

**From:** Michelle Anderson  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Thursday, November 17, 2016 10:32:30 AM  
**Attachments:** [RIP Testimony - Michelle Anderson.pdf](#)

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Hello "Council Clerk Testimony",

I submitted testimony last night and was told by staff I should email this testimony as well.  
Please see attached.

Thank you,  
Michelle Anderson

Michelle Anderson  
5203 N Minnesota Ave.  
Portland, OR 97217

Hello Commissioners.

I want to start by thanking you for scheduling a second hearing tonight at a time that is hopefully more accessible to working Portlanders, such as myself.

I'm a huge fan of middle housing from a design perspective and you can probably judge this book's cover by its age to guess that I'm a big supporter of "density". You can categorize this as testimony that is generally in support of opening opportunities for middle housing.

However, I think there is the potential for a couple **unintended negative consequences** from this current proposal. To really make middle housing successful, we need to first address two big issues:

- **homeownership**
- **fair housing**

My understanding is that this proposal intends to increase the supply of housing, by allowing subtle increases in density throughout single family residential zones, while still maintaining the existing character of our neighborhoods. I have also heard that the city is "tenancy neutral" and home ownership was not addressed as part of this process. I am here to testify that there must be more intentional discussion about this priority.

There are many factors that lead to displacement, and although some homeowners are getting displaced, I think it is safe to say that given the Oregon state limit on property tax increases, most of the people impacted are renters. Why then are we focusing so much of our efforts on rental housing and so little on homeownership?

I think we can all agree that the current sale price of a home is unattainable for most Portlanders. However, with an increased income potential from a home (via multiple units) comes a commensurate increase in the value of that home. What once was a single-family home, for say about \$300,000 now has multiple units (or the potential for multiple units) and will likely be hundreds of thousands more. Imagine if we do this on a sweeping scale across the city!

I believe that having more home-ownership opportunities is an important factor in breaking the cycle of displacement. What this current proposal does is create **additional wealth for those that already own property**. Condominium development is not happening in this city. There are many barriers to building condos, and other ownership structures, like co-ops, are uncommon. We can't assume that these new middle-housing units will be created as ownership opportunities. ACS data show that less than 15% of current middle housing is owner-occupied! Historically, homeownership has been a vehicle for wealth generation and I'm worried this proposal will lessen the opportunities for owning a home - definitely in *relative* numbers, and in *absolute* numbers when considering **affordable homeownership opportunities**.

Additionally, you should consider the implications of the **Fair Housing Act, which exempts owner-occupied buildings with no more than 4 units**. This proposal may successfully increase the supply of rental housing, but it will only do so for a certain class renters.

Thank you!

**From:** Suzanne Sherman  
**To:** [Council Clerk – Testimony](#); [Hales, Mayor](#); [Commissioner Fish](#); [Commissioner Fritz](#); [Commissioner Saltzman](#); [Novick, Steve](#)  
**Subject:** [User Approved] Submitting Testimony on the Residential Infill Project  
**Date:** Thursday, November 17, 2016 11:15:13 AM

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Good Day,

I am unable to attend the hearings on the Residential Infill Project so I am sending in my testimony. My name is Suzanne Sherman and I am a Mt Tabor Resident. I live at 7404 SE Clay Street, PDX 97215

My biggest concerns about the Residential Infill Project are increased demolition, loss of history and character of our neighborhoods and scale of housing that will be built. When the City first formed a committee to address Portlanders' concerns we were told discussions on demolitions were off the table even though that was one of the main reasons the committee was formed...due to our upset over the increase in demolitions. Even at the public meetings throughout this past summer we still were not allowed to address this issue. It is my fear that the Residential Infill Project will give developers even more reason and incentive to demolish and destroy our neighborhoods at a rapid rate. Until we have more stringent guidelines and restrictions regarding demolitions I do not support the approval of the RIP proposals. We need to safeguard our historic structures and current affordable housing. The current Deconstruction rules that began end of October are inadequate...deconstruction is still a demolition...we still lose our historical structures and character of our neighborhoods. I can support infill only if it does not mean that current viable and affordable homes are destroyed in the process...as well as our trees and urban canopy...and only if the size and scale of the buildings fit the neighborhoods they are built in. Also we need to have better guidelines for dealing with the toxic waste from construction as well as safeguards against "mistakes made" at development sites such as the recent gas explosion on NW 23rd.

Please do not approve the Residential Infill Project until there is more consideration for preventing demolitions of our viable and affordable housing and safeguarding the character of our neighborhoods.

Thank you,  
Suzanne Sherman  
Mt Tabor Resident

Sent from my iPad

**From:** Dan Jaffee  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Testimony on Residential Infill Proposals  
**Date:** Thursday, November 17, 2016 11:38:36 AM  
**Attachments:** [TESTIMONY TO CITY COUNCIL – RESIDENTIAL INFILL PROPOSAL NOV 2016.docx](#)

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Hello:

Please see below (and also attached) my testimony regarding the Residential Infill Proposals.

Thanks very much.  
Dan Jaffee

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### **Comments regarding residential infill proposals**

#### **Dan Jaffee**

I live in the King neighborhood, in an R 2.5 zone. I am not affiliated with any of the organized groups who have participated in the public input process.

I support allowing multi-unit housing in all Portland neighborhoods, including current single-family zoned neighborhoods. I share the vision of vibrant, walkable, transit-friendly neighborhoods with culturally and economically diverse populations voiced by many participants in this process.

However, the question is how that added density should be achieved, and what form those added units should take.

I am specifically opposed to the “Housing Opportunity Overlay Zone” included in the current RIP proposal, which includes virtually the entire city. The current proposal is a one-size-fits-all, overreaching approach that is a massive deregulation of Portland’s housing market, and a major giveaway to developers. When I have shown these maps to my neighbors, they have been stunned—they had no idea such a mass rezoning was being considered. Any zoning changes should be pursued using the existing zoning process, not a blanket “overlay” zone that circumvents established practice.

I’m also concerned that the class and cultural politics of this issue have been unfairly represented in the public process and in testimony before council, so that anyone who raises concerns about this wholesale, backdoor rezoning of the entire city has been implicitly or explicitly labeled as being elitist, classist, and anti-fairness.

I emphatically reject this portrayal. It is possible to oppose much of this proposal precisely because one supports economic and social justice and environmental sustainability. My opposition is not motivated by a desire to protect property values, to keep renters out, or to maintain a homogenous neighborhood. Quite the contrary. King is a wonderful, highly diverse neighborhood, both culturally and economically, with a mix of owners and renters, and I want it to remain affordable for the existing residents. This proposal threatens that affordability.

My neighbors and I are inundated with letters from developers offering large cash buyouts to sell their homes, which are then demolished. In the past year, at least four African-American families have been displaced by home demolitions just in the few blocks surrounding my house. If this current proposal is adopted as is—with duplexes allowed on any lot—land values will rise, these cash offers will jump, and displacement and demolition (along with the toxic clouds of lead and asbestos dust from those demolitions) will dramatically increase. The King Neighborhood Association’s vote to support the current RIP proposals does not represent my perspective, nor that of most of my neighbors.

I believe that the representatives of nonprofits speaking in favor of the current RIP proposal (including the so-called “Portland for Everyone”) are sincere in their concern for inclusion. However, what I am struck by in these comments, and in the current proposal, is a surprising, uncritical, and I believe highly misplaced faith in the free market to somehow resolve Portland’s housing affordability crisis.

The current proposal amounts to an argument that only if the development industry is granted major new rights across to the entire city in an unprecedented upzoning, only if they are allowed to build duplexes anywhere and triplexes on corners via demolition (which has an extremely high carbon footprint compared to internal conversion or additions), only if they are granted this dramatic increase in land values—only then will the market create sufficient new affordable housing units.

But the truth is that the unregulated market will never produce affordable housing or liveable neighborhoods. That must come from public action and careful regulation. There are also at least three “elephants in the room” which need to be addressed first, before relaxing any regulations.

1. The public health crisis of toxic clouds of asbestos & lead dust from demolitions.
  - Before upzoning any new areas, the city should first mandate deconstruction of all houses, not only those over a century old.
2. Short-term rentals (e.g. Airbnb): With the current proposal, nothing will stop most of the new units from becoming short-term rentals, which will exacerbate Portland’s rental affordability problem—not fix it.
  - Before any upzoning, the city should first enact and enforce strict regulation of short-term rentals, along the lines of San Francisco’s recent ordinance.
3. Speculative investment bidding up land values: Because Portland real estate has unfortunately now been pulled into global circuits of speculative investment capital, the demand for housing has become decoupled from demographics and jobs. In this situation, an upzoning merely increases the profits to out-of-state (or international) investors who will buy up these new units, many of which they will either leave vacant or use as short-term rentals. Again, this will exacerbate, not solve, our affordability crisis.

City staff has confirmed that our current zoning is sufficient to accommodate all of the anticipated growth in population. In this situation—even if we agree that some additional flexibility is desirable—it is incumbent on the city to adopt an approach that will be the least damaging and cause the fewest unintended consequences down the road.

The council has asked for opponents of the current proposals to present alternatives, and I would like to close by doing that. Here are a few recommendations for how we could achieve substantial added supply and a variety of smaller new units, without increasing demolitions.

1. Allow and promote internal conversions/divisions of existing homes by owners into multiple units anywhere in the city (which is not currently allowed). This should include additions by owners to smaller existing homes, where appropriate. However, safeguards must be enacted to ensure that this “internal conversion” approach is not abused or used as a backdoor to mask “near-demolitions.” The building footprint must not be allowed to substantially change, walls must not be demolished, etc.
2. Allow, promote, and increasingly incentivize ADUs anywhere in the city.
3. Instead of the “housing opportunity overlay zone,” I suggest that the city provide an exemption to allow duplexes in single-family neighborhoods ONLY for qualified, nonprofit organizations who create permanently affordable homes.

4. If necessary, do a 5-7 year trial run of the existing proposals in one, two, or three individual neighborhoods, and study the results before pursuing any city-wide upzoning.

I also want to add two comments regarding some the specific proposals for R2.5 zones:

1. The latest version of BPS's proposal suddenly increased the height allowed in R2.5 to three stories. This is inappropriate. The maximum home size/height for R2.5 zones should not be larger than the maximum in R5 zones. The height and square footage limits should be the same for all of these areas.
2. I oppose requiring owners in R2.5 zones to put two homes on a 5,000 sq. ft. lot. They are current allowed to do so, which is appropriate.

To close, I am very concerned that this proposal is a hasty, wholesale rezoning of virtually the entire city to adopt an untried, untested approach, which will have major unanticipated consequences. I want to urge the commissioners to be far more surgical with these proposals. In particular, we should see what the results are of allowing existing homeowners added flexibility to add new units in their own homes via internal conversion across the whole city, before rezoning any additional areas to allow new construction of duplexes and triplexes via demolition. The council should also address the "elephants in the room" of lead contamination, deconstruction, short-term rentals, and speculative investment.

Thank you very much for your consideration.

Dan Jaffee  
4723 NE 14<sup>th</sup> Ave.  
Portland, 97211

## Comments regarding residential infill proposals

### Dan Jaffee

I live in the King neighborhood, in an R2.5 zone. I am not affiliated with any of the organized groups who have participated in the public input process.

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However, the question is how that added density should be achieved, and what form those added units should take.

I am specifically opposed to the “Housing Opportunity Overlay Zone” included in the current RIP proposal, which includes virtually the entire city. The current proposal is a one-size-fits-all, overreaching approach that is a massive deregulation of Portland’s housing market, and a major giveaway to developers. When I have shown these maps to my neighbors, they have been stunned—they had no idea such a mass rezoning was being considered. Any zoning changes should be pursued using the existing zoning process, not a blanket “overlay” zone that circumvents established practice.

I also feel that the class and cultural politics of this issue have been unfairly represented in the public process and in the testimony before council, so that anyone who raises concerns about this wholesale, backdoor rezoning of the entire city has been implicitly or explicitly labeled as being elitist, classist, and anti-fairness.

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I believe that the representatives of nonprofits speaking in favor of the current RIP proposal (including the so-called “Portland for Everyone”) are sincere in their concern for

inclusion. However, what I am struck by in these comments, and in the current proposal, is a surprising, uncritical, and I believe highly misplaced faith in the free market to somehow resolve Portland's housing affordability crisis.

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approach is not abused or used as a backdoor to mask “near-demolitions.” The building footprint must not be allowed to substantially change, walls must not be demolished, etc.

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Thank you very much for your consideration.

Dan Jaffee  
4723 NE 14<sup>th</sup> Ave.  
Portland, 97211

**From:** Gehl Babinec  
**To:** [Hales, Mayor](#); [Commissioner Fritz](#); [Commissioner Fish](#); [Commissioner Saltzman](#); [City Auditor, Mary Hull Caballero](#); [Moore-Love, Karla](#); [Anderson, Susan](#); [mnaLandUseCommittee@gmail.com](mailto:mnaLandUseCommittee@gmail.com); [ted@tedwheeler.com](mailto:ted@tedwheeler.com); [Council Clerk – Testimony](#); [BPS Comprehensive Plan Testimony](#)  
**Subject:** [User Approved] Testimony for Residential Infill Project  
**Date:** Thursday, November 17, 2016 12:44:15 PM  
**Attachments:** [Ltr to PDX City 11.17.16.pdf](#)

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Please see the attached letter.

