ted@tedwheeler.com)>, "Dean P. Gisvold" <[deang@mcewengisvold.com](mailto:deang@mcewengisvold.com)>, "Barbara Cooney ([cooneybp@centurylink.net](mailto:cooneybp@centurylink.net))" <[cooneybp@centurylink.net](mailto:cooneybp@centurylink.net)>, Tom Cooney <[cooneyt@ohsu.edu](mailto:cooneyt@ohsu.edu)>, Jackie & Don Hoyt <[jackihoyt@comcast.net](mailto:jackihoyt@comcast.net)>, Stephanie and Keith Pitt <[keith.pitt@comcast.net](mailto:keith.pitt@comcast.net)>, Leigh Ann Hieronymust <[leighann.hieronymus@fredmeyer.com](mailto:leighann.hieronymus@fredmeyer.com)>, Carol Mayer-Reed <[carol@mayerreed.com](mailto:carol@mayerreed.com)>, Judith and Simon Trutt <[smtrutt@comcast.net](mailto:smtrutt@comcast.net)>, Sandy and Greg Mico

<[gsmico16@gmail.com](mailto:gsmico16@gmail.com)>, Patricia Bugas-Schramm  
<[patricia@pbsconsultinginc.com](mailto:patricia@pbsconsultinginc.com)>, Helen Farrenkopf  
<[h\\_farrenkopf@yahoo.com](mailto:h_farrenkopf@yahoo.com)>, Ken and Trina Lundgren  
<[trinaken@comcast.net](mailto: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:** Matt Otis  
**To:** [Planning and Sustainability Commission](#); [Council Clerk – Testimony](#); [Tracy, Morgan](#); [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Commissioner Fish](#); [Commissioner Novick](#)  
**Cc:** [Richmond NA Board](#)  
**Subject:** Re: Residential Infill Project - Richmond Neighborhood Association Stance  
**Date:** Wednesday, November 16, 2016 4:12:57 PM  
**Attachments:** [ResidentialInfillProject-RNAPosition.pdf](#)

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edit: minor correction from letter sent at 2016-11-16 15:28 as I forgot to add one of our board members present and their vote.  
Please replace that letter in record with this one.

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RNAlogo.jpg



## Richmond Neighborhood Association

c/o Southeast Uplift  
3534 SE Main ST  
Portland, OR 97214

(503) 232-0010

<http://richmondpx.org>

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November 16, 2016

To: Planning and Sustainability Commission [psc@portlandoregon.gov](mailto:psc@portlandoregon.gov)  
City Council Testimony [CCTestimony@portlandoregon.gov](mailto:CCTestimony@portlandoregon.gov)  
Morgan Tracy [morgan.tracy@portlandoregon.gov](mailto:morgan.tracy@portlandoregon.gov)  
Mayor Charlie Hales [mayorhales@portlandoregon.gov](mailto:mayorhales@portlandoregon.gov)  
Commissioner Dan Saltzman [dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)  
Commissioner Amanda Fritz [amanda@portlandoregon.gov](mailto:amanda@portlandoregon.gov)  
Commissioner Nick Fish [nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)  
Commissioner Steve Novick [novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)

### RE: Residential Infill Project

Dear Mayor Hales and Commissioners

I am writing on behalf of the Richmond Neighborhood Association (RNA) with regard to our stances related to the Proposals contained within the Residential Infill Project (RIP).

RNA Board Position:

A eleven-to-one majority of the RNA board voted to adopt the following stances with regard to the Concept Recommendations for the Residential Infill Project..

#### Scale of Housing

- Proposal 1 - **Limit Size**
  - **Richmond neighborhood Supports this Proposal**
- Proposal 2 - **Lower Rooflines**
  - **Richmond neighborhood Supports this Proposal**
- Proposal 3 - **Improve Setbacks**
  - **Richmond neighborhood Supports this Proposal**

### Housing Choice

- Proposal 4 - **More Housing Types**
  - **Richmond neighborhood Supports this Proposal *with caveats***
  - *Caveat - Perhaps look into design overlays for specific neighborhoods?*
  - *Caveat - Promote internal conversions of existing structures over demolitions.*
- Proposal 5 - **Overlay Zone**
  - **Richmond neighborhood Supports this Proposal *with caveats***
  - *Caveat - Should apply to all of Portland, not just a portion*
  - *Caveat - Potentially apply in test neighborhoods first*
- Proposal 6 - **Cottage Clusters**
  - **Richmond neighborhood Supports this Proposal**

The following is the list of how individual board members voted:

In Favor

**Matt Otis, Cyd Manro, Elizabeth Clarkson Williams, Erik Matthews, Greg Petras,  
Heather Flint Chatto, Jonathan King, Tom McTighe, Brendon Haggerty,  
Alan Kessler, and Jan Carlisle**

Opposed

**Allen Field**

As detailed above, the Richmond Neighborhood Association supports substantial elements of the Residential Infill Project proposal. We look forward to bringing new neighbors into our wonderful inner neighborhoods while also preserving what we love.

Thank you for all your hard work on the Residential Infill Project.  
And thank you for considering our requests.

Sincerely,



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

On Wed, Nov 16, 2016 at 3:28 PM, Matt Otis <[matt.otis@gmail.com](mailto:matt.otis@gmail.com)> wrote:

RNAlogo.jpg



## Richmond Neighborhood Association

c/o Southeast Uplift  
3534 SE Main ST  
Portland, OR 97214

(503) 232-0010

<http://richmondpx.org>

November 16, 2016

To: Planning and Sustainability Commission [psc@portlandoregon.gov](mailto:psc@portlandoregon.gov)  
City Council Testimony [CCTestimony@portlandoregon.gov](mailto:CCTestimony@portlandoregon.gov)  
Morgan Tracy [morgan.tracy@portlandoregon.gov](mailto:morgan.tracy@portlandoregon.gov)  
Mayor Charlie Hales [mayorhales@portlandoregon.gov](mailto:mayorhales@portlandoregon.gov)  
Commissioner Dan Saltzman [dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)  
Commissioner Amanda Fritz [amanda@portlandoregon.gov](mailto:amanda@portlandoregon.gov)  
Commissioner Nick Fish [nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)  
Commissioner Steve Novick [novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)

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  - **Richmond neighborhood Supports this Proposal**

#### Housing Choice

- Proposal 4 - **More Housing Types**
  - **Richmond neighborhood Supports this Proposal *with caveats***
  - *Caveat - Perhaps look into design overlays for specific neighborhoods?*
  - *Caveat - Promote internal conversions of existing structures over demolitions.*
- Proposal 5 - **Overlay Zone**
  - **Richmond neighborhood Supports this Proposal *with caveats***
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Brendon Haggerty, Alan Kessler, and Jan Carlisle**

Opposed

**Allen Field**

---

As detailed above, the Richmond Neighborhood Association supports substantial elements of the Residential Infill Project proposal. We look forward to bringing new neighbors into our wonderful inner neighborhoods while also preserving what we love.

Thank you for all your hard work on the Residential Infill Project.  
And thank you for considering our requests.

Sincerely,



---

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

# Richmond Neighborhood Association

c/o Southeast Uplift  
3534 SE Main ST  
Portland, OR 97214

(503) 232-0010  
<http://richmondpx.org>



November 16, 2016

To:	Planning and Sustainability Commission	<a href="mailto:psc@portlandoregon.gov">psc@portlandoregon.gov</a>
	City Council Testimony	<a href="mailto:CCTestimony@portlandoregon.gov">CCTestimony@portlandoregon.gov</a>
	Morgan Tracy	<a href="mailto:morgan.tracy@portlandoregon.gov">morgan.tracy@portlandoregon.gov</a>
	Mayor Charlie Hales	<a href="mailto:mayorhales@portlandoregon.gov">mayorhales@portlandoregon.gov</a>
	Commissioner Dan Saltzman	<a href="mailto:dan@portlandoregon.gov">dan@portlandoregon.gov</a>
	Commissioner Amanda Fritz	<a href="mailto:amanda@portlandoregon.gov">amanda@portlandoregon.gov</a>
	Commissioner Nick Fish	<a href="mailto:nick@portlandoregon.gov">nick@portlandoregon.gov</a>
	Commissioner Steve Novick	<a href="mailto:novick@portlandoregon.gov">novick@portlandoregon.gov</a>

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### Housing Choice

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  - *Caveat - Potentially apply in test neighborhoods first*

- **Proposal 6 - Cottage Clusters**
  - **Richmond neighborhood Supports this Proposal**

The following is the list of how individual board members voted:

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Heather Flint Chatto, Jonathan King, Tom McTighe, Brendon Haggerty,  
Alan Kessler, and Jan Carlisle**

Opposed

**Allen Field**

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As detailed above, the Richmond Neighborhood Association supports substantial elements of the Residential Infill Project proposal. We look forward to bringing new neighbors into our wonderful inner neighborhoods while also preserving what we love.

Thank you for all your hard work on the Residential Infill Project.  
And thank you for considering our requests.

Sincerely,



---

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

**From:** Richard Carville  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Proposal  
**Date:** Wednesday, November 16, 2016 4:05:15 PM

---

I am opposed to the current Residential Infill Proposal. I think it will encourage demolition of existing single family homes and seriously alter the nature of our neighborhoods in southeast Portland. This is being proposed to accommodate anticipated future population growth at the expense of the quality of life for existing residents/taxpayers.

Richard L. Carville  
Laurelhurst

**From:** Howard Freedman  
**To:** [Council Clerk – Testimony](#); [Commissioner Fish](#); [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Commissioner Novick](#)  
**Subject:** Residential Infill Project  
**Date:** Wednesday, November 16, 2016 3:58:36 PM

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I am writing in opposition to the Residential Infill Project proposal in its current form. Although the lack of affordable housing in Portland is a concern, I do not feel the proposed rezoning is a solution. Allowing duplexes, triplexes and cottage clusters in basically all east side neighborhoods will threaten the preservation of older single family homes and the character of those neighborhoods and will not necessarily increase affordability. I fear the rezoning portion of the plan will benefit local developers much more than the current and future Portland residents.

Please take time to listen to neighborhood associations, even prolonging hearings and delaying this important decision rather than proceeding with a one size fits all approach to rezoning that could forever change the Portland we love.

Thank you!

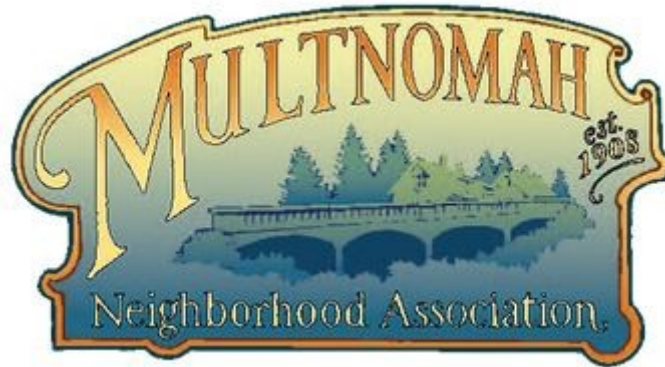
Howard M. Freedman  
4123 NE Flanders St.  
Portland, OR 97232



**From:** martie sucec  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Commissioner Fish](#); [Commissioner Novick](#); [Commissioner Fritz](#); [Hales, Mayor](#); [Commissioner Saltzman](#)  
**Subject:** Multnomah Neighborhood Testimony  
**Date:** Wednesday, November 16, 2016 3:40:59 PM  
**Attachments:** [MultNA Testimony on Residential Infill.docx](#)

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Please see letter attached.



16 November 2016

Council Clerk, [cctestimony@portlandoregon.gov](mailto:cctestimony@portlandoregon.gov)  
 Mayor Charlie Hales, [mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)  
 Commissioner Amanda Fritz, [Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)  
 Commissioner Nick Fish, [nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)  
 Commissioner Steve Novick, [novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)  
 Commissioner Dan Saltzman, [dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)

Re: Residential Infill Concept Report

On behalf of the Multnomah Neighborhood Association, I urge you to reject the “housing opportunity zoning” overlay, not only for all single-family residential zones, but for most of the “neighborhood centers and corridors” as well. Neighborhoods need an opportunity to have effective input on where multiplexes should go. I urge you to test pilot this overlay in the four neighborhoods that want it, while developing plan district for neighborhood centers and corridors whose single-family residential character would be totally imperiled by the plan.

Also, we believe that the approach to this middle housing initiative is backwards—passing a resolution before seeing the complete plans for implementations goes against the norm in Portland.

We are disturbed by the false dichotomy set up by the emergence of “A Home for Everyone,” whose mantra is “I [heart/love] Housing Options,” as if neighborhoods didn’t also want a home and a Portland for everyone. It’s questionable that the middle housing policy and this overlay would provide that—the multiplexes would be expensive and likely out of the reach of truly “affordable housing.” Thank you for your consideration.

Martie Sucec

Multnomah Neighborhood Association

**From:** Kathleen McCabe Hanson  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP  
**Date:** Wednesday, November 16, 2016 3:31:34 PM

---

I didn't include my address earlier: 4146 NE. Flanders St.

Thank you. I hope you take our concerns seriously. Please don't force unnecessary change on what is now an amazing and beautiful neighborhood.

**From:** Emily Young  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Wednesday, November 16, 2016 3:30:21 PM

---

My name is Emily Young, 2173 NE Multnomah St. Portland Oregon, 97232  
email is [artist.young@comcast.net](mailto:artist.young@comcast.net)

My first concern with this proposal is lack of time provided for residents to have many discussions about such an important issue. With the comp plan the many meetings helped flush out concerns and affirmations over a realistic time period. Then comes this Residential Infill Project that we should add on a fast track line. THIS IS NOT FAIR TO THE RESIDENTS OF PORTLAND who are very concerned about their neighborhoods, their homes, their parking and ability to have fair conversations with the city council. Here are my recommendations. Postpone decisions until every neighborhood can hear from PBS representatives at their centers, their libraries etc. Provide time for Neighborhood Associations to hear from their residents. This proposal considers that every neighborhood is the same. That assumption is the root for dissent on all the issues being discussed. I look forward to hearing your interpretation.

Sincerely, Emily Young

**From:** Kathleen McCabe Hanson  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP  
**Date:** Wednesday, November 16, 2016 3:29:56 PM

---

Dear Representative,

As a voting resident from Inner NE, I strongly encourage you to **negate the Residential Infill Project (RIP) proposals Housing Opportunity Overlay Zone** to increase housing density.

We moved to this neighborhood specifically to enjoy being able to be in a single-family home within the city. We absolutely love living in Laurelhurst and fear the changes proposed would make the neighborhood no longer livable for us.

RIP would negatively impact our neighborhood, allowing for multiplex dwellings in the current, primarily single-family home neighborhood.

**Do not support RIP's Housing Opportunity Overlay Zone.**

This is not how we move forward. Allow the market to catch up, do not overbuild and destroy beautiful neighborhoods out of a reaction to current demands. Steps are already being taken to meet the needs. ADUs are one example that maintain the integrity of the neighborhood.

**RIP's Housing Opportunity Overlay Zone is the wrong direction.**

Sincerely,  
Kathleen Hanson

**From:** Matt Otis  
**To:** [Planning and Sustainability Commission](#); [Council Clerk – Testimony](#); [Tracy, Morgan](#); [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Commissioner Fish](#); [Commissioner Novick](#)  
**Cc:** [Richmond NA Board](#)  
**Subject:** Residential Infill Project - Richmond Neighborhood Association Stance  
**Date:** Wednesday, November 16, 2016 3:29:07 PM  
**Attachments:** [ResidentialInfillProject-RNAPosition.pdf](#)

---

RNAlogo.jpg



## Richmond Neighborhood Association

c/o Southeast Uplift  
 3534 SE Main ST  
 Portland, OR 97214

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November 16, 2016

To: Planning and Sustainability Commission [psc@portlandoregon.gov](mailto:psc@portlandoregon.gov)  
 City Council Testimony [CCTestimony@portlandoregon.gov](mailto:CCTestimony@portlandoregon.gov)  
 Morgan Tracy [morgan.tracy@portlandoregon.gov](mailto:morgan.tracy@portlandoregon.gov)  
 Mayor Charlie Hales [mayorhales@portlandoregon.gov](mailto:mayorhales@portlandoregon.gov)  
 Commissioner Dan Saltzman [dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)  
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### RE: Residential Infill Project

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Opposed

**Allen Field**

---

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And thank you for considering our requests.

Sincerely,




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

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Morgan Tracy [morgan.tracy@portlandoregon.gov](mailto:morgan.tracy@portlandoregon.gov)  
Mayor Charlie Hales [mayorhales@portlandoregon.gov](mailto:mayorhales@portlandoregon.gov)  
Commissioner Dan Saltzman [dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)  
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Commissioner Steve Novick [novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)

## RE: Residential Infill Project

Dear Mayor Hales and Commissioners

I am writing on behalf of the Richmond Neighborhood Association (RNA) with regard to our stances related to the Proposals contained within the Residential Infill Project (RIP).

RNA Board Position:

A ten-to-one majority of the RNA board voted to adopt the following stances with regard to the Concept Recommendations for the Residential Infill Project..

### Scale of Housing

- Proposal 1 - **Limit Size**
  - **Richmond neighborhood Supports this Proposal**
- Proposal 2 - **Lower Rooflines**
  - **Richmond neighborhood Supports this Proposal**
- Proposal 3 - **Improve Setbacks**
  - **Richmond neighborhood Supports this Proposal**

### Housing Choice

- Proposal 4 - **More Housing Types**
  - **Richmond neighborhood Supports this Proposal *with caveats***
  - *Caveat - Perhaps look into design overlays for specific neighborhoods?*
  - *Caveat - Promote internal conversions of existing structures over demolitions.*
- Proposal 5 - **Overlay Zone**
  - **Richmond neighborhood Supports this Proposal *with caveats***
  - *Caveat - Should apply to all of Portland, not just a portion*
  - *Caveat - Potentially apply in test neighborhoods first*



- **Proposal 6 - Cottage Clusters**
  - **Richmond neighborhood Supports this Proposal**

The following is the list of how individual board members voted:

In Favor

**Matt Otis, Cyd Manro, Elizabeth Clarkson Williams, Erik Matthews, Greg Petras,  
Heather Flint Chatto, Elizabeth Clarkson Williams, Tom McTighe,  
Brendon Haggerty, Alan Kessler, and Jan Carlisle**

Opposed

**Allen Field**

---

As detailed above, the Richmond Neighborhood Association supports substantial elements of the Residential Infill Project proposal. We look forward to bringing new neighbors into our wonderful inner neighborhoods while also preserving what we love.

Thank you for all your hard work on the Residential Infill Project.  
And thank you for considering our requests.

Sincerely,



---

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

**From:** Tamara DeRidder, AICP  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Anderson, Susan](#); [Zehnder, Joe](#); [Tracy, Morgan](#); [Stark, Nan](#); [Stoll, Alison](#)  
**Subject:** RCPNA Recommendations on Residential Infill Project Concept Report  
**Date:** Wednesday, November 16, 2016 3:06:53 PM  
**Attachments:** [RCPNA CC Recommendation-ResInfillProjectConceptReport11162016.pdf](#)

---

Dear City Council Secretary (*Karla Moore-Love*),  
Please forward the attached letter of recommendation to the Portland City Council in regards to the Residential Infill Project Concept Report. I am in hopes that I will be able to testify on this item later today. See you around 6:00 pm.

Thank you again,

Tamara

Tamara DeRidder, AICP  
Chairwoman, RCPNA  
1707 NE 52nd Ave.  
Portland, OR 97213  
503-706-5804



Nov. 16, 2016 <Sent this date via e-mails noted below>

City of Portland  
 Attn: City Council - [CCTestimony@portlandoregon.gov](mailto:CCTestimony@portlandoregon.gov)  
 1221 SW 4th Ave, Room 130  
 Portland, OR 97204

CC: BPS Director, Susan Anderson ([Susan.Anderson@PortlandOregon.gov](mailto:Susan.Anderson@PortlandOregon.gov))  
 BPS Long Range, Joe Zehnder ([Joe.Zehnder@portlandoregon.gov](mailto:Joe.Zehnder@portlandoregon.gov))  
 BPS Project Lead Morgan Tracy ([Morgan.Tracy@portlandoregon.gov](mailto:Morgan.Tracy@portlandoregon.gov))  
 BPS District Liaison, Nan Stark ([nan.stark@portlandoregon.gov](mailto:nan.stark@portlandoregon.gov))  
 CNN Exec. Dir., Alison Stoll ([alisons@cnncoalition.org](mailto:alisons@cnncoalition.org))

Subject: RCPNA Recommendations on Residential Infill Project Concept Report

Honorable Mayor Charlie Hales and City Commissioners:

Thank you for the opportunity to address the Concept Report on the Residential Infill Project. On Nov. 15<sup>th</sup> the RCPNA Board approved the recommendations made by their Land Use and Transportation Committee on Oct. 20<sup>th</sup>, 2016, supporting their recommendations on the Concept Report.

The Rose City Park Neighborhood Association recommends the following:  
 Proposed language is in **bold, underline, and in italics**.

### Regarding Concept 1:

#### 1. Limit the size of houses while maintaining flexibility

- a) Establish a limit on house size that is proportional to lot size and zone using a floor area ratio (FAR).
- b) Exclude basements and attics with low ceiling heights from house size limits.
- c) Allow bonus square footage for detached accessory structures (0.15 bonus FAR).
- d) Maintain current building coverage limits.

#### **Support with clarification for subsection a), as follows:**

- a) "Establish a **0.7 FAR** limit on house size that is proportional to lot size and zone. **using a floor area ratio (FAR).**"

Note: This would allow a little over 3,000 square foot house for a 5,000 square foot lot rather than the proposed Floor Area Ratio (FAR) of 0.5 = 2,500 square foot house for the same sized lot (see page 25<sup>1</sup>).

<sup>1</sup> Residential Infill Project Concept Report to City Council, see <http://www.portlandoregon.gov/bps/71816>

Reasoning: The 0.7 FAR would fit the historic house sizes in our area and would allocate more office area options inside of the primary house, allowing for work-at-home space that support reduced trips.

### Regarding Concept 2:

#### 2. Lower the house roofline

- a) Restrict height to 2½ stories on standard lots.
- b) Measure the basepoint from the lowest point 5 feet from a house, not from the highest point.
- c) For down-sloping lots, allow use of average street grade as a basepoint alternative.
- d) Ensure that dormers are a secondary roof mass.

#### Support with amendment for subsection b), as follows:

- b) “Measure the basepoint from the lowest point from the house, ~~not and~~ the highest point **5 feet from the house and use the average of both points.**”

Note: This amendment may allow a compromise for down-sloping lots that is also addressed in subsection c).

Reasoning: The average of the two points, highest and lowest, at 5 feet from the foundation would provide a compromise for non-flat properties in determining the appropriate base-point for measuring height.

### Regarding Concept 3:

#### 3. Improve setbacks to better match adjacent houses

- a) Increase minimum front setback by 5 feet; provide an exception to reduce setback to match existing, immediately adjacent house.
- b) Encourage building articulation by allowing eaves to project 2 feet into setbacks and bay windows to project 18 inches into setbacks.

#### Support.

### Regarding Concept 4:

#### 4. Allow more housing types in select areas and limit their scale to the size of house allowed

- a) Within the Housing Opportunity Overlay Zone in R2.5, R5 and R7 zones, allow:
  - House with both an internal and detached accessory dwelling unit (ADU).
  - Duplex.
  - Duplex with detached ADU.
  - Triplex on corner lots.
- b) Establish minimum qualifying lot sizes for each housing type and zone.
- c) Require design controls for all proposed projects seeking additional units.

#### Support with the following amendment under a) as follows:

- a) “Within the housing Opportunity Overlay Zone in R2.5, R5 and R7 zones, allow:
  - **Single residential dwelling.**
  - House with both an internal and detached accessory dwelling unit (ADU)
  - Duplex
  - Duplex with detached ADU
  - Triplex on corner lots.”

Reasoning: Current language excludes single residential dwellings.

## Regarding Concept 5:

### 5. Establish a Housing Opportunity Overlay Zone in select areas

- a) Apply a housing opportunity overlay zone to the following areas:
  - Within a ¼ mile (about five blocks) of centers, corridors with frequent bus service, and high capacity transit (MAX) stations.
  - Within the Inner Ring neighborhoods, and medium to high opportunity neighborhoods as designated in the new Comprehensive Plan.
- b) Exclude areas within the David Douglas School District until school district capacity issues have been addressed.
- c) Prior to adopting any specific zoning changes, refine the Housing Opportunity Overlay Zone to produce a boundary that considers property lines, physical barriers, natural features, topography and other practical considerations.

### Support subject to an amendment to subsection a), as follows:

- a) Apply a housing opportunity overlay to the following areas:
  - Within a ¼ mile 1,000 feet (about 5 blocks) (about 3 blocks) of centers, corridors with frequent bus service, and high capacity transit (MAX) stations as a pilot project.

Reasoning: The Committee agreed that a smaller test area would be appropriate with such a far-reaching concept as is being proposed.

