

**From:** Teresa Ann Ellis  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [teresaann.ellis](mailto:teresaann.ellis)  
**Subject:** Residential infill project testimony  
**Date:** Tuesday, November 22, 2016 11:20:15 PM  
**Attachments:** [image.png](#)

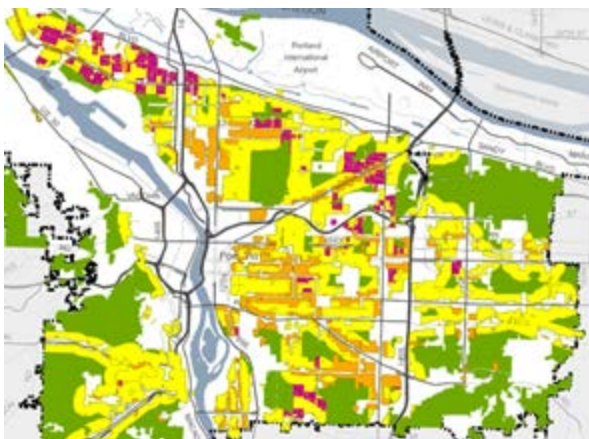
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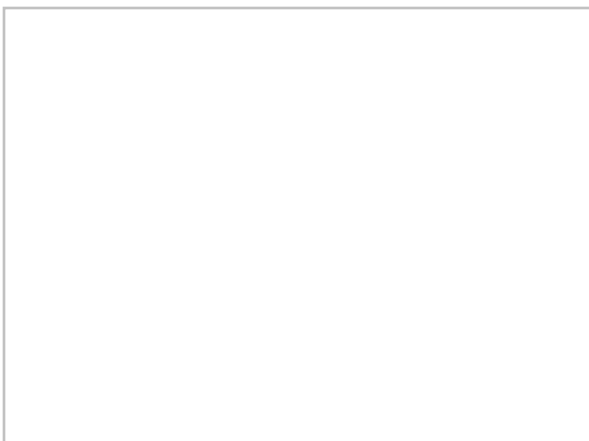
Dear members of the City Council,

“Thank you” to the mayor and commissioners for sending the Residential Infill plan back for reconsideration. I hope we will see a scaled-back version, perhaps with separate proposals? One proposal could cover issues that can be agreed on, such as limiting the size of new houses and changing current rules to encourage the building of small, well-planned ADUs. This less-controversial proposal would be accompanied by a separate proposal with detailed plans for the zoning aspects, including surveys of what is needed in terms of additional infrastructure to support greater housing-density, so that the two proposals together will be a comprehensive plan for how the city will address the needs of current and predicted residents.

Specifically, I hope that any new proposal for R-1 zoning changes will re-calibrate the size of the affected areas. Would you consider defining the “corridor” zones in terms of city-blocks? Where feasible, all blocks fronting on a traffic-corridor could be considered for greater density, and beyond those blocks the area might extend for one or two more blocks, depending on the sizes of the blocks and on the distance of this “corridor” from nearby “corridors.”

As the current proposal stands, the measurement of a quarter-mile on either side of a “corridor” results in a crisscross of half-mile swaths of territory that—in R-1 areas of the N, NE, and SE neighborhoods—leaves only small polygons of unaffected R-1 zoning. In the official map below, affected areas are color-highlighted according to category. The unaffected areas are the white spaces without highlighting, and these include non-residential areas such as parks and industrial districts.





My second topic of concern is whether much “affordable” housing would result from the current proposal’s greatly-expanded scope for demolishing existing single-family dwellings and building multiple-units on the sites. The changed rules that would allow a group like Portland for Everyone to build affordable units would also open the doors to less-altruistic developers who would circumvent the intended goals and sell their units for maximum prices. Have there been studies on whether other cities were able to attain a goal of “affordability” and, if so, what steps they took to accomplish it?

To summarize my concerns:

- the infill proposal is incomplete since there are no corresponding proposals for changes to the infrastructure (including public facility systems and access to public services such as police, fire, and emergency response);
- the infill proposal affects too large a proportion of the R-1 areas of the city; and
- it is likely that the proposed territorial and stylistic scope of the changes would decrease the livability of many neighborhoods, with no concurrent assurance of a significant increase in “affordability” (a term that should be better-defined).

Sincerely yours,

Teresa Ann Ellis

6246 SE Scott Dr., Portland, OR, 97215

**From:** Alan Kessler  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Tuesday, November 22, 2016 10:54:09 PM

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Dear Mr. Mayor and Commissioners,

Thank you for your time and your work to being more abundant & affordable housing options to more Portlanders.

I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

**I support the Residential Infill Project:**

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental *and* home ownership needs of more Portlanders - our household sizes are getting smaller, and more families are looking for inter-generational living.
- The RIP reduces energy use, and supports transit, walking & biking, and Portland's climate goals.

**The proposal can go further in key ways:**

- By following the steps outlined in the Internal Conversions Report, the proposal can be strengthened by making conversions the easier and more economical choice over a tear-down.
- Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation and accessibility.
- The RIP can benefit even more families in two ways:
  - Extend the "middle," ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland.
  - Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

Thank you again for your time and consideration at this critical moment,

Alan Kessler  
2725 SE 36th Ave  
Portland, OR 97202

**From:** Jocelyn Burmester  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Testimony  
**Date:** Tuesday, November 22, 2016 10:32:52 PM

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Dear City Council.

I am a resident of Portland and a Certified Property Manager in commercial real estate and I am against the Residential Infill Project. We do not need to demolish more of our traditional Portland homes and dispose of tons of additional waste in landfills. We need to preserve the character of our Portland neighborhoods. Do not allow developers to tear down homes to build giant duplexes and fourplexes that take up an entire single family lot creating modern eye sores. We are in an affordable housing crisis and the newly constructed and the proposed affordable housing is not "affordable". Now is the time to develop a sustainable plan so that Portlanders can continue living here. Please stop the wastefulness and listen to your community.