**Gehl P. Babinec**  
**3842 SW Dolph Court**  
**Portland, Oregon 97219-3651**

**Cell: 503-764-9548**  
**Email: [GehIB1@comcast.net](mailto:GehIB1@comcast.net)**

November 17, 2016

Portland City Council  
1221 SW Fourth Avenue, Room 130  
Portland, Oregon 97204  
c/o Council Clerk  
[cctestimony@portlandoregon.gov](mailto:cctestimony@portlandoregon.gov)  
[cputestimony@portlandoregon.gov](mailto:cputestimony@portlandoregon.gov)

Re: **Residential Infill Project** ("Project")

Ladies and Gentlemen:

Despite the city's own studies showing adequate land for the next 20 years of growth, the Mayor, Commissioners and their representatives appear to be in league with developers to try to give a huge entitlement to build multifamily throughout the city, increasing density by 300 %, with no requirement for affordable housing.

This Project will NOT provide affordable housing, but will increase land prices and cause an increase in speculative building and demolitions.

The Project's stated purpose is "To ensure that new or remodeled houses are well integrated and complement the fabric of neighborhoods." Despite this purpose and the representations and promises made by the City, the City's committee was dominated by builders, lobbyists and housing advocates. It is appalling that the City's committee pushed through this self-serving agenda to rezone most of the city to allow multifamily housing in single family zones. This was borrowed from a failed Seattle initiative and falsely marketed as an answer to affordability.

The city's own studies show that there is enough land already zoned to handle the next 20 years of growth. Every corner lot already is zoned for a duplex. The project has gone so far off the rails that it is almost unrecognizable. I don't know the Who, the Why, but it has been given the bureau's blessing.

We all want suitable and affordable housing, but this Project would not create affordable housing, but would cause widespread demolitions throughout

the city. I object to the claims it would offer “affordable housing for everyone”, when there is no evidence, no analysis and no requirement for builders to build what we would consider affordable housing. It is a false promise, and we ask you not to accept it.

There was overwhelming opposition in public meetings, but the City’s staff largely ignored it. Of the 31 Neighborhood Associations who provided thoughtful comment, 27 were strongly opposed to widespread “middle housing”, with only 4 in support. Why not consider those 4 neighborhoods as “test sites” to evaluate the success of this unprecedented “overlay” in those communities.

The proposed Project: makes no attempt to respect neighborhood character, despite being a top priority voiced in public testimony; has no truth in zoning, making zoning designations meaningless. It would escalate land prices, and encourage demolitions.

Southwest neighborhoods, would be devastated if this Project passes because as they are not well served by mass transit and sidewalks, are on steep hills, are in landslide zones, have traffic gridlock and overcrowded schools. If Council accepts this Project’s Report, you would be handing an entitlement for builders who would be allowed to increase density in R5 zoning by 200-300 %, more density than R2.5. That would allow up to 10 units on the equivalent of 2 adjacent 5000 sq. ft. lots. This betrays the communities you serve!

We all love this city but the Project Report before you is a collection of hastily considered proposals that promote a density agenda, high jacked by the housing crisis, wrapped in the flag of affordability that it will not provide. It does not achieve the objective of having new housing which “complement the fabric of the neighborhood”.

Please consider the well-balanced proposal put forth by a third of the RIPSAC appointees. It accommodates new residents, and respects current residents without destroying the neighborhoods that we already have. I ask you to review this carefully crafted and considered proposal. It will serve the needs of the city. We are part of the way there, please don’t quit until we get this right. Once done, it can’t be undone.

Please add this to the record.

Thank you,

Gehl P. Babinec  
3842 SW Dolph Court  
Portland, OR 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)  
City Auditor, Mary Hull Caballero, [AuditorHullCaballero@portlandoregon.gov](mailto:AuditorHullCaballero@portlandoregon.gov)  
City Council Clerk, [karla.moore-love@portlandoregon.gov](mailto:karla.moore-love@portlandoregon.gov),  
Susan Anderson, [Susan.Anderson@PortlandOregon.gov](mailto:Susan.Anderson@PortlandOregon.gov)  
MNA Land Use Committee, [mnaLandUseCommittee@gmail.com](mailto:mnaLandUseCommittee@gmail.com)  
Mayor Elect Ted Wheeler, [ted@tedwheeler.com](mailto:ted@tedwheeler.com)

**From:** babsia@gmail.com  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill testimony  
**Date:** Thursday, November 17, 2016 12:47:16 PM

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Dear City Council,

I am writing in support of Single-dwelling Development Standards for Residential Infill. As a longtime Portland resident, I have experienced first hand the changing landscape of the neighborhoods and the vulnerability many residents have to the housing shortage.

As the cost of housing in Portland increases, I believe that infill developments, along with internal house conversions and other middle sized developments, will help our city become more sustainable. Living in St. Johns, I am able to walk to stores, parks and bus lines. I believe that thoughtful density supports this circumstance and I hope that across the city, this compact neighborhood becomes the norm.

Sincerely,

Babs Adamski

8531 N. Edison St.

P.O. Box 83813

Portland, OR 97283

503-421-5935

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**St. Johns Neighborhood**  
**Portland, Oregon**  
**503-421-5934**

**From:** Allen F  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Commissioner Fritz](#); [Hales, Mayor](#); [Commissioner Fish](#); [Commissioner Novick](#); [Commissioner Saltzman](#); [Stockton, Marty](#)  
**Subject:** RIP Concept Report Testimony and clarification of Opposition vote to RNA Support of RIP Recommendations 1-6  
**Date:** Thursday, November 17, 2016 3:08:46 PM  
**Attachments:** [RIPSAC testimony 11-17-16.pdf](#)  
[RIPSAC Minority statement 11-4-16.pdf](#)

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Dear Council; Please find enclosed my testimony on the Residential Infill Concept Report and statement to clarify my opposition vote to the Richmond Neighborhood Association's ("RNA") support of Recommendations 1- 6.

I am also enclosing the Memorandum of the Residential Infill Project Stakeholder Advisory Committee who represent the Minority "Neighborhood Context" group, whose memorandum I support and adopt for my testimony.

Respectfully submitted,  
Allen Field

Allen Field  
3290 SE Grant  
Portland, Oregon 97214  
503-236-3657

November 17, 2016

[CCTestimony@portlandoregon.gov](mailto:CCTestimony@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)

Portland City Council

1221 SW 4th Ave, Room 130

Portland, OR 97204

Re: Testimony of Residential Infill Project Concept Report

Mayor Hales and Commissioners:

I am writing this letter as my testimony on the Residential Infill Project Concept Report and also to clarify my opposition vote to the Richmond Neighborhood Association's ("RNA") support of Recommendations 1- 6.

I am giving this testimony in my individual capacity and does not represent or speak for the views of the RNA, for whom I serve on the Board.

**I support and adopt the November 4 Memo of the Neighborhood Context group on RIPSAC**

I fully share the concerns and support the recommendations of the members on the Residential Infill Project Stakeholder Advisory Committee who represent the Minority "Neighborhood Context" group, attached ("RIPSAC Minority Memo"). I adopt and incorporate by reference their attached Memorandum of November 4 into my testimony.

My biggest concerns are: 1) Recommendations 4 and 5 combined would allow an unnecessary doubling and tripling of density in the Housing Opportunity Overlay zone that Portland's existing infrastructure cannot support; 2) these Recommendations would lead to increased demolitions; and 3) at the very most, test the Housing Opportunity Overlay zone concept in a few select neighborhoods to see if it really does lead to more affordable housing, or if, as I expect, it will lead to even more demolitions.

- 1. Recommendations 4 and 5, combined, allow for an unnecessary doubling and tripling of density in the Housing Opportunity Overlay Zone**



Portland City Council  
 November 17, 2016  
 Page 2

I am most opposed to the Recommendations 4 and 5, particularly the Housing Opportunity Overlay zone. Recommendation 5 would effectively rezone all R2.5 and R5 lots to R1.8, by allowing duplexes + ADUs on all lots and triplexes + ADUs on all corners lots. According to members of RIPSAC: “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%.” See attached. There is no supporting justification in population projections and the current zoning capacity to justify this.

The city’s Growth Scenarios Report concluded there is adequate vacant and undeveloped land to meet the city’s projected growth needs twice over until 2035 without increasing density - - the existing zoning capacity is more than enough to meet the projected population influx to Portland the next 20 years. There is no need for this back-door upzoning, which will allow for such a drastic increase in the allowable density.

Further, as the RIPSAC Minority Memo explains, there is no evidence or analysis that allowing for such dramatic increase in density will lead to affordability.

What the city should be doing to aid in affordability is to invest resources into areas outside of the inner east side and create neighborhoods and city centers east of I205, where land and housing is cheaper. The city should focus on making those areas complete and walkable neighborhoods so people can work and live in those areas and not have to commute to the downtown city center.

## **2. Recommendations 4 & 5 would lead to increased demolitions**

The effect of Recommendations 4 and 5 would lead to *more* demolition by encouraging people to sell to developers to capitalize on the increased value of lots, on which more units can built. I currently get a letter from a developer once every week or 2 weeks inquiring if I would sell my house. If Recommendations 4 and 5 go into effect and covers my house, I would certainly be receiving letters explaining the investment or sale potential of dividing my home into 4 or more units. There is a reason all the developers on RIPSAC are supporting these Recommendations.

## **3. At most, test the Housing Opportunity Overlay zone in a few select neighborhoods**

As the RIPSAC Minority Memo urges, if the Overlay Zone is adopted, test it out in a few neighborhood to see if it *really* leads to affordability, and if it does lead to more demolitions, as many people fear. If the city rolls out the Overlay zone throughout the city or throughout the eastside (and added west side areas), there’s no turning back if the detrimental effects I

Portland City Council  
 November 17, 2016  
 Page 3

fear come to fruition. With these concepts so untested and so far-reaching, Council owes it to the city to take a slow and assess approach.

#### **4. My Opposition Vote to the RNA's Support of Recommendations 1-6**

At the November 14, 2016 RNA meeting, the Board voted 11-1 to support Recommendations 1 – 6. The RNA's letter submitted November 16, 2016 does not present my minority position, as the Bylaws require.<sup>1</sup>

I voted against the RNA's motion to support these recommendations for the following reasons:

a. **Inadequate notice was given to the neighborhood of the materials and the Land Use Presentation**

The RNA's standard policy is to distribute presentation materials to the community at least 7 days before its meetings. Here, the Land Use Chair sent out the materials, approximately 80+ pages, to the Board and the community 10:30pm Saturday night (November 12) before the Monday meeting on November 14 – effectively, only 1 day before the meeting. The Chair requested materials to be sent to him no later than November 6 so it could out with the monthly agenda 7 days before the November 14 meeting.

As complicated and confusing as the 10 recommendations and underlying documents are on RIP, sending out 80+ pages for people to read the day before a neighborhood association meeting is not sufficient notice and time to people to absorb and understand the material and issues.

Significantly, included in the data dump on the neighborhood the day before the meeting is the fact that the PowerPoint presentation sent out on Saturday night was *not* the PowerPoint presentation given at the meeting.

b. **The material was rushed through way too fast with little explanation and with little understanding by the audience**

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<sup>1</sup> The RNA Bylaws state: **Responsibilities of Board:** "To record majority and minority views on issues considered by the neighborhood and transmit this record to those proposing changes ..." Article 7, Section 4, and "**Recording/Reporting of Minority Opinions:** A decision by the Board of Directors will be recorded indicating the majority and minor vote. The Chair or Co-Chairs has the responsibility of representing the majority and minority positions and insuring the approved actions are carried out ..." Article XI, Section 5.

Portland City Council  
November 17, 2016  
Page 4

The RIPSAC Concept Report recommendations were not presented until approximately 8:40pm (meetings are 7-9pm). The Land Use Chair rushed through his 20-25 slide PowerPoint presentation in very quick fashion, without much explanation at all on the various recommendations. I understand Recommendations 4 and 5, but I have questions and confusion about some of the other Recommendations, particularly 6. When I asked for clarification, there was no time for any explanation.

Another Board Member and people in the audience suggested limiting the motion to Recommendations 1-4, since those were covered in the RNA's Land Use meeting a few weeks earlier, but the Land Use Chair would not amend his motion. I would have voted to support Recommendations 1-4. I offered a friendly amendment that the Board support Recommendations 1-4 and for limited test areas for No. 5, but it was rejected.

- c. **Given the complexity of the issues, the lack of sufficient notice to the community, and lack of understanding by people in the audience, the board should not have voted on RIP at this time.**

This was my primary, stated position for not supporting the motion. Plus, my personal feeling is that NAs should not take sides and vote on very divisive issues, just as RIPSAC, but serve mainly as a forum for neighbors to learn about the issues, share concerns, and learn about how to give testimony.

- d. **The RNA's vote does not fairly represent the community's Feelings on RIP, the sentiments expressed at the RNA Land Use Meeting, nor the majority sentiment of the audience**

I attended the RNA Land Use Meeting two weeks earlier. The sentiment in the room was decidedly against Recommendation 5. Unfortunately, no part of the meeting was devoted to explaining any of the 10 recommendations, other than presentations by United Neighborhoods for Reform and Portland For Everyone. The room then broke down into 5 groups and noted support, opposition or concerns of the various Recommendations. Most groups never got past Recommendation 4 and one group did not get past No. 1. Concerning Recommendation 5, two groups were against it, two groups were undecided but stated that limited test areas would be good and the 5<sup>th</sup> group did not discuss it. The RNA's vote does not match or reflect the concerns or sentiment of the Land Use Meeting.

Of the approximately 10 people in the audience, only 2 people voiced any support for Recommendation 5, and one of those two people first suggested limiting the vote to Nos 1-4. There was much skepticism in the audience whether the dramatic increase in density would

Portland City Council  
November 17, 2016  
Page 5

lead to affordability and not cause more demolitions. The RNA's vote does not represent the views and feelings of the vast majority of the audience.

For these reasons, I do not feel the RNA's vote represents the position of most people in Richmond concerning Recommendation No. 5.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "A. Field", written in a cursive style.