## Regarding Concept 6:

### 6. Increase flexibility for cottage cluster developments on large lots citywide

- a) On single-dwelling zoned lots of at least 10,000 square feet in size, allow cottage clusters subject to Type IIX land use review.
- b) Cap the total square footage on a cottage cluster site to the same FAR limit [see Recommendation 1] and limit each new cottage to 1,100 square feet.
- c) Inside the Housing Opportunity Overlay Zone [see Recommendation 5], the number of cottages allowed equals the same number of units that would otherwise be permitted.
- d) Outside the Housing Opportunity Overlay Zone, allow one ADU for each cottage.
- e) Develop specific cottage cluster rules to ensure that development is integrated into the neighborhood.
- f) Explore additional units when the units are affordable and accessible.

### Support.

## Regarding Concept 7:

### 7. Provide flexibility for retaining existing houses

- a) Scale flexibility:
  - Allow modest additional floor area for remodels, additions and house conversions.
  - Allow modest additional height when an existing house's foundation is being replaced or basement is being converted.
- b) Housing choice flexibility:
  - Inside the Housing Opportunity Overlay Zone [see Recommendation 5], allow an additional unit when an older house is converted into multiple units or retained with a new cottage cluster development.
  - Pursue additional flexibility for house conversions, such as parking exemptions, systems development charge (SDC) waivers or reductions, building code flexibility and City program resources that facilitate conversions.

### Support subject to the following amendment to subsection b), as follows:

- b) Housing choice flexibility:
  - Inside the Housing Opportunity Overlay Zone...<Same as proposed, above>



- Pursue additional flexibility for house conversions, ~~such as parking exemptions~~, systems development charge (SDC) waivers or reductions, building code flexibility and City program resources that facilitate conversions.”

Reasoning: Revisions to 7 b) are recommended since the neighborhood supports off-street parking for new dwellings.

### Regarding Concept 8:

#### 8. Rezone historically narrow lots to R2.5 in select areas

- Allow historically narrow lots to be built on by rezoning them to R2.5 if located within the housing opportunity overlay zone [see Recommendation 5].
- Remove provisions that allow substandard lots to be built on in the R5 zone.

#### Support 8 a) subject to the following amendment, as follows:

- “Allow historically narrow lots to be built on by rezoning them to R2.5 if located within the housing opportunity overlay zone, within 1,000 feet (about 3 blocks) of centers, corridors with frequent bus service, and high capacity transit (MAX) stations [see Recommendation 5]”

Reasoning: The language proposed allows this concept to be implemented as part of the **pilot project** that was introduced for the Housing Opportunity Overlay Zone under Recommendation 5. The added language provides clarity and removes confusing reference language.

#### Abstain on 8(b due to the lack of clarity.

Reasoning: There is no mention of the minimum R5 lot sizes in the existing code to compare with the proposed amendment.

### Regarding Concept 9:

#### 9. Citywide improvements to the R2.5 zone

- On vacant R2.5 zoned lots of at least 5,000 square feet, require at least two units when new development is proposed. Allow a duplex or a house with an accessory dwelling unit (ADU) to meet the requirement.
- Reduce minimum lot width from 36 feet to 25 feet for land divisions.
- Allow a property line adjustment to form a flag lot when retaining an existing house.
- Require attached houses when a house is demolished.
- Allow 3-story attached homes and limit detached houses on narrow lots to 2 stories.

#### Support Concept 9 subject to amendments, as follows:

- “On vacant R2.5 zoned lots of at least 5,000 ~~allow a house, require at least two units when new development is proposed.~~ Allow a duplex, or a house with an Accessory Dwelling Unit.”
- ~~When existing house is retained allow the reduction of~~ Reduce minimum lot width from 36 to 25 feet for land divisions.
- <Same as above>
- Allow Require attached houses when a house is demolished.

- e) **Subject to the height limits, a** Allow 3-story attached homes and limit detached houses on narrow lots to 2 stories.

Reasoning: Support allowing single family dwellings, providing greater lot dimension options when retaining existing structures, and stepping down the building heights as a transition to abutting R5 properties.

**Regarding Concept 10:**

**10. Revise parking rules for houses on narrow lots**

- a) Allow, but don't require parking on narrow lots.
- b) When a lot abuts an alley, parking access must be provided from the alley.
- c) Allow front-loaded garages on attached houses on narrow lots if they are tucked under the first floor of the house and the driveways are combined.
- d) Do not allow front-loaded garages for detached houses on narrow lots.

**Opposed Concept 10 as written.**

Reasoning: Keep require off-street parking for all houses and permit front-loaded garages for detached houses.

In conclusion, the RCPNA supports a Pilot Project for the revised policies of the Residential Infill Project on a smaller scale be completed prior to expanding this project's implementation to a greater area of Portland.

Please let me know if you have any questions or I can be of further assistance.

Respectfully,



Tamara DeRidder, AICP  
 Chairwoman, RCPNA  
 1707 NE 52<sup>nd</sup> Ave.  
 Portland, OR 97213

**From:** Tony Jordan  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Proposal  
**Date:** Wednesday, November 16, 2016 3:05:41 PM  
**Attachments:** [ResidentialInfillConceptReportTestimony.pdf](#)

---

Please accept the following testimony on behalf of Portlanders for Parking Reform regarding the Residential Infill Project.

Thank you,  
Tony Jordan  
4540 SE Yamhill St.  
Portland, OR 97215



November 2, 2016

Dear Mr. Mayor and Portland City Commissioners,

Portlanders for Parking Reform supports abundant, diverse, and affordable housing options in every neighborhood. We encourage City Council to support the Residential Infill Project's recommended concepts and policies that will create more "missing middle" housing (e.g. duplexes, triplexes, cottages, multiple ADUs) in every neighborhood in the city.

Currently, Portland housing options are limited and becoming increasingly unaffordable. Many people are forced to move further away from the inner neighborhoods that are accessible by foot, bike, and transit, and, as a result, they become more car-dependent. If we want to meet our 2035 transportation and climate goals and build an active, healthy, and inclusive community, we must provide diverse housing options in every neighborhood to allow more people have access to transportation choices and economic opportunities.

A [recent study](#) from the National Association of Homebuilders shows that more 3-car garages have been built than 1-bedroom apartments in the U.S. since 1992. The [White House](#) recently reported that "parking requirements generally impose an undue burden on housing development". Considering these findings, the Residential Infill Project is an opportunity for City Council to decide whether Portland will prioritize housing for people over shelter for cars.

In general, Portlanders for Parking Reform believes the Project Concept Report is heading in the right direction. Specifically, we support the following recommended concepts:

- **Recommendation 4: Allow more housing types in select areas.** Housing diversity allows people of different income and backgrounds to have access to more housing and transportation choices that match their needs. Missing middle housing also fosters walkable neighborhoods and pedestrian-oriented commercial districts accessible to people of all ages and abilities.
- **Recommendation 7: Provide added flexibility for retaining existing houses.** Exempting the conversion of an existing house into multiple units from required parking will encourage preserving historic homes and reduce barriers to housing infill.
- **Recommendation 10: Revise parking rules for houses on narrow lots citywide.** The current parking requirements for houses on narrow lots reduce ground level living space and street facing windows on ground floors. Driveway curb cuts remove curb parking spaces and increase potential hazards for people walking on sidewalks. Eliminating parking requirements and prohibiting front-loaded garages on narrow lots will improve design, allow more living space and sidewalk landscaping, and preserve on-street parking spaces.

Portlanders of Parking Reform believes the Recommended Concept Report can do better in the following areas:

- **Exempt parking requirements as an incentive for affordable housing units.** Low-income people are more likely to use transit and not own a car. Infill development that provides affordable housing should be exempt from parking requirements. Maximizing living space and providing flexibility in siting and design will benefit low-income households more than requiring parking spaces.
- **Offer parking exemption for tree preservation.** Parking requirements often force tree removal. The result is the degradation of livability caused by more impermeable pavement and fewer trees in the neighborhood.
- **Housing choice for all.** The Housing Choice options (Recommendation 4) should be allowed in all neighborhoods, not only in the Housing Opportunity Overlay Zone. Neither East Portland nor other areas should be denied the benefits of walkable neighborhoods and housing choices.
- **Eliminate parking requirements for all future infill and manage parking with pricing.** Bundling parking and housing increases the costs of development and forces people who don't own cars to pay higher housing costs for parking they don't use. The City is already developing better parking management tools, such as residential permits and transportation demand management incentives, to more effectively manage residential parking demand. In the long-term, parking requirements should be eliminated as more parking management tools become available.

Sincerely,



Tony Jordan

President - Portlanders for Parking Reform

**From:** Erin Casey  
**To:** [Council Clerk – Testimony](#); [Council Clerk – Testimony](#); [Commissioner Fish](#); [Hales, Mayor](#); [Commissioner Fritz](#); [Commissioner Novick](#); [Commissioner Saltzman](#)  
**Subject:** Opposition to RIP proposal  
**Date:** Wednesday, November 16, 2016 2:54:16 PM

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Dear Representative,

As a voting resident from Inner NE, I strongly encourage you to **negate the Residential Infill Project (RIP) proposals Housing Opportunity Overlay Zone** to increase housing density.

We moved to this neighborhood to enjoy the architecture and structure that is currently established.

We appreciate being able to say hello to our *close-enough neighbors* although *we are at capacity for shared-street parking* and *noise pollution*.

RIP would negatively impact our neighborhood, allowing for multiplex dwellings in the current, primarily single-family home neighborhood. It is a boon to developers and does not solve the affordable housing problem. We see this all the time as developers snatch up single family homes on large lots, divide them, build new houses and sell for triple the cost of the original home.

Portland voters passed measure 26-179, allotting \$258.4 million dollars as a housing subsidy.

Do not allow greed to double and triple the families/unit in our neighborhood.

**Do not support RIP's Housing Opportunity Overlay Zone.**

This is not how we move forward. Allow the market to catch up, do not overbuild and destroy beautiful neighborhoods out of a reaction to current demands. Steps are already being taken to meet the needs. ADUs are one example that maintain the integrity of the neighborhood and provide greater density.

**RIP's Housing Opportunity Overlay Zone is the wrong direction.**

Sincerely,

Erin Casey  
3445 NE Peerless Pl.  
Portland, OR 97232

**From:** Diana Moosman  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP testimony  
**Date:** Wednesday, November 16, 2016 2:44:25 PM  
**Attachments:** [Diana RIP Comments 11-16-16.pdf](#)

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To whom it may concern,  
Please accept my testimony regarding the Residential Infill Project.

Thank you.

Diana Moosman, AIA LEED AP - Architect | Associate

[MWA ARCHITECTS INC.](#)

[SAN FRANCISCO](#) [OAKLAND](#) [PORTLAND](#)

*direct* 503 416 8126 | *office* 503 973 5151 | *email* [dmoosman@mwaarchitects.com](mailto:dmoosman@mwaarchitects.com)

## **Comments on Residential Infill Project / Concept Report to City Council**

My name is Diana Moosman and I am an architect with MWA Architects in Portland. I live in the Humboldt Neighborhood and have property in the Boise Neighborhood so have been a part of that Land Use Committee for the last 5 years.

I agree for the most part with Section 1 – Scale of Houses that limits the massing and scale of single family houses. I think the house size should be limited to 2500 sq. ft. as was originally proposed by staff this summer and include the attic but not the basement.

I would like to express my strong opposition to the Council approving Sections 2 and 3 of this proposal. The ramifications of this section are not clear and can have a significant impact on our neighborhood fabric. The proposal refers to duplexes and triplexes but does not distinguish them from attached townhouses. My concern is these changes will incentivize demolitions at the expense of our neighborhood character.

I live and have worked in the Boise and Humboldt neighborhoods – both of which have large areas currently zoned R2.5. We have seen the ferocity of developer's interest in this zone and the results of single family houses being demolished for the construction of multiple townhouses. There are many examples of over-sized townhouses being constructed and actually driving up the property values. These attached townhouses are typically 2300-3500 sf per side, which creates an overall mass of 6000-7000 sq. ft. adjacent to neighboring single family houses. The units are selling for \$800,000-\$1,000,000 per side and in no way providing affordable housing. I have attached real estate comparables for you to review and included photos of these projects in their context.

This summer in my neighborhood on NE Rodney Avenue just north of Alberta I witnessed firsthand the zeal that developers have for lots in R2.5 zones. The potential to build 2 units plus an ADU on a 5000 sf lot provides quite an incentive to demolish beautiful old houses. There is a 4000 sf grand brick house located on a double lot that was on the market for \$860,000. Everett Custom Homes bid full price on the house intending to demolish the house against a young African American family wanting to renovate it. This house was built by the Benson Family, who built the Benson Hotel. It is a beautiful house in good shape and a character piece for our neighborhood.

Vic Remmers wanted to demolish the house and build 4 townhouses plus ADU's on the lot. Neighbors were shocked that a lot was now priced at \$450,000 ( $\$860,000 + \$40,000$  demolition costs / 2 = \$450,000). How can this pencil out? When new townhouses are selling

for nearly \$1,000,000 per side you can see how a developer can make this pro-forma work. Fortunately word got back to the owners mother, who was living in a retirement home, that the house was about to be sold to a developer who intended to demolish it and she rescinded her son's acceptance of the offer.

I firmly believe the way to de-incentivize demolitions is by limiting the bulk and massing of attached townhouses. This will provide more affordable housing and keep property values in check.

I am an architect and design affordable family housing. Oregon Housing and Community Services provides unit sizes we have to meet when designing affordable units. I have attached their guidelines which show that for a 3 bedroom 2 bath unit the maximum size for a townhouse is 1250 sq. ft. I design nice units within this area daily, and can attest that a 1500-1800 sq. ft. townhouse is a luxury unit. You can build beautiful units that fit into the neighborhood with these limited unit sizes. I want to remind you of the sizes of many of the attached townhouses we are seeing in Boise are 2500-3000 sf per unit.

Lastly I want to call attention to the demolition numbers cited in the report. The report states that there were 697 demolitions from 2013-2016 and I believe this minimizes the amount of demolitions we are seeing in the current market. I was at an event for Restore Oregon last weekend and they stated that 389 demolition permits were applied for between March of 2015-2016. The BDS website shows that in 2016 alone 362 demolition permits have been applied for. This number will greatly increase if developers are allowed to build oversize units and sell them for the high prices we see in the comparables.

I am surprised at how the city has not been able to manage the divisiveness of the RIPSAC. I haven't heard multiple reports that the committee has been steered by developers who will directly benefit from these changes and I urge you to balance the committee interests with all of the community voices you are hearing today.

Thank you for your consideration.

Sincerely,

Diana Moosman



**Presented By:** Maureen Swan **Client Full**  
 Portland Proper Real Estate  
**Phone:** 503-888-8259 **E-mail:** [maureen.m.swan@gmail.com](mailto:maureen.m.swan@gmail.com)  
**RESIDENTIAL** **Status:** ACT **5/26/2016** **12:46:54 PM**  
**ML#:** 16245756 **Area:** 142 **List Price:** \$850,000  
**Addr:** 3445 NE 51 AVE **Unit#:**  
**City:** Portland **Zip:** 97213 **Condo Loc:**  
**Map Coord:** **Zoning:**  
**County:** Multnomah **Tax ID:** R670335  
**Elem:** Alameda **Middle:** Beaumont  
**High:** Grant **PropType:** ATTACHD  
**Nhood/Bldg:** **CC&Rs:**  
**Legal:** PARTITION PLAT 2015-44, LOT 1  
**Home Energy Score:**  
**Home** **55+ w/Affidavit** **N**  
**Wrnty:** **Y/N:**

[Virtual Tour](#) [Video Tour](#)

**GENERAL INFORMATION**

**Lot Size:** 0-2,999SF **# Acres:** 0.04 **Lot Dimensions:**  
**Wfrnt:** **View:** CITY, MNTAIN **Lot Desc:** BUSLINE, CORNER  
**Body** **Seller Disc:** EXEMPT  
**Water:**

**RESIDENCE INFORMATION**

**Upper SQFT:** 945 **SFSrc:** plans **#Bd rms:** 4 **#Bath:** 3 / 1 **#Lvl:** 3 **Year Built:** 2016 / NEW  
**Main SQFT:** 785 **TotUp/Mn:** 1839 **Roof:** MBRANE **Style:** CONTEMP **Green Cert:** **Energy Eff.:**  
**Lower SQFT:** 538 **#Fireplaces:** / **Parking:** **Exterior:** MANMADE  
**Total SQFT:** 2377 **Addl. SQFT:** U / 109 **#Gar:** 1/ATTACHD **Bsmt/Fnd:** CONCRET

**REMARKS**

**XSt/Dir:** Corner of NE 51st and NE Fremont  
**Public:** Modern architecture meets comfortable living in the heart of walkable Beaumont Village. Extensive use of steel beams, concrete elements, hardwoods, glulam stair treads. Incredible light from extensive use of glass & open space, solid surface kitchen counters, lrg deck off kitchen/dining. Luxurious mstr suite with heated floors in bathroom. Lower level offers 4th bedroom or office/flex options. Rooftop deck with views!

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M/ 13 X 14 / HARDWOD	<b>Mstr Bd:</b> U/ 14 X 13 / HARDWOD, SUITE, WI-CLOS	<b>Bths - Full/Part</b>
<b>Kitchen:</b> M/ 13 X 13 / COOK-IS, QUARTZ	<b>2nd Bd:</b> U/ 13 X 11 /	<b>Upper Lvl:</b> 2/0
<b>Dining:</b> M/ 11 X 13 / DECK, SLIDER	<b>3rd Bed:</b> U/ 11 X 10 /	<b>Main Lvl:</b> 0/1
	<b>4TH-BD:</b> L/ 12 X 10/	<b>Lower Lvl:</b> 1/0
		<b>Total Bth:</b> 3/1

**FEATURES AND UTILITIES**

**Kitchen:** BI-MICO, COOK-IS, DISHWAS, FS-REFR, ISLAND  
**Interior:** HI-CEIL, LAUNDRY, QUARTZ, VAULTED  
**Exterior:** DECK, GASHKUP, PATIO  
**Accessibility:**  
**Cool:** OTHER **Heat:** DUCTLSS, MINISPT, ZONAL **Fuel:** ELECT  
**Water:** PUBLIC **Sewer:** PUBLIC **Hot Water:** TNKLESS

**FINANCIAL**

**PTax/Yr:** \$1.00 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N  
**HOA:** N **Dues:** **Other Dues:**  
**HOA Incl:**  
**List Date:** 4/19/2016

**COMPARABLE INFORMATION**

**O/Price:** \$885,000



**Presented By:** Maureen Swan **Client Full**  
 Portland Proper Real Estate  
**Phone:** 503-888-8259 **E-mail:** [maureen.m.swan@gmail.com](mailto:maureen.m.swan@gmail.com)  
**RESIDENTIAL** **Status:** PEN **5/26/2016** **12:46:54 PM**  
**ML#:** 16197075 **Area:** 141 **List Price:** \$1,000,000  
**Addr:** 3517 N ALBINA AVE **Unit#:**  
**City:** Portland **Zip:** 97227 **Condo Loc:**  
**Map Coord:** **Zoning:**  
**County:** Multnomah **Tax ID:** R666221  
**Elem:** Boise-Eliot **Middle:** Boise-Eliot  
**High:** Grant ... **PropType:** ATTACHD  
**Nhood/Bldg:** Boise Eliot **CC&Rs:**  
**Legal:** PARTITION PLAT 2014-70, LOT 1  
**Home Energy Score:**  
**Home** **55+ w/Affidavit** **N**  
**Wrnty:** **Y/N:**

**GENERAL INFORMATION**

**Lot Size:** 0-2,999SF **# Acres:** 0.06 **Lot Dimensions:**  
**Wtfrnt:** **View:** CITY, MNTAIN, TERRITR **Lot Desc:** LEVEL  
**Body** **Seller Disc:** DSCLOSUR  
**Water:**

**RESIDENCE INFORMATION**

**Upper SQFT:** 877 **SFSrc:** Builder **#Bdrms:** 4 **#Bath:** 3 / 1 **#Lvl:** 3 **Year Built:** 2016 / NEW  
**Main SQFT:** 905 **TotUp/Mn:** 2203 **Roof:** COMP **Style:** CONTEMP, CUSTOM **Green Cert:** **Energy Eff.:**  
**Lower SQFT:** 955 **#Fireplaces:** 2 / GAS **Parking:** STREET **Exterior:** FIBRCEM, WOOD  
**Total SQFT:** 3158 **Addl. SQFT:** U / 421 **#Gar:** 1/DETACHD **Bsmt/Fnd:** CRAWLSP

**REMARKS**

**XSt/Dir:** Albina just north of Fremont  
**Public:** STUNNING MODERN MASTERPIECE IN DESIRABLE MISSISSIPPI NEIGHBORHOOD FEATURING A LIGHT-FILLED OPEN FLOOR CONCEPT, LUXURIOUS FINISHES & AMENITIES, FLOOR-TO-CEILING WINDOWS & A CUSTOM FIREPLACE CREATE THE PERFECT BALANCE FOR LIVING & ENTERTAINING. Cable rail STAIRCASE . KITCHEN FEATURES SS APPLIANCES & MUCH MORE. WALK TO RESTAURANTS, BARS, SHOPS & PARKS. CLOSE TO FREEWAY, BUS & MAX. ADU ABOVE GARAGE FOR MULTIPLE OPTIONS.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M/ 15 X 14 / FIREPL, GREAT-R, WOODFLR	<b>Mstr Bd:</b> U/ 19 X 14 / SHOWER, SUITE, WI-CLOS	<b>Bths - Full/Part</b>
<b>Kitchen:</b> M/ 11 X 14 / GOURMET, ISLAND, QUARTZ	<b>2nd Bd:</b> U/ 13 X 11 / CLOSET, WW-CARP	<b>Upper Lvl:</b> 3/0
<b>Dining:</b> M/ 14 X 11 / GREAT-R, WDW-DBL, WOODFLR	<b>3rd Bed:</b> U/ 14 X 10 / CLOSET, WW-CARP	<b>Main Lvl:</b> 0/1
<b>GSTQTR:</b> U/ 16 X 11 / DECK, WOODFLR	<b>BONUS:</b> M/ 20 X 14 / WOODFLR	<b>Lower Lvl:</b> 0/0
	<b>BONUS:</b> M/ 19 X 8 / DECK	<b>Total Bth:</b> 3/1

**FEATURES AND UTILITIES**

**Kitchen:** BI-MICO, BI-RANG, DISHWAS, DISPOS, FS-RANG, FS-REFR, GASAPPL, ISLAND, QUARTZ, SSAPPL  
**Interior:** HARDWOD, HI-CEIL, LAUNDRY, QUARTZ, SOAKTUB, TILE-FL, WOODFLR, WW-CARP  
**Exterior:** ADU, COVDECK, DECK, FENCED, OUT-FPL, PATIO  
**Accessibility:**  
**Cool:** CENTAIR **Heat:** FLOOR, FOR-95+  
**Water:** PUBLIC **Sewer:** PUBLIC **Hot Water:** GAS, TNKLESS **Fuel:** GAS

**FINANCIAL**

**PTax/Yr:** \$1,807.16 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N  
**HOA:** N **Dues:** **Other Dues:**  
**HOA Incl:**  
**List Date** 3/15/2016

**COMPARABLE INFORMATION**









**Presented By:** Maureen Swan **Client Full**  
 Portland Proper Real Estate  
**Phone:** 503-888-8259 **E-mail:** [maureen.m.swan@gmail.com](mailto:maureen.m.swan@gmail.com)  
**RESIDENTIAL** **Status:** PEN **5/26/2016** **12:46:54 PM**  
**ML#:** 16193223 **Area:** 141 **List Price:** \$1,120,000  
**Addr:** 3923 NE Mallory AVE **Unit#:**  
**City:** Portland **Zip:** 97212 **Condo Loc:**  
**Map Coord:** **Zoning:** R2.5A  
**County:** Multnomah **Tax ID:** Not Found  
**Elem:** King **Middle:** King  
**High:** Grant ... **PropType:** ATTACHD  
**Nhood/Bldg:** **CC&Rs:** N  
**Legal:** 3923 NE Mallory AVE  
**# Supplements:** 1 **Home Energy Score:**  
**Home** Y **55+ w/Affidavit** N  
**Wrnty:** Y/N:

**GENERAL INFORMATION**

**Lot Size:** 0-2,999SF **# Acres:** 0.06 **Lot Dimensions:** 25 X 100  
**Wtfrnt:** **View:** CITY, TERRITR **Lot Desc:** LEVEL  
**Body**  
**Water:** **Seller Disc:** DSCLOSUR

**RESIDENCE INFORMATION**

**Upper SQFT:** 1020 **SFSrc:** Seller **#Bd rms:** 6 **#Bath:** 4 / 1 **#Lvl:** 4 **Year Built:** 2016 / NEW  
**Main SQFT:** 1020 **TotUp/Mn:** 2475 **Roof:** FLAT **Style:** CUSTOM, TOWNHSE **Green Cert:** **Energy Eff.:**  
**Lower SQFT:** 1220 **#Fireplaces:** / **Parking:** DRIVWAY, STREET **Exterior:** METAL  
**Total SQFT:** 3695 **Addl. SQFT:** U / 435 **#Gar:** 0/ **Bsmt/Fnd:** CONCRET, SLAB