Allen Field,

**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:** Rick Johnson  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Testimony residential infill project  
**Date:** Thursday, November 17, 2016 4:53:46 PM

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Dear commissioners:

I would like to testify against the current incarnation of the Residential Infill Project.

Originally the project was aimed at housing size and demolition practices, unfortunately it has morphed into a city rezone. This proposed rezone has happened without proper public process. It has been fast tracked by Mayor Hales so it will be voted on before he leaves office. This is 6 months ahead of its proposed track.

I would like to see a more open process that is well vetted. The current incarnation seems to be written for and by the development community.

Please vote no on this proposal until the community has time to consider this.

Thank You,

Rick Johnson  
1414 SE Oak Street  
Portland, OR 97214  
rickjohnson77@comcast.net

**From:** anngjackson@comcast.net  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [anngjackson@comcast.net](mailto:anngjackson@comcast.net)  
**Subject:** RIP: Comments re Portland density recommendations  
**Date:** Thursday, November 17, 2016 8:05:49 PM

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Greetings,

I have not spent a great deal of time in constructing comments re RIP. However, I have noted, over the years, concerns that I have concerning infill occurring in those neighborhoods bordering the Irvington historical district.

I have been alarmed at what I have seen.

And I have attempted to be reasonable to documenting some of the conclusions I've drawn in addressing those concerns, which are as follows:

RIP recommendations.

- 1) Scale of houses
  - a. There should be maximum height limits
  - b. There should be maximum lot coverage
  - c. There should be minimum setbacks and yard areas
- 2) Narrow lot development
  - a. Minimum lot dimensions should allow for 5 feet at each side and appropriate setbacks
  - b. Narrow lot should not allow detached or attached houses, except as maximum height limits would allow "flats".
  - c. Height, lot coverage, setbacks should be comparable to existing houses in area. Garages and driveways should NOT be allowed to extend across front lot dimensions. A single driveway under a building could be permissible for parking basement level, or, if single occupancy home, surface.
  - d. Appropriate is not defined.
- 3) Range of housing types
  - a. If internal house conversions creating multiple units can be accomplished without distorting external appearance of house, they should be allowed following review, regardless of historical districting.
  - b. Secondary accessory dwellings should only be allowed following review. Standards should be developed.
  - c. Stacked flats should be allowed, if appropriately designed for neighborhood and subject to review regardless of historical designations.
  - d. All approvals of infill should be determined based on appropriate review of fit within neighborhoods.

I appreciate the opportunity to contribute. Thank you.

Ann Jackson

**Ann Jackson**

503-539-7827

[anngjackson@comcast.net](mailto:anngjackson@comcast.net)

[jackson@ann-jackson.com](mailto:jackson@ann-jackson.com)

3112 Northeast 17 Avenue

Portland, Oregon 97212

PO Box 5847  
Portland, Oregon 97239

**From:** garlynn@woodsongpartners.com  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Commissioner Novick](#); [Commissioner Fritz](#); [Commissioner Fish](#); [Commissioner Saltzman](#); [Zehnder, Joe](#); [Anderson, Susan](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Thursday, November 17, 2016 10:59:45 PM  
**Attachments:** [RIP Letter Nov 17 2016.pdf](#)

Dear Council Members,

I'm writing to you to offer general support for the Residential Infill Project, with some significant caveats. I think the current staff proposal needs some adjustments before it could be called a net benefit to our city, especially in terms of providing a pathway for middle-income housing affordability within the zoning code.

#### **Need to allow fourplexes for affordability**

The Residential Infill Project needs to provide a clear pathway for both new construction and internal conversion projects to provide at least four residential units on the lot, if the market is to ever have any hope of providing housing units affordable to middle-income Portland households. The MFI for a family of four in Portland is about \$73,000. Assuming that family has a decent credit score, a 20% down payment, no other monthly debt, and a reasonable 30% debt-to-income ratio, they can afford a house that costs no more than \$350,000. Only a fourplex has any possibility of delivering new units for sale under this price point of a size sufficient to house such a family, given the current economics within our city (in particular property acquisition costs and construction expenses).

	Single Family	Duplex	Triplex	4-Plex	8-Plex
Size (SqFt)	2500	2500	3,600	4,400	4,400
FAR	0.5	0.5	0.72	0.88	0.88
Unit Size (SqFt)	2500	1250	1,200	1,100	550
Property Acquisition	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
Total Development Cost	\$ 750,000	\$ 862,500	\$ 1,110,000	\$ 1,260,000	\$ 1,280,000
Sales Price per Unit (Buy)	\$ 750,000	\$ 431,250	\$ 370,000	\$ 315,000	\$ 160,000
Rent/Unit/Month	\$ 5,469	\$ 2,734	\$ 2,698	\$ 2,297	\$ 1,167

#### **Allowable FAR should be higher**

The 0.5 allowable FAR proposed by staff is a very suburban FAR, and is not appropriate for Portland's urban streetcar-era neighborhoods. Higher FARs should be attainable, perhaps using a bonus system that would in turn incentivize multiple units on a lot, affordable units, accessible units, renewable energy, or other policy goals. A more reasonable FAR cap would be 0.9, which would allow for a full two-story building covering the maximum 45% of a lot allowable within the R5 zone.

#### **We need a Form Based Code**

Even more preferable would be to replace our current hybrid Euclidean zoning code with a true Form Based Code, possibly with a transition period that would allow for the eventual phase-out of the existing code and phase-in of a new code. A Form Based Code would not only regulate based on the form of a building, its envelope, setback, height, and other exterior characteristics rather than the density of units within it; such a code would enable greater preservation of the character of individual neighborhoods by allowing for variation in the form produced by regulation between different areas.

#### **Internal conversions are not a silver bullet for affordability**

My company is currently engaging in two internal conversion projects. One, which is in a CM zone, is converting an 1890 Queen Anne Victorian house into a fourplex. The other, in a R2.5'a' zone, is converting a 1906 Craftsman home into a triplex.

Through both of these projects, we have learned the hard way that city and state planning and building regulations are currently stacked heavily against internal conversion projects.

- **Development Review:** City development review staff are not well versed in the complexities of such projects, and as a result they take much longer to review and approve such projects than they do for new construction projects of similar scale.
- **Code Requirements:** Retrofitting all of the requirements of the commercial building code into structures designed to meet the residential building code of a century ago can render most of the original structure irrelevant.
- **What is actually being preserved:** On the Queen Anne fourplex conversion, there will be almost no original

features of the house visible when the project is complete, with the exception of three front porch columns and possibly some porch eave stick-work. All of the rest of the original house will be entirely covered and duplicated by new material.

- **Floor Joists?** The original joists, having been deemed of insufficient size to meet modern engineering standards, have all been functionally replaced by new, larger joists sistered on to the originals.
- **Original hardwood floors?** The wooden floors will be covered by poured gypcrete in order to provide the sound isolation required by code between units. New finished floors will be installed on top of the gypcrete layer. It would not have been cost-effective to remove the original wood floors, provide new subfloors, then re-install the original wood floors on top of the gypcrete; this would have roughly doubled the flooring cost of the project.
- **Original siding?** The original siding had to be removed in so many places to allow for the installation of new shear walls that it didn't make sense to preserve what was left, so new siding is being installed on all sides of the house.
- **Original windows?** The original windows had long since been replaced at some previous point in this 126-year-old structure's life, so those replacement windows have in turn been replaced by new double-pane windows.
- **Original doors?** The original doors are similarly long gone, so all new doors are being installed, inside and out.
- **Original lath & plaster walls?** The original interior walls had been gutted by previous owners, so nothing original was left to save there; they wouldn't have met modern fire codes anyways, though, so they would have needed to be replaced by type x gypsum board to meet the modern fire code. Further, if there had been original sheetrock on the exterior-facing interior walls, it would have needed to be removed in any case, as modern energy codes require 6" thick walls to provide the required R-21 insulation rating, so the original 2x4 walls had to be furred out with additional 2x2" boards to provide the required wall thickness, with new sheetrock hung on the interior of the new walls.
- **Original roof structure?** The entire roof structure, including the roof trusses one might expect to find, as well as the floor trusses supporting the attic, did not meet modern engineering standards for spacing, thickness or structure, so the entire top floor of the house had to be removed and replaced from the top of the story below up.
- **Original foundation?** Similarly, the foundation was not sufficient to meet modern engineering codes, so we had to pour a whole new foundation. We chose to dig a whole new basement underneath the house so that we could amortize the cost of this new foundation using the greater potential income from a new daylight basement residential unit.
- **Original placement on the lot?** The City's existing zoning code dictated that, despite the fact that the house had been sitting in its location for 126 years, it did not provide a setback of sufficient size for its current commercial zoning, so it had to be moved six feet to the south to get it out of that setback, then placed atop the new foundation.
- **Original wires, pipes, heating systems?** Of course, all new electrical, plumbing, fire sprinklers and alarm, and heating and cooling systems had to be installed to meet modern codes and standards.

#### **Cheaper to re-create than internally convert**

We know that it would have been much cheaper to simply draw up its floor plans and elevations, then deconstruct the original house, save those materials worth saving, and rebuild an entirely new structure in its place with similar architectural details to the original structure. Some of the original pieces, such as the porch columns, could then be re-installed on the new structure. Our estimate is that at least \$65,000 worth of costs per structure could be saved using this approach.

We therefore do not see a strong economic rationale for encouraging internal conversion over new construction – and we are currently a company that specializes in internal conversion projects, and thus we presumably would be beneficiaries of any policy that encouraged or incentivized internal conversion over new construction. Our experience leads us to believe that more units could be brought to market more quickly if those units were new construction, rather than internal conversions.

#### **Incentivize deconstruction, re-use and recycling**

Instead, if reduction in housing costs is a goal, as well as bringing more units to market more quickly, while preserving our neighborhood character and preventing the sort of demolition-by-bulldozer that has been all too common in our city recently, then deconstruction and re-use and recycling of construction materials should be highly encouraged, as well as re-incorporating architectural elements of original structures in new replacement structures.

#### **Level the playing field to allow for affordability**

There may be many structures well worth saving, and we are certainly in favor of policies that would encourage the saving of such structures, including providing strong incentives to move them to other sites if they have simply become the right house in the wrong location. However, in many cases, the original structure would require more work & expense to bring up to modern codes and standards than would be required to deconstruct it and then replace it with a brand new structure. The code should recognize this, and give new construction the same ability to provide four (or more) residential units within a structure. This is the only feasible pathway to allow the market to provide sufficient units at low-enough price points to reverse the current trend of pricing out Portland middle-income households.

#### **Form-Based Code for neighborhood character**

Preserving neighborhood character is important, and old Portland houses are a big part of that character. Many of the architectural details that people know and love about old Portland houses, however, are details that could be specified by a Form Based Code for new construction. Doing so would ensure that the natural process of building replacement could continue into the future without inflicting quite so much trauma on neighbors, while also providing a pathway to provide more Missing Middle housing units at the lower economic price points that we so desperately need to see more of within our neighborhoods.



**The R2.5 zone**

Finally, the R2.5 zone needs to be re-examined, apart from the R5 zone. Staff proposes to re-zone all historically narrow lots within the Housing Opportunity Overlay Zone (HOOZ) to R2.5. While this would be a wonderful thing for development predictability, it would not be great for neighborhood orderliness. Those historically narrow lots are scattered willy-nilly across our city; their distribution has no discernible rhyme or reason. The existing R2.5 zone, however, is meant as the transition zone between the lower-intensity R5 zone and adjacent Centers and Corridors. Applying the same standards of this transition zone to the dispersed historically narrow lots within the HOOZ would be a mistake, without somehow differentiating between those two classes.

One way to get at this differentiation would be to re-purpose the 'a' overlay to call out transition areas adjacent to Centers & Corridors, so that such R2.5'a' zones could continue to be allowed higher heights, smaller setbacks, greater density, and a generally more-urban character in fitting with their role as a transition zone between R5 areas and adjacent mixed-use Centers & Corridors. This would allow the historically narrow lots in the HOOZ to be re-zoned to a weakened R2.5 (no 'a'), one that could otherwise have the lower heights, larger setbacks and some of the other features of the R5 zone.

As always, as a member of the RIPSAC, I am happy to make myself available to discuss these issues in further detail. I find these issues vitally important, because I care about ensuring that our children and grandchildren will be able to afford to live in and enjoy the same wonderful Portland neighborhoods that we all know and love.

Sincerely yours,  
Garlynn G. Woodsong  
5267 NE 29th Ave  
Portland, OR 97211



5267 NE 29th Ave  
Portland, OR 97211

[garlynn@woodsongpartners.com](mailto:garlynn@woodsongpartners.com)

Re: Residential Infill Project

November 17th, 2016

Portland City Council  
1221 SW 4th Avenue  
Portland, OR 97204

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

Dear Council Members,

I'm writing to you to offer general support for the Residential Infill Project, with some significant caveats. I think the current staff proposal needs some adjustments before it could be called a net benefit to our city, especially in terms of providing a pathway for middle-income housing affordability within the zoning code.

#### **Need to allow fourplexes for affordability**

The Residential Infill Project needs to provide a clear pathway for both new construction and internal conversion projects to provide at least four residential units on the lot, if the market is to ever have any hope of providing housing units affordable to middle-income Portland households. The MFI for a family of four in Portland is about \$73,000. Assuming that family has a decent credit score, a 20% down payment, no other monthly debt, and a reasonable 30% debt-to-income ratio, they can afford a house that costs no more than \$350,000. Only a fourplex has any possibility of delivering new units for sale under this price point of a size sufficient to house such a family, given the current economics within our city (in particular property acquisition costs and construction expenses).