**REMARKS**

**XSt/Dir:** NE Mallory Ave. and NE Failing St.  
**Public:** Spectacular modern living with high end amenities and customized floor plan. Quiet street blocks from New Seasons & Williams. This home has 4 floor/level option. More homes available to build and customize. Call listing agent for more information.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Living:</b> M/ 18 X 15 /WI-CLOS	<b>Mstr Bd:</b> U/ 14 X 13 /WI-CLOS	<b>Bths - Full/Part</b>
<b>Kitchen:</b> M/ 15 X 11 /	<b>2nd Bd:</b> U/ 19 X 10 /	<b>Upper Lvl:</b> 2/0
<b>Dining:</b> M/ 15 X 13 /	<b>3rd Bed:</b> U/ 12 X 10 /	<b>Main Lvl:</b> 0/1
<b>Family:</b> M/ 19 X 11 /	<b>4TH-BD:</b> U/ 10 X 13 /	<b>Lower Lvl:</b> 2/0
<b>BONUS:</b> U/ 10 X 10 /	<b>BONUS:</b> U/ 15 X 22 /	<b>Total Bth:</b> 4/1

**FEATURES AND UTILITIES**

**Kitchen:** BI-MICO, CONVECT, DISHWAS, DISPOSL, FS-RANG, GASAPPL, ISLAND, PANTRY, QUARTZ, SSAPPL  
**Interior:** BAMB-FL, HOME-TH, LAUNDRY, QUARTZ, SPRNKLR, TILE-FL, WASHDRY  
**Exterior:** ADU, COVDECK, DECK, FENCED, GASHKUP, PATIO, YARD

**Accessibility:**

**Cool:** CENTAIR **Heat:** FOR-95+, ZONAL **Hot Water:** ELECT **Fuel:** GAS  
**Water:** PUBLIC **Sewer:** PUBLIC

**FINANCIAL**

**PTax/Yr:** \$0.00 **Rent, If Rented:** **Short Sale:** N **Bank Owned/REO:** N  
**HOA:** N **Dues:** **Other Dues:**  
**HOA Incl:**  
**List Date:** 4/30/2016

**COMPARABLE INFORMATION**

**Pend:** 5/2/2016 **DOM:** 2 **Sold:** **Terms:** **O/Price:** \$1,120,000 **Sold:**









**Presented By:** Maureen Swan **Client Full**  
 Portland Proper Real Estate  
**Phone:** 503-888-8259 **E-mail:** [maureen.m.swan@gmail.com](mailto:maureen.m.swan@gmail.com)  
**RESIDENTIAL** **Status:** SLD **5/26/2016** **12:46:54 PM**  
**ML#:** 15055961 **Area:** 141 **List Price:** \$1,000,000  
**Addr:** 3521 N ALBINA AVE **Unit#:**  
**City:** Portland **Zip:** 97227 **Condo Loc:**  
**Map Coord:** **Zoning:**  
**County:** Multnomah **Tax ID:** R666220  
**Elem:** Boise-Eliot **Middle:** Boise-Eliot  
**High:** Jefferson ... **PropType:** ATTACHD  
**Nhood/Bldg:** Mississippi **CC&Rs:** N  
**Legal:** BLOCK 36, LOT 19  
**Home Energy Score:**  
**Home** 55+ w/Affidavit **N**  
**Wrnty:** Y/N:

**GENERAL INFORMATION**

**Lot Size:** 0-2,999SF **# Acres:** **Lot Dimensions:**  
**Wtfrnt:** **View:** CITY **Lot Desc:** LEVEL  
**Body** **Seller Disc:** DSCLOSUR  
**Water:**

**RESIDENCE INFORMATION**

**Upper SQFT:** 903 **SFSrc:** BUILDER **#Bdrms:** 4 **#Bath:** 2 / 1 **#Lvl:** 3 **Year Built:** 2015 / NEW  
**Main SQFT:** 795 **TotUp/Mn:** 2263 **Roof:** COMP **Style:** CONTEMP **Green Cert:** **Energy Eff.:**  
**Lower SQFT:** 0 **#Fireplaces:** 2 / GAS **Parking:** STREET **Exterior:** LAP  
**Total SQFT:** 2263 **Addl. SQFT:** U / 565 **#Gar:** 1/DETACHD **Bsmt/Fnd:**

**REMARKS**

**XSt/Dir:** N Fremont, Left on N Albina  
**Public:**

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

**Living:** M/ / **Mstr Bd:** U/ / **Bths -**  
**Kitchen:** M/ / **Full/Part**  
**Dining:** M/ / **Upper Lvl:** 2/0  
**Family:** U/ / **Main Lvl:** 0/1  
**Total Bth:** 2/1

**FEATURES AND UTILITIES**

**Kitchen:** BI-MICO, BI-RANG, SSAPPL  
**Interior:** WOODFLR, WW-CARP  
**Exterior:**

**Accessibility:**

**Cool:** **Heat:** OTHER **Hot Water:** **Fuel:** GAS  
**Water:** PUBLIC **Sewer:** PUBLIC

**FINANCIAL**

**PTax/Yr:** \$0.00 **Rent, If** **Short** **Bank**  
**Rented:** **Sale:** N **Owned/REO:** N  
**HOA:** N **Dues:** **Other**  
**Dues:**

**HOA Incl:**  
**List Date** 3/12/2015

**COMPARABLE INFORMATION**

**Pend:** 3/12/2015 **DOM:** 0 **Sold:** 12/11/2015 **Terms:** CASH **O/Price:** \$875,000 **Sold:** \$1,000,000

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 SQUARE FOOTAGE IS APPROXIMATE & MAY INCLUDE BOTH FINISHED & UNFINISHED AREAS - CONSULT BROKER FOR INFO.  
 SCHOOL AVAILABILITY SUBJECT TO CHANGE.

**Maureen M Swan**  
**Principal Broker**  
 Portland Proper Real Estate  
 4072#A N. Williams Ave.  
 Portland, OR 97227

**Phone: 503-888-8259**  
 Cell: 503-888-8259  
 E-Mail: [maureen.m.swan@gmail.com](mailto:maureen.m.swan@gmail.com)



**Presented By:** Maureen Swan **Client Full**  
 Portland Proper Real Estate  
**Phone:** 503-888-8259 **E-mail:** [maureen.m.swan@gmail.com](mailto:maureen.m.swan@gmail.com)  
**RESIDENTIAL** **Status:** ACT **11/16/2016** **11:10:13 AM**  
**ML#:** 16572496 **Area:** 141 **List Price:** \$850,000  
**Addr:** 4430 N MICHIGAN AVE **Unit#:**  
**City:** Portland **Zip:** 97217 **Condo Loc:**  
**Map Coord:** **Zoning:**  
**County:** Multnomah **Tax ID:** R666021  
**Elem:** Boise-Eliot **Middle:** Boise-Eliot  
**High:** Jefferson **PropType:** ATTACHD  
**Nhood/Bldg:** **CC&Rs:**  
**Legal:** JADEN COURT, LOT 4  
**# Supplements:** 1 **Home Energy Score:**  
**Home Wrnty:** 55+ w/Affidavit Y/N: N

#### GENERAL INFORMATION

**Lot Size:** 0-2,999SF **# Acres:** 0.06 **Lot Dimensions:**  
**Wtfrnt:** **View:** **Lot Desc:** LEVEL  
**Body Water:** **Seller Disc:** EXEMPT

#### RESIDENCE INFORMATION

**Upper SQFT:** 509 **SFSrc:** Bldrs Plan **#Bdrms:** 3 **#Bath:** 2 / 1 **#Lvl:** 3 **Year Built:** 2016 / NEW  
**Main SQFT:** 874 **TotUp/Mn:** 1861 **Roof:** COMP **Style:** CONTEMP, CUSTOM **Green Cert:** **Energy Eff.:**  
**Lower SQFT:** 870 **#Fireplaces:** 1 / GAS **Parking:** STREET, OTHER **Exterior:** FIBRCM, PANEL,  
 TNG/GRV  
**Total SQFT:** 2731 **Addl. SQFT:** M / 478 **#Gar:** 1/OVRSIZE **Bsmt/Fnd:** CRAWLSP

#### REMARKS

**XSt/Dir:** W on Fremont St, N on Mississippi, W on Skidmore, N on Michigan Ave to 4430 N Michigan  
**Public:** Modern&Luxurious living in the heart of the Mississippi Arts District! MILLION \$\$\$ QUALITY from Award Winning Builder Exceptional Homes by Andre. Excellent investment opportunity w/ ADU above garage. Loaded with upgrades and gorgeous finishes throughout. Custom bamboo built-ins and cabinets, Ann Sacks tile, hardwoods, quartz countertops and more. Well appointed with style, function, and unmatched attention to detail.

#### APPROXIMATE ROOM SIZES AND DESCRIPTIONS

<b>Kitchen:</b> M/ 12 X 16 / HARDWOD, ISLAND, QUARTZ	<b>Mstr Bd:</b> M/ 19 X 19 / HARDWOD, VAULTED, WI-CLOS	<b>Bths - Full/Part</b>
<b>Dining:</b> M/ 11 X 14 / HARDWOD	<b>2nd Bd:</b> M/ 11 X 12 / CLOSET, WW-CARP	<b>Upper Lvl:</b> 0/0
<b>UTILITY:</b> U/ / TILE-FL	<b>3rd Bed:</b> U/ 15 X 18 / VAULTED, WI-CLOS, WW-CARP	<b>Main Lvl:</b> 2/0
	<b>GREAT-R:</b> M/ 16 X 19 / BLT-INS, FIREPL, HARDWOD	<b>Lower Lvl:</b> 0/1
		<b>Total Bth:</b> 2/1

#### FEATURES AND UTILITIES

**Kitchen:** BI-MICO, BI-OVEN, BI-RANG, DISHWAS, DISPOS, GASAPPL, ISLAND, PANTRY, QUARTZ, TILE  
**Interior:** GRANITE, HARDWOD, LAUNDRY, QUARTZ, SEPLVQT, TILE-FL, WW-CARP  
**Exterior:** ADU, COVPATI, FENCED, GSTQTR  
**Accessibility:** WALKSHR  
**Cool:** CENTAIR **Heat:** FOR-95+  
**Water:** PUBLIC **Sewer:** PUBLIC **Hot Water:** TNKLESS **Fuel:** GAS





19  
13

3003

3003

C65 033900

SB

1011

615 61234

WILLIAMS Recycling Center  
1000 1st St. SW  
Seattle, WA 98104











**FINANCIAL**

**PTax/Yr:** \$1.00      **Rent, If Rented:**      **Short Sale:** N      **Bank Owned/REO:** N  
**HOA:** N      **Dues:**      **Other Dues:**  
**HOA Incl:**  
**List Date** 7/1/2016

**COMPARABLE INFORMATION**

**O/Price:** \$949,900

**GREEN / ENERGY SUPPLEMENT**

**Home Energy Performance Rating - Type:**      **Score:**      **Date:**  
**Green Cert / Obtained / Rating / Year / Version:** EN-STAR / INPROCESS ///  
**Reach Code:** Y      **Solar Panel:**  
**Energy Eff:** ESAC, ESTARAP, FOR-95+, INSU+CL, TNKLESS, VYW-DBL  
**Public:**



**Presented By:** Maureen Swan      **Client Full**  
Portland Proper Real Estate  
**Phone:** 503-888-8259      **E-mail:** [maureen.m.swan@gmail.com](mailto:maureen.m.swan@gmail.com)  
**RESIDENTIAL**      **Status:** SLD      **11/16/2016**      **11:10:13 AM**  
**ML#:** 16379657      **Area:** 141      **List Price:** \$899,950  
**Addr:** 4450 N MICHIGAN AVE      **Unit#:**  
**City:** Portland      **Zip:** 97217      **Condo Loc:**  
**Map Coord:**      **Zoning:**  
**County:** Multnomah      **Tax ID:** R666020  
**Elem:** Boise-Eliot      **Middle:** Boise-Eliot  
**High:** Jefferson      **PropType:** ATTACHD  
**Nhood/Bldg:**      **CC&Rs:**  
**Legal:** JADEN COURT, LOT 3  
**# Supplements:** 1      **Home Energy Score:**  
**Home Wrnty:** 55+ w/Affidavit Y/N: N

**GENERAL INFORMATION**

**Lot Size:** 0-2,999SF      **# Acres:** 0.06      **Lot Dimensions:**  
**Wtfrnt:**      **View:**      **Lot Desc:** LEVEL  
**Body Water:**      **Seller Disc:** EXEMPT

**RESIDENCE INFORMATION**

**Upper SQFT:** 509      **SFSrc:** BLDRS PLAN      **#Bdrms:** 3      **#Bath:** 2 / 1      **#Lvl:** 3      **Year Built:** 2016 / NEW  
**Main SQFT:** 874      **TotUp/Mn:** 1861      **Roof:** COMP      **Style:** CONTEMP, CUSTOM      **Green Cert:**      **Energy Eff.:**  
**Lower SQFT:** 870      **#Fireplaces:** 1 / GAS      **Parking:** STREET, OTHER      **Exterior:** FIBRCM, PANEL, TNG/GRV  
**Total SQFT:** 2731      **Addl. SQFT:** M / 478      **#Gar:** 1/OVRSIZE      **Bsmt/Fnd:** CRAWLSP

**REMARKS**

**XSt/Dir:** W on Fremont St, N on Mississippi, W on Skidmore, N on Michigan Ave to 4450 N Michigan  
**Public:** Modern&Luxurious living in the heart of the Mississippi Arts District!MILLION \$\$\$ QUALITY from Award Winning Builder Exceptional Homes by Andre.Excellent investment opportunity w/ ADU above garage.Loaded with upgrades and gorgeous finishes throughout.Custom bamboo built-ins and cabinets, Ann Sacks tile, hardwoods, quartz countertops and more.Well appointed with style, function, and unmatched attention to detail.

**APPROXIMATE ROOM SIZES AND DESCRIPTIONS**

<b>Kitchen:</b> M/ 12 X 16 / HARDWOD, ISLAND, QUARTZ	<b>Mstr Bd:</b> U/ 19 X 19 / HARDWOD, VAULTED, WI-CLOS	<b>Bths - Full/Part</b>
<b>Dining:</b> M/ 11 X 14 / HARDWOD	<b>2nd Bd:</b> U/ 11 X 12 / CLOSET, WW-CARP	<b>Upper Lvl:</b> 0/0
<b>UTILITY:</b> U/ / TILE-FL	<b>3rd Bed:</b> U/ 15 X 18 / VAULTED, WI-CLOS, WW-CARP	<b>Main Lvl:</b> 2/0
	<b>GREAT-R:</b> M/ 16 X 19 / BLT-INS, FIREPL, HARDWOD	<b>Lower Lvl:</b> 0/1
		<b>Total Bth:</b> 2/1

**FEATURES AND UTILITIES**

**Kitchen:** BI-MICO, BI-OVEN, BI-RANG, DISHWAS, DISPOSL, GASAPPL, ISLAND, PANTRY, QUARTZ, TILE  
**Interior:** GRANITE, HARDWOD, LAUNDRY, QUARTZ, SEPLVQTT, TILE-FL, WW-CARP  
**Exterior:** ADU, COVPATI, FENCED, GSTQTR  
**Accessibility:** WALKSHR  
**Cool:** CENTAIR      **Heat:** FOR-95+  
**Water:** PUBLIC      **Sewer:** PUBLIC      **Hot Water:** TNKLESS      **Fuel:** GAS

**FINANCIAL**

## OREGON HOUSING AND COMMUNITY SERVICES

### Unit Size Requirements for Affordable Housing

The following table shows the guidelines for minimum floor areas required and maximum floor areas: See the APPENDIX for approved methods in calculating unit floor area. Exterior storage is not included in the unit floor area calculations.

<u>Unit Type</u>	<u>Minimum Required Unit Floor Area</u> ( <u>Square Feet</u> )	<u>Maximum Allowable Unit Floor Area</u> ( <u>Square Feet</u> )	<u>Maximum Allowable Floor Areas for Townhouses and Accessible Units</u>
<u>SRO</u>	<u>175</u>		
<u>Studio</u>	<u>350</u>		
<u>1 Bed / 1 Bath</u>	<u>600</u>	<u>690</u>	<u>740</u>
<u>2 Bed / 1 Bath</u>	<u>800</u>	<u>900</u>	<u>950</u>
<u>3 Bed / 2 Bath</u>	<u>1,000</u>	<u>1,200</u>	<u>1,250</u>
<u>4 Bed / 2 Bath</u>	<u>1,250</u>	<u>1,400</u>	<u>1,450</u>
<u>ALF/RCF Studio</u>	<u>300</u>		
<u>ALF/RCF 1 Bed</u>	<u>450</u>		

If Project doesn't meet the guidelines for the minimum and maximum floor areas, please provide explanation.

#### **Green Building Requirements**

Applicants must include green building requirements when developing the project plans. Applicants will be expected to follow through with the green building path they chose. If applicants are unable to complete that path, they must request approval to choose a different path. The Department reserves the right to rescind resources if green building activities are not followed.

The Department has established a process that connects the Requestor to three (3) existing green building paths available throughout the state. In addition, the Department has established a fourth green building path for those projects that cannot be served by any of the other three (3) programs. The three (3) green building programs selected are Enterprise Green Communities, Earth Advantage Homes, and LEED for New Construction or Homes. Applicants must choose to work within one (1) of the four (4) processes. Listed below is contact and process information for each program. This is followed by a brief description of the Department's green building criteria. The list of specific of criteria is on the Green Building Checklist found in the Self Scored section.





37252  
395





**From:** Braden Bernards  
**To:** [Council Clerk – Testimony](#)  
**Subject:** In Support of Residential Infill Project  
**Date:** Wednesday, November 16, 2016 2:36:57 PM

---

Dear City Council,

I am Braden Bernards--I grew up in Portland. I have spent my last five years studying Urban Planning in Los Angeles, Jakarta, and, now, at the London School of Economics. As such, I think a lot about Portland, place, housing, and communities.

Portland needs a radical shake-up in its development, and this is a step in the right direction. Its inane to believe in city-center single-family homes--and we need far more housing, and of a smaller kind. It will help affordability, as well as, oddly enough, encourage civic life as less money spent on rent in a smaller environment is an incentive to go and be urbane.

I have spent my last years living in rooms no bigger than one parking space--and its a shame we do not even allow this type of housing to be built in our cities. Instead, we get single family homes and awkward, disjointed towers that constipate our cities. Mid-level density spread across the city is far superior to density spikes and single family homes.

Single-family lots in the city center should be taxed far higher, as they are fundamentally a selfish use of essential space. To protect them is an act of class bias--increasing commuting (opportunity) costs for the poor and renters, while protecting the land-owning middle and rich.

Of course, this must come with heightened Airbnb regulations.

My best regards,  
Braden Bernards  
+1 503-228-2100



**From:** GSMico  
**To:** [Keith Pitt](#)  
**Cc:** [Carol Mayer-Reed](#); [TS Schneider](#); [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Commissioner Fish](#); [Commissioner Novick](#); [Moore-Love, Karla](#); [ted@tedwheeler.com](mailto:ted@tedwheeler.com); [Dean P. Gisvold](#); [Barbara Cooney](#) ([cooneybp@centurylink.net](mailto:cooneybp@centurylink.net)); [Tom Cooney](#); [jackihoyt@comcast.net](mailto:jackihoyt@comcast.net); [Leigh Ann Hieronymust](#); [Judith and Simon Trutt](#); [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:** Wednesday, November 16, 2016 2:15:00 PM

---

Dear Mayor Hales, Mayor elect, and city council members:

We are long time residents of one of the street car neighborhoods on the east side. We echo the concerns of our neighbors and feel this RIP process has been rushed. It feels like a cookie cutter solution that does not take into account the uniqueness of each of these east side neighborhoods. The vast majority of our neighbors have no idea what regulations are being proposed and certainly have not contemplated the long term consequences. We urge you to give this process more time, effort and transparency. Those of us who have invested years in making Portland such a desirable place to live deserve that consideration. Sandy and Greg Mico

Sent from my iPad

On Nov 15, 2016, at 9:33 AM, Keith Pitt <[keith@slindenelson.com](mailto:keith@slindenelson.com)> wrote:

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](mailto: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](http://mayerreed.com)

---

**From:** TS Schneider <[Theschneiders2@hotmail.com](mailto:Theschneiders2@hotmail.com)>  
**Date:** Monday, November 14, 2016 at 7:06 PM  
**To:** "[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)" <[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)>, "[dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)" <[dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)>, "[Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)" <[Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)>, "[nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)" <[nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)>, "[novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)" <[novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)>, "[karla.moore-love@portlandoregon.gov](mailto:karla.moore-love@portlandoregon.gov)" <[karla.moore-love@portlandoregon.gov](mailto:karla.moore-love@portlandoregon.gov)>  
**Cc:** "[ted@tedwheeler.com](mailto:ted@tedwheeler.com)" <[ted@tedwheeler.com](mailto:ted@tedwheeler.com)>, "Dean P. Gisvold" <[deang@mcewengisvold.com](mailto:deang@mcewengisvold.com)>, "Barbara Cooney ([cooneybp@centurylink.net](mailto:cooneybp@centurylink.net))" <[cooneybp@centurylink.net](mailto:cooneybp@centurylink.net)>, Tom Cooney <[cooneyt@ohsu.edu](mailto:cooneyt@ohsu.edu)>, Jackie & Don Hoyt <[jackihoyt@comcast.net](mailto:jackihoyt@comcast.net)>, Stephanie and Keith Pitt <[keith.pitt@comcast.net](mailto:keith.pitt@comcast.net)>, Leigh Ann Hieronymust <[leighann.hieronymus@fredmeyer.com](mailto:leighann.hieronymus@fredmeyer.com)>, Carol Mayer-Reed <[carol@mayerreed.com](mailto:carol@mayerreed.com)>, Judith and Simon Trutt <[smtrutt@comcast.net](mailto:smtrutt@comcast.net)>, Sandy and Greg Mico <[gsmico16@gmail.com](mailto:gsmico16@gmail.com)>, Patricia Bugas-Schramm <[patricia@pbsconsultinginc.com](mailto:patricia@pbsconsultinginc.com)>, Helen Farrenkopf <[h\\_farrenkopf@yahoo.com](mailto:h_farrenkopf@yahoo.com)>, Ken and Trina Lundgren <[trinaken@comcast.net](mailto: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**

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**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:** Jory Aronson  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Jory Aronson's Testimony  
**Date:** Wednesday, November 16, 2016 2:02:55 PM

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11-16-16

Greetings Mayor and City Counselors,

I'm turning 65 in June. I've had a lucrative career in early childhood....NOT! I've scrapped by like all early childhood educators. Recently, I ran an in-home creative arts child care for 10 years, open 10 hours a day, 5 days a week. Two and a half years ago, health issues forced me to rented my house out as a school and go share an apartment with another gal. 4 months later, the landlord kicked us out so he could dramatically increase the rent. I found a darling apartment in SE Portland and happily lived there for a year plus, until the landlord sold the building and the new landlord evicted us all. Now I live in my friend's house, renting a room, until I can move back into my own house at the end of June.

Before my school, I taught in a variety of Early Childhood programs, have a Bachelor's degree from one of the top early childhood colleges, a Montessori teaching certificate, and years of experience. I am also an early childhood music specialist and have performed concerts all over the Northwest, and trained early childhood teachers all over the country through BER. I'm a master trainer through OCCD.

Lots about me. But I've discovered many, many other people my age who have worked hard, like me, all their lives in jobs that didn't pay a lot of money, are now trying to cut down as we age, and are having a dreadful time finding housing we can afford. I need flexible housing; both as a renter and as a home owner. When I get back into my home, I have to make it earn income; either by me sharing it, adding to it, or renting it out and finding an affordable option for myself.

Unlike Public school teachers, I do not have a 501K. Most of my adult life has been very hand-to-mouth. But my value and contribution to this city speaks for itself. Let's Share Housing is an online organization full of people like me. We need flexible, low-cost housing. I do not want to have contributed my career, my life, my time to Portland, only to have to move away from the city I love, in my golden years!!!

Sincerely,

Jory Aronson  
4629 NE Wygant St.  
Portland, OR 97218  
503 752-1624

PS I sat through all of last Wednesday's testimony and would have been in the very next group to testify if there had been time.

**From:** Rachel King  
**To:** [Council Clerk – Testimony](#)  
**Subject:** public testimony on residential-infill project  
**Date:** Wednesday, November 16, 2016 1:55:01 PM

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I mailed this letter on Friday, November 11. I am including it in e-mail form, below, in case it hasn't arrived on time.

To the Portland City Council:

Thank you for providing the November 9 and 16 public hearings. If I didn't work in Oregon City on Wednesdays until six, I would have come and testified in person.

Here is a little of my background: I grew up in Portland and attended the Robert D. Clark Honors College at the University of Oregon. After college I lived away from Oregon for over eight years, returning to Portland with my husband last winter. We rent a studio between Tryon Creek and Multnomah Village. He works for the Knight Cancer Institute at OHSU, and I copyedit trade fiction and nonfiction for three publishing companies and work as an on-call library assistant.

Last summer I noticed the “stop rezoning” signs around Multnomah Village. I looked into the residential-infill issue, and, although I understand people's frustration that the changes will result in higher density, I conditionally support this particular rezoning. As I understand it, as part of the rezoning, structures near neighborhood centers will be able to accommodate multi-family dwellings, creating much-needed “middle housing.” The maximum square-footage and height on houses would be lowered, which would help retain the look of the neighborhoods. I have looked over the City of Portland's Bureau of Planning and Sustainability hypothetical house plans for internal conversion of single-family homes into multi-family homes, and I think this plan, and similar plans, could be great way to make Portland affordable for middle-class adults, while slowing the current demolition epidemic. Right now, my husband and I are thinking of looking at 1000-or-so-square-foot houses in Oregon City next year, but we would consider buying part of a house in Portland instead if we could afford it.