#### **Allowable FAR should be higher**

The 0.5 allowable FAR proposed by staff is a very suburban FAR, and is not appropriate for

	Single Family	Duplex	Triplex	4-Plex	8-Plex
Size (SqFt)	2500	2500	3,600	4,400	4,400
FAR	0.5	0.5	0.72	0.88	0.88
Unit Size (SqFt)	2500	1250	1,200	1,100	550
Property Acquisition	\$ 350,000	\$350,000	\$ 350,000	\$ 350,000	\$ 350,000
Total Development Cost	\$ 750,000	\$862,500	\$1,110,000	\$1,260,000	\$1,280,000
Sales Price per Unit (Buy)	\$ 750,000	\$431,250	\$ 370,000	\$ 315,000	\$ 160,000
Rent/Unit/Month	\$ 5,469	\$ 2,734	\$ 2,698	\$ 2,297	\$ 1,167



Portland's urban streetcar-era neighborhoods. Higher FARs should be attainable, perhaps using a bonus system that would in turn incentivize multiple units on a lot, affordable units, accessible units, renewable energy, or other policy goals. A more reasonable FAR cap would be 0.9, which would allow for a full two-story building covering the maximum 45% of a lot allowable within the R5 zone.

### **We need a Form Based Code**

Even more preferable would be to replace our current hybrid Euclidean zoning code with a true Form Based Code, possibly with a transition period that would allow for the eventual phase-out of the existing code and phase-in of a new code. A Form Based Code would not only regulate based on the form of a building, its envelope, setback, height, and other exterior characteristics rather than the density of units within it; such a code would enable greater preservation of the character of individual neighborhoods by allowing for variation in the form produced by regulation between different areas.

### **Internal conversions are not a silver bullet for affordability**

My company is currently engaging in two internal conversion projects. One, which is in a CM zone, is converting an 1890 Queen Anne Victorian house into a fourplex. The other, in a R2.5'a' zone, is converting a 1906 Craftsman home into a triplex.

Through both of these projects, we have learned the hard way that city and state planning and building regulations are currently stacked heavily against internal conversion projects.

- **Development Review:** City development review staff are not well versed in the complexities of such projects, and as a result they take much longer to review and approve such projects than they do for new construction projects of similar scale.
- **Code Requirements:** Retrofitting all of the requirements of the commercial building code into structures designed to meet the residential building code of a century ago can render most of the original structure irrelevant.
- **What is actually being preserved:** On the Queen Anne fourplex conversion, there will be almost no original features of the house visible when the project is complete, with the exception of three front porch columns and possibly some porch eave stick-work. All of the rest of the original house will be entirely covered and duplicated by new material.
- **Floor Joists?** The original joists, having been deemed of insufficient size to meet modern engineering standards, have all been functionally replaced by new, larger joists sistered on to the originals.
- **Original hardwood floors?** The wooden floors will be covered by poured gypcrete in order to provide the sound isolation required by code between units. New finished floors will be installed on top of the gypcrete layer. It would not have been cost-effective to remove the original wood floors, provide new subfloors, then re-install the original wood floors on top of the gypcrete; this would have roughly doubled the flooring cost of the project.
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#### **Level the playing field to allow for affordability**

There may be many structures well worth saving, and we are certainly in favor of policies



that would encourage the saving of such structures, including providing strong incentives to move them to other sites if they have simply become the right house in the wrong location. However, in many cases, the original structure would require more work & expense to bring up to modern codes and standards than would be required to deconstruct it and then replace it with a brand new structure. The code should recognize this, and give new construction the same ability to provide four (or more) residential units within a structure. This is the only feasible pathway to allow the market to provide sufficient units at low-enough price points to reverse the current trend of pricing out Portland middle-income households.

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One way to get at this differentiation would be to re-purpose the 'a' overlay to call out transition areas adjacent to Centers & Corridors, so that such R2.5'a' zones could continue to be allowed higher heights, smaller setbacks, greater density, and a generally more-urban character in fitting with their role as a transition zone between R5 areas and adjacent mixed-use Centers & Corridors. This would allow the historically narrow lots in the HOOZ to be re-zoned to a weakened R2.5 (no 'a'), one that could otherwise have the lower heights, larger setbacks and some of the other features of the R5 zone.

As always, as a member of the RIPSAC, I am happy to make myself available to discuss these issues in further detail. I find these issues vitally important, because I care about ensuring that our children and grandchildren will be able to afford to live in and enjoy the same wonderful Portland neighborhoods that we all know and love.

Signed,

Garlynn Woodsong  
President, Woodsong Property Renovation Partners, LLC

cc: Susan Anderson, [susan.anderson@portlandoregon.gov](mailto:susan.anderson@portlandoregon.gov), Joe Zender, [joe.zehnder@portlandoregon.gov](mailto:joe.zehnder@portlandoregon.gov)

**From:** Mike Westling  
**To:** [BPS Comprehensive Plan Testimony](#); [Commissioner Novick](#); [Hales, Mayor](#); [Commissioner Fish](#); [Commissioner Saltzman](#); [Commissioner Fritz](#); [Council Clerk – Testimony](#)  
**Subject:** Comprehensive Plan Implementation and Residential Infill Project Testimony  
**Date:** Friday, November 18, 2016 2:51:35 PM

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**I'm writing today to**

- 1) encourage you to vote yes on amendment 34 to eliminate minimum parking requirements in mixed use zones and**
- 2) implement a revised version of the Residential Infill Project concepts that provides incentives for the construction of new affordable housing units and includes all residential neighborhoods.**

I'm writing about these two items together because they are intrinsically linked to the future of our city as a place where families of all backgrounds can live, work, and thrive.

My wife and I bought our house in Concordia two years ago and we're proud to live in an area of Portland that is racially and economically diverse. We plan to live in this house with our two sons for decades to come, but I am concerned that soon we will be surrounded only by families that can afford the \$500,000+ price tags that are increasingly the norm for houses in our neighborhood. To preserve our great neighborhoods as places that are accessible for families of all incomes, places where parents can walk their kids to good schools, and have access to job opportunities and parks and grocery stores, we need to come up with ways to allow for more people to live in these neighborhoods. By eliminating parking minimums and increasing the diversity of housing types, we can do that in a way that maintains (and I would argue, improves) neighborhood character. My family and I love that we can walk to restaurants and store, many of which are on the first floors of apartment buildings along commercial corridors. We love that we surrounded by a diverse mix of people -- and we'd love for our future neighbors to be even more diverse. That's the kind of Portland we want to live in for the next 30+ years and we can only get there by making these important decisions today.

The underlying reason for supporting the elimination of parking minimums and pursuing increased housing diversity in residential neighborhoods is very basic: if two of our main goals as a city are to reduce carbon emissions and expand economic opportunity for families of all incomes and backgrounds, then we need to pursue policies that support those goals. It's pretty simple: votes to require parking and limit housing diversity are votes against making housing more affordable and against reducing carbon emissions.

And the other important factor for both of these decisions: while they both go a long way in making housing more affordable for Portlanders and reducing pollution, neither of them costs a dime.

And of course, reducing parking minimums does little to solve congestion problems or encourage a variety of transportation modes if it isn't paired with measures to appropriately manage and price street parking in the city. With that in mind, I encourage you to consider and implement the recommendations of the [PBOT Centers and Corridors SAC](#), which will come before council in the coming months.

**In summary, I urge you to:**

- **Make adjustments to the Residential Infill Project concepts as outlined by Portland for Everyone and then implement the revised concepts**
- **Vote “YES” on Amendment 34 to eliminate parking minimums in mixed-use zones**
- **Implement the recommendations of the PBOT Centers and Corridors SAC**

Thanks for your thoughtful consideration of these important issues -- it's encouraging to see constructive dialogue and progress here at the local level.

Kind regards,

Mike Westling  
6226 NE 28th Ave.  
Portland, OR 97211

**From:** [Tracy, Morgan](#)  
**To:** [Council Clerk – Testimony](#)  
**Subject:** FW: Rezoning proposal  
**Date:** Friday, November 18, 2016 12:58:03 PM

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In case this didn't get to you.

**Morgan Tracy, AICP** | Project Manager  
**City of Portland Bureau of Planning & Sustainability**  
 1900 SW Fourth Avenue | Suite 7100 | Portland, OR 97201  
[www.portlandoregon.gov/bps/infill](http://www.portlandoregon.gov/bps/infill)  
 503.823.6879

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The Bureau of Planning and Sustainability is committed to providing meaningful access. For accommodations, modifications, translation, interpretation or other services, please contact 503-823-7700 or use City TTY 503-823-6868, or Oregon Relay Service 711.

503-823-7700: Traducción o interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Письменный или устный перевод | Traducere sau Interpretare | Письмовий або усний переклад | Turjumida ama Fasiraadda | ການແປພາສາ ຫຼື ການອະທິບາຍ | 翻訳または通訳 | ٱلترجمة حريري ٱلشفهية | [www.portlandoregon.gov/bps/71701](http://www.portlandoregon.gov/bps/71701)

-Morgan

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**From:** Susan Benson [<mailto:s.benson@me.com>]  
**Sent:** Wednesday, November 16, 2016 4:45 PM  
**To:** BPS Mailbox <[BPSMBX@portlandoregon.gov](mailto:BPSMBX@portlandoregon.gov)>  
**Subject:** Rezoning proposal

Dear Portland City Council,

If affordable housing in Portland is the goal, I believe the proposal before you is not only ill-conceived, but would result in higher costs than anticipated for the new housing as well as increasing property taxes on existing home owners.

The Comprehensive Plan was to provide increased density around centers and corridors, leaving neighborhoods farther from them intact. This proposal is for dispersed density, in effect eliminating single-family residential zoning. The proposed size standard will result in crowding houses into lots designed for smaller houses, crowding entire neighborhoods, causing the loss of trees, and changing the characters of those neighborhoods, not to mention the burden it would place on our sewer system, that can't handle the current demand.

This proposal would encourage replacing the houses that gave neighborhoods their characters with larger multiple units. Who are the primary drafters of this new plan? Is it possibly an opportunity for speculation by builders, not individuals? Preserving livability and



neighborhood character was supposed to be a goal of city planners.

I live and pay high taxes in a single-family residence in Hillsdale neighborhood with a character that we love and that will be ruined by the effects of this proposal. I ask you to reject the proposal you are scheduled to review on Nov 9th and 16th and require zoning changes that protect the character of our city and its neighborhoods.

Susan Benson  
1101 SW Westwood Dr  
Portland OR 97339

Sent from my iPhone

**From:** Michelle Poyourow  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project testimony  
**Date:** Friday, November 18, 2016 11:50:35 AM

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To the City Council,

I want to testify in enthusiastic support of the Residential Infill Project staff recommendations specifically, and on increasing the number of households in our neighborhoods in general.

There are a number of reasons I want to see this change in Portland:

--We have invested so many public dollars in our existing neighborhoods, in the form of parks, streets, schools, sidewalks, stormwater, and on and on. If we can invite more households to share in the benefits of those investments, that makes them even better investments.

--Dividing the fixed cost of land across more households will help to make housing more affordable in the city.

--Giving people who currently live in large, single-family households a way to adapt their housing, and to themselves "age in place" or accommodate a growing family, will give people - even existing homeowners - more choices that allow them to stay in the city and in their neighborhood.

--I do not like seeing the enormous "McMansion" houses going up on single family lots. I have no problem with buildings *that size* in existing single-family neighborhoods, if they increase the supply and affordability of housing in that neighborhood. But when they are just single-family McMansions, they do neither of those things.

--Allowing the free market to develop a wider range of housing types, at a wider range of price points, within our existing neighborhoods, will help grow the economic and, I hope, racial diversity of our neighborhoods. And with it, the diversity of our schools and our businesses. In contrast, if we cling to the old single-family-only model, achieving diversity in our best neighborhoods will always be an uphill (and expensive) battle.

I live in a neighborhood that would surely be affected by this change. My neighborhood might see a little more traffic, a little more noise, maybe have a little less open sky visible from windows. But in exchange, we would also have:

--More pitter-patter of little feet running to our neighborhood schools! As families with young children can afford to locate in a walkable, dense place.

--More local people who can support our neighborhood businesses, *without* bringing a car.

--More people riding our transit services and biking on our bikeways, making our transportation system more efficient.

--More seniors who can stay in the neighborhood, and perhaps even share a property with their families.

--More people in the neighborhood that I could become friends with, and my step children could become friends with, and my partner could hire in his business, and so on.

People represent opportunity and community, and I am ready to welcome more of them into our neighborhood!

Thank you,

Michelle Poyourow  
3333 SE Morrison St.

**From:** allenton.electra@gmail.com  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Pleas support smaller family homes, multiplexes and ADUs!  
**Date:** Friday, November 18, 2016 11:15:50 AM

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Greetings!

My husband and I live in 1 of a 12-unit apartment complex:  
3212 SE 9th Ave. Apt 5., Portland OR 97202  
We've lived in this apartment for five years.

I've also lived at an apartment at NW 21st and Northrup (97209), in a furnished basement at NE Mallory and Lombard (97211), in a triplex at SE 17th and Belmont (97202), in a shared-amongst-adult-roommates craftsman house on NE 45th and Halsey (97213), in a rented home on SE 35th and Taylor (97202), and in an apartment on SE Brooklyn and 20th (97202). I've been living in Portland since 2001.

I have just graduated with two professional graduate degrees in medicine and plan to practice in Portland, and my husband is also a small business owner and adjunct faculty at PSU. We are very invested in Portland. However, if/when we are able to transition from renting to owning property, it is not likely to be into a 4500sq ft home.

Small homes on shared lots are the only path to homeownership for many thousands of Portlanders like ourselves. The Portland neighborhoods I love most (see above, and many of the neighborhoods I bike through in my low-car lifestyle, attend classes in, or serve in community clinics), and the ones that have made our city famous, are the ones with retail and transit within walking distance. Having many small attached homes is what makes such neighborhoods viable. Please allow any neighborhood in the city to smoothly transition into one of these areas by re-legalizing small units citywide.

The city's economic study shows we can reduce demolitions while also increasing housing options and creating sustainable, income-diverse neighborhoods. I have watched homes in all my current, recent, and previous neighborhoods be demolished and massive unattainable homes be built which turn over in less than a year (judging by the For Sale signs I walk past).

Please don't let a small, loud group of homeowners' mistaken fears of rapid change deter you from striking a blow for affordable housing and income integration. Once the smoke has cleared, everyone will see this was a smart policy change.

Sincerely,  
Electra Allenton, ND, MSOM, LAc  
503-839-9063  
[allenton.electra@gmail.com](mailto:allenton.electra@gmail.com)  
(Address above)

**From:** royhuggins@gmail.com  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Please vote for missing middle housing  
**Date:** Friday, November 18, 2016 11:03:44 AM

---

Hello, my wife and I live in a 2-bedroom apartment in a complex in inner SE Portland (Brooklyn neighborhood.) I'm writing to urge you to vote for Portland for Everyone's Flexible Infill Proposal as part of the Residential Infill Project.

Small homes on shared lots are the only path to homeownership for many thousands of Portlanders. The Portland neighborhoods I love most, and the ones that have made our city famous, are the ones with retail and transit within walking distance. Having many small attached homes is what makes such neighborhoods viable. Please allow any neighborhood in the city to smoothly transition into one of these areas by re-legalizing small units citywide.

The city's economic study shows we can reduce demolitions while also increasing housing options and creating sustainable, income-diverse neighborhoods. Please don't let a small, loud group of homeowners' mistaken fears of rapid change deter you from striking a blow for affordable housing and income integration. Once the smoke has cleared, everyone will see this was a smart policy change.

--

-Roy Huggins, LPC NCC  
[Portland Counseling and Therapy](#), [日本語](#)  
[All Japan Counseling](#)  
e: [info@portland-counseling-therapy.com](mailto:info@portland-counseling-therapy.com)  
p: (503) 839-4825

Director, Person-Centered Tech  
[www.personcenteredtech.com](http://www.personcenteredtech.com)

**From:** L Pearson  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Friday, November 18, 2016 10:05:17 AM

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Comment on the October 2016 Residential Infill Project.

I find this residential infill project concept report to be untested and unacceptable.

Inter-structure needs to be addressed before any plan can or should be considered.

Water, sewer, transportation, schools, streets and sidewalks.

Solar access needs to be guaranteed. Adding a house that would block neighboring homes access to the sun cannot be allowed.

On-site parking must be addressed realistically. You may be planning for citizens to be using mass transit, using bikes or walking. That doesn't mean that it will happen. Would you want to take a sick child on a one-hour bus ride to the hospital - transferring a couple of times? Or bike your hurt pet to the vet? No. Like it or not a lot of life is involved needing to get from point A to B quickly and with a load that is not appropriate to have on mass transit.

I believe the plan, as it is stated, is too aggressive, and ill-conceived. Also very biased in the developers' favor.

Lynn Pearson  
1614 SW Hume Ct  
Portland Oregon 97219  
503 516 8118

**From:** Laura Herbst  
**To:** [Council Clerk – Testimony](#)  
**Subject:** residential infill project  
**Date:** Friday, November 18, 2016 8:48:57 AM

---

Dear City Council,

I would like to voice my strenuous objection to the destruction of Portland's single family neighborhoods contained in your proposed residential infill project. I am a homeowner in Multnomah Village who loves my neighborhood's mature trees, the yards and gardens, the modest houses with space around them, the quiet streets and the fact that people do not park cars on the streets. I oppose an increase of density in my neighborhood, and I charge that rezoning my neighborhood as you propose abrogates my property rights. I bought my house because of the neighborhood character, and putting apartments next to single-family houses undoes that character and the underlying zoning I relied on when I made the biggest purchase of my life.

So, please do not ruin what makes Portland a nice place to live. Multnomah Village is a small place, only three blocks wide. We cannot solve the city's affordable housing problems in this small space, and no one has the right to bulldoze our neighborhood for their own purposes. The greed of developers is at the root of this proposal and I ask that the council turn down this proposal.

Sincerely,

Laura Herbst  
7315 SW 33rd Avenue  
Portland, OR

**From:** Howard Shapiro  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Concept Report  
**Date:** Sunday, November 20, 2016 10:03:56 AM

---

I live in Sellwood and would like to see the integrity of our neighborhoods maintained as they are without the corner duplex and ADU's being included. It looks as though there are enough multiple family units being allowed and constructed on the main corridors to accomodate multi family growth along the transportation corridors without encroaching on the interior neighborhoods.

If the integrity of the interior neighborhoods is destroyed by replacing single family classic older structures, the charm of Portland neighborhoods and the proud heritage of Portland goes, and we have another large inner city like Chicago, or L.A. I am an L.A. tansplant and I don't want it to follow me and ruin my lifetime investment in the character of Portland.

High density development should be confined to the transportation corridors of our city to maintain the character of our neighborhoods or we become like many other large cities and give up the charm and livability that we currently enjoy and this proposal is placing at risk.

--

***Howard Shapiro***  
***7426 SE 21st Ave.***  
***Portland, OR 97202***



**From:** Terry Dublinski-Milton  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Fwd: RIPSAC Mayor Hales/ Council Testimony Follow Up on R1.5  
**Date:** Sunday, November 20, 2016 1:13:46 PM  
**Attachments:** [R1.5-the Missing Middle SEUL v2 North Tabor aug lutc amended for In-Fill.pdf](#)

---

To Whom It May Concern:

Here are my RIPSAC comments to city council including the attached PDF previously submitted to BPS on August 15.

Thank you

----- Forwarded message -----

**From:** Terry Dublinski-Milton <[terry.dublinski@gmail.com](mailto:terry.dublinski@gmail.com)>  
**Date:** Sun, Nov 20, 2016 at 12:57 PM  
**Subject:** RIPSAC Mayor Hales/ Council Testimony Follow Up on R1.5  
**To:** [mayorcharliehales@portlandoregon.gov](mailto:mayorcharliehales@portlandoregon.gov), Steve Novick <[novick@portlandoregon.gov](mailto:novick@portlandoregon.gov)>, [Amanda@portlandoregon.gov](mailto:Amanda@portlandoregon.gov), Nick Fish <[nick@portlandoregon.gov](mailto:nick@portlandoregon.gov)>, [dan@portlandoregon.gov](mailto:dan@portlandoregon.gov)  
**Cc:** "Tracy, Morgan" <[Morgan.tracy@portlandoregon.gov](mailto:Morgan.tracy@portlandoregon.gov)>, "Spencer-Hartle, Brandon" <[Brandon.Spencer@portlandoregon.gov](mailto:Brandon.Spencer@portlandoregon.gov)>, Jessica Engelman <[jeengelman@gmail.com](mailto:jeengelman@gmail.com)>, [Testimony@portlandoregon.gov](mailto:Testimony@portlandoregon.gov)

To: Mayor Hales and Commissioners Novick, Fritz, Fish and Saltzman  
 Re: RIPSAC follow up on R1.5 Concept

Hello City Council,

I would like first to thank you for allowing evening public testimony and extending the open comment period. Attached is a PDF follow up on the R1.5 seismic overlay concept. Jessica Engelman from the HAND board and I worked together through the foundational rounds of development and feedback.

We presented this concept for feedback over the past year the Se Uplift LUTC (Land use and Transportation) Committee, the full Se Uplift Board and a sub group of RIPSAC. It passed the North Tabor LUTC committee twice, and was fully board endorsed last spring. The Board of North Tabor submitted this as their BPS public record comments last August.

In the shortest, clearest terms, this R1.5 overlay would allow three units on a R5, 5000 square foot lot, or Four.... the magic number mentioned by Garlynn Woodsong..... with bonuses, if three basic development goals were accomplished.

1. The older structure was seismically retrofitted to remain habitable after a subduction a zone event.
2. An extra internal unit is added, somewhere, to the existing structure.
3. The adult tree canopy is preserved

Allowing the widest possible flexibility on heights, setbacks, dormers, basement replacements, elimination of parking requirements or other code flexibility may be needed in order to save

our high quality older homes and tree canopy as we get more dense over time. This is also an opportunity for experimentation with cooperative ownership or land trusts.

An appropriately flexible overlay could be particularly useful for older homes sitting oddly among the trees on large lots. Hence instead of subdivided clear cut lots with skinny houses, we could get multiple units built in tune with the neighborhood character that are more affordable.

Finally, on a personal note, here is the story of my grandmother. She lived in a Milwaukee, Wisconsin neighborhood that was walkable, mixed use, had public transit and was almost entirely two flats. She never drove a day in her entire life. We used to sit on the front second story porch and chat with her neighbors across the way or next door. After my grandfather passed away when I was 14, the only reason my grandmother was able to stay in the house for the next 20 years was that her downstairs tenants took care of the property for her. She kept the rent low, and they were happy to do the little things for her. Finally when it was time to move her out after the Alzheimer's diagnosis, these same tenants bought the house from our family.

Thus, a second family could then age in place. This, in my opinion, is the type of development we need to see moving forward if we are going to remain sustainable for all Portland residents.

Thank you for your time and work,

Terry D-M (Dublinski-Milton) 6111 East Burnside. Portland Oregon, 97215 [503 867 7723](tel:5038677723)

--

Terry Dublinski-Milton  
503 867-7723

# “SUMDD”

## Seismically Upgraded Multifamily Dispersed Density



SE Harrison – duplex



SE Belmont – 19th century skinny houses

## Keeping Portland Livable for Future Generations

# Current North Tabor Infill: 68<sup>th</sup> and NE Davis Zoned R5 on a Corner



This lot is also zoned R5.

37252

Currently Zoned, this could be demolished, Clear cut and replaced.



# Single Family Housing Problems

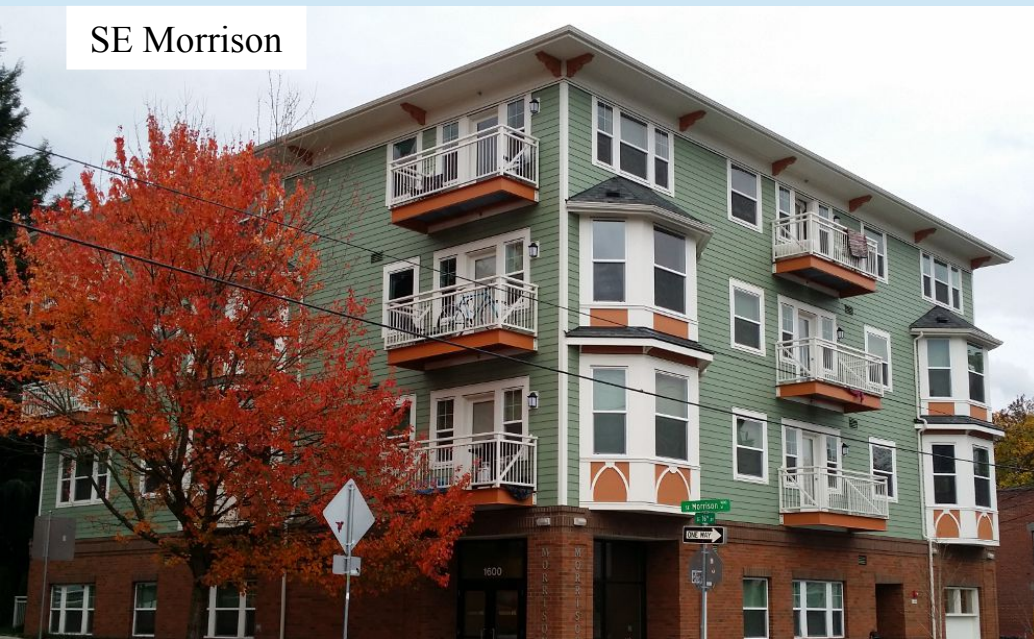
- Demolitions of historic structures
- Affordable units being replaced by “McMansions”
- Minimal step-down from new R1 developments to existing R5 structures
- R2.5 zoning resulting in widely disliked “skinny houses”
- New development commonly clear-cuts tree canopy
- Required parking and driveways dominate new structures
- Seismically unsound foundations in old houses will result in significant loss of housing stock in case of a seismic event



# Multi-Family Housing Problems

- Most newly constructed multi-family housing is in large cookie-cutter developments along arterial streets
- Most new units are too small for families with children
- Housing on corridors experience increased air, light, and noise pollution relative to traditional residential streets
- Most new multi-family developments in SE located far from city parks

SE Morrison



- Current zoning regulations prohibit multi-family housing in most areas of SE
- Multifamily housing is being “ghettoized” along commercial corridors

# Seismic and Economic Resiliency Problems

- Most old structures will require full foundation replacement to survive “the big one” as habitable structures
- Many smaller houses lack proper foundations completely
- The more buildings retrofitted, the quicker the rebound after the Cascadia Subduction Zone ruptures
- Portland needs an alternative to the philosophy that “if old homes are going to be destroyed in the earthquake anyway, it’s better to raze and replace them with new construction now”



SE Ankeny – built in 1904, 4 units (twin duplexes) on 5000 sq ft lot





SE Yamhill

Examples of  
"non-intrusive"  
infill within  
primarily  
residential areas



NE 62nd

# Further examples of “non-intrusive” infill within primarily residential areas

NE Davis



SE Clinton

# Extra livable floor = room for workforce housing



# R1.5: The New “Missing Middle”

**Proposal:** the creation of an R1.5 (1 unit per 1500 sq ft) zone, to be used for a residential design overlay. It would apply to residential areas zoned R1-R5 in inner neighborhoods with old houses in need of seismic upgrades.