In the year and a half since I began looking at houses online my husband and I have been priced out of Milwaukie and North Portland. We have high credit scores, we are hard workers, and my husband is on a fast track to pay off his college debt. If

we are having trouble affording a home here, I can't imagine the challenges for couples without college degrees. If housing prices, demolitions of small homes, and square-footage of new houses continue to rise, Portland will lose its middle class, as well as its working-class, diversity. I think it's sad that so many who grew up in Portland in the eighties and nineties cannot afford to settle here now. Please rezone toward conversions of old houses into multi-family dwellings, toward fewer demolitions of small houses, and toward affordable, new middle housing so that people like us can have a home.

Sincerely,

Rachel King

503-914-8546

9875 SW 35th Dr. Apt. 17

Portland, OR 97219

**From:** Tom Cooney  
**To:** [Council Clerk – Testimony](#)  
**Subject:** FW: Residential Infill Project. PLEASE DELAY. Written Testimony Hearings Nov. 9 and 16  
**Date:** Wednesday, November 16, 2016 1:43:05 PM

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FYI

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**From:** Thomas Cooney <[cooneyt@ohsu.edu](mailto:cooneyt@ohsu.edu)>  
**Date:** Wednesday, November 16, 2016 at 1:28 PM  
**To:** "[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)" <[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)>, "[dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)" <[dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)>, "[Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)" <[Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)>, "[nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)" <[nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)>, "[novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)" <[novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)>, "[karla.moore-love@portlandoregon.gov](mailto:karla.moore-love@portlandoregon.gov)" <[karla.moore-love@portlandoregon.gov](mailto:karla.moore-love@portlandoregon.gov)>  
**Cc:** "[ted@tedwheeler.com](mailto:ted@tedwheeler.com)" <[ted@tedwheeler.com](mailto:ted@tedwheeler.com)>, "Dean P. Gisvold" <[deang@mcewengisvold.com](mailto:deang@mcewengisvold.com)>, Barbara Cooney <[cooneybp@centurylink.net](mailto:cooneybp@centurylink.net)>  
**Subject:** Re: Residential Infill Project. PLEASE DELAY. Written Testimony Hearings Nov. 9 and 16

Dear Mayor Hales and City Council Members.

We want to add our voice to the concerns expressed so clearly by many of our neighbors (infra vide)

This proposed change to our zoning is premature and needs far more study and community input.

We strongly urge you to send this back for a more through study and into a more inclusive, community wide process of deliberation and discussion.

Sincerely,  
 Tom and Barbara Cooney  
 1409 NE Siskiyou St  
 Portland OR

---

**From:** Carol Mayer-Reed <[carol@mayerreed.com](mailto:carol@mayerreed.com)>  
**Date:** Tuesday, November 15, 2016 at 8:04 AM  
**To:** TS Schneider <[Theschneiders2@hotmail.com](mailto:Theschneiders2@hotmail.com)>, "[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)" <[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)>, "[dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)" <[dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)>, "[Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)" <[Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)>, "[nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)" <[nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)>, "[novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)" <[novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)>, "[karla.moore-love@portlandoregon.gov](mailto:karla.moore-love@portlandoregon.gov)" <[karla.moore-love@portlandoregon.gov](mailto:karla.moore-love@portlandoregon.gov)>  
**Cc:** "[ted@tedwheeler.com](mailto:ted@tedwheeler.com)" <[ted@tedwheeler.com](mailto:ted@tedwheeler.com)>, "Dean P. Gisvold" <[deang@mcewengisvold.com](mailto:deang@mcewengisvold.com)>, Barbara Cooney <[cooneybp@centurylink.net](mailto:cooneybp@centurylink.net)>, Thomas Cooney <[cooneyt@ohsu.edu](mailto:cooneyt@ohsu.edu)>, Jacki Hoyt <[jackihoyt@comcast.net](mailto:jackihoyt@comcast.net)>, Stephanie and Keith Pitt <[keith.pitt@comcast.net](mailto:keith.pitt@comcast.net)>, Leigh Ann Hieronymust <[leighann.hieronymus@fredmeyer.com](mailto:leighann.hieronymus@fredmeyer.com)>, Simon Trutt <[smtrutt@comcast.net](mailto:smtrutt@comcast.net)>, Sandy and Greg Mico <[gsmico16@gmail.com](mailto:gsmico16@gmail.com)>, Patricia Bugas-Schramm <[patricia@pbsconsultinginc.com](mailto:patricia@pbsconsultinginc.com)>, Helen Farrenkopf <[h\\_farrenkopf@yahoo.com](mailto:h_farrenkopf@yahoo.com)>, Ken

and Trina Lundgren <[trinaken@comcast.net](mailto:trinaken@comcast.net)>

**Subject:** Re: Residential Infill Project. PLEASE DELAY. Written Testimony Hearings Nov. 9 and 16

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

I'm so sorry to re-send this but noticed I had not provided by home address: 3041 NE 16th Ave. in Portland.

I also wanted to note that professionally I am involved with many of Portland's east side neighborhoods through projects on the East Segment of the MAX Light Rail Transit, modernization of Benson, Franklin, Grant and Roosevelt High Schools, along with many public parks and open spaces from Cathedral Park to the new one at SE 150th and Division. It is with the perspective of having worked first hand with so many of these communities that I voice my concerns, not just my own immediate neighborhood of residency.

Thank you again for your consideration of my request to delay the RIP so that more in-depth conversation may take place.

**Carol Mayer-Reed, FASLA** Principal

**Mayer/Reed, Inc.** | [Landscape Architecture](#) | [Urban Design](#) | [Visual Communications](#) | [Product Design](#)  
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---

**From:** Carol Mayer-Reed <[carol@mayerreed.com](mailto:carol@mayerreed.com)>

**Date:** Monday, November 14, 2016 at 7:36 PM

**To:** TS Schneider <[Theschneiders2@hotmail.com](mailto:Theschneiders2@hotmail.com)>, "[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)" <[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)>, "[dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)" <[dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)>, "[Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)" <[Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)>, "[nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)" <[nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)>, "[novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)" <[novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)>, "[karla.moore-love@portlandoregon.gov](mailto:karla.moore-love@portlandoregon.gov)" <[karla.moore-love@portlandoregon.gov](mailto:karla.moore-love@portlandoregon.gov)>

**Cc:** "[ted@tedwheeler.com](mailto:ted@tedwheeler.com)" <[ted@tedwheeler.com](mailto:ted@tedwheeler.com)>, "Dean P. Gisvold" <[deang@mcewengisvold.com](mailto:deang@mcewengisvold.com)>, "Barbara Cooney ([cooneybp@centurylink.net](mailto:cooneybp@centurylink.net))" <[cooneybp@centurylink.net](mailto:cooneybp@centurylink.net)>, Tom Cooney <[cooneyt@ohsu.edu](mailto:cooneyt@ohsu.edu)>, Jackie & Don Hoyt <[jackihoyt@comcast.net](mailto:jackihoyt@comcast.net)>, Stephanie and Keith Pitt <[keith.pitt@comcast.net](mailto:keith.pitt@comcast.net)>, Leigh Ann Hieronymust <[leighann.hieronymus@fredmeyer.com](mailto:leighann.hieronymus@fredmeyer.com)>, Judith and Simon Trutt <[smtrutt@comcast.net](mailto:smtrutt@comcast.net)>, Sandy and Greg Mico <[gsmico16@gmail.com](mailto:gsmico16@gmail.com)>, Patricia Bugas-Schramm <[patricia@pbsconsultinginc.com](mailto:patricia@pbsconsultinginc.com)>, Helen Farrenkopf <[h\\_farrenkopf@yahoo.com](mailto:h_farrenkopf@yahoo.com)>, Ken and Trina Lundgren <[trinaken@comcast.net](mailto:trinaken@comcast.net)>

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

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

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---

**From:** TS Schneider <[Theschneiders2@hotmail.com](mailto:Theschneiders2@hotmail.com)>

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

**To:** "[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)" <[mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)>, "[dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)" <[dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)>, "[Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)" <[Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)>, "[nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)" <[nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)>, "[novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)" <[novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)>, "[karla.moore-love@portlandoregon.gov](mailto:karla.moore-love@portlandoregon.gov)" <[karla.moore-love@portlandoregon.gov](mailto:karla.moore-love@portlandoregon.gov)>

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**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:

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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.

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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.

**From:** Sarah Lambert  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP  
**Date:** Wednesday, November 16, 2016 1:39:54 PM

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To whom it may concern in Portland government,

As a voting resident from Inner NE, I strongly encourage you to **negate the Residential Infill Project (RIP) proposals Housing Opportunity Overlay Zone** to increase housing density.

We moved to this neighborhood to enjoy the architecture and structure that is currently established.

We appreciate being able to say hello to our *close-enough neighbors* although *we are at capacity for shared-street parking and noise pollution*.

RIP would negatively impact our neighborhood, allowing for multiplex dwellings in the current, primarily single-family home neighborhood.

Portland voters passed measure 26-179, allotting \$258.4 million dollars as a housing subsidy.

Do not allow greed to double and triple the families/unit in our neighborhood.

**Do not support RIP's Housing Opportunity Overlay Zone.**

This is not how we move forward. Allow the market to catch up, do not overbuild and destroy beautiful neighborhoods out of a reaction to current demands. Steps are already being taken to meet the needs. ADUs are one example that maintain the integrity of the neighborhood.

**RIP's Housing Opportunity Overlay Zone is the wrong direction.**

Sincerely,  
**Sarah E. Lambert**  
4239 NE Flanders St  
Portland Oregon, 97213

**From:** Marty Crouch  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Commissioner Fritz](#); [Commissioner Fish](#); [Commissioner Novick](#); [Commissioner Saltzman](#)  
**Subject:** Hearing on Infill Density: Testimony in Support  
**Date:** Wednesday, November 16, 2016 1:36:21 PM

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November 16, 2016

Portland City Hall  
1221 SW 4th Ave  
Portland, OR 97204

To the City Council:

I am a native Oregonian, a resident of the Metro area since 1969, and Portland since 1994. I lived in Hollywood prior to 2010 and moved to Multnomah Village/Hillsdale in 2010.

I respectfully disagree with Multnomah Neighborhood Association, which opposes the Residential Infill Concept Report and the "housing opportunity zone" overlay encompassing Multnomah Village.

I agree that the loss of some large trees and older homes on large lots will change the appearance and character of the neighborhood. I see these changes in a positive light. Multnomah Village is not a small town in rural Oregon; rather a neighborhood center in one of America's most progressive cities. The Residential Infill project will help Portland cope with growth responsibly and sustainably by gradually replace old inefficient housing and land-use with newly-constructed units that better meet the needs of newcomers and young families.

Existing planning guides already encourage infill. The picture below, from my neighborhood shows an example of single family home and duplex which will soon replace the previous dilapidated home on an oversized lot. A single substandard dwelling redeveloped to become three desirable homes. The overlay zone will expand opportunities for developers to do more of the same.

Some will argue that the new infill is not affordable, and I agree that most of it is not. I believe that the new overlay zone also encourages the addition of small homes and apartments as well. It seems that the planners are keeping affordability in mind with the design of the overlay.

I conclude the overlay zone will help gradually increase density throughout the Multnomah Village and Hillsdale neighborhoods, helping to meet the need for additional housing in Portland. Increased density will slowly lead to badly-needed improvements in roads, sidewalks, and transit service. It will also strengthen schools, commerce and neighborhood amenities.

Sincerely,



Martin D. Crouch  
7140 SW 25th Avenue  
Portland, Oregon 97219

cc:

Mayor Charlie Hales, [mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov)

Commissioner Amanda Fritz, [Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov)

Commissioner Nick Fish, [nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)

Commissioner Steve Novick, [novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)

Commissioner Dan Saltzman, [dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)



Previous dilapidated home on a corner lot redeveloped as single family home plus duplex.

**From:** Beth Cantrell  
**To:** [Council Clerk – Testimony](#)  
**Subject:** [User Approved] Residential Infill Project Testimony  
**Date:** Wednesday, November 16, 2016 1:26:02 PM

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Most importantly, due to the public attention to the national election, I request that this public comment period be extended. This project includes many important changes to our city that deserve our full attention, that has not been possible for most of our residents with public hearings so close to the election.

Portland needs affordable housing for families. Cottages (1100 sf) and ADU's do not provide additional affordable housing for families. There is still available land for apartment buildings in commercial zones that can accommodate the need for studio, 1 bedroom, and 2 bedroom housing.

Duplexes and triplexes could possibly provide 3 bedroom housing with outdoor space for families. However, as an architect that is currently working with developers on housing projects in Portland, I am very aware of the pressure to build as many units with minimal outdoor space as possible, catering to people without kids with more disposable income, for the best return on investment. Individuals developing their own properties as a way of increasing income would do the same.

The best housing for families being built in the city other than single family homes is subsidized housing, with kid-friendly outdoor spaces, family sized units, and a community feel, even when built on urban corridors like MLK.

How can we include a combination of requirements and incentives to provide more medium sized (1500 to 2000 sf) housing for families that is affordable? As families have just begun moving back into the city after the flight to the suburbs, and our Portland public school system is finally improving, we want more young families to come and thrive! Inserting more smaller housing units designed for people without children in our neighborhoods will not make housing for families more available or affordable.

Thank you,  
Beth Cantrell  
3308 NE 11th Avenue  
Portland, Oregon 97212  
(I am a native Portlander!)

**From:** Paul Staub  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project comment  
**Date:** Wednesday, November 16, 2016 1:24:25 PM

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Dear Portland City Council members,

I am writing to oppose the RIP recommendation to rezone most of Portland's East-side neighborhoods. I suggest you listen to the Portland Historic Landmarks Commission. The Commission has serious concerns about this project and **does not support** the current proposal because it will promote increased demolition and erosion of neighborhood character.

**Specifically, I strongly disagree with this section:**

*5. Establish a Housing Opportunity Overlay Zone in select areas*

*a) Apply a housing opportunity overlay zone to the following areas: **Within a ¼ mile (about five blocks)** of centers, corridors with frequent bus service, and high capacity transit (MAX) stations. *Within the Inner Ring neighborhoods, and medium to high opportunity neighborhoods as designated in the new Comprehensive Plan**

I do support higher density along transit corridors and MAX stations/lines. But I strongly object to extending this density 1/4 mile and within the Inner Ring neighborhoods. Instead, rezone only one block or 200 feet into neighborhoods. My understanding is that the RIPSAC process/concept was begun to REDUCE demolitions in Portland's famous high character neighborhoods - NOT INCREASE demolitions. With the Housing Opportunity Overlay Zone, land values in core neighborhoods obviously increase - leading to an increase in demolitions. Please slow down and consider what you are doing with this drastic rezoning.

Something for City Council to contemplate: Try directing growth to existing land available for development. I understand Portland has plenty of build-able land within its boundaries. Not everyone needs to live in close-in high character neighborhoods. Please do not just consider what developers want to do to Portland neighborhoods.

Of course Portland is facing great pressure from population growth. It appears to me, however, that the City is thinking only of accommodating those planning to move here.

Please consider those of us that have lived in Portland most of our lives, made improvements to these great neighborhoods, paid taxes for infrastructure and schools, **and would like to continue living here!**

Thank you for the opportunity to comment on the RIP concept to rezone much of east-side Portland.

Paul Staub  
2339 SE Salmon Street  
Portland, OR 97214

**From:** Stephanie Hahn  
**To:** [Council Clerk – Testimony](#); [Commissioner Fish](#); [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Commissioner Novick](#)  
**Subject:** Regarding RIP  
**Date:** Wednesday, November 16, 2016 1:20:27 PM

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Dear Representative,

As a voting resident of the inner NE, I strongly urge you to vote AGAINST the Residential infill Project (RIP) proposals to increase density.

We love our neighborhood as it is and so many of our visitors and friends comment on how wonderful our community and neighborhood is currently. However, we are at capacity for street parking and noise pollution, not to mention schools and traffic.

RIP would change our neighborhood so negatively that it would not resemble the community it is today. **Please say no to greed and yes to communities by opposing RIP's Housing Overlay Zone.**

**Thank you for your time.**

Stephanie Hahn  
4238 NE Flanders St  
Portland OR 97213



**From:** Jim Henry  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP  
**Date:** Wednesday, November 16, 2016 1:08:03 PM

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I'm very much opposed to the RIP planning proposed at this time. Of anything, the reduction in allowable house size is the only aspect I'd favor. It feels like the only carrot in a bowl of liver stew.

Jim Henry  
4207 NE Flanders

**From:** Brett Allen  
**To:** [Commissioner Novick](#); [Commissioner Fritz](#); [Commissioner Saltzman](#); [Hales, Mayor](#); [Commissioner Fish](#); [Council Clerk – Testimony](#)  
**Subject:** Opposition to RIP  
**Date:** Wednesday, November 16, 2016 1:06:49 PM

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Dear City Leaders,

I am writing to voice my opposition to the RIP currently under consideration. This proposal seems to be a boon for developers, at the detriment of existing homeowners in the primarily Eastside neighborhoods that would be affected. Yes, more housing is necessary, but I fail to see how a new duplex or triplex that would potentially be built in neighborhoods like Eastmoreland, Alameda, or Laurelhurst would ever be considered "affordable housing".

Instead of one \$800,000 single family home, developers could then build three \$400,000 condos. Developers are in business to make money, as they should be, so I imagine they will work to optimize their profitability on a project just like any business owner would. But these existing neighborhoods should not have their zoning changed for the sake of private enterprise, or on window dressing for an affordable-

Furthermore, these neighborhoods (and other less affluent neighborhoods also) will have to bear the brunt of increased traffic, increased water/sewer/electrical usage, increased wear and tear on roads, additional students in schools that are already filled above capacity...this is a recipe for disaster.

More housing is needed in Portland, I do not argue that premise. But there are plenty of areas in town that would benefit from new development without damaging existing neighborhoods in the area. I'm sure the council realizes this, as this proposal does not affect many affluent Westside neighborhoods.

Thank you,

Brett Allen  
4115 NE Flanders St.

**From:** Chip Rosenfeld  
**To:** [Council Clerk – Testimony](#); [Commissioner Fish](#); [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Commissioner Novick](#)  
**Subject:** RIP testimony  
**Date:** Wednesday, November 16, 2016 12:59:41 PM

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I find it deeply troubling that the RIP proposals are actually being considered for adoption, that my beloved city of Portland (primarily East Portland, where I reside) is in danger of dramatic change in its character and livability. RIP incentivizes:

- significant increase in density without concordant change in the infrastructure to accommodate those changes (read: even worsening traffic, crowded schools);
- increase in already alarming rates of demolition of perfectly good older homes (so that developers can build duplexes, triplexes, cottage courts where single homes once stood) in 80% of East Portland;
- irreversible destruction of much of Portland's attractive, unique and historic housing stock.

This will NOT lead to affordable housing, as witnessed by the costs of the infill structures already being built. Two blocks from my home an older house was purchased for \$600k, demolished, and two large poor-quality houses were built on the property, which rapidly sold for >\$900,000 each.

I find it also troubling that the RIP proposal will be voted on by a lame-duck mayor, and the remainder of the City Council whose members all live on the relatively unaffected west side of Portland. NIMBY here??? The specious notion that the affected areas should only include those within 1/4 mile of a transit corridor or center is malarkey; is the idea here that those living close to such corridors are going to walk to the bus and use that primarily for transportation?? That has never been shown to be the case; the 6% ridership rate has not changed in 20 years despite such "incentives". Why are the huge homes on large lots in the West Hills not included in this proposal? These epitomize poor use of land so close to the city's core. You want to increase population density? Start with the west hills.

Portland is a special city, attractive in part because of its unique residential architecture. Destroying Portland's historic nature and the inventory of well-maintained older homes will rob Portland of its character and help turn it into an overly crowded suburbia. Is this what our leaders want?

ADUs are currently allowed in every home, and duplexes allowed on corner lots, yet these are not optimally utilized to increase the population density you seek. Why promote RIPs draconian measures when already-approved infill strategies are being ignored?

Please approve the RIP proposals which were the impetus for its *raison d'être*: limiting size (footprint and height) of infill construction, to de-incentivize demolitions of older homes. Do not approve radical changes in use of existing zoning of residential neighborhoods to turn each corner house into a triplex, each non-corner home into a duplex, and each 10,000 sq ft lot into a cottage cluster.

At the very least, defer such a decision to a City Council that includes an east side resident and a non-lame duck mayor.

Thank you,

Seth Rosenfeld  
4218 NE Flanders St  
Portland

**From:** JAMES C GORTER  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Testimony  
**Date:** Wednesday, November 16, 2016 12:58:43 PM  
**Attachments:** [rip testimony 11.16.16.docx](#)

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Please include the attached in the Residential Infill Concept Report Testimony.

Jame Gorter  
8041 SW 8th Avenue  
Portland, Oregon 9721

**From:** Kenneth Hahn  
**To:** [Council Clerk – Testimony](#); [Commissioner Fish](#); [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Commissioner Novick](#)  
**Subject:** Re: Public Hearings on Residential Infill Project (RIP)  
**Date:** Wednesday, November 16, 2016 12:56:56 PM

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Dear heads of Resident Infill Project,

I am one of many Portlanders who is against the sweeping changes to our residential zoning. Everyone in Portland needs a place to live, but these proposals will destroy the community and neighborhoods that have made Portland so livable. These proposals will largely serve the developers supporting them... NOT the people who live in community. Also, the timeline to decide on these changes is surprising quick. PLEASE LISTEN TO THE VOICE OF THE PEOPLE and do NOT proceed with RIP proposal.

Concerned Citizen,

Ken Hahn

4238 NE Flanders  
Portland, OR 97213

**From:** Susan Millhauser  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Commissioner Fish](#); [Commissioner Fritz](#); [Commissioner Novick](#); [Commissioner Saltzman](#)  
**Subject:** Residential Infill Project - testimony in support  
**Date:** Wednesday, November 16, 2016 12:56:35 PM

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November 16, 2016

Dear Mayor Hales and members of the City Council,

I am writing today to show overall support for the Residential Infill Project Concept Report, which is a huge step in the right direction to update the zoning code to allow more compatible, affordable housing options in many Portland neighborhoods. I have a few specific concerns and suggestions I would like to raise. Much of my testimony is related to Recommendations 8 and 9.

**I am in support of the proposed Recommendation 9: Citywide improvements to the R2.5 zone.** As a homeowner in the Concordia neighborhood, as well as the owner of two residential rental properties in inner NE (a single family home in Sabin and a duplex which we built in King), I have been closely following this project. We plan to renovate and redevelop our rental home (in R5) and would also like to have the opportunity to build an ADU behind our duplex, which is in the R2.5a zone. I was surprised to find out that currently we are not able to build an ADU in the R2.5a zone since we already have a duplex on this lot. The overall proposed infill code updates would allow us to add two small, affordable rental units to our existing properties without demolition, and while this is just a drop in the bucket in terms of meeting the housing need, in conjunction with other similar development would have a positive ripple effect across the city.

**I strongly urge the City Council to retain Recommendation 8 (a) in the Concept Report.** Our home in Concordia, which we have owned since 1999, is one of many properties in our neighborhood with historically platted narrow (25'x100') lots. Regarding Recommendation 8: Rezone historically narrow lots to R2.5 in select areas, I was thankful to see the provision that would have taken away our right to develop our side yard, which is a vacant 25'x100' historic lot of record, has been removed. (Our property is within the Housing Opportunity Overlay Zone as currently proposed.) Developing this lot is part of our retirement plans. Two other historically narrow lots of record lots have already been developed with skinny houses on our block and throughout the Concordia neighborhood. It makes sense to let us and many others retain our right to develop in a similar manner under more compatible standards.

Also regarding Recommendation 8, to rezone historically narrow lots of record to R2.5 within R5 Housing Opportunity Overlay Zone, **I urge the Council to ensure that the height, setback, and off-street parking requirements are compatible with the surrounding R5 neighborhoods.** This could go a long way to reducing concerns from neighbors who are opposed to narrow lot development adjacent to wider homes. It does not make sense to apply

the same development standards as the R2.5a zone, which is found adjacent to centers and corridors and is intended to provide a transition between higher density residential and commercial development and lower density R5 development.

Additionally, **I would suggest removing the language in Recommendation 8 (a) that limits the development of historically platted narrow lots of record to just those within the Housing Opportunity Overlay Zone**, which seems like it could change over time based on the current proposal. Narrow lot development, if designed to be more compatible with adjacent development in terms of height, setbacks, and garage placement/alley access, is a housing option that can be more affordable and desirable for our changing demographics and should be still allowed where these narrow lots have not been developed in the past. Why would the Council want to reduce development potential when we need more housing?

Lastly, **I encourage the Council to go a bit further with the proposal to increase housing options through affordability incentives, expanding the Housing Opportunity Overlay Zone, increasing accessibility, allowing internal home conversions in more areas, and doing more to protect our urban forest canopy** as properties get redeveloped, as follows:

• **Affordability Incentives.** To provide incentives for affordable housing the RIP should be changed to allow the following:

◦ An additional unit and modest FAR bonus when it meets affordability requirements, and

◦ Allowance for one extra affordable unit for each Cottage Cluster.