**Purpose 1:** increase affordable density in a non-intrusive way by integrating it into existing residences and neighborhoods

**Purpose 2:** reduce pressure for mixed use zones to absorb most of the city’s increased residential density

**Purpose 3:** protect older residential structures against seismic events by exchanging the development of extra units in the structure for seismic upgrade subsidies

**Purpose 4:** protect residential tree canopy from clear-cutting

# “SUMDD R1.5” Overlay Zone Requirements



- Salvage an existing structure that is of local historical or cultural significance; retrofit structure to withstand and be habitable following a seismic event
- Require additional unit to convert to full duplex, triplex, etc; encourage side units, basement, and top floor additions
- Protect large trees on property
- Maximum units: one unit per 1500 sq ft (=3 units for a typical 5000 sq ft lot), opportunity for bonus units
- Minimum units: one additional non-ADU unit

# What can the city do to encourage “seismically upgraded multifamily dispersed density” (SUMDD)?

- Offer city subsidies: permit and development fee discounts
- Loosen regulations regarding: internal subdivision, parking, auxiliary dwelling units, etc.
- Encourage banks to offer cooperative mortgages, low-interest loans, etc.
- Integrate R1.5 overlay into existing increased-density zoning overlays that are currently underutilized



NE 57th – Century-old bungalow and trees replaced by the skinny houses on the next slide

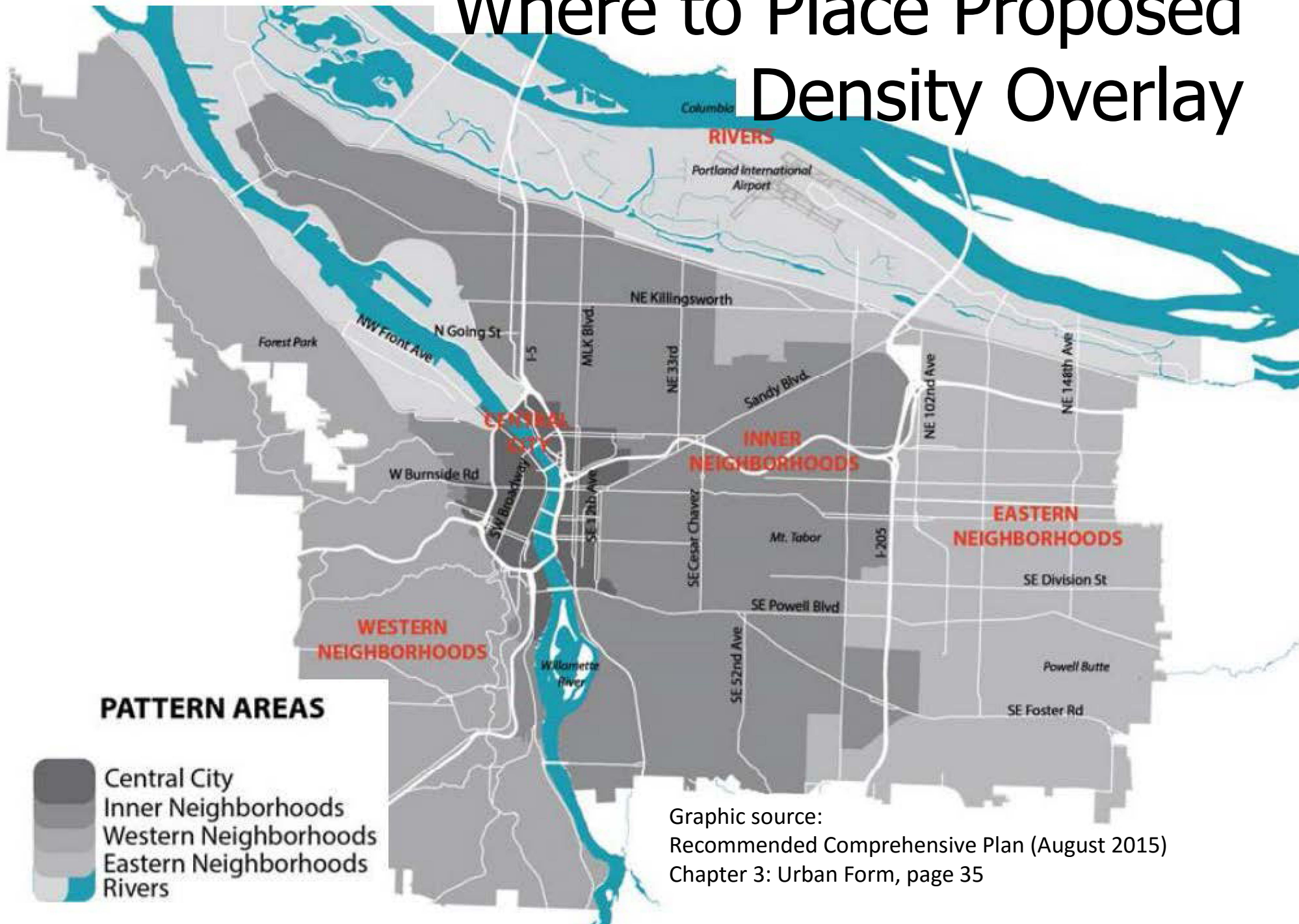
# SUMDD Long Range Benefits

- Allowing more varied, scale-appropriate buildings along mixed use corridors by better distributing density
- Providing multiple housing types for rent and purchase
- Protecting historic structures throughout the city, from both demolition and seismic events
- Keeping people in rapidly gentrifying areas in their homes and neighborhoods
- Dispersing rental housing versus “ghettoizing” it
- Creating market for local architects and designers



NE 57th – former site of a completely habitable bungalow (previous slide); bulldozed for skinny houses

# Where to Place Proposed Density Overlay



Graphic source:  
 Recommended Comprehensive Plan (August 2015)  
 Chapter 3: Urban Form, page 35



How do we finance this?

Portland Development Commission could finance through low interest Loans creating land trusts. This would create long term workforce Housing, while creating small communities.

A public city financial system

Small construction loans through credit unions

Easing of SDC changes combined with affordable housing



# A North Tabor ADU that could be a Small House or Duplex



With R1.5 Zoning we can Save these Houses while  
Keeping the Tree Canopy.  
Each of these Lots could be Split, clear cut, demolished  
and replaced with two “McMansions”



# This North Tabor Neighborhood Association Document was:

- Prepared by Terry Dublinski-Milton
- North Tabor Neighborhood Association  
Transportation and Land Use Chair
- Personal Address:  
6111 East Burnside
- This is an official communication to the Residential In-Fill Committee
- August 15, 2016

**From:** Jean O'Malley  
**To:** [Council Clerk – Testimony](#)  
**Subject:** FW: Residential Infill Project  
**Date:** Sunday, November 20, 2016 3:11:28 PM

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Having had the opportunity to read the minority report from the RIPSAC committee today I strongly agree with their conclusions that the RIP plan will neither discourage demolition of existing houses or encourage the construction of affordable housing. What it will do is promote the demolition of existing older houses in favor of the production of multiple smaller housing units which developers will seek to sell at higher prices than the original house would have sold for. I agree with the minority report that there are few examples of houses constructed on split lots that were not more expensive than the homes they replaced.

While I favor relaxing the rules on internal conversion of Portland's older large homes to duplexes (or triplexes, where possible) I am strongly opposed to allowing increases in the housing footprint allowed on city lots. Portland already has serious problems handling rainfall drainage without backing up our storm sewers. We cannot keep converting green space and yards to buildings and pavement without seriously compounding this problem.

I would also argue that increasing the walkability of neighborhoods, a stated priority of the residential infill proposal, requires more than increasing the shortage of parking spaces. It is naïve to think that allowing the construction of multiple units on lots that were previously held a single home will not negatively impact neighborhood livability unless the increased parking needs associated with that construction are dealt with in the construction.

Thank you for the opportunity for input on this project. I hope you will seriously consider the concerns of the community about the destructive potential in the Residential Infill Project plan. At a minimum, I hope you will consider beginning with a trial implementation in neighborhoods where the neighborhood associations have indicated support for the plan.

Jean O'Malley  
4228 NE Flanders St.  
Laurelhurst  
Portland, OR 97213

**From:** Fiona Tait  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project (RIP): Housing Opportunity Overlay Zone  
**Date:** Sunday, November 20, 2016 3:37:46 PM

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Dear Representative,

As voting residents from Inner NE, we 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.**

Fiona & Alex Tait  
4107 NE Hazelfern Pl  
Portland OR 97232

**From:** Keith Johnson  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Public comment on Residential Infill proposal affecting Rose City Park neighborhood  
**Date:** Sunday, November 20, 2016 4:28:32 PM

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Please accept this as a public comment to the aforementioned proposal.

I support, as a resident of Rose City Park neighborhood, the comments and recommendations prepared and submitted by the Rose City Park neighborhood association (Tamara DeRidder). They are balanced, allow for the city to have flexibility to achieve infill goals while also retaining the option of keeping the neighborhood character as is.

Rose City park is a neighborhood of livability within Portland. It's smaller houses maintain a neighborhood that families can live in as starter houses. this is not the case in many neighborhoods in Portland now, such as Irvington, hollywood, Laurelhurst, Dolph Park, Grant Park, etc. Constant construction of large apartment buildings with no or little parking are already drastically stressing livability by creating jammed streets (which are narrow and not designed for excessive traffic or parking) and copious traffic (Sandy Blvd is now bumper to bumper starting at 7 AM) through Hollywood. And the apartments keep getting built.

The single family, residential neighborhood must be protected for working, and young families! These smaller houses are especially prone to being preyed upon by developers who seek only to line pockets and will destroy the character of this beautiful neighborhood.

Thank you for considering my comments,

Keith Johnson  
1614 NE 53rd Ave  
Portland ,OR 97213

**From:** Phil Clark  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill  
**Date:** Sunday, November 20, 2016 6:39:50 PM

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To whom it may concern.

I am a resident of the North Tabor neighborhood. We live on NE 58th Street between Burnside and Glisan. We support the comments and recommendations prepared and submitted by the Rose City Park neighborhood association (Tamara DeRidder). They are balanced, allow for the city to have flexibility to achieve infill goals while also retaining the option of keeping the neighborhood character as is.

The quality of life for residents has been overlooked and negatively impacted solely for the financial benefit of developers. Until recently, North Tabor was a great community of affordable, single-family homes. The character and quality of our neighborhood has been drastically compromised with the construction of apartment buildings with no or little parking lining Burnside. Houses in our neighborhood have been sold and are being torn down to make room for developer friendly, infill housing. The single family home and duplex across the street have been purchased by Renaissance Homes, for a future 6 unit condo complex. The developers have left the 2 parcels vacant for a year, and have a haven for squatters and a flop house for druggies.

Due to increased density and change of traffic patterns, our tiny, narrow street is overrun with cut-thru traffic as drivers try to avert the light at the off-ramp of I-84 and 58th Ave. During the commute hours, cars are racing up the street to save a few seconds. NE 58 is narrow and not designed for excessive traffic, parking and cut-thru traffic. Traffic impacts and livability needs to be considered in the infill goals.

So, not only have we lost parking spaces to new Burnside apartment residents, we have increased traffic flow, and we can now look forward to double the number of units across the street.

These smaller houses in North Tabor are especially prone to being preyed upon by developers who seek only to line pockets and will destroy the character of this beautiful neighborhood.

I have become so disenfranchised with Portland's attitude towards long term residents and home owners. Our needs have been overlooked for too long. Please consider us when you review infill standards.

Thank you for considering my comments,

Christine Novotny  
[pcac1@comcast.net](mailto:pcac1@comcast.net)  
112 NE 58 Ave,  
Portland, OR 97213



**From:** Jim Barta  
**To:** [Council Clerk – Testimony](#); [Commissioner Fritz](#); [Commissioner Saltzman](#); [Commissioner Fish](#); [Commissioner Novick](#); [Hales, Mayor](#)  
**Subject:** Written Testimony\_RIP Hearing\_11-26-16  
**Date:** Sunday, November 20, 2016 10:07:46 PM

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Mayor & City Council:

I object to the single family single family up-zoning proposals contained in the current Residential Infill Project (RIP) report for the following reasons:

- The proposed project is a massive up-zoning of existing single neighborhoods with minimal public input or notice.
- A goal of the proposed up-zone is to provide more affordable housing in Portland. No evidence is provided the up zone will provide more affordable housing.
- New higher density development ignores existing scale/mass of housing in neighborhoods.
- The proposed up-zone is unfair to owners that purchased homes in single family zones surrounded by single family zone.
- The existing zoning in the city has the capacity to allow for all expected new population on the city through 2035

I offer the following comments on the RIP report:

- Remove the proposed allowed rezoning of historic underlying 25 ft. X 100 ft. plats to R2.5 zoning
- Focus new density in the existing neighborhood RH, R-1, R-2, and R-2.5 zones
- Remove language allowing additional FAR for single family homes
- Don't change the existing parking requirements
- Provide compatibility standards that refer to height, mass, size, & lot coverage

Jim Barta  
2317 NE 12th Ave  
Portland, OR 97212  
503-327-6448

**From:** Jim Barta  
**To:** [Council Clerk – Testimony](#); [Hales, Mayor](#); [Commissioner Fritz](#); [Commissioner Saltzman](#); [Commissioner Fish](#); [Commissioner Novick](#)  
**Subject:** Written Testimony\_RIP Hearing\_11-23-16  
**Date:** Sunday, November 20, 2016 10:09:59 PM

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Mayor & City Council:

I object to the single family single family up-zoning proposals contained in the current Residential Infill Project (RIP) report for the following reasons:

- The proposed project is a massive up-zoning of existing single neighborhoods with minimal public input or notice.
- A goal of the proposed up-zone is to provide more affordable housing in Portland. No evidence is provided the up zone will provide more affordable housing.
- New higher density development ignores existing scale/mass of housing in neighborhoods.
- The proposed up-zone is unfair to owners that purchased homes in single family zones surrounded by single family zone.
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I offer the following comments on the RIP report:

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- Remove language allowing additional FAR for single family homes
- Don't change the existing parking requirements
- Provide compatibility standards that refer to height, mass, size, & lot coverage

Jim Barta  
2317 NE 12th Ave  
Portland, OR 97212  
503-327-6448

Jim Barta

**From:** maggie conley/kerry callahan  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Vote Against Proposed R5 Zoning Changes  
**Date:** Sunday, November 20, 2016 10:38:37 PM

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This is not the right approach to dealing with the housing shortage. Portland is Portland because of the character of our neighborhoods. Please do not take that away from us. We should be able to continue having single family housing in these zones. If my neighbor's house is destroyed I want it to be replaced with a single family dwelling -- not multi-family housing.

Do not pass this regulation!

Maggie Conley  
4024 NE Couch st.

**From:** Donovan Pacholl  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony Submission  
**Date:** Monday, November 21, 2016 7:52:12 PM

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To Whom it May Concern:

Although I am an advocate for density, I do not support many of the recommendations as part the Residential Infill Project (RIP). While some of the recommendations make sense, many do not. Most Portlanders do not advocate for duplexes/triplexes being allowed on R5 lots in single family neighborhoods.

Given the high demand for housing by both citizens and developers, if a house were for sale, a developer would buy it, tear it down, build two homes, and then resell both of them. They would outbid everyone because they would profit more off of selling two homes instead of one. This would lead to more demolitions and less average people having access to homes. Developers would win.

Second, right now, my neighborhood, Westmoreland/Sellwood, has more than 1200 apartments planned in the next year. We are already moving toward capacity, without the needed infrastructure to support the growth. The projected future density map shows all of Sellwood/Westmoreland being open to rezoning, but Eastmoreland is being listed as “under consideration.” Charlie Hales lives closer to the Orange line than me. There are buses that also go through the neighborhoods of Eastmoreland and in front his home. There are no buses in front of my home. If rezoning were to happen in my neighborhood, then all of Eastmoreland should be open to the infill too. It’s unfair - and classist - that Eastmoreland is trying to pursue historic designation in order to limit growth. Just because there homes are bigger or more historic, does not give them the right to not feel the pain off too much density. I would suspect that more neighborhoods like Ladd Additions and Laurelhurst will do the same; therefore decreasing the amount of available future housing.

Finally, I would like to note that most neighborhoods associations, like the Sellwood Moreland Improvement League (SMILE), do not support this initiative. Most believe it’s short-sighted and will lead to the further destruction of single family neighborhoods, with homes likely being lived in by renters owned by private equity firms.

The future of growth should continue along existing coordinators. Those existing coordinators should have more homes that are not micro-apartments, but available for families.

Thanks for your time. if you have any questions, please feel free to call me at 503-807-5732

Donovan Pacholl  
7735 SE 21st  
Portland, Oregon  
97202

**From:** Nate Hemphill  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Monday, November 21, 2016 7:40:13 PM

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Re: RIP

I appreciate the goals of this proposed project. Allowing more smaller units on standard residential lots will help preserve and improve the Portland that so many of us love. Decentralized density increases will allow more people to live in traditional single family neighborhoods. These neighborhoods are where community has been strongest in the past. More density in the neighborhoods will give more of our neighbors access to yards, gardens and open space that are not available for apartment dwellers. Giving people common outdoor space builds community.

Reducing the size of infill houses is a big step forward in sustainable practice. Not many families NEED a huge infill house. They cost more to build, more to heat and more to maintain. The cost is measured in dollars, human energy and carbon footprint. There is enough inventory of these oversized houses already. Neighborhoods and communities don't benefit from this conspicuous consumption.

Allowing home owners to build a second ADU will further promote long term home ownership and aging-in-place by creating space for family and caregivers to live nearby. The added income of second ADUs will further stabilize neighborhoods by giving homeowners the means to stay in their homes into retirement. Adding value and density to single family lots will help slow down tear-downs by making the sum value of the small structures greater than the land value.

Reducing tear-downs is a huge step forward in sustainability. Remodels and additions can be made with relatively low carbon footprints. More smaller units can house more of the people who want to live here for years to come.

Please allow increased density in Portland 's low density neighborhoods.

Respectfully,  
Nate Hemphill  
5805 North Maryland Ave, 97217  
503.702.8019

**From:** Deanna Larkin  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Monday, November 21, 2016 7:27:29 PM

---

I strongly disagree with your proposal for this Infill project . Please listen to your citizens and the pubic hearings you have attended,. I support the Multnomah Neighborhood Association and follow their objections to your plan.

Deanna Larkin  
7533 SW 32ND AVE  
Portland Oregon 97219

**From:** Irene Patil  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential infill project testimony  
**Date:** Monday, November 21, 2016 7:25:51 PM

---

Irene Patil  
2425 S W Richardson St

I am very disappointed by the city government promoting congestion and crowding in Portland. We live in Hillsdale, where there are no sidewalks, the roads are windy and narrow, with little or no shoulders. Visibility around corners is obstructed by vegetation. The hillsides are steep and drainage and erosion are problems throughout. This is not a place to cram in more housing.

We have a quiet, family neighborhood, and that is why we live here. Increasing density would destroy its character. Portland is unique in its beauty and comfortable lifestyle. What is the compulsion to make it like someplace else, like New York?

**From:** Deanna Larkin  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project testimony  
**Date:** Monday, November 21, 2016 7:24:25 PM

---

I agree with the Multnomah Neighborhood Association to repeal this proposal and listen to the citizens of the city. We elected you to represent us and you are turning your backs on us. Represent the people who live in the city not the developers.

Deanna Larkin  
7533 Southwest 32nd Ave  
Portland Oregon 97219



**From:** David Kolasky  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Infills  
**Date:** Monday, November 21, 2016 6:03:03 PM

---

I am writing to express my opposition to continued infills in the Portland area, and specifically in historical neighborhoods. All one has to do is to see the results of these “skinny/tall” houses. They generally do not fit in with the existing landscapes, they cause removal of lovely green space. In the case of larger projects, where parking spaces are not in the plans, it has become increasingly difficult to find street parking.

As a recent arrival in Portland, it dismays me to see the uniqueness and esthetic of the area being butchered. Coming from the east coast, I fear Portland is losing its way, and becoming just another big city. The challenge is to remain vibrant without losing its charm. We can do better!

Thank you.

David Kolasky  
2110 SE Tamarack Ave  
Portland, OR 97214

**From:** Ruth E Broeski  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Ruth Broeski 7444 N Stockton 98203 Residential Infill Project Testimony  
**Date:** Monday, November 21, 2016 5:58:44 PM

---

(This email now has correct subject line)

----- Original Message -----

Subject: Residential Infill  
From: Ruth E Broeski <[rbroeski@yahoo.com](mailto:rbroeski@yahoo.com)>  
Sent: 5:51pm, Monday, November 21, 2016  
To: [CCTestimony@portlandoregon.gov](mailto:CCTestimony@portlandoregon.gov)  
CC: I own a home in University Park 97203.

Continuing to allow ADU's will help with housing needs.  
Continuing to allow duplexes on corner lots will also help.  
HOWEVER, the scale of infill houses is changing neighborhoods for the worse. So duplexes must also be constrained by distances from street being the same as neighboring houses, and restricted to height and square footage being within a moderate percentage of neighboring houses. And of course this should apply to any other new house.

Those skinny houses should not be allowed, in my opinion.

The problem has been the way huge houses are almost interrupting neighborhoods. It has a real effect. I've lived on two streets where a new oversized house was built and it made the neighborhood feel less friendly. And the effect of having a looming building just cuts neighbors off from sky and trees and other elements that contribute to well-being.

We are an aging population increasingly in need of smaller, one-floor houses. The financial incentive has to be there to encourage developers to build these smaller houses. So the fee and permit structure needs to be looked at also. A house of a size in keeping with the neighborhood and an ADU on a lot make more sense than one huge, dominating house, and would do more to actually meet housing needs.

I am grateful residential infill is being addressed.

Ruth Broeski

**From:** Ruth E Broeski  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill  
**Date:** Monday, November 21, 2016 5:52:06 PM

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I own a home in University Park 97203.

Continuing to allow ADU's will help with housing needs.

Continuing to allow duplexes on corner lots will also help.

HOWEVER, the scale of infill houses is changing neighborhoods for the worse. So duplexes must also be constrained by distances from street being the same as neighboring houses, and restricted to height and square footage being within a moderate percentage of neighboring houses. And of course this should apply to any other new house.

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I am grateful residential infill is being addressed.

Ruth Broeski

**From:** Stephen Bachhuber  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Proposal  
**Date:** Monday, November 21, 2016 5:47:00 PM

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To the City Council,

I have written you earlier concerning my overall support for the draft proposal. Now I am writing you with several reservations I have after more time for study and reflection.

I am impressed with the analysis of Professor Lutzenhiser of the PSU Urban Studies Department, who points out the unintended consequences of skinny lot development, and the overall unaffordability of new duplex with ADU construction to most of our population.

Consequently I think that the RIP proposal should be scaled back to the floor area ratio proposals, the revised front setback recommendations, and the height and dormer restrictions. The remainder must be rethought in order to discourage demolition, preserve existing buildings, and encourage their retrofit. As Professor Lutzenhiser pointed out, the most affordable (and most likely to encourage density) option involves the renovation of existing structures along with the encouragement of ADUs. This option is also the most likely to preserve the character and social fabric of our existing neighborhoods.

I appreciate this not as a matter of theory, but of fact. I live in a 1907 home that has been totally renovated and received a Platinum Earth Advantage rating. I also designed it to be easily converted into a duplex if future owners desired. It cost me more, but I did not tear the building down because I treasure the Brooklyn neighborhood where it is located. His proposals are doable, I know this is true.

Sincerely,

Stephen Bachhuber  
3428 SE 9th Ave.  
Portland, OR 97202

**From:** Eric A. Smith  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project testimony  
**Date:** Monday, November 21, 2016 5:17:26 PM

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Dear City Council Members,

As a resident and homeowner in the Sunnyside neighborhood, I wish to comment on the residential infill proposal (RIP). Certainly we can all agree that housing (including rental) costs have risen extraordinarily rapidly in Portland, in conjunction with our increasing national visibility as a desirable place to live. I appreciate your attempts to deal with these present trends, which are only projected to intensify. But I am concerned that some aspects of the RIP will do little to alleviate these trends, and may even help drive up housing costs, while doing irreparable damage to the quality of life in inner SE Portland.

Specifically, I draw your attention to these points:

First, increased density, whatever its costs and benefits, does not increase housing affordability, but in fact tends to have the opposite effect.

\* Increasing density inevitably drives up land values. This is the result of allowing many more units per lot or per block, as well as of development incentives such as reducing or eliminating parking requirements for apartment/condo projects.

\* This is because as land values increase, more houses of modest value (and greater affordability) are subject to tear-down (due to higher profit margins for developers), and existing housing stock increases in value, and hence decreases in affordability. These trends have been observed in multiple urban settings, and there is no reason to think it will be different in Portland.

\* Examples of this are easy to find in inner SE; I will mention two that I am personally familiar with:

- At the intersection of SE Main & SE 33rd, a small rental unit was torn down, and two skinny-tall units built; each sold for >\$700K

- On the 4100 block of SE Sherman, a smaller bungalow that was rented recently sold to a developer for ~\$350K, was torn down, and a spec house selling for >\$750K is being built in its place. (This project attracted a lot of media attention regarding potential lead contamination just adjacent to an elementary school, but no mention was made on OPB or the Oregonian about the loss of affordable housing.)

Second, focusing density increases on inner SE matches the priorities of developers, but not of current residents.

\* Inner SE is already the densest residential neighborhood in Portland. This is especially true in Sunnyside, which lacks any areas devoted exclusively to industry or warehouses. Existing housing is diverse: many single-family homes, yes, but also many smaller apartment units, courtyard units, and new and planned/in process apartment or condo developments on the main arterials (particularly Hawthorne and Belmont).

\* Inner SE already has a good stock of older rental units (single-family, duplexes, triplexes), with nearly 60% of housing units in Sunnyside being rentals rather than owner-occupied.

\* Qualities which make this neighborhood desirable and unique would be compromised by the demolitions and densification required by infill, including irreplaceable historic architecture, many mature trees, and the distinctive "personality" of each neighborhood.

\* Demolitions create hazards with the airborne release of lead-based paint and other toxins. This is particularly dangerous for our youngest residents.

\* I am aware that the board of the Sunnyside Neighborhood Association (SNA) has voted to officially support RIP, as well as various pro-development incentives. Having attended several meetings of the SNA, I am convinced that the Board takes these positions in a sincere and informed manner. However, based on conversations with neighbors, articles in the Southeast Examiner, and the outpouring of resistance to the proposed teardown of a historic ("streetcar era") retail building on the 3300 block of Belmont, I do not believe they represent the majority view of Sunnyside residents, let alone a consensus.

\* Increased density is likely to increase traffic congestion, parking problems, school overcrowding, and a variety of other hidden costs that are not considered in calculating the putative benefits of RIP.

Alternatives to densification in inner SE exist, but are not being given sufficient attention:

\* Existing transit corridors, such as areas east of 82nd on the Max blue line, serve areas that are truly underbuilt. With new housing units will come new retail and community facilities, and if carefully planned these will serve to increase quality of life in outer SE (and similar areas), with greater walkability and amenities than presently exist there.

\* A search for Airbnb rentals in inner SE turns up entire houses (duplexes, etc.) that are devoted to short-term rental, and thus not available to residential occupancy. I am not talking about the home-owner who devoted a room or a basement ADU to Airbnb, but entire homes (and in some cases multiple homes owned by one individual). This suggests the City is not devoting sufficient resources to enforcing regulations on such short-term rentals, thus allowing them to proliferate at the expense of regular rentals.