• **Housing choice.** The Housing Choice options (Recommendation 4) should be allowed in all neighborhoods, not only in the Housing Opportunity Overlay Zone. This should include the David Douglas School District. School capacity and funding should be addressed directly rather than through the zoning code. Neither East Portland nor other areas should be denied the benefits of walkable neighborhoods and housing choices.

• **Accessibility.** The RIP should encourage adaptable and accessible housing for all ages and abilities in housing through:

◦ Regulatory and incentive policies related to accessibility, and

◦ Flexibility in reducing or waiving system development charges.

• **Internal conversion of existing houses.** The City



should undertake the steps outlined in the Conversion Report to make internal conversions of single dwelling homes the easier and more economical choice. The added flexibility for retaining existing homes (Recommendation 7) should apply citywide to encourage house retention everywhere.

• **Tree preservation.** Flexibility in the siting of houses should be encouraged when it will allow for the preservation of significant trees.

Thank you for your consideration.

Sincerely,

Susan Millhauser

5834 NE 23<sup>rd</sup> Ave.

Portland, OR 97211

[susanm@spiretech.com](mailto:susanm@spiretech.com)

**From:** Andrea Danehower  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Testimony RE: Residential Infill Project  
**Date:** Wednesday, November 16, 2016 12:52:02 PM

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A letter to the Portland City Council,

I feel the recommendations on one-size-fits-all infill overlay across Portland's neighborhoods will not serve Southwest Portland residents in providing a good quality of life here.

Your concept recommendation #6 encourages cottage cluster development on larger single dwelling zoned lots citywide. Southwest Portland is already an area with many affordable single family homes. Adding cluster housing "improvements" to existing properties will increase pricing of properties in Southwest Portland and actually encourage developers to build two or more homes on single dwelling zoned lots.

Please reject an across the board overlay or citywide planning that destroys the very meaning of single dwelling zoned property.

Andrea Danehower  
1321 SW Maplecrest Dr  
Portland OR 97219

**From:** Kathryn van Asselt  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Commissioner Fish](#); [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Commissioner Novick](#)  
**Subject:** Re: Residential Infill Project (RIP): Housing Opportunity Overlay Zone  
**Date:** Wednesday, November 16, 2016 12:48:10 PM

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Hello,

Thank you for your service. Truly.

And, to be specific, I am talking about the Housing Opportunity Overlay Zone.

**Do not support RIP's Housing Opportunity Overlay Zone.**

That could dramatically, and negatively, affect our neighborhood.

Thank you,

Kathryn Van Asselt  
4200 NE Flanders St.  
Portland, OR 97213

On Wed, Nov 16, 2016 at 12:24 PM, Kathryn van Asselt <[kvanasselt@gmail.com](mailto:kvanasselt@gmail.com)> wrote:

Dear Representative,

As a voting resident from Inner NE, I strongly encourage you to **negate the Residential Infill Project (RIP) proposals** to increase housing density.

We moved to this neighborhood to enjoy the architecture and structure that is currently established.

We appreciate being able to say hello to our *close-enough neighbors* although *we are at capacity for shared-street parking and noise pollution*.

RIP would negatively impact our neighborhood, allowing for multiplex dwellings in the current, primarily single-family home neighborhood.

We have already seen the development of two new ADUs, with one planned for January, on our street, alone, over the past three years.

Portland voters passed measure 26-179, allotting \$258.4 million dollars as a housing subsidy.

Do not allow greed to double and triple the families/unit in our neighborhood.

**Do not support RIP.**

This is not how we move forward. Allow the market to catch up, do not overbuild and destroy beautiful neighborhoods out of a knee-jerk reaction to current demands. Steps are already being taken to meet the demand.

**RIP is the wrong direction.**

Sincerely,

Kathryn Van Asselt  
4200 NE Flanders St.  
Portland, OR 97213

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[Kathryn Watkins van Asselt](#)  
[\(pronounced: von-ah-salt\)](#)  
[@kwvanasseltPhD](#)  
[@dearsavvy](#)

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[Kathryn Watkins van Asselt](#)  
[\(pronounced: von-ah-salt\)](#)  
[@kwvanasseltPhD](#)  
[@dearsavvy](#)

**From:** Jane Hart Meyer  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Lower height and decrease size of new construction immediately  
**Date:** Wednesday, November 16, 2016 12:44:48 PM

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Please focus on lowering the height and decreasing the size of new construction immediately.

If you do not think that it is time right now to decrease size and enact lower height restrictions, then you have not been talking to your neighbors. It is time now to stop listening to the people who want to take and take and take from our city, and to start listening to the people who love this city.

The committees that are stacked with developers and their friends seem to find over and over again that new houses must be built with the guidelines that they want. Developers are going to build as big as they can. Demolishing or deconstructing a 1500 square foot house and replacing it with a 2500 square foot new house simply takes away greenspace, affordability, and solar access. Where they are allowed to split the existing tax lot, there will be even less greenspace, affordability, and solar access.

Talk to your neighbor who loves this city and feels abandoned by city government and you will hear a different story. Neighbors are leaving the city because existing small affordable houses are disappearing. The character of new construction is changing the character of the existing neighborhood so drastically that we can no longer stand to witness the process. Nothing in the Residential Infill proposals assures affordability.

Our voices no longer matter to our city government. Power has been taken away from neighborhood associations. Portland's solar access rules which limited height have disappeared. Neighbors burn out working for the greater good against the greater greed when we realize our voices are not heard. We all know that money in politics has created this situation. Every neighbor I have talked to would like to return to the goal that the character of the neighborhood must be respected.

Some neighborhoods want to try this Residential Infill Project density experiment. In neighborhoods that have single-family homes and are on the record as wishing to preserve their character and green space, please focus on preserving existing houses and making any new construction smaller. Let each neighborhood have a say in how they want to increase density in their area.

Jane H Meyer

3550 SW Custer St.

Portland OR 97219

**From:** Rod Merrick  
**To:** [McCullough, Robert](#); [Council Clerk – Testimony](#)  
**Cc:** [Tom Hansen](#); [Tom Hubka](#); [Kurt Krause](#); [Theresa Langdon](#); [Meg Merrick](#); [Catherine](#); [Clark Nelson](#); [Kristiana Nelson](#); [Heidi and Bill Nichols](#); [Fred Nolke](#); [Bud Oringdulph](#); [Heidi Levy](#); [Alison Starkey](#); [George Bengtson](#); [Carol Klingensmith](#); [Tim moore](#); [Loren Lutzenhiser](#); [Ed Dundon](#); [Joanne & Norm Carlson](#); [Bruce Sternberg](#); [Jenny Seilo](#); [Roberta Hyde](#); [Jacob Gellman](#); [Charles Noble](#)  
**Subject:** Re: Testimony to be presented to the city council today at 2:00 P.M.  
**Date:** Wednesday, November 16, 2016 12:27:52 PM

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Thanks Robert. Unless you object, I am adding to the RIPSAC 7 testimony as well.

**Rod Merrick, AIA NCARB**  
**Merrick Architecture Planning**  
**Portland, OR 503.771.7762**

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**From:** Robert McCullough <[robert@mresearch.com](mailto:robert@mresearch.com)>  
**To:** CCTESTIMONY@PORTLANDOREGON.GOV  
**Cc:** Tom Hansen <[tah4444@hotmail.com](mailto:tah4444@hotmail.com)>; Tom Hubka <[thubka@uw.edu](mailto:thubka@uw.edu)>; Kurt Krause <[kkrause106@comcast.net](mailto:kkrause106@comcast.net)>; Theresa Langdon <[ungaba@aol.com](mailto:ungaba@aol.com)>; Robert McCullough <[Robert@mresearch.com](mailto:Robert@mresearch.com)>; Meg Merrick <[meg.merrick@gmail.com](mailto:meg.merrick@gmail.com)>; Rod Merrick <[merrick\\_map@yahoo.com](mailto:merrick_map@yahoo.com)>; Catherine <[cmushel@comcast.net](mailto:cmushel@comcast.net)>; Clark Nelson <[clark.nelson@pbsenv.com](mailto:clark.nelson@pbsenv.com)>; Kristiana Nelson <[kristiana@gmail.com](mailto:kristiana@gmail.com)>; Heidi and Bill Nichols <[nicholsw@comcast.net](mailto:nicholsw@comcast.net)>; Fred Nolke <[frolke@gmail.com](mailto:frolke@gmail.com)>; Bud Oringdulph <[reo@design-c.com](mailto:reo@design-c.com)>; Heidi Levy <[levy.heidi@gmail.com](mailto:levy.heidi@gmail.com)>; Alison Starkey <[abstarkey@msn.com](mailto:abstarkey@msn.com)>; George Bengtson <[gwbengtson@bmcclp.net](mailto:gwbengtson@bmcclp.net)>; Carol Klingensmith <[drk@klingensmithdmd.com](mailto:drk@klingensmithdmd.com)>; Tim moore <[blind.moore@gmail.com](mailto:blind.moore@gmail.com)>; Loren Lutzenhiser <[llutz@comcast.net](mailto:llutz@comcast.net)>; Rod Merrick <[merrick\\_map@yahoo.com](mailto:merrick_map@yahoo.com)>; Meg Merrick <[meg.merrick@gmail.com](mailto:meg.merrick@gmail.com)>; Clark Nelson <[clark.nelson@pbsenv.com](mailto:clark.nelson@pbsenv.com)>; Tom Hubka <[thubka@uw.edu](mailto:thubka@uw.edu)>; Ed Dundon <[ed@dundoncompany.com](mailto:ed@dundoncompany.com)>; Joanne & Norm Carlson <[jncarlson@ipns.com](mailto:jncarlson@ipns.com)>; Bruce Sternberg <[sternarc@comcast.net](mailto:sternarc@comcast.net)>; Tim moore <[blind.moore@gmail.com](mailto:blind.moore@gmail.com)>; Carol Klingensmith <[drk@klingensmithdmd.com](mailto:drk@klingensmithdmd.com)>; Jenny Seilo <[jpritchard98@yahoo.com](mailto:jpritchard98@yahoo.com)>; Roberta Hyde <[Rotinah@aol.com](mailto:Rotinah@aol.com)>; Jacob Gellman <[jacob@mresearch.com](mailto:jacob@mresearch.com)>; Charles Noble <[charles@mresearch.com](mailto:charles@mresearch.com)>  
**Sent:** Wednesday, November 16, 2016 8:36 AM  
**Subject:** Testimony to be presented to the city council today at 2:00 P.M.

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Robert McCullough  
*Managing Partner*  
*McCullough Research*  
 6123 S.E. Reed College Place  
 Portland, Oregon 97202  
[Robert@mresearch.com](mailto:Robert@mresearch.com)  
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**From:** Kathryn van Asselt  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Commissioner Fish](#); [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Commissioner Novick](#)  
**Subject:** Residential Infill Project (RIP)  
**Date:** Wednesday, November 16, 2016 12:24:32 PM

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Dear Representative,

As a voting resident from Inner NE, I strongly encourage you to **negate the Residential Infill Project (RIP) proposals** to increase housing density.

We moved to this neighborhood to enjoy the architecture and structure that is currently established.

We appreciate being able to say hello to our *close-enough neighbors* although *we are at capacity for shared-street parking and noise pollution*.

RIP would negatively impact our neighborhood, allowing for multiplex dwellings in the current, primarily single-family home neighborhood.

We have already seen the development of two new ADUs, with one planned for January, on our street, alone, over the past three years.

Portland voters passed measure 26-179, allotting \$258.4 million dollars as a housing subsidy.

Do not allow greed to double and triple the families/unit in our neighborhood.

**Do not support RIP.**

This is not how we move forward. Allow the market to catch up, do not overbuild and destroy beautiful neighborhoods out of a knee-jerk reaction to current demands. Steps are already being taken to meet the demand.

**RIP is the wrong direction.**

Sincerely,

Kathryn Van Asselt  
4200 NE Flanders St.  
Portland, OR 97213

--

[Kathryn Watkins van Asselt](#)  
(pronounced: von-ah-salt)  
[@kwvanasseltPhD](#)  
[@dearsavvy](#)



**From:** KRISTEN D VINEYARD  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Wednesday, November 16, 2016 12:22:44 PM

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Hello, I am a concerned citizen living in the Portland area for over 28 years. I moved here from Phoenix Arizona, the home of sprawl and congestion.

I am writing to you today to share my voice in the way this city is moving forward in regards to affordable housing and the residential infill project. Coming from Phoenix, I fully support the Urban Growth Boundary and know that if this city is to grow (like all other cities on the planet) we are going to have to become more dense if we want to keep the quality of life all generations of Portlanders, and Oregonians for that matter, have become accustomed to. I find it highly concerning that zoning laws do not support the build out of small multi-family dwellings in the city of Portland.

I am a college educated 41 year old female. I have a professional job in the legal field, and am living almost debt free. I have no children and am in relatively excellent health, but I still make less than \$40K per year!! If it weren't for the 4-plex that I live in, small yet manageable, I could NOT afford to live in the city where my parents moved to and left me in; where I picked up the remnants of my life and got a job, put myself through college and created my own community around me. These small dwellings help people find a sense of belonging in a large city. Giant apartment complexes or condo towers do not foster the kind of sharing and caring that most people want/crave/need in their lives to be able to feel and act like a productive member of society. I love my 4-plex, I love being able to watch out for my neighbors and to know that they will watch out for me. I will never be able to afford to purchase a home of my own, and I will never find autonomy in a 45 unit building.....I believe that these dwellings are essential to the HEALTH of our future and current residents!! We need more small multi-family dwellings in this town!

Respectfully yours,  
Kristen D. Vineyard  
NE Portland

**From:** Janet Kuh-Urbach  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [urbachd@gmail.com](mailto:urbachd@gmail.com)  
**Subject:** written comments in lieu of personal appearance at hearings for RIPC November 2016  
**Date:** Wednesday, November 16, 2016 12:21:16 PM

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To Whom it May Concern;

I have lived in SW Portland-Markham neighborhood- for 21 years at the same address on a storm water ravaged, unpaved, non-maintained City street. I began my civic involvement with the rezoning of the SW quadrant which after hundreds of volunteer hours was discarded. I have been involved, vocal and active, on many levels for all the ensuing years. Through my dealings with “The City”, I have become disillusioned with the processes through which community involvement is undertaken and how often the passionate voices of hard working, active, informed, tax paying, volunteers seem to go unheard; their suggestions, their desires unheeded. Ignored seem our hands-on understanding of the issues which daily affect the livability of our precious neighborhoods:

- >>the lack of safe passage for our children to get to schools of questionable physical safety and educational value,
- >>difficulties our commuters face trying to get to their destinations safely and on time,
- >>the inadequate alternatives to car travel for those commuters,
- >>that our real properties are degraded by lack of storm water treatment while our property taxes increase,
- >> that our water bodies are sullied by sediment and auto effluent run-off from unpaved streets/ from sewer overflow,
- >> that increases heat islands and diminishing air quality are occurring from destruction of tree canopy,
- >> demolition of homes that are suitable for housing,
- >> replacement of demolished homes with new construction which does not suit the neighborhood topography, infrastructure, character of our neighborhood spaces.

The current proposal in discussion is yet another attempt to create an administrative overlay which is out of touch with what the constituents living in the neighborhoods in question need and want. That the needs of residents change over time is self-evident. That we need affordable housing options for young adults, families just starting up, downsizing households, aging and disabled, low and fixed income residents is more than obvious.

I believe that there is a way to provide a mix of housing options at varying price points configured in varying degrees of density and I imagine most people in our neighborhoods would welcome these changes-IF, the proposals were mindful, carefully crafted, demonstrably sustainable, cohesive, built on solid infrastructural foundations and forward thinking. Your proposal does not meet these criteria. It is an armchair creation, too comfortable with development zealots, deaf to the solid suggestions of those who would have to live with the results and represents sleight of hand packaging which is the only part of your process that IS transparent.

Go back to the drawing board, earn your keep and then come back to us genuinely ready to give us something of worth for our money!

A disappointed employer,  
Jan Kuhl-Urbach

**From:** Meg Merrick  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Wednesday, November 16, 2016 11:54:56 AM  
**Attachments:** [RIP Testimony MMerrick.pdf](#)

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Attached is my testimony regarding the Residential Infill Project.

Meg Merrick  
3627 SE Cooper St.  
Portland, OR 97202

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Meg Merrick

**From:** Holly Chamberlain  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Gisler, Julia](#); [Tracy, Morgan](#); [Steve Dotterrer \(kradot@hevanet.com\)](mailto:kradot@hevanet.com)  
**Subject:** Council Clerk - Testimony for Item 1290 Residential Infill Project proposal  
**Date:** Wednesday, November 16, 2016 11:52:20 AM

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Architectural Heritage Center  
701 SE Grand Avenue  
Portland, OR 97214  
503 231-7264  
503 231-7311 fax  
[www.VisitAHC.org](http://www.VisitAHC.org)



November 16, 2016

Re: Residential Infill Project Recommendations

Dear Mayor Hales and City Commissioners:

Part of the mission of the Architectural Heritage Center/Bosco-Milligan Foundation is to promote environmental and cultural preservation through the conservation and reuse of Portland's historic architecture and neighborhoods. In recent years we have watched with dismay as character-defining housing has been lost without offsetting gains in other public objectives. Unfortunately, this has been combined with a general decline in affordability.

The Residential Infill Project was intended to deal with some of these issues. While a few of the proposed elements appear to achieve the goals of increased affordability and reduced demolition of existing (and therefore, lower cost) housing, many of the proposals are untried. Some of the analysis by staff suggests that they will not achieve the intended goals.

As a result, the Foundation can only support a few of the elements in the Concept Report. We do not think it is ready for adoption in its current form. The sweeping nature of the proposal flies in the face of roughly 40 years worth of comprehensive planning. Our main concerns are as follows:

**1) *There is no urgency to allow additional housing units.*** As demonstrated during the recent Comprehensive Plan update, current zoning is adequate to meet projected

housing demand, though it does not guarantee an adequate supply of affordable housing. **Unfortunately, the staff report suggests that the additional units and additional housing types proposed in the Concept Report also have no guarantee of increasing the number of affordable units.**

*2) "One size fits all" is not a good planning strategy in a city that values neighborhood planning.* The Comprehensive Plan calls for a much more nuanced strategy that recognizes the variation in neighborhoods and housing types. The Concept report should be refined to recognize some of those differences. We recommend a closer look at the work that nationally-recognized urban planning expert Nore Winter is doing in Los Angeles and some other cities as one possible way to improve the approach.

*3) The ideas contained in the Concept Report may be ready for some pilot projects, but given the first two points above, they are not ready for blanket application over large areas of the city.* It appears that some neighborhoods are supportive of some of the measures and it would be appropriate to test the concepts in the field before they are applied broadly. There will be instances where it is vastly preferable from both affordability and historic preservation standpoints to divide larger older homes into multiple units instead of tearing them down.

Therefore, to decrease the pressure for demolition of existing buildings and consequent erosion of neighborhood character, and increase the opportunity for affordability, the AHC/BMF supports:

1. the proposed reduction in the allowable maximum square footage and the revisions to the measurement of height;
2. proposals which allow additional units within existing buildings when appropriate;

We also support two additional requirements, aimed at decreasing demolition and increasing the number of affordable units built:

3. allowing a third accessory dwelling unit only when the existing building is reused.
4. a requirement for an affordable unit, or units for larger projects, should be included in any final proposal.



These measures are steps in the right direction, but we recommend that additional analysis from experts like Nore Winter for different areas of the city be included in the next phase of the project.

The staff report notes that there is no surety of affordability with any of these housing forms but the entire purpose of the increase in allowable units is predicated on gaining affordable units. We believe that the city should use its newly-granted state authority to tie the increase in allowable units to increasing the affordability for Portland and its residents.

Thanks for the opportunity to comment.

Sincerely,



Stephanie Whitlock  
Executive Director  
Committee



Steve Dotterer  
Vice President/Chair, Advocacy

**Holly K. Chamberlain**, Managing Director  
Architectural Heritage Center/Bosco-Milligan Foundation  
701 SE Grand Ave., Portland, OR 97214  
503-231-7264 [www.VisitAHC.org](http://www.VisitAHC.org)  
Office hours: Mon. - Fri., 9:00 a.m. - 5:00 p.m.

**Regular public operating hours** are 10:00 am to 4:30 pm, Wednesday – Saturday, although our offices are open earlier and later and also on Tuesdays. "Like" us on **Facebook** and visit our website for updates and our resource directory of preservation professionals at [www.visitahc.org](http://www.visitahc.org).

"Density at human scale is the real sustainable development. A municipal strategy that is only about density is always at the expense of small business, affordable housing, and historic preservation."  
-- Donovan Rypkema, *PlaceEconomics*

**From:** Susan Hathaway-Marxer  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Commissioner Fish](#); [Commissioner Fritz](#); [Commissioner Novick](#); [Commissioner Saltzman](#)  
**Subject:** Agenda Item No. 1290 - RIP Concept Report to Council  
**Date:** Wednesday, November 16, 2016 11:36:40 AM

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Mayor Hales and Commissioners:

I am requesting that you do not vote to accept or endorse the Residential Infill Project (RIP) Concept Report as presented in Council Agenda Item No. 1290. It is not full of promise, it does not recognize that Portland is primarily a city of neighborhoods...a cohesive city of neighborhoods.

Please assemble a fresh team of planners under new leadership and tell them to focus on district and neighborhood plans. I understand the need to manage development, but you short change us all if you don't insist that the zoning codes and zoning map amendments be done with a keen eye as to how people want to live, and how they want their neighborhoods to look. Neighborhood disruption and displacement is not wanted. Existing viable housing is wanted. There should be a focus on neighborhood and district planning; density should not be the driver of the look and livability of our city.

Zoning issues are critically important to neighborhoods. After careful reading of the documents, I am convinced that we would all be better served if you address these issues along the lines of the 7-page document dated November 4, 2016 and known as RIPSAC 7 - Neighborhood Building in Neighborhood Context.

You have so many very large responsibilities. Please don't be in a hurry on this. You will be doing the right thing if you take

action to manage the growth of our city in the very best possible way for both the present and the future.

Thank you for your attention.

Susan Hathaway-Marxer  
2136 NE 22nd avenue  
Portland Or 97212

**From:** Heidi Moore  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Commissioner Fritz](#); [Commissioner Novick](#); [Commissioner Fish](#)  
**Subject:** I am opposed to the RIP report as revised  
**Date:** Wednesday, November 16, 2016 11:36:32 AM

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To Whom All It May Concern,

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

RIP is a massive rezoning of R 5 neighborhood's without any evidence that such rezoning will make rentals and purchases more affordable. RIP will let supply and demand work out the pricing. Given the last several years of experience, supply and demand has not worked. There is no evidence that the massive infill building in close in neighborhood's has reduced any prices or rentals. And the added infill lacks decent design and quality materials.

One size of house does not fit all. RIP says we should limit the size of house on a 5000 sq foot lot, but in reality in Irvington there are big houses, medium size houses, and small houses. Infill housing should be compatible, in mass, scale, setback, and size, with surrounding housing stock. Yes, it is subjective, but better than using a fixed square foot number.

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.

I have not seen any economic data that would remotely suggest that building thousands of new rental and condo units would have any effect on the rents and sales prices. Indeed there are no pricing and rental controls built in to RIP. As long as the real estate market in LA, SF, and Seattle are red hot and more expensive than Portland, local rents and prices will increase accordingly no matter how many units are built. Where is the data to show that this rezoning is worth sacrificing some of the oldest and most historic neighborhood's on the west coast, one of the reasons that the young people are moving here.

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 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 sizeable amount of existing middle housing. For example Irvington is more

than twice as dense than the City average.

Please do NOT approve this proposal.

Heidi Moore  
3028 SE Sherman St.  
Portland OR 97214

**From:** Beth Cantrell  
**To:** [Council Clerk – Testimony](#); [Commissioner Fish](#); [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Commissioner Novick](#)  
**Subject:** Residential Infill Project Request for Deadline Extension for Public Testimony  
**Date:** Wednesday, November 16, 2016 11:33:39 AM

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I respectfully request that the deadline be extended for public testimony on the Residential Infill Project due to the attention on the national election. These are very important decisions for our community which the public needs the opportunity to provide feedback when not as distracted by national events.

Beth Cantrell  
3308 NE 11th Ave.  
Portland, Or. 97212



**From:** Jeff Strang  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Testimony on Portland's Residential Infill Project  
**Date:** Wednesday, November 16, 2016 11:28:36 AM

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As a former residential construction contractor, current home and housing inspector, chair of a natural resource economics non-profit, long-time environmentalist, 15-year home owner in the Sabin neighborhood, co-founder of Sabin Community Orchard, and member of Ariadne Garden, I would like to comment on the Residential Infill Project.

I appreciate the City Council considering this proposal. Land, as a natural resource, should ultimately be controlled by the public for our benefit as a whole. Portland is a desirable place in which to live, and the increasing population drives up land prices and the need for housing. The land price inflation draws outside capital seeking a good rate of return, further inflating land prices. Because we don't want to sprawl over land that's important for agriculture and natural areas, and to make efficient use of our transportation infrastructure, we need to grow up -- densify and use buildable land more efficiently.