To sum up:

\* We can't build our way out of rising housing costs. Increased density in inner SE will not lower housing costs, and in fact will likely exacerbate them.

\* Densification will decrease the quality of life for existing residents. This is not NIMBYism, it is a reality. Existing residents are in fact your constituents, certainly deserving of more consideration than possible future residents or out-of-town developers.

\* Alternatives for locating new housing in ways that are more sustainable and truly encourage affordability and diversity exist, and need greater consideration before the city embarks on a grand experiment that is likely to fail.

I thank you for considering the issues and views stated above. I am confident that

they are widely shared in my neighborhood.

Sincerely,  
Eric A. Smith  
1327 SE 32nd Place  
Portland OR 97214

**From:** stephanie brown  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP Report  
**Date:** Monday, November 21, 2016 5:03:41 PM

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Dear Mr. Mayor and City Commissioners,

I have grave concerns about the RIP Report as written and do not believe it should be implemented in its current form. While our city is experiencing a shortage of affordable housing, there is no shortage of building capacity in Portland.

Even with current zoning in place, it would likely take 20+ years to reach infill capacity. It's not that we don't have buildable land available. Builders and developers simply don't want to build outside of Portland's "close-in" core. Instead, they choose to demolish buildings -- often historic homes and commercial structures which have been part of our city's urban fabric for a century or more, and often without thought to the environmental impact of these demolitions. They outbid first-time home-buyers, raze the few somewhat affordable homes our city has left, and replace them with oversized structures (with inadequate parking.) Then they charge more than most of Portland's long-time residents could ever dream of paying to live in them, which does nothing to address the need for AFFORDABLE housing.

It's a never-ending cycle, it's ridiculous, it's hurting our neighborhoods and our city at large, and it needs to stop.

Sincerely,

Stephanie Brown  
2428 SE Yamhill Street  
Portland, OR 97214



**From:** Glenbolen  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP Comments  
**Date:** Monday, November 21, 2016 5:02:31 PM

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Hello,

I'm writing to make comments on the Residential Infill Project.

Generally I am supportive of facilitating additional development within the City. I want my retired mother, and school age kids to have the ability to live here in Portland, where I grew up.

A few notes about the specifics of the RIP proposals

1. Additional units - I agree, triplexes on corners, ADU's, etc. are great ways to provide more housing choices.
2. ADU ownership - I prefer it when the primary unit is owner occupied to prevent absentee landlords beginning operation in neighborhoods that have typically seen ownership tenure.
3. Building height - I disagree with limiting building height to 2.5 stories. A three story house, especially when on a skinny lot, on top of the garage can provide a family sized house in a small area.
4. Scale - I disagree with the need to limit new home scale to the extent being discussed. The exception I would make is for tear downs of existing homes. I would support a cap on replacement that limited the new house to 1.5 times the size of the original.
5. Front Loaded garages on narrow lots - I disagree with the prohibition. I've seen detached homes in the suburbs where the house sits on top of the garage and it can look just fine.
6. Setbacks - I agree with the proposal to increase setbacks and the option to match the neighboring home.

Thanks for the hard work, and providing this avenue to make comments.

Glen Bolen  
SW Portland

**From:** Lauren Schmitt  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Monday, November 21, 2016 4:53:03 PM

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Hello Portland City Councilors,

I am a Northeast Portland resident, in the Roseway neighborhood at 3229 NE 70th Avenue. I have lived in Northeast Portland for 20 years, and was involved with the creation of the neighborhood-led Roseway Vision Plan (funded by Meyer Memorial Trust) in 2001. I have also served on the Roseway Neighborhood Association Board, did a stint as the land use chair, and still volunteer.

I support the concepts in the residential infill project as proposed and agree with the three topics that are the focus of the proposal. Issues of scale and compatibility are headed in the right direction, from my perspective. The directions proposed address the concerns I have heard over my years in the neighborhood.

I support the suite of proposed solutions for narrow lots, what we know in Roseway as the "lot of record" situation. Staff seems to address many of the ongoing concerns about these lots, while facing the reality that legally, these small lots need to be addressed. In Roseway and other neighborhoods, property owners can revert back to the original platting (2500 sf lots) and legally build. The proposed solutions seem like a thoughtful step in the right direction.

Finally, the approach to broadening the range of housing types that can be built in residentially zoned areas also seems to be sensitive to context, as well as recognizing that a diversity of housing types will better serve the diversity of Portland residents.

Thank you for the opportunity to comment.

Lauren Schmitt  
3229 NE 70th Avenue  
Portland, Oregon

**From:** Sonia Huntley  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Monday, November 21, 2016 4:37:19 PM

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I strongly disagree with the blanket rezoning that is being proposed. There are many vibrant neighborhoods with old houses that are likely to be impacted equally, if not more, than areas that are frankly begging renovation and attention.

This experiment should be far more limited until we can assess results - maybe in 5 years. The

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Sent from Gmail Mobile

**From:** Jeffrey Levy  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony - Jeffrey Levy, 7306 SE 28th Avenue, Portland 97202  
**Date:** Monday, November 21, 2016 4:23:24 PM

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Dear City Council,

November 21, 2016

I am writing in strong opposition to the Residential Infill Project (RIP) as it is presently proposed. It will be counter-productive and will ensure that Portland becomes a less livable and affordable city for families. It will diminish the livability and character of many neighborhoods that have characterized Portland for decades.

Its meat-cutter approach is the wrong way to address housing in the city. Instead of a comprehensive and thoughtful zoning approach, the RIP, in its one-size-fits-all plan, will lead to a standardized ugliness throughout the city.

I do not believe it will serve renters, families, the homeless and affordability in its present configuration. It will raise prices at the same time that it creates less livable streets. Who does it serve: developers who will have a cheap and relatively easy way to scalp traditional neighborhoods and landlords who will use it to increase rents and profits. There is enough land available for development, there are corridors for increased density and there are ways to protect the nature of the city we love. RIP is not it.

Please do not accept this selfish and counter-productive proposal as it is written. Portland and all of us can do better.

Cordially

Jeffrey Levy

**From:** Tony Midson  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Monday, November 21, 2016 4:22:15 PM

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Hi,

Thank you for considering input from residents in infill concepts. I live close-in SE.

I would urge you to allow Portland to grow with as many flexible options for increasing density as possible, **as long as** the new construction is harmonious with the surroundings.

This would include: duplexes, triplexes, ADUs, Cottage courtyards, and clusters of tiny houses.

What is most objectionable is when new structures are wedged into existing streets with no regard to the volume, lot coverage, and height (as well as design). Too many are maxed out and look really out of place. There is a notorious one on black and concrete on SE 22nd or 23rd I believe between SE Hawthorne and Harrison.

If you can take care of these issues Portland will remain an attractive place to live.

Thanks.

Tony Midson

2520 SE Clay St  
Portland OR 97214  
503-236-5310

**From:** Carol Stahlin  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RE: "Infill" Home Building  
**Date:** Monday, November 21, 2016 3:52:49 PM

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My testimony regarding the infill housing construction that is taking place at warp speed in our city can best be said through the artistic interpretive art piece attached. Note the fat cat (pun very much intended) seems oblivious to its size as compared to its surroundings. The box it has squeezed into represents the lot sizes of our Maplewood neighborhood, and the accompanying cat toys are symbolizing the next door neighbors dwellings that now look more like tool sheds by comparison.

Ahh...the wonders of urban development and the "visionaries" who couldn't see beyond their wallets.

Sincerely,  
Carol Mann  
Maplewood Neighborhood

**From:** Guy Bryant  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Monday, November 21, 2016 3:47:40 PM

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Guy Bryant  
GPB Construction INC.  
November 16, 2016

## RIP

### “Fundamentally Flawed”

My name is Guy Bryant and I have done around 20 infill row house sub-divisions over the last 25 years.

The way I see it we have two significant problems:

1. The new comp plan draft failed to provide additional zoning for the “missing middle”.
2. Big box houses and poor design are affecting neighborhood character.

Do we need more R2 and R2.5? Yes, but not by rezoning the entire metro area, that would go against 100 years of planning. It needs to be done like it is supposed to be done; by the comp plan process which designates specific areas and re-zones them giving everyone the certainty that zoning provides. With out that certainty there will be chaos.

Do we need to prevent big box houses and poor design from affecting neighborhood character? Yes we do, but with this process. It needs to be done like it is supposed to be done, with thoroughly thought out code amendments.

But the RIP is fundamentally flawed. By combining zone changes with code amendments the whole process has gone terribly wrong.

As far as the zone changes goes, one of the big reasons why we have such controversy is that TWO big boxes are being built on 50 by 100 corner lots. Allowing that everywhere will result in chaos.

As far as the code amendments go, not enough analysis has been done on the details and will result in many un-intended consequences. For example, with interior row houses in projects of three or more units. Exterior lots could be 2,700 SF and interior lots could be only 1,600. So interior homes would be limited to 1,100 SF, which does not provide a lot of options for a home office or a room for an aging parent, it is just too restrictive. And how would you design and build a three or more unit row house when the exterior homes are 1,800 SF and the interior one is only 1,100? It would be ridiculous.

This is all very unfortunate because both of these issues need to be addressed, but neither will be accomplished with the RIP. It is fundamentally flawed, it needs to be scrapped. The zoning changes need to be processed through the comp plan process and the code amendments need to be processed through a code amendment process. Such changes have never been

processed together before, and they should not be done that way now.

Thank You,

Guy Bryant,  
President,  
GPB Construction INC.  
4110 SE Hawthorne, St 151  
Portland, OR 97214



**From:** Karl Coppock  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Affordable Housing  
**Date:** Monday, November 21, 2016 3:36:53 PM

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Dear Portland City Council,

I am a Portland citizen concerned about our current housing situation.

According to the White House’s “Housing Development Toolkit” (September 2016), “Over the past three decades, local barriers to housing development have intensified. . . . The accumulation of such barriers—including zoning, other land use regulations, and lengthy development approval processes—has reduced the ability of many housing markets to respond to growing demand” (p. 2).

Portland is not immune from these barriers and in fact faces many of the challenges named above. Especially concerning is that those most negatively impacted are disproportionately low-income communities and communities of color (“Housing Development Toolkit,” 9). The ramifications are manifold and far-reaching. I believe that we can do better and that as a city we can set an example for other cities across our nation.

Please add my voice to those advocating for new and creative measures to address these issues, including the efforts of Portland for Everyone and the Residential Infill Project.

Thank you for your concern and efforts on behalf of our community.

Sincerely,

Karl Coppock  
5824 NE Garfield Ave  
Portland, OR 97211

**From:** Peter McMinn  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Monday, November 21, 2016 3:30:54 PM

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Greetings,

I wish to express my concern over the residential infill proposed for Multnomah neighborhoods.

Due to a lack of commitment to maintain existing roads and other infrastructure to meet the demands of current density in these neighborhoods, it makes little to no sense to make it possible for properties to be developed that will only increase the demand on infrastructure. Furthermore, parking and traffic on major arteries (Capital Hwy, Garden Home, Multnomah Blvd, Vermont, Barbur Blvd) are already at maximum flow.

I strongly urge the City to nix this proposal now. Do not allow developers to further corrupt our neighborhoods with mammoth structures, more density, and property taxes that would likely be more exclusionary than they already are.

Peter McMinn  
[WorDraft Copyediting](#)

**From:** sheila strachan  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Concept  
**Date:** Monday, November 21, 2016 3:29:07 PM

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21 November 2016

To whom it may concern:

I urge you to reject the Residential Infill Project at the present time. I write as a Sellwood resident where I am most familiar with this area of the city and the recent history of zoning decisions here. My reasons for urging you to reject the Residential Infill Project are stated below:

There is insufficient justification for the proposed density increase. The current zoning in Sellwood already allows for accessory dwelling units throughout the neighborhood and duplexes on corner lots and in other locations. The current zoning in Sellwood along transit routes already allows for high density zoning in appropriate corridors. Neighborhoods across the city are struggling to accommodate the current density design. Residential infill will only make these problems worse. Developers are already shredding our neighborhoods by tearing down livable homes and building multi-family housing. I strenuously object to this poorly conceived attempt to exponentially increase density before the existing capacity is developed.

The current zoning in Sellwood has been highly vetted in an open and democratic manner. The Residential Infill Project was a hastily prepared document with limited public involvement and greatly favors developers.

The residential infill project would greatly reduce the single family home ownership in our neighborhoods while encouraging more tear down of existing houses by developers. This would decrease individual ownership by city residents with a vested interest in their neighborhood and city.

If density increase of this magnitude is justified after much additional analysis, it must be done gradually and in a neighborhood-friendly manner. Many of the Portland neighborhoods have won national recognition for their 'character', functionality, walkability, and contribution to Portland's reputation as "a city that works". These traits would be deeply eroded by the RIP density proposal.

The potential impacts of the residential infill project on infrastructure have not been evaluated even minimally. The impacts to schools, roads, drinking water supplies and especially storm water and sewage treatment have not been sufficiently evaluated. The 'Big Pipe' is a 1 billion dollar ratepayer expense that we will be paying off for a long time to come. Increased density will substantially increase runoff and sewage flow and these impacts have not even been minimally evaluated. Before proceeding with the residential infill project the impacts to our neighborhoods and infrastructure must at the very least be critically evaluated with available data before council should authorize this proposal.

The overarching deficiencies of the residential infill project must be resolved and the proposal completely re-worked to address the deficiencies. Please reject the residential infill project until its weaknesses can be substantially resolved. Our city and neighborhoods are at risk.

Sincerely,

Sheila Strachan  
1344 SE Clatsop  
Portland OR 97202