Regarding Topic 1: In general, I'm in favor of increasing maximum height limits and lot coverage and reducing requirements for setbacks and yard areas, balancing the need for fire separation distances, solar exposure, and rain water drainage. I have heard some concern about reduced yard areas reducing our city's natural areas, but this is better balanced with more public park space -- smaller parks could be created out of single lots, for example; maybe neighborhood associations could take responsibility for maintaining these small parks.

Regarding Topic 2: I see no problem with creating more narrow residential lots. At this point in the City's development, 25 feet of public right-of-way frontage should probably be the minimum. We want to encourage less car use, so property right-of-way frontages should not be kept high for the benefit of free parking for car owners. On the other hand, driveways permanently remove the space in the adjacent right-of-way from parking, so lot frontages should not be too small. Attached houses make efficient use of land, so should be encouraged.

Regarding Topic 3: I support the proposal for an increased diversity/range of housing types to make more efficient use of land in desirable locations.

Thank you for your consideration of my opinions.

Jeff Strang  
1137 NE Beech St., #1  
Portland, OR 97212  
503-282-3647

**From:** Jenny Ordonez Nieto  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Public Hearings on Residential Infill Project (RIP)  
**Date:** Wednesday, November 16, 2016 11:19:30 AM

---

To whom this may concern,

I kindly suggest an extension for this public comment period since most of us are in a mental/emotional hangover from the national election.

Best regards,

Jenny Ordonez  
1308 NE Dekum St, Apt 308  
Portland, OR 97211

**From:** Chris Browne  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential infill project concept report  
**Date:** Wednesday, November 16, 2016 11:11:38 AM

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Mayor Hales and Commissioners:

I live in the Cully Neighborhood and am greatly concerned about the implementation of the Infill project and the zoning overlays.

Recommendations 4, 5, and 6 under "Housing Choice". This would make all or most of Portland a high density area.

**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 greater 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". Cottage Clusters tend to make neighborhoods more like a group of small gated communities.
2. At the City Council briefing on November 1, the staff seemed to also envision duplexes and triplexes in the RS-R7 zones citywide.
3. An RS or R7 lot could have up to 4 housing units counting an ADU with each duplex unit and up to 6 on corner lots.
4. An RIO lot could have about 8-10 units with "cottages" and ADUs and an R20 lot could have twice as many.

- A lot with cottages and ADUs will not give people a chance for home ownership. These lots with multiple houses would be too expensive for low income people to buy.

- This would completely change the character of single dwelling neighborhoods. There will be less yards for children to play in.

- **It 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).

- 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 on behalf of

Chris Browne  
 Cully Association of Neighbors  
 Vice Chair  
 5905 NE Failing St  
 Portland Ore 97213  
 503 281 0077

**From:** Jim Henry  
**To:** [Council Clerk – Testimony](#); [Commissioner Fish](#); [Hales, Mayor](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Commissioner Novick](#)  
**Subject:** Public Hearings on Residential Infill Project (RIP)  
**Date:** Wednesday, November 16, 2016 11:10:57 AM

---

Dear RIP,

I would very much encourage extending the hearing process due to the current period Presidential election mourning that is affecting all thoughtful citizens. The dark gray mental fog of my Portland friends and neighbors is just clearing.

Thank you,

Jim Henry  
4207 NE Flanders

**From:** Ranzetta, Kirk  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Fioravanti, Kara](#); [Adam, Hillary](#); [Spencer-Hartle, Brandon](#)  
**Subject:** re: Residential Infill Project  
**Date:** Wednesday, November 16, 2016 11:03:54 AM  
**Attachments:** [PHLC to CityC 11 15 16 ResidInfill draftv4 KM KER FINAL.PDF](#)

---

Dear City Council,

Please find attached the testimony for the City Council hearings concerning the Residential Infill Project being submitted on behalf of the Portland Historic Landmarks Commission. If you could confirm receipt it would be appreciated. Thank you for your assistance.

Regards,

Kirk  
Chair, Portland Historic Landmarks Commission

**Kirk Ranzetta**  
**Senior Architectural Historian**  
Direct: 1-503.478.1629 Cell: 1-503.853.6354  
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**From:** Madeline Kovacs  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP Comments - P4E Letter Summer Signatories  
**Date:** Wednesday, November 16, 2016 10:56:41 AM  
**Attachments:** [RIP P4E Letter - Physical Signatures.pdf](#)  
[Online signatories through August 15.pdf](#)

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If possible, the Portland for Everyone Coalition would like to submit the attached into the record - these were signatories of our letter to BPS staff prior to some of the changes made to the proposal currently before Council.

Portland for Everyone  
1000 Friends of Oregon  
133 SW 2nd Ave, Suite 201  
Portland OR, 97204

--

Madeline Jane Kovacs  
(preferred pronouns: she/her/hers)  
Program Coordinator | Portland for Everyone  
1000 Friends of Oregon | [portlandforeveryone.org](http://portlandforeveryone.org)  
[+1 510.410.4176](tel:+15104104176) | skype: madeline.kovacs

"The world needs beauty as well as bread..." - John Muir



**From:** Madeline Kovacs  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP Testimony - Community Housing Stories  
**Date:** Wednesday, November 16, 2016 10:49:49 AM  
**Attachments:** [My Portland Housing Story.pdf](#)

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The Portland for Everyone Coalition would like to submit the attached community housing stories shared with us anonymously into the record.

Portland for Everyone  
1000 Friends of Oregon  
133 SW 2nd Ave, Suite 201  
Portland OR, 97204

Madeline Kovacs

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Madeline Jane Kovacs  
(preferred pronouns: she/her/hers)  
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"The world needs beauty as well as bread..." - John Muir

**From:** Madeline Kovacs  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP Testimony - P4E Coalition Statement  
**Date:** Wednesday, November 16, 2016 10:47:30 AM  
**Attachments:** [P4E Coalition Testimony.pdf](#)

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The Portland for Everyone Coalition would like to submit the attached into the record.

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"The world needs beauty as well as bread..." - John Muir

**From:** Marcia Schmidt  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential infill project  
**Date:** Wednesday, November 16, 2016 10:41:51 AM

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I am concerned about the proposed residential infill plan as I believe it will drive up prices of houses even more, making it less affordable and liveable. The plan to put more house or houses on corner lots, lots of 5000 square feet or more in certain corridors, would force current property owners to sell. We can already see what has happened along SE Division, SE Belmont, SE Hawthorne. More housing created, which most cannot afford to live in, less parking for those living nearby, and for existing small businesses. Some people's attached garage have already been converted to additional living spaces, forcing more cars onto the streets.

Certain neighborhoods have been excluded, even though they are just as close to transportation. Web sites like, Zillow or Trulia have already inflated home prices based on speculation that single family homes will be torn down on large lots, or corner lots, making this a builders jackpot and ruining the aesthetics of the neighborhood. Views are being destroyed by homeowners.

My thoughts on the proposal are:

No additional infill on corner lots which already have an existing dwelling.  
Decrease lot sizes from 5000 to 4000 to allow multiple structures.  
No housing built taller than existing structure.  
Allow only a certain number of infill in each neighborhood per year or every 5 years, and include all neighborhoods.  
Care should be taken when proposed housing are along roads that emergency vehicles use, since additional on street parking may prevent those vehicles from proceeding thru.

Let's make Portland live able, safe and affordable for all. Thank you.

Marcia Schmidt  
7517 SE Main St  
Portland OR. 97215  
5032552674  
Ladida555@aol.com

Sent from my iPad

**From:** Brian Mitchell  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Strong opposition to proposed Residential Infill Project  
**Date:** Wednesday, November 16, 2016 10:39:51 AM

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My wife and I moved to Portland in 2007 after I was recruited for a job in a Portland based company. As a young couple (in our late 20's) moving from the midwest we were a bit surprised at the housing prices at the time compared to the prices for comparable homes in the Midwest. However we were fortunate to use our savings for a down payment and purchase a small 2 bedroom one bath bungalow. This was the type of small house that a young couple you could use as a starter home or really something that they could live in the rest of their lives. We have really grown attached to our neighborhood and Portland. In many ways I feel like we are the ideal type of couple to have move into our city. We weren't rich but we could afford a house together with two jobs.

Given our story it would be reasonable to think that we would be in favor of increasing the available housing stock in Portland by chopping R5 properties into potential two houses with R2.5 or three with corner lots. However, we are strongly opposed for several reasons.

The new houses that are currently being added to the city are MUCH MORE expensive than the houses that they either replace from demolition or add from dividing property from someone's side or back yard. The new designation strongly encourages developers to remove old houses in current R5 zones and replace with two new homes. IN our neighborhood all of the equivalent starter homes (R5) the \$300-450k (wow!) are being purchased by developers and replaced with houses that cost between \$650-750k. IN properties that are R2.5 the \$350k are being replaced with two homes in the \$650-750k price range.

Young couple cannot afford new homes in the \$650-750 price range. They may be able to afford existing old bungalows in the \$350-450 price range. I HAVE SEEN NO NEW HOUSE THAT HAS COST LESS THAN THE HOUSE IT REPLACES. In our neighborhood the cost is usually double the replaced house!! Can the city provide any data that shows that the new homes cost equal or less than the homes they replace??

We would not have moved to Portland with the existing change in housing stock let alone the new demolition and rebuild with more expensive housing. We would have moved to much more lucrative and higher paying jobs on the west coast. The pay and number of jobs in Portland is vastly below other markets on the west coast.

The RIP will discourage young couple from moving to Portland by paradoxically increasing the overall housing cost. The project provides extremely strong motivation for a developer to tear down existing lower cost homes and replace them with more expensive homes!!

Our small business owners, baristas, artists, poet, musicians cannot afford to buy these new homes created by developers. The proposal will encourage the more building of these expensive homes. We need to keep our cities infrastructure and character by providing incentives to families to buy these small homes not developers.

This proposal strongly tilts the purchase of existing home from a purchase battle between developers and young families into the developers since you will have given developers the ability to replace the small home with two much larger and expensive homes.

Developers have not set the precedent of replacing single family homes with two or more homes of equal or lower cost. If we want to attract more residents to our city and not surrounding suburbs or realistically other cities on the west coast, we need to look at proposals that preserve our existing lower housing costs not lead to a dramatic increase in costs.

There are serious health concerns with demolitions old houses with asbestos and lead. The dust from asbestos exposure causes mesothelioma. There is absolutely no question about it's ability to cause this very lethal form of lung cancer. The city does not have strong protections in place to keep residents and construction workers free from this risk. The city is exposes itself to serious liability without these projections!!

The proposals do not protect existing trees. The established trees of our city scrub the air, reduce the heat footprint of the city and reduce the overall harm produced by our urban environment. Removing old established trees and replacing them with \$10 twigs profoundly rides the benefits of the urban forest. The city needs much more aggressive protection of these trees. The existing fees for tree removal are profoundly lower than the value of the potential larger house that will sit on the place that the tree lived in. If we want to protect the urban forest then we need a fee structure that is consistent with the sf% cost of new houses and that changes each year with the current housing price. This fee could be determined based upon the prior years home sales data.

The city can do much better than the RIP project!! Give the citizens of Portland a chance to talk.!

Neighborhood associations represented more than 100,000 residents are in opposition to this proposal!! They deserve the right to have a voice.

The city is working behind the scenes on this proposal. This proposal is happening in a way that most residents have no clue about. Where are the billboards? The public notices on buses? The listings in the Oregonian, The Willamette weekly, The Mercury? The proposed comprehensive plan involved a huge and amazing public outreach. The RIP will have a similar impact on the city and the city should perform the same level of outreach before finalizing the RIP plan.

Thanks,  
Brian Mitchell  
5122 SE Hawthorne Blvd  
Portland, OR 97215

**From:** Pati Bingham  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP testimony  
**Date:** Wednesday, November 16, 2016 10:29:14 AM

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We are opposed to the RIP report, as revised, and below are just some of the reasons why. We are Patience Bingham and Georgia Wier, [2533 SE 38th Ave, Portland, OR 97202](#).

We are very concerned about the RIP rezoning proposal and its impact on our neighborhood and other Portland neighborhoods that will be affected.

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. According to a consultant the LEAST expensive new homes/units would be \$450,000.

It would be a huge rezoning of R 5 neighborhood's without evidence that such rezoning will make rentals and purchases more affordable. RIP will let supply and demand work out the pricing. There is no evidence that the massive infill building that has already happened in close in neighborhood's has reduced any prices of homes or rentals.

Passage of RIP is a developers dream come true--an unlimited number of projects in hot neighborhood's without any economic or pricing constraints.

It is not clear whether RIP will even acknowledge the value of historic neighborhood's and their preservation. But as currently written, it is carte blanche for developers.

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.

Where is the data to show that this rezoning is worth sacrificing some of the oldest and most historic neighborhood's on the west coast?

Where is the discussion and research on whether this proposal would drive up prices for existing, smaller, presumably more affordable, single family houses by having them bought up by developers?

Where are the studies on infrastructure needs, capacity, and costs?

The RIP proposal as currently configured is NOT what the city of Portland needs now.

Patience Bingham  
Georgia Wier  
2533 SE 38th Ave

Sent from my iPad

**From:** Barbara Strunk  
**To:** [Council Clerk – Testimony](#)  
**Subject:** United Neighborhoods for Reform Testimony Regarding the Residential Infill Project Proposed Plan  
**Date:** Wednesday, November 16, 2016 10:08:23 AM  
**Attachments:** [TestWrit CC RIP SAC 11 16 16.docx](#)

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Attached is United Neighborhood's for Reform full response to the BPS Residential Infill Project that explains our recommendations to City Council. Below are our recommended changes to this plan:

- UNR supports applying ideas included in this BPS conceptual plan to a very small test area. Hopefully one of the neighborhoods who are most supportive of the plan (Sunnyside, King, Hillside and Cully) will come forward and offer to be the pilot study area.
- In this pilot study the city needs to carefully analyze:
  - What kind of housing gets built and at what price. Do the proposed changes in building mass actually work, i.e., do the new buildings fit in the neighborhood?
  - Carefully evaluate the full costs to Portland residents of the demolitions and resulting home construction from this denser building model – amount of materials sent to the landfill, lead and asbestos hazards associated with the demolitions, loss of tree canopy, loss of sunlight and loss of privacy.
- Do the analysis that is so clearly lacking in this conceptual plan.

Respectfully submitted:

Barbara Strunk for United Neighborhoods for Reform, Member of the RIP SAC  
3444 NE 35th Place  
Portland, OR 97212  
503-284-7502



**From:** Madeline Kovacs  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP Testimony  
**Date:** Wednesday, November 16, 2016 10:08:15 AM  
**Attachments:** [Madeline Kovacs RIP Testimony 11.16.16.pdf](#)

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Dear Mr. Mayor and Commissioners,

I would like to take a moment and share briefly with you why I work so hard to:

- Re-legalize some of the smaller and space-efficient forms of “missing middle” housing,
- Allow and incentivise multiple ADUs,
- Incentivise adaptive reuse, and
- Explore other strategies that can achieve more flexible & more affordable housing options within existing neighborhoods.

I support the measures currently being proposed with the Residential Infill Project. I also ask that the Council take these proposals FURTHER, because I know firsthand that they can work, and we need them in ALL of our neighborhoods. They have worked for me, and all of the people that I now get to live with at Peninsula Park Commons (photo below). I am so fortunate to have stumbled into a housing situation that is able to fit my needs. The flexibility and options that were made available to me need to be vastly expanded to better serve as many Portland residents as possible.

My full letter is attached.

Cheers,  
Madeline Kovacs  
6325 N Albina #7  
Portland OR 97217



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Madeline Jane Kovacs

+1 510.410.4176 | skype: madeline.kovacs

"The world needs beauty as well as bread..." - John Muir

**From:** Dean Gisvold  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Commissioner Fish](#); [Commissioner Fritz](#); [Commissioner Novick](#); [Commissioner Saltzman](#)  
**Subject:** Opposition to RIP  
**Date:** Wednesday, November 16, 2016 9:51:58 AM

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I am writing in opposition to RIP.

Since equity seems to be the basis in part for RIP, let me make a comment about RIP that others may not make. First, let me explain my background in equity and race relations. When we arrived in Portland in 1966 we rented in the Kerns neighborhood. No one in my husband's office professional or support staff lived on the east side with the exception of one couple in Eastmoreland. In short there was a well-recognized east west division in Portland and it was based on race in my opinion.

After a year of looking we purchased a home in inner northeast. We were redlined by the insurance company insuring our house. The local school was predominately minority. Our friends were all buying on the west side because of the schools. Between 1968 and 1972 we adopted four children of color. We spent countless volunteer hours on school issues and neighborhood activities because we wanted our children to have school mates that looked like them. We wanted our east side neighborhood to work as well as those on the west side, and get rid of this race based division.

Fortunately, we have seen this westside-eastside divide reduced dramatically over the years, and the underlying theme of racism go down as well. Neither has disappeared, and as this most recent election has shown, racism is alive and well most everywhere, including Portland.

Thus, I am disappointed that RIP puts all of the eastside neighborhoods (except those in the David Douglas school district) at risk, but only a few of the west side neighborhoods. Shame on you for allowing this division to be raised again. I understand some west side neighborhood's will be involved, but the east side will bear most of the scars resulting from the implementation of RIP.

Susan Gisvold  
[2225 NE 15th Ave](#)  
Portland, OR 97212

Sent from my iPad

**From:** Jan Dunbrack  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Wednesday, November 16, 2016 9:49:55 AM

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I am strongly opposed to the Residential Infill Project (RIP) in its current form. I strongly urge the Council to reject it in favor of devising real solutions to our housing needs.

This RIP is a radical experiment in trickle-down housing. It promotes a false promise that the market will give us the housing we need. Just like the voodoo economics of days gone by, it cannot. It is not only the wrong solution, it is a poorly crafted one.

RIP will not give us affordable housing. Building booms in other West Coast metro areas have not resulted in lower prices or rents. In fact they have skyrocketed. For example, the average rent for a two bedroom apartment in Seattle is approaching \$3000 per month. Portland's rents and housing prices will rise until they are comparable to other West Coast cities, regardless of the number of units built. That's simple economics. And developers are counting on it. There is enormous profit to be made at this point in time, especially if we rezone most of the city to make it even easier for them.

This proposal violates both the intent and the spirit of the 2035 Comprehensive plan that was just recently adopted by the Council. The density allowed under RIP will greatly exceed the standards allowed in the Comp plan. In fact, it would open huge areas of the city to greater density than currently specified in zone R2. This is irresponsible.

This proposal claims to limit development by incorporating a "floor area ratio". However, by not including square footage in finished, mostly above ground basement units, nor including the square footage of accessory dwelling units, this limit is rendered moot, and is nothing but a smokescreen.

This proposal has not addressed the impacts on traffic congestion, parking, our schools, and other infrastructure costs. The proposal has not addressed substantial environmental costs which will surely result from an increase in housing demolition.

This proposal suggests dramatic zoning changes for too much of our city all at once. If you still believe that RIP should be adopted, then the only responsible way to do it would be to gradually stage it. Select some neighborhoods which favor the proposal for an initial test implementation. Then revisit it in 5 to 10 years. This will permit problems to be flushed out before impacting the rest of the city, and provide additional time to study and prevent unintended consequences.

Sincerely,

Jan Dunbrack

7118 SE Reed College Pl.  
Portland, OR 97202

**From:** Gary Miniszewski  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Testimony to Portland City Council regarding Residential Infill Project - November 16, 2016  
**Date:** Wednesday, November 16, 2016 9:22:08 AM

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My name is Gary Miniszewski and my address is 8343 SW 57th Ave. Portland OR 97219

I have owned and lived in the house with the above address for 18 years in the Ash Creek Neighborhood. I have been a land planner in this state for more than 35 years. I am very concerned with how land development and affordable housing interest groups have hijacked the "infill mitigation process" to justify the accommodation of "middle housing" in low density residential zones.

I attended two of the planning department's summer open houses addressing infill. I thought that the City would only be addressing how to mitigate impacts caused by infill construction of new single-family dwellings. However, I was surprised that the City is also entertaining the idea of allowing other housing types in single family residential zones to address a so called "housing crisis" and need for "neighborhood diversity". Moreover, I noted that the City planners have been strongly influenced by the "Portland for Everyone" movement. That consortium, affordable housing groups and land development companies, are suggesting that people who own existing homes in low density residential zones need to respond to the "problem" of housing supply, cost and diversity. Part of this response would be allowing the City to essentially ignore density limitations while allowing duplexes, triplexes and cottage clusters "middle housing" in R-2.5 R-5, R-7 zones.

Earlier this year I testified at the City Council comprehensive plan hearings stating that over the last 10 years of the comprehensive plan development process, the City planners, the Planning Commission and the City Council have had more than enough time to address land supply and housing needs; and subsequently designate underdeveloped land with appropriate zone districts to better accommodate a whole array of housing types, including "middle housing". Because the city planning staff and planning officials did not address the need for more "middle housing" through the comprehensive plan process, the City Council is now playing catch-up in the name of a "Housing Crisis". This urgent need to address the "Housing Crisis" with the infill project is a political scare tactic. There is an adequate supply of land zoned for a variety of housing types in Portland to meet the present and future demand, especially in the whole Portland Metropolitan area. Through a thorough and extensive process, Portland City comprehensive planners established that the present "zoned capacity in Portland is sufficient to meet projected housing need" for the next 20 years. This is stated in the "Residential Development Capacity Summary" adopted October 2012.

The fact that affordable housing supply in this City has not kept up with the recent demand is a multi-faceted problem. And this problem has nothing to do with lack of land for housing development as established above. The supply of new housing is low compared to recent demand because of the recession of 2008 that slowed new construction for many years. In addition to housing construction rate problem, the cost of Portland housing is very

high because of the temporary high rate of incoming residents and the opportunistic overpricing of homes that are placed on the market. With such high prices, housing isn't available to most low and middle income residents. This overpricing practice is causing a housing market price bubble similar to that of 2001- 2007. We now know that was a bubble once it burst and home prices plunged. So, if there is adequate land for new housing development, as stated in the comprehensive plan, why is there this urgency to have new infill housing be developed in existing neighborhoods at densities possibly higher than presently allowed?

Over the past 20 years this City has had the ability, but not the political will, to better provide for affordable housing, especially needed now with such high housing demand and subsequent overpricing. The City council could have and now has the ability to develop a 21st Century mix of economic inducements, incentives and requirements to engage the housing development industry in providing for affordable housing. Instead, the city planning staff and some City Officials are giving the building industry and affordable housing groups a forum to claim that simple supply/demand economics is an appropriate approach to the housing supply and cost problem. Part of this proposed "more supply than needed" approach is to allow middle housing in single-family residential zones with no regard for density limitations. Any intelligent person knows that housing in this country is a laissez-faire market commodity with no city or state boundaries. In Portland, like many desirable U.S. cities, if "you" build it they will come; and "you" (the land developer) will be able to price whatever you build at your will - for big time profits.

As a land planner, I agree that housing-unit types such as duplexes, triplexes and cottage clusters can be more affordable than detached single-family dwellings. And I think these housing types can be made compatible with existing single family dwelling neighborhoods utilizing sensitive site design with **adequate site area**, and sensitive building design. **However**, I observed that concept of dwelling unit density was not clearly addressed through this public review process and this was deceptive. Under "Housing Choice" recommendation 4a, it is presently recommended that duplexes be allowed in R2.5, R5 and R7 zones and triplexes be allowed only on corner lots in those zones. However item b. states "Establish minimum qualifying lot sized for each housing type and zone". The future development of this standard is vague, and it is unfair to have not substantively addressed this up to now. The "minimum qualifying lot size" should have been established by now. The lot size for a duplex should be twice the size as the minimum lot size for a single family dwelling in the R2.5, R5 and R7 zones. For triplexes on corner lots, the lot size should be three times the size of the minimum lot size for a single family dwelling in the R2.5, R5, and R7 zones. To make this point clear, if a duplex is to be allowed in an R-7 zone, the site should be at least 14,000 sq ft. For a triplex, 21,000 sq ft. in an R-7 zone.

Regarding "cottage clusters" it is unclear under "Recommendation 6" what cottage unit density would be allowed in R2.5, R5 and R7 zones. It is only stated that cottage clusters be allowed only on lots 10,000 square feet or more. This is vague regarding allowed maximum density, and arbitrary regarding the 10,000 sq ft minimum lot size. To provide for good site design, the minimum lot size should be three times the minimum lot size of the zone. To allow for a proportional density blend, the density should only be twice that allowed for a detached dwelling on a single lot. As an example, in an R-5 zone, the minimum lot size for a cottage cluster development should be a 15,000 sq ft lot with an allowed density of 6 cottage units. In an R-7 zone, minimum lot size should be 21,000 sq ft with the allowed density of 6 units. This would allow for more dwelling units than normally allowed in the respective zones, and adequate lot size to foster site design for compatibility with adjoining existing dwellings.



For this City to be now vaguely entertaining the idea that density increases possibly be allowed in low density residential neighborhoods is an affront to those of us residents who have bought homes here and have been paying taxes to this City government. The owners of homes in existing neighborhoods with low-density residential zones bought those properties with the understanding that their neighborhoods would not appreciably change. This understanding is based on the Portland Land Development Code explanation of R-2.5, R-5, R-7 zone designations. Residential zone designations provide homeowners in existing neighborhoods "certainty" in how **intensely** land can be developed adjacent to or adjoining their property. City adopted Comprehensive Plan and Zoning Districts provide landowners this form of certainty which is a major principle in the practice of Land Use Planning. I am disappointed that the City professional planning staff seem to have lost sight of this important legal, planning principle. I ask that you on the City Council not adopt the staff infill recommendations 4 and 6 regarding housing choice until appropriate density limitations are specified and clearly addressed in a future public review process.

Thank You for your consideration of this appeal.

**From:** Kathryn Cohen  
**To:** [Council Clerk – Testimony](#)  
**Subject:** testimony on proposed Residential Infill Zoning Changes  
**Date:** Wednesday, November 16, 2016 8:19:14 AM

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Honorable City Council Members,

The proposed infill zoning changes are far reaching, making their impact difficult to predict—for professional staff and, perhaps even more so for citizens seeking to give useful feedback. With this caveat, my recommendations are as follows:

I support the reduced height and limiting the total size of house and accessory unit to 3,250 recommendations.

The set back requirements should be enacted, **with no exceptions based on neighbor setbacks**. This exception will be corrosive to set backs over time.

The triplex on corner lot **allowance should be eliminated**. All of these code changes will create parking issues for neighborhoods, to encourage triplex's will increase these.

The “centers and transportation corridors” should not be expanded beyond the current 500 feet. As an Eastside resident, I can say that the experience to date with these corridors is very mixed. Before expanding these zones, the city must understand better how to manage the traffic issues and invest in increasing the number of buses running on these routes.

Thank you for the opportunity to offer input on these proposed zoning changes that will significantly affect the character and livability of Portland.

Sincerely,

Katharyn Culler Cohen

4247 SE Pine Street

Portland, OR 97215

**From:** Jessica Roberts  
**To:** [Council Clerk – Testimony](#)  
**Subject:** [User Approved] I support affordable housing options  
**Date:** Wednesday, November 16, 2016 8:08:51 AM

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To Whom It May Concern:

My husband and I bought our house nine years ago. It felt expensive at the time and represented a big increase in our household housing budget, but we were able to make it work, mostly because it was a creative infill project of modest size. Most importantly for us, it had great bike parking and no car parking - essential for our family that has 8 bikes and no cars! Had we been required to add the cost of a garage to the bill, it would have been decidedly out of reach.

Since we bought our home, housing prices have spiked alarmingly in our neighborhood. I have seen the working-class tenants of the apartment complex next door evicted to make room for modest cosmetic fixes and radically increased rent. I worry about the families at my son's school who are renting, especially if they're trying to make things work on one salary.

Portland's housing crisis has affected our family personally as well. My in-laws sold their house in Alaska last year upon retirement. For years they had planned to buy a modest house near us after retirement. We are all sad to find that they can no longer afford any house near us. And my sister and brother-in-law want to move to raise their children near family, but even on their salaries (tenured professor and speech language pathologist), they cannot consider Portland - to my great sadness.

That's why I strongly support the reasonable proposal before you: to limit the allowed housing envelope while allowing modest increases in the number of dwelling units.

By allowing aesthetically-harmonious duplexes, triplexes, and accessory dwelling units, we provide the type of mixed-income options that, for historical reasons, Portland's greatest neighborhoods already enjoy. By doing so, we create reasonably-priced housing options for young people, aging seniors, and today's smaller families. And in the process, we help reduce the average household carbon footprint, and create enough density to support meaningful transit use.

This proposal is good policy that keeps Portland accessible to people of all income levels. I don't want our city to become a place where only the rich are welcome. I urge you to enact the combined housing size decrease and unit number increase. Our future depends on it.

Sincerely yours,  
Jessica Roberts  
6337 N Albina Ave  
Portland, OR 97217

**From:** Hannah Silver  
**To:** [Council Clerk – Testimony](#); [BPS Residential Infill](#)  
**Subject:** Residential Infill Project - Response to Eastmoreland Neighborhood Association  
**Date:** Wednesday, November 16, 2016 8:07:33 AM

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City Council and Morgan Tracy,

I grew up in Eastmoreland and was at my parents' house this weekend. They shared a letter with me that came from the Neighborhood Association. The letter made fairly outrageous statements about the impact they expected the RIP to have on the neighborhood and was a call to support their efforts to acquire a historic designation for the neighborhood.

Many problems with this letter:

- The Neighborhood Association appears to be **presenting only one angle** to its residents. These mailers to go every house. They claim to represent the neighborhood, but there are a whole lot of signs in yards expressing distaste for their approach.
- The ENA wants to make themselves exempt from an effort to create a more livable city for everyone. We have an obligation to absorb density increases necessary to achieve this equally across the entire city. This is how a **fair and just society** works. Some people don't get to give themselves exemptions because they are wealthier than others. I am appalled at their significant efforts to protect themselves. The reality is that Eastmoreland will probably absorb very little of the density - but the principle is that they should have the same rules applied to them as anywhere else.
- The historic designation could make housing **more expensive for residents**. My parents have made a couple of renovations, one right when they moved into the house in their 30s, and know that those changes to accommodate their family growth would not have been doable under a historic designation with strict material and review guidelines. This designation would have the effect of making this neighborhood far more exclusive, with no options to buy into a mid-range home and improve it over time. Despite housing prices already being very high in this neighborhood, there are currently entry points for families.
- This is America - a nation built on **private property rights**. Concerns about what the neighbors build is simply selfish. Sometimes you'll walk past a house you do not like - that is okay. It will not actually bring down the value of your own home. Your home is still in Eastmoreland.
- Demolition will NOT happen all over Eastmoreland due to lot splitting or viability of duplexes, that is simply absurd. The neighborhood will not be taken over by landlords, but heck, it sure would be nice to have more renters there. **Eastmoreland is still a neighborhood full of high-value homes that will be preserved due to their inherent historic value**. A few may be replaced. I sure hope they are done tastefully, but I can't control that, because: America.

Ultimately, the loudest (and I'll be honest - oldest) voices in the proverbial room are being heard - but there are lots of people in Eastmoreland and beyond, like my parents, who

appreciate the **social justice and affordability aspects of the RIP** and do not want to cause more strife in a city that is already facing some very scary possibilities. I am terrified of Portland's trajectory without the RIP. If anything, the RIP could be more aggressive. I would like to see duplexes, triplexes, small multifamily, etc, mixed into every residential neighborhood. Internal ADUs/splitting/conversions would be a great opportunity for Eastmoreland, as well as detached ADUs since there is so much property available per lot.

I hope that the City Council and the RIP team is noting these quieter voices, as the negative attitudes presented are not representative of everyone. We do not want to become a city like San Francisco, Seattle, or Vancouver BC where million dollar homes are the norm (read: median). Areas like Eastmoreland are still a piece of this puzzle, even if they've surpassed those numbers themselves.

As a person in my 20s navigating this housing/rental market, even with a full-time professional job, things are not looking good. We simply need more housing, and I fully support the Residential Infill Project.

Thank you,  
Hannah Silver

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| Hannah E. Silver  
| B.S. of Architecture - University of Virginia - 2012  
| Master of Urban and Regional Planning - Portland State University - 2015  
| <https://hansilfolio.wordpress.com/>

**From:** [Bill Ballenberg](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Objections to RIPSAC proposal  
**Date:** Wednesday, November 16, 2016 7:44:51 AM

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Dear Members of the City Council

As owner of the home and property at 1614 SE 38th Avenue, I'm writing to strongly urge council not to accept the RIPSAC proposal currently being suggested.

The proposal does not take into account neighborhood context and instead offers a one-size-fits all solution. While increasing density is an important goal for the city, there is not currently a shortage of buildable land. Demolitions of existing homes does nothing to increase affordability of housing, but rather opens the doors for developers to build more expensive housing while destroying the character of Portland neighborhoods. In fact, the most affordable housing is the housing that is already built. The quality of life, solar access, privacy, individual or shared green spaces which would be diminished for existing homeowners by this proposal, is exactly what is drawing so many to Portland. How ironic and tragic it would be to destroy that. The only winners in that scenario? Greedy developers.

At the very least, the proposal could be tested in a few neighborhoods..ones that have expressed support for the plan..for a period of 5-10 years to determine its success and feasibility. Yet each neighborhood has different character and different needs.

In summary, I strongly oppose the RIPSAC. Please do not accept it.

Thank you

Bill Ballenberg

[ballenberg@gmail.com](mailto:ballenberg@gmail.com)

732 843 3545

Cell 212 989 8089

**From:** [Dean P. Gisvold](#)  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Commissioner Fish](#); [Commissioner Fritz](#); [Commissioner Novick](#); [Commissioner Saltzman](#); [board@irvingtonpdx.com](mailto:board@irvingtonpdx.com); [Barb Christopher](#); [Bob Dobrich](#); [Dean P. Gisvold](#); [Ed Abrahamson](#); [James Heuer](#); [Jeff Jones](#); [Jim Barta](#); [Meryl Logue](#); [Nathan Corser](#); [Nikki Johnston](#); [Peter O'Neil](#); [Sean](#); [Stephen Doubleday](#); [Steven Cole](#); [Tiffanie Shakespeare](#)  
**Subject:** Testimony Nov 15 hearing on RIP, as revised.  
**Date:** Wednesday, November 16, 2016 7:04:59 AM

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## Mayor and Commissioners

After hearing of the Mayor's request to come up with changes, I reread RIP, as revised, with the Mayor's request in mind. More than most, I recognize the real issues facing the Portland community regarding homelessness and affordable housing. These are problems I have worked on for years as board chair of Central City Concern and as chair of the ICA land use committee and its implementation of the Irvington Historical District.

They are tough issues, complicated, and tied up with local, state, and federal legislation and the market. Although there are a few things in RIP that are positive, the basic proposals and premises are not workable, and there is no data to support them. Tweaks and changes to RIP will not fix the issues, it is impossible. RIP is fatally flawed.

Therefore, please follow the first summary recommendation from the RIPSAC 7:



- "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 vote no on RIP.

Dean Gisvold

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**From:** [Dean P. Gisvold](#)  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Commissioner Fish](#); [Commissioner Fritz](#); [Commissioner Novick](#); [Commissioner Saltzman](#); [board@irvingtonpdx.com](#); [Barb Christopher](#); [Bob Dobrich](#); [Dean P. Gisvold](#); [Ed Abrahamson](#); [James Heuer](#); [Jeff Jones](#); [Jim Barta](#); [Meryl Logue](#); [Nathan Corser](#); [Nikki Johnston](#); [Peter O'Neil](#); [Sean](#); [Stephen Doubleday](#); [Steven Cole](#); [Tiffanie Shakespeare](#)  
**Subject:** RIP, as revised.  
**Date:** Wednesday, November 16, 2016 6:43:42 AM  
**Attachments:** [Comments from ICA Land Use Committee 8-15.pdf](#)

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Mayor and Commissioners

I understand that prior testimony on the first version of RIP will not be carried forward, and we must provide new testimony on RIP, as revised.

**As an ICA Board member and chair of its land use committee, I can advise that the ICA Board and its land use committee continue to oppose RIP.**

Since the changes to RIP, as revised, do not address the fatal flaws of the basic proposals and there is no new economic or other data to support the promises and commitments in RIP, I am submitting for the record, our prior testimony, and this email, in opposition.

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## Memorandum

From: Irvington Land Use Committee (Committee)

To: Residential Infill Project Stakeholder Advisory Committee  
Portland Planning and Sustainability Commission (PSC)

Date: August 15, 2016

Re: **Committee Comments on Residential Infill Project (RIP)**

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### General Comments:

RIP is built on speculation, speculation by developers that the lots of record or skinny lots proposal represent untold development opportunities for market prices and market rentals, and speculation by staff and affordable housing advocates that more supply will reduce prices and rents. A perfect storm of developer profit and speculation about market movement without adequate justification or research or data. Well intentioned, perhaps, but without full information, we are left with speculation and many unanswered questions.

RIPSAC and the City staff are in effect telling neighborhood residents, especially those living in the inner neighborhoods, to trust them -- "Let's put much of the single family housing stock at risk and see what happens. Maybe it will work out the way we want it to work out, but we really do not know how it will work out. Trust us."

### **RIP may make more housing available, but there is no guaranty it will be affordable.**

First, let's make clear what RIP does not do and does not discuss.

1. RIP is not meant to resolve the housing issues for low income persons, those under 60% MFI, which means that the discussion about "affordable housing" does not include the most vulnerable among us.
2. Everyone knows that the current zoning has "a combined development capacity that is double the expected growth, after considering constraints." See 2/25/14 memo from BPS to PSC. In short, twice as much development capacity exists now even before the Comp Plan changes take effect, which changes will increase further the development capacity, including density and heights, in many areas of the City. Why does RIP ignore the issue of "existing capacity" analysis that BPS issued early in the Comp Plan update process. Such analysis made it clear that there was already existing capacity for a huge number of units, without changing zoning.
3. RIP does not tell us what the implications and consequences will be to existing neighborhoods, especially the so called inner ring neighborhoods, all well established, some historic. Shouldn't we know what those consequences will be before we throw much of the single family housing stock in the City under the bus?

4. RIP does not mention historic and conservation districts, or the RIP consequences for such districts. Although the Irvington Historic District (IHD) has been around for almost 6 years, others have existed for many more years, such as Ladd's Addition. More than 400 property owners in IHD have filed historic resource review applications and have followed the rules in good faith and have spent a lot of money on improvements. We and they and many other such owners across the City deserve better treatment and much more information.

### **Comments on specific RIP proposals:**

#### **1. Limit the size of houses while maintaining flexibility in form.**

The common response we have heard from many neighborhoods is that RIP's one size proposal does not fit all. That is certainly true for the Irvington Historic District (IHD). Here are few facts about IHD.

- After 3 years of volunteer work, IHD was approved by the federal government on October 22, 2010.
- IHD is the largest historic district in the State of Oregon.
- IHD has 2,813 structures within its boundaries, Broadway, NE 7<sup>th</sup>, NE 27<sup>th</sup>, and Fremont, 85% of which are single family residences, ranging in size from 900 square feet to 5,579 square feet and averaging 2,215 square feet.
- Approximately 25% of the houses and duplexes are located on corner lots.
- IHD is more than twice as dense as the City wide average.
- IHD has eight zoning designations with the following number of structures:
 

R5 - 2,390	CX - 21
R2 - 60	CS - 36
R1 - 193	CN - 5
RH - 59	EX - 4
- Standard front yard setbacks in the Irvington R5 zone (a standard for the neighborhood) is 25 feet.
- Within its boundaries, IHD has numerous apartments and condo buildings, the Irving and Irvington School parks, four churches, Irvington Grade School, Madeline Parish School, preschools at Westminster and Augustana churches, public housing projects at Grace Peck Manor for the elderly and disabled, and Dalke Manor with 115 one bedroom units, a branch Post Office, a Chinese noodle factory, a heavy metal brew pub, many good restaurants, Great Wine Buys, and three recreational marijuana dispensaries.

Extremely diverse neighborhoods like Irvington are ill-served by the "one-size fits all" approach to setting limits on the maximum square footage of new house construction or expansion.

The Committee has for six years used City Code 33.846.060 G to determine whether what is proposed is compatible with what exists on the ground. The 10 criteria in subsection G require new infill and additions to be compatible in "size, scale, and massing" with the existing historic fabric. Pursuant to the Code, we first look at the resource, then nearby resources, and then the district as a whole. We would find 2,500 square feet out of proportion in parts of Irvington, and confining in others. In a highly diverse city like Portland, this situation will arise all the time.

## 2. Lot splitting and skinny houses.

The most egregious proposal regards splitting many 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 supply, but more demolitions.**

Since the City did not supply any data about where the narrow lots are located, Jim Heuer, a member of the Irvington Land Use Committee, using available public data, did his own number crunching, which locates the neighborhoods with the most historically narrow lots.

The top 26 neighborhoods with historically "splittable" lots in R5 zones are listed below:

Statistics for Houses in R5 Zone Areas on lots over 4800 square feet and less than 7500 square feet	Counts of Single Family Residential Properties on Multiple Original Tax Lots			Estimated Percent of Homes by Neighborhood on Two or More Original 25' Tax Lots
	Neighborhood Name	Singles	Multiple	
ROSEWAY	342	1344	1686	79.72%
CONCORDIA	841	946	1787	52.94%
KENTON	385	942	1327	70.99%
ST. JOHNS	1122	791	1913	41.35%
MONTAVILLA	1024	780	1804	43.24%
BRENTWOOD-DARLINGTON	1025	767	1792	42.80%
PORTSMOUTH	488	637	1125	56.62%
WOODSTOCK	1737	546	2283	23.92%
PIEDMONT	960	488	1448	33.70%
ROSE CITY PARK	1889	465	2354	19.75%
MADISON SOUTH	812	368	1180	31.19%
MT. TABOR	1350	346	1696	20.40%
BEAUMONT-WILSHIRE	1269	295	1564	18.86%
RICHMOND	1112	278	1390	20.00%
ARBOR LODGE	1227	275	1502	18.31%
SELLWOOD-MORELAND IMPROVEMENT LEAGUE	1481	269	1750	15.37%
UNIVERSITY PARK	653	256	909	28.16%
EASTMORELAND	769	169	938	18.02%
NORTH TABOR	386	138	524	26.34%
ALAMEDA	1041	136	1177	11.55%
CATHEDRAL PARK	372	125	497	25.15%
MILL PARK	330	120	450	26.67%
WEST PORTLAND PARK	20	119	139	85.61%
LENTS	837	116	953	12.17%
WOODLAWN	899	113	1012	11.17%
FAR SOUTHWEST	14	104	118	88.14%

These 26 neighborhoods have 10,933 homes on lots between 4,800 and 7,500 square feet which consist of multiple historic tax lots (as of 2011 – some of these may have already been lost as of 2016). This list is just neighborhoods with 100 or more such homes. **The total across Portland is 12,510, suggesting that nearly 17% of all R5 homes in the city are subject to this kind of lot splitting and eventual demolition.**

Although the lot splitting proposal does not require onsite parking and does not allow front loaded garages for houses on narrow lots, there is no discussion of current parking issues or how to deal with the parking issues sure to arise if RIP becomes a reality.

Under the lot splitting proposal, the definition of "near centers and corridors" is being expanded to include everything within a quarter mile or 1,320 feet of a "high frequency transit corridor" or "a MAX station" or a Center (like Hollywood)." But since "high frequency transit" is defined so generously, the potential area for more density from this proposal incorporates nearly all of the neighborhoods inside of the I-405/I-205 loops. Our experience with applications for new construction that are within 500 feet of busy transit street, such as Broadway or NE 15<sup>th</sup>, (no onsite parking required) shows us that 70% of renters in such development (many in "bike friendly" buildings) have cars and that each person in ownership of a house or condo unit will have a car.

The Committee has found the current code's use of 500 and 1,000 feet to be generous for developers and difficult for the IHD. Parking has become a major problem for multifamily areas and many of the blocks with primarily single family houses. The proposed new standard is clearly inappropriate for historic districts and many of the inner ring neighborhoods, and likely to be a problem for all Portland neighborhoods.

Finally, the lot splitting proposal is nothing more than a rezoning of existing R5 zoning with historically narrow lots, 25 by 100, without benefit of the normal rezoning process. This broad-brush approach to rezoning all R5 zones ignores the underlying development of inner neighborhoods, which, in most cases, are more dense than the City average, and have a sizeable amount of existing middle housing. Such rezoning will lead to the destruction of neighborhoods that have developed over the years with structures from many different eras, but with plat maps showing historically narrow lots.

### **3. Lower the house roofline.**

In general we support the approach to new measurements of height and reduced heights of roofs; however, some greater sensitivity to context is called for here too. In Irvington we find that the ratio of the tallest house to the shortest is over 3 to 1, with lower, smaller homes in the north end of the neighborhood and larger, taller ones in the south end.

#### **4. Make front setbacks consistent with setbacks on existing, immediately adjacent homes.**

When Elizabeth Irving arranged for the platting of what would become Irvington, she dictated a standard setback of 25 feet from the street for all residential construction and enforced her dictates in deed covenants that applied to all future developers and purchasers until their expiration in 1916. Nearly all of the IHD was subject to these covenants. Thus, we have worked with BDS to ensure that all new infill construction reflects the historic covenant patterns that so completely shaped our neighborhood. Consequently, we are sensitive to setback issues and support, in general, requirements for greater setbacks from the street where historic precedents are established.

Irvington was not alone in having deed covenants specifying setbacks. A great many other streetcar era suburbs like Beaumont, Laurelhurst, Piedmont, Ladd's Addition, and Rose City Park, all had such covenants, which accounts for the uniformity of deep setbacks across the inner part of Portland.

Unfortunately, RIP's front setback provisions are weak, and lend themselves to abuse. The term "immediately adjacent" houses allows for converting entire blocks to obtrusive, projecting setbacks if there be but one existing new home on the block built close to the sidewalk. We urge language that recognizes the existing historic patterns of setbacks, as visible in the positioning of homes dating to the development period of the area. The criteria in subsection G again would be helpful.

#### **5. Opening up R5 zones to Duplexes and Triplexes will provide minimal increase in affordable housing while exacting an exorbitant cost in neighborhood disruption.**

The most telling argument suggesting the problematic nature of this recommendation is the fact that 25% of all Irvington single family residences sit on corner lots due to the long-narrow block layout in the neighborhood (the standard pattern is 16 lots per block, of which 4 are corners), but that not one such single family house has been converted to a duplex in the last 10 years. In fact, the only change in duplex status occurring in recent times has been de-conversion from duplexes to single family residences.

As to increasing density in Irvington, the ICA has been strongly supportive of ADU development in the neighborhood. We have approved all ADU applications coming before the Committee. Should ADUs be fully built out in Irvington at the current maximum of one per single family residence, over 2,000 new housing units would be added to our already relatively densely populated neighborhood.

Considering that the existing R1, R2, and RH zones in the IHD are not close to being at capacity and that many structures in these zones are non-contributing and thus available for redevelopment even though in the Historic District, we envision substantial increases in our density with the zoning exactly as it is today and object strenuously to those RIP attempts to jam yet more density before the capacity that already exists is developed.



## Conclusion

Basically, what began in response to grass roots anguish over demolition and inappropriate residential infill construction has morphed into a recommendation for major erosion of single family zoning in Portland. The RIP recommendations gloss over our enormous problem of producing adequate single family housing (SFH) for the planned influx of new residents, putting much of our current stock of SFH at risk while providing no incentives for encouraging conversion of SFHs already on land zoned for higher densities.

RIP is a poorly considered proposal and will cause a further deterioration of the public trust. Perhaps worse yet, the provisions seeking to achieve more "affordable" "middle housing" appear to offer false hope to the thousands of Portland residents who currently spend an inordinate amount of their incomes on housing. **At best RIP would make more housing available, but not affordable.**

The profound defects in the current proposal call for a complete re-assessment of the work of the RIP task force. We encourage all Portland residents concerned about problems of affordability to demand a more thoughtful and potentially effective and balanced approach to dealing with this serious problem.

The Committee would also like to go on record as supporting the RIP responses of the Portland Coalition for Historic Resources and the position paper on lot splitting and density increases in R2.5 and R5 zones prepared by Jim Heuer. We urge staff to dig into the detail where the devil may be hiding.

Prepared by Dean Gisvold, Committee Chair, and Jim Heuer, Committee Member  
August 15, 2016

**From:** [Dean P. Gisvold](#)  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Commissioner Fish](#); [Commissioner Fritz](#); [Commissioner Novick](#); [Commissioner Saltzman](#); [board@irvingtonpdx.com](#); [Barb Christopher](#); [Bob Dobrich](#); [Dean P. Gisvold](#); [Ed Abrahamson](#); [James Heuer](#); [Jeff Jones](#); [Jim Barta](#); [Meryl Logue](#); [Nathan Corser](#); [Nikki Johnston](#); [Peter O'Neil](#); [Sean](#); [Stephen Doubleday](#); [Steven Cole](#); [Tiffanie Shakespeare](#)  
**Subject:** RIP, revised, November hearings  
**Date:** Wednesday, November 16, 2016 6:27:52 AM  
**Attachments:** [RIPSAC 7 Analysis and Recommendations nov 2016.docx](#)

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## Mayor and Commissioners

I am writing for myself in this email because I have read the report of the so called RIPSAC 7, a copy of which is attached, and find it compelling and the best response yet on the problems with RIP as revised. It also contains some recommendations for change. Please read it before you vote.

Other emails I will send today will be on behalf of the ICA Board and its Land Use Committee, which I chair. But the late publication and distribution of the RIPSAC 7 did not allow enough time to be reviewed by the Board and the Committee.

I am opposed to RIP as presently drafted, but I recognize the real issues facing the Portland community that clearly need work but not RIP. If RIP could be changed with some tweaks and changes, I would do it, but it is impossible. RIP is fatally flawed. Therefore, I support fully the first summary recommendation from RIPSAC 7:

- **"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."**(Emphasis added.)

Please say no to RIP and let's start again to solve the issues.

Dean Gisvold

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**November 04, 2016**

Linda Bauer, Appointee - East Portland Action Plan  
 Sarah Cantine, Architect - Boise NA Land Use  
 Jim Gorter, Appointee - Southwest Neighborhoods, Inc.  
 Rod Merrick, Architect - Eastmoreland NA Land Use  
 Rick Michaelson, Appointee – Neighbors West/Northwest  
 Michael Molinaro, Architect, Appointee – Southeast Uplift  
 Barbara Strunk, Appointee – United Neighborhoods for Reform

We are representing a coherent and cohesive third of the RIPSAC appointees. Our shared perspective is to approach planning as neighborhoods, building around centers in **neighborhood context** consistent with supporting Goals in the 2035 Comprehensive Plan.

We have given many hundreds of hours both in the RIPSAC meetings and in meeting as a group to formulate our analysis and recommendations summarized in this analysis.

We all care deeply about our city and we applaud the effort to consider how and where to focus housing density and how to guide the growth of the city in a period of rapid growth. This was a promising start that ultimately ran entirely off the rails. **If the concern is affordability this project is a false promise. If the concern is a more walkable lively city, this is a false promise. If the concern is a reduction of house size this is a false promise, and finally if this is an attempt to reduce demolitions...well no, it is not.**

**Subject: Comment on the October 2016 Residential Infill Project (RIP) Concept Report**

We focus first on the significant implications of the “Concept Report to Council”. Following this is a discussion of the **10 RIP Recommendations** and how they address the issues that frame **concerns underlying the project** but fails to address from speculative demolitions and housing costs to a zoning code that is misaligned with policies and goals in the Comprehensive Plan. We then look for common ground in the **three subject areas** that the RIPSAC was chartered to address along with an assessment of the results in those areas. In the summary, we highlight recommendations.

**Significant Implications of the “Concept Report”**

- **The entire inner east side and part of the west side of Portland is to be rezoned by assigning a “housing opportunity zone” overlay designation that increases allowed density by 200 to 300%. The already compromised R5 zoning density designation with its substandard minimum lot sizes is retained in name only. The plan encourages triplexes on every corner, duplexes or a house with two accessory dwelling units on every 3,000 to 7,000 SF lot, and small cluster housing plus ADUs on every lot of 10,000 SF or greater. This is an unprecedented “entitlement” for developers. It is *not* justified by a shortage of land designated for higher density in the Comprehensive Plan but by the claim that innovative housing is desired in Portland. At the same time it is a taking from every stakeholder for whom zoning provides stability and predictability promised in the Comprehensive Plan.**
- **Ownership standards are implicitly restructured from fee simple to a condominium basis since ADUs will no longer be “accessory” but able to be sold independently as will the duplexes, courtyard clusters, and corner tri-plexes that will be constrained to a single tax lot under the plan. Middle housing is primarily rental housing. Middle class resident owners will be displaced. Portland will transition to a city of investor-owners and renters.**

- The density encouraged by this “overlay” is greater than that permitted in the multi-family R2 (2,000 SF per dwelling unit) zone further confusing the intent and integrity of the density designated code. The single family neighborhood zone, an essential characteristic of this city with one house per lot is effectively erased from most of Portland.
- By widely distributing density the proposal fails to focus density around centers consistent with the 2035 Comprehensive Plan. Neighborhoods that did not fit the ¼ mile bubble distance from corridors are declared “housing opportunity zones” in the name of “equity” without justification. The numerous skinny lots and lots with underlying lot lines less than 5,000 SF within this zone are defacto rezoned to R2.5. West side neighborhoods not within 1/4 mile of corridors and Portland’s west suburbs are not impacted presumably to diffuse opposition. The David Douglas school district is excluded while they develop a school expansion plan. Parking impacts are not addressed and transportation benefits are not analyzed. The false claim is made that this will produce more walkable neighborhoods
- The purported scale reduction is a clever gambit. The one size fits all approach allows structures greater than roughly 80% of the existing housing stock. Except for constraining the few very large houses and limiting the size of triplex and small lot units, little has been done to reduce the scale of buildings. Unpopular skinny houses are enshrined and allowed to grow higher. Nevertheless the home-builders, who vigorously supported the concept, are already asking for a larger envelope.
- The proposal entitles developers of new or remodeled multi-family structures on a *salable area* of roughly 3875 square feet including the basement level plus a 15% density bonus in all impacted neighborhoods zoned R5. On a 7500 SF lot for example the salable area increases up to 6200 SF. Additional height and area bonuses for converting existing homes to multi-family is proposed. The economic analysis (Appendix A) presumes that the *saleable area* of the structure is the FAR ration or 2500 SF for a 5000 SF lot.

Consequently the economic analysis may be characterized as flagrantly erroneous. Increasing the number of rental or condominium housing units on a site will certainly accelerate speculation, demolition and displacement in the most vulnerable neighborhoods and remove our most affordable housing stock.

- The “innovative” building types promoted by the plan are neither innovative nor apparently in high demand. All are currently allowed in the multi-family zones in the city of Portland. Very few developers have taken advantage of the available density entitlements. In fact most infill in the R2.5, R2, and R1 is built to a lower density than allowed. Three reasons might be that small scale condominiums are often problematic to finance, own, and manage.

Older houses divided into rental apartments are perhaps the most common examples of what the Report is calling “middle housing”. As an incentive to increase such existing house conversions a size and height bonus is recommended. Because fire, seismic, and acoustic privacy requirements make remodeling of existing housing is expensive, planning staff suggested that they will recommend changes to the Building Code to reduce requirements tailored to such conversion projects. This is unwise - except to protect historic resources.

- In character, the Report is a uniquely untested collection of hastily considered proposals that promote a density agenda, high-jacked by the housing availability crisis, marketed in the disguise of affordability, innovation, and compromise. The report contains an unprecedented radical redefinition of zoning that ignores most of the relevant goals and policies of the Comprehensive Plan.
- The RIP outreach process was non-responsive to the public comment process. Staff chose to portray a complex and confusing survey as the primary basis for claiming that there was wide support for the Project. The project statistician described it this way: “In total, 2,375 respondents answered *at least one* non-demographic question, and 610 completed every closed-ended question”. A survey completed by 600 people covering a wide spectrum of issues and a far less aggressive approach is presented as the basis for claiming a wide diversity of public support for the RIP. The overwhelming opposition in public meetings to the ¼ mile bubble from folks who took the time to attend meetings and the 32 Neighborhood Associations that provided thoughtful comment go unmentioned. Of these, 28 expressed strong opposition to widespread application of middle housing. Only 4 expressed support.

Within the 4 neighborhoods expressing support some or all of the Recommendations may be appropriate. If so they should be considered as test sites for the “overlay” for a period of 5 to 10 years to evaluate the implications of these unprecedented policies.

- The RIPSAC itself was overwhelmingly weighted with builders, their lobbyist, developers, and industry partners along with the “housing advocates” who appear to have initiated the “grand bargain” theory that they cribbed from a failed Seattle process. In the end staff described this group as the *majority perspective* when they agreed with the staff proposed policies.

#### **The Proposals: How they address concerns that should have guided the Project**

**We oppose one-size-fits-all zoning** standards that we perceive as contradictory to goals in the adopted comprehensive plan and are not respectful of the variety of neighborhood characteristics that exist in the city, and which lead to simplistic and polarizing regulations.

**Recommendations 1, 2, and 3** speak to improving scale, height, and setback standards they are little more than a distraction. And significantly they fail to recognize that *contextual standards* should be a guiding principle. Los Angeles and other cities are modeling a contextual approach. Portland is proposing a generic solution that encourages undifferentiated neighborhoods. **Not grand and no bargain.**

**We support the diversity of the neighborhood character.** This is a clear mandate in the 2035 Comprehensive Plan. District planning is needed to guide where and how additional density should be accommodated. The process should recognize that the condition of housing, scale, history, transportation, economic factors, and displacement considerations all play a significant role in defining what is appropriate. **All of the recommendations fail on the point and** instead recommend a uniform overlay that creates uncertainty for existing residents and owners and enormous opportunities for investors with no incentives to protect or enhance character.

**We support “truth in zoning”.** This is essential for rebuilding public understanding and confidence in the planning and zoning process and providing clear guidance for owners, designers, builders, and for the land use review process. Considering the primary metric for the zoning code is *density*, we oppose the widespread and indiscriminate application of a density “overlay”

proposed in **Recommendations 4 and 5 and 7 and 8** in the R5 and R7 zones. This only serves to confuse the public and to undermine the integrity and clarity of the code. Densities proposed for the now meaningless “R5-R7” zones would exceed those now allowed in the R2 zone and in some case the R1 zone.

**We oppose recognition of historic underlying lot lines** except where these align with the density standards within an appropriate zone designation. The result for *all* neighborhoods burdened with these has been destabilization, demolition, and speculation. **Recommendation 8 and 9** are the nails in the coffin. The introductory narrative poses the misleading statement that “State law requires cities to recognize these lots as discrete parcels”. Significantly, Oregon law does not require that parcel boundaries trump zoning. **Recommendation 8b** appears to support that fact. **Recommendation 8a** recommends that such narrow (and skinny) lots be recognized *everywhere* in the housing opportunity overlay and simultaneously **rezoned to R2.5!** Since almost all are within the “opportunity overlay” this uses historic lot lines to trump zoning. The present restraints to demolition of existing housing are removed.

The R2.5 designation confers significant density and size bonuses. Recommendation 9 a,b,c,d,e allows 3 floors, larger(.7) FAR multiplier, higher roof and requires at least two unit replacement housing. The authors are playing false on every count. Assurances made by the PSC in 2015 to fix the underlying lot phenomenon in zoning reform are voided.

**We support additional zoning density around Centers, and where appropriate along Corridors** as in the current and 2035 Comprehensive Plan, to reinforce the establishment of *new and existing* centers, walking scale neighborhoods, use of transit and reduced auto dependency. This is a successful model advocated during the past 40 years and is yet to be realized, either in Portland or in the Metro Region. Scattered site middle housing in **Recommendations 4, 5, 6, and 9** undermine this goal.

**We oppose scatter site density** that will be the result of rezoning the entire eastside as a “housing opportunity zone overlay.” **Recommendations 4, 8, and 9 are diametrically opposed to the shaped density advocated in the Comprehensive Plan.** The last minute Comp Plan amendment P45 set an overly ambitious bubble around ill-defined corridors. Scattered “middle housing” defeats comprehensive plan goals to focus density around currently underbuilt walking scale centers. Our data will show that widespread application of “middle housing” zoning will accelerate land price increases in an already overheated market, decrease affordability, destabilize neighborhoods, cause loss of viable and more affordable housing, and increase demolition and displacement.

**We object to untested “speculative” zoning - zoning that has some presumed social good intended** but where zoning regulations are implemented without testing and modeling physical and economic impacts prior to implementing code changes. Too often these initiatives seem to be driven by interests whose primary concerns are for a particular niche of real estate development in contrast to the public interest. Earlier decisions to allow recognition of underlying lot lines, encourage skinny houses, and compromise lot sizes are prime examples. **Recommendations 4, 5, 6, 7, 8 and 9** are in this category and the “analysis” is fundamentally flawed. The illustrated examples are not modeled to the allowed envelope. The black box economic analysis in Appendix A begins by using the wrong numbers for “saleable area”.

**We object to unsubstantiated claims of creating “affordable” housing for everyone by Portland For Everyone.** **Recommendations 4 through 10** are being promoted as a “grand bargain” by housing advocates who have modeled their faith on a failed Seattle initiative



<http://www.seattletimes.com/seattle-news/politics/mayor-murray-withdraws-proposal-to-allow-more-density-in-single-family-zones/>) using the same slogan. There has been no analysis and no evidence that these proposals will result in affordable housing regardless of how it is defined. The economic analysis in Exhibit A is a flawed analysis based on false assumptions.

Higher density does not equate to less expensive housing. As long as there is strong demand for housing and it can be profitably built and sold, rezoning for increased density will cause the value of the land to increase, the demolitions to accelerate, and the housing prices to rise accordingly. We need examples of the densified city that is thereby made more affordable unless in a state of decay and depopulation.

Where is the example of a split lot where the one or two replacement houses (regardless of size) without public subsidy are less expensive than the house demolished? When is the cost per square foot for a smaller house less than for a larger house? Given the same quality the reverse is true. We must address housing affordability as a regional issue with care and urgency not an excuse to provide a handout of unwarranted entitlements and speculative profits at the cost of demolition, displacement, and livability.

### **Project Objectives, Points of Agreement and Results**

Considering the *three areas* included in the RIPSAC charge are there were areas where we found common ground and points of agreement with the staff proposal and fellow RIPSAC members but almost none in the Report to Council.

**Scale and Massing Issues:** There was a good deal of consensus about the need to address issues of size, height, setbacks, placement of garages, off-street parking, etc. One of our principle concerns and one clearly expressed in the Comprehensive Plan is “one size does not fit all”. Both the Staff Report and The Report to Council clearly fail to address the issue. The Recommendations simply recognize the size of most recent infill and codify that building envelope, height, and setback. Where do we agree? We support floor area ration (FAR) as an additional tool to regulate size, support adjusting the regulation of side lot bays and eaves (Recommendation 3b), and support reducing the impact of garages on skinny houses (Recommendation 10) as a half measure.

**Narrow and Skinny lots and Recognition of Underlying lots of record** (lot splitting): There is a good deal of disagreement here since the one-for-two house demolition infill and skinny garage housing has become a business model for some developers who have represented these as “affordable” housing and thus aligned themselves with housing advocates. At \$600,000 to \$700,000 in some neighborhoods they don’t contribute to affordability.

These lot line policies have been applied indiscriminately across the city, are making a lot of adjacent neighbors very unhappy, have a heavy carbon and poor space use footprint, create an unattractive streetscape, and are not producing much additional or affordable housing. Market rate new housing is not affordable but is very profitable and is systematically removing more affordable housing. *We supported the initial staff recommendation that began to address Truth in Zoning by limiting the use of these underlying lot lines for splitting lots in the R5 zone.* But in the Report to Council these lots are being redefined as spot zoned R2.5 and that erases any point of agreement.

We do agree is that the underlying lots should be recognized where the lot division is consistent with the density standards in the zoning code. Otherwise *the experiment with complex and confusing code provisions encouraging this kind of wasteful demo-development should end.*

**Innovative housing Types:** As we explored these ideas it became increasingly clear that *the housing types discussed (except cottage clusters) were not so much innovative as not being built where the code allows*. Developers are not building to the density already generally allowed around centers and corridors. In preparing the Report to Council, staff commissioned a special study to see if carving up examples of existing housing into smaller apartments is feasible. Possible yes, and expensive. The current zoning around centers is appropriate and needs refinement not more scattered density across broad areas of the city. The cottage cluster proposal (Recommendation 6) appears to allow approximately five 1,000 SF units on a 10,000 SF lot plus basements. For some reason outside the “overlay” there would be 10 units allowed including the “ADU”s. This is the density of the R-1 zone with no off street parking and appears to be a hand out to niche developers.

*These proposals in the first and more constrained version received a widespread and justifiably hostile reaction from the public as a handout to developers and a formula for speculation, accelerated demolition, and neighborhood disruption and displacement.*

### **Summary Recommendations**

Summary of recommendations in the context of the project goals include:

#### **Scale and Massing Issues:**

1. Create development typologies that fit neighborhood context and aspirations. (look for examples such as Nori Winter’s work in other cities) *One size does not fit all.*
2. Ensure that scale of houses fits neighborhood context, protect solar access and privacy, and maintain individual and shared green spaces.
3. The code must be clear. Use commonly understood terms. Provide clear definitions of what is allowed in each zone. Restore “truth in zoning.” Avoid inconsistent and confusing criteria such density when lot sizes or “overlays” governing dwelling unit counts, or unit size are the governing criteria.
4. Save viable existing housing. The most affordable housing is almost always housing that is already in place.

#### **Narrow and Skinny lots and Recognition**

5. Remove provisions that allow lots smaller than 4500 SF in the R5 zone. Allow historically platted narrow and skinny lots to be *confirmed only* in the R2.5 zone. **Recommendation 8b is a start.** *End the use of historic lines to trump zoning as advocated in Recommendation 8a.* This is not consistent with the Comprehensive Plan or a mandate of state law.

#### **Innovative housing Types:**

6. Direct density around centers, **consistent with the above commentary** and the Comprehensive Plan, to reinforce the establishment of centers, walking scale neighborhoods, use of transit and reduction of auto dependency.
7. For areas in the City intended for higher density, evaluate why the existing regulations not working well, adjust and proceed with rezoning for the higher density to reinforce centers and corridors where appropriate.

8. The dispersed density model recommended in the Report will destroy our best loved history and most admired assets. “Middle housing” is for transitional density between single family and higher density multi-family. There is no transition if middle housing is “everywhere” housing.
9. Authorize limited testing of middle housing ideas where the neighborhoods have expressed strong need and support for such an experiment and subsequent evaluation of the policy. Robust evaluation of the proposed policy impacts is necessary.
10. Test and model physical and economic impacts for significant changes to the zoning code prior to drafting and implementing such changes. *Testing includes implementing zone changes in neighborhoods that support the proposals and evaluating the impacts.*

#### Summary of recommendations for advancing:

- 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.
- The process and many of the recommendations are inconsistent with the goals and policies of the Comprehensive Plan on many levels as discussed above. Instead of “grand bargains” the BPS needs to understand how the current R1, R2, and R2.5 zones could be improved to accommodate transitional or “middle housing” densities.
- The City needs implementation of the Comprehensive Plan in the form of a modern flexible and easy to understand regulations with a long term focus on district and neighborhood planning. Actively engage neighborhood and business associations to participate in decision-making during planning exercises and for major developments to improve understanding of context and needed design guidelines.
- The Recommendations are not aligned with the Mayor’s goals to reduce demolitions, meaningfully temper the scale of houses, or increase density and provide smaller scale housing around centers. Expect much more demolition, speculation, reduced affordability and increased auto dependency from diffuse density.
- The **unprecedented** use of the **Housing Opportunity Zone Overlay** is no substitute for planning but rather a bone thrown to speculators, niche developers and housing advocates without regard for the existing context or fabric of the city.

**We challenge ourselves and all Portlanders to think in terms of a vision for Portland and the region that builds on the structure of the good neighborhoods that we have and figure out how to encourage other cities in the region before we do irreparable harm to what we have with poorly conceived ad hoc policies represented by this Report.**

**From:** [Joanne Kahn](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Testimony on Residential Infill Concept Proposal: Joanne Kahn  
**Date:** Wednesday, November 16, 2016 2:06:37 AM  
**Attachments:** [Testimony on Residential Infill-- Joanne Kahn.docx](#)

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To the Portland City Council:

Thank you for taking my testimony, below, on the Residential Infill Project Concept Report and policy. I am a resident of Southwest who is interested in making sure we don't lose our good neighborhoods, but am in favor of some parts of the project proposal.

Having attended the November 9<sup>th</sup> hearings, I know that you recognize the risk of unintended consequences if you don't get the balance just right on this policy.

You clearly seek more units and more flexible units (with the hope of more affordability) but are cognizant that there is a risk of too much development de-stabilizing neighborhoods, especially if a neighborhood's balance shifts to a higher percentage of rental units versus owner-occupied homes. Community spirit, stability, and safety could suffer. Good houses could be torn down, and we could see too great a loss of trees and open space, plus more traffic congestion made worse by lower per capita parking. In short, if you get this wrong, you could ruin good neighborhoods. If you get it right, we get some more units and more options without sacrificing livability.

In that context, I suggest:

- 1 Reference the tree canopy policies in this infill policy. The tree canopy isn't even mentioned in the goals, and it should be!
- 2 Be more surgical in applying the "housing opportunity zone" designation, and cap infill in each area where you apply it. Say how much development is enough in each opportunity zone. For example: "This opportunity zone will expire once the neighborhood sees a 15% uptick in number of units."
- 3 It is an excellent idea to encourage ADUs within existing structures as a way to keep older homes. Is also good to allow planning them into new homes designed for multi-generational sharing -- this provides great flexibility for families, roommates, co-housing, and odd social situations.
- 4 Ensure adequate off-street parking. Each lot should have enough off-street parking so that it uses at most one street space per lot. Like a condo building, these middle housing places and ADUs may need designated "spots per unit, and some may even have to be designated "no vehicle" in the deed or lease. It is not okay for a lot to hog all the visitor spots and public street parking just because they added ADUs and we didn't insist on enough off-street parking.
- 5 Be careful about prohibiting front-loaded garages. They may not be pretty,

but they work, and the driveway provides a guest spot as well as the garage for the owner. Alleys with rear parking are great but they don't often exist, and garages underneath are not good for older and disabled folks, or for young moms lugging toddlers and groceries. The occasional 2-car garage with shared driveway won't kill us.

- 6 Slightly expand the 2500 sq. foot limit. We're all tired of seeing old houses torn down for 4000 sq. foot palaces, but I suggest 2700 sq. feet so somebody can build 3-4 bedrooms with 2-3 bathrooms, host a holiday meal, and have some storage. Family sizes may be small right now, but young adults will probably have children eventually rather than never, and many people will be co-housing more in order to get affordability.
- 7 Not all elderly people want tiny units. Many want to host their out-of-town children when they visit.
- 8 Did you consider stacked flats in two or three story buildings? Disabled folks could have the ground-floor unit with more able neighbors upstairs. Stacked duplexes and triplexes allow for more one-level designs, and you can even have wider lots — you could even combine two narrow lots and not lose density.
- 9 Cluster houses are a nice option.
- 10 Historic neighborhoods should be preserved.
- 11 Be context-sensitive. What's right in a specific area depends on what's already there. If you draw the opportunity zones carefully, and set targets for them, you greatly reduce the risks, and can test policies in a few small areas before moving on to the whole city.

Thanks for listening. A copy of this testimony is attached.

Joanne Kahn

3620 SW 60<sup>th</sup> Place

Portland, OR 97221

503-297-2444

Joanne Kahn  
3620 SW 60<sup>th</sup> Place  
Portland, OR 97221  
503-297-2444

November 16, 2016

To the Portland City Council:

Thank you for taking my testimony concerning the residential infill and middle housing policy and concept plan. I am a resident of southwest who is interested in making sure we don't lose our good neighborhoods but am also in favor of parts of this proposal that create flexible options.

Having attended the November 9<sup>th</sup> hearings, I saw that you recognize the risk of unintended consequences if you don't get the balance just right on this policy.

You clearly seek more units and more flexible units (with the hope of more affordability) but are cognizant that there is a risk of too much development destabilizing neighborhoods, especially if a neighborhood's balance shifts to a higher percentage of rental units versus owner-occupied homes. Community spirit, stability, and safety could suffer. Good houses could be torn down, and we could see too great a loss of trees and open space, plus more congestion from lower per capita parking. In short, if you get this wrong, you could ruin good neighborhoods. If you get it right, we get more units and more options without sacrificing livability.

In that context, I suggest:

- 1 Reference the tree canopy policies in this infill policy. The tree canopy isn't even mentioned in the goals, and it should be!
- 2 Be more surgical in applying the "housing opportunity zone" designation, and cap infill in each area where you apply it. Say how much development is enough in each opportunity zone. For example: "This opportunity zone will expire once the neighborhood sees a 15% uptick in number of units."
- 3 It is an excellent idea to encourage ADUs within existing structures and to allow planning them into new larger homes designed for multi-generational sharing -- this provides great flexibility for families, roommates, co-housing, and odd social situations.
- 4 Ensure adequate off-street parking. Each lot should have enough off-street parking so that it uses at most one street space per lot. Like a condo building, these middle housing places and ADUs may need designated "spots per unit, and some may even have to be designated "no vehicle" in the deed or lease. It is not okay for a lot to hog all the visitor spots and public street parking just because they added ADUs

and we didn't insist on enough off-street parking.

- 5 Be careful about prohibiting front-loaded garages. They may not be pretty, but they work, and the driveway provides a guest spot as well as the garage for the owner. Alleys with rear parking are great but they don't often exist, and garages underneath are not good for older and disabled folks, or for young moms lugging toddlers and groceries. The occasional 2-car garage with shared driveway won't kill us.
- 6 Slightly expand the 2500 sq. foot limit. We're all tired of seeing old houses torn down for 4000 sq. foot palaces, but I suggest 2700 sq. feet so somebody can build 3-4 bedrooms with 2-3 bathrooms, host a holiday meal, and have some storage. Family sizes may be small right now, but young adults will probably have children eventually rather than never, and many people will be co-housing more in order to get affordability., but I suggest 2700 sq. feet so somebody can build 3-4 bedrooms with 2-3 bathrooms, host a holiday meal, and have some storage. Family sizes may be small right now, but young adults will probably have children eventually rather than never, and many people will be co-housing more in order to get affordability.
- 7 Not all elderly people want tiny units. Many would like space to host their out-of-town (or bounce-back) children.
- 8 Did you consider stacked flats in two or three story buildings? Disabled folks could have the ground-floor unit with more able neighbors upstairs. Stacked duplexes and triplexes allow for more one-level designs, and you can even have wider lots — you could even combine two narrow lots and not lose density.
- 9 Cluster houses are a nice option.
- 10 Historic neighborhoods should be preserved.
- 11 Be context-sensitive. What's right in a specific area depends on what's already there. If you draw the opportunity zones carefully, and set targets for them, you greatly reduce the risks, and can test policies in a few small areas before moving on to the whole city.

Thanks for listening.

Joanne Kahn  
3620 SW 60<sup>th</sup> Place  
Portland, OR 97221  
503-297-2444



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

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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](#)

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Attached is my written testimony for the RIPSAC proposal.

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

**Alyssa Isenstein Krueger**  
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## Testimony on the RIPSAC proposal

Alyssa Isenstein Krueger  
 2348 SE Tamarack Ave.  
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 503-724-6933  
 pdxhappyhouse@gmail.com

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.