Sincerely,

Jocelyn Burmester  
4423 NE Failing St, Portland

**From:** sally peake  
**To:** [Council Clerk – Testimony](#)  
**Subject:** PDX infill development proposal  
**Date:** Tuesday, November 22, 2016 10:07:50 PM

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Dear City Council members,  
 and those presiding on the committee regarding Portland Infill and Rezoning,

I am writing to urgently beg you to put the brakes on the Infill building spree going on in our dear city of Portland. Everywhere I look, on every well- traveled street (NE Broadway, Cesar Chavez, SE 11th and 12th, SE Division, SE Tacoma, (just as a *few* examples), buildings are being erected right on the street without any set back, without provision for parking, without additions or improvement to infrastructure or services to serve so many additional residents, and with TOTAL disregard to the traffic congestion impact of such dense infill.

You are going to turn Portland into a city wide ghetto ! I mean it! that is what is going to happen with this density and overcrowding. And it is being done with out following existing codes and zoning plans. Do Not let your selves be bought out by realtors, and developers who care nothing about these issues and are only out to profit. Seriously. !

And the traffic: those streets I referred to above as "well-traveled", used to provide efficient routes for navigating the city, but have now been reduced to stop and go, barely creeping along, at just a crawl pace. They have now become so clogged, so congested that commute times have more than doubled.

Basically, as city council members, you should be thinking of what is best for our city. And I, for one, say that we do NOT have to accommodate every single person who wants to move here. Not if it means selling out those of us who are already here, some of us born and raised here (like myself) !

As recent a s 2014, DHM Research found that our region wants to live in single-family homes with green space at a reasonable cost and this plan goes against their [findings](#). The recent [Oregonian](#) article on the failed N. Portland condos shows the need for the city to have a deeper understanding with research before proceeding. Another recent [study](#) from PSU shows how the proposal would likely hurt those it is intended to help and could destabilize portions of the city due to speculative building and demolitions of existing homes.

LIVEability has a very high value. This kind of density that is being perpetrated upon us is destroying the exact quality of life and the things that have made Portland the special place it is. Letting the developers take over will sabotage us in the long run. They will ruin the good parts of Portland, and all for just lining their pockets.

#### SIMPLY PUT, THE PROPOSAL WOULD

- Re-zone 65% of the city with housing overlay, without due process for neighbors to understand and weigh in on the impact to their home, street & neighborhood
- Increase density in R5 zones (our urban neighborhoods) by more than 300%, more than allowed in R2.5; in essence Congestion Planning
- Encourage development of 2 ½ story Duplexes on most R5 lots in single dwelling zones & Triplexes on corner lots – dwarfing existing housing throughout neighborhoods

- Reduce off street parking requirements (garages/parking stalls) within 500' of buslines – constricting already challenging urban street parking in neighborhoods
- Allow development in areas without consideration given to infrastructure and safety to support the growth i.e.: overcrowding schools, poor access to public transportation, increasing congestion at failed intersections, poorly staffed fire/police districts, removal of old growth tree light and sound canopies and sacrifice to wildlife habitats
- Provide no requirement for affordability in developments, further lining developers interests for replacing modest \$350k homes with a larger \$700k home (demolitions by year)
- Ignore directive to protect Neighborhood Character, a top priority voiced in public testimony
- Provide no meaningful reduction in scale of homes
- Would encourage demolitions and escalate land prices
- Ignore and undo the work of the Portland 2035 Comprehensive Plan with a weighted interest postulating changes without research to inform the recommendations

You as city council members, should be responsive to and represent the opinions and wishes of the people who live here. And the vast majority of neighborhood associations, (27 out of 31), have gone on record as OPPOSED to this rezoning overlay and the RIP movement.

**PLEASE stand up for us and DO NOT let this happen here. It will ruin exactly what we need to protect and preserve about Portland.**

Please defend our city instead of selling us out and letting developers and realtors have their way.

Please, please, please !! Hear our voices, Heed our pleas.

Thank you,

Sally Peake

821 SW Maplecrest Court

Portland, OR 97219

**From:** Beverley Davis  
**To:** [Council Clerk – Testimony](#)  
**Subject:** No! No! No!  
**Date:** Tuesday, November 22, 2016 10:03:20 PM

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Your proposal is full of holes and, I will call them, misstatements! It does not limit oversized housing, relative to the size of homes typical in our bungalow neighborhoods. It will encourage, not discourage, demolitions. It is in many, many ways, a giant mess of a proposal and if you are actually listening to what citizens of this city, indeed, from the east side neighborhood area directly impacted, then I say a resounding NO!

Charlie Hales, I would urge you to sit back and relax this last month of your tenure. You have done quite enough damage to our fair city by both what you have done and most especially by what you have NOT done. Please allow your successor a shot at it now. Wouldn't you enjoy a glorious 30+ day paid holiday?

Sincerely,

Bev Davis  
3217 N.E. 53rd Ave.  
Portland, OR 97213

503-284-6239



**From:** Margaret DeLacy  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP proposal  
**Date:** Tuesday, November 22, 2016 9:59:17 PM

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Gentlemen:

Please go back to the drawing board and restart the RIP process from the beginning. It was started "in response to community concerns." How can a proposal that is opposed by the vast majority of the neighborhood associations it will affect possibly be a response to their concerns?

Sincerely yours,

Margaret DeLacy

**From:** Jen Davis  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Re: residential infill  
**Date:** Tuesday, November 22, 2016 9:47:16 PM

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Dear City Council Members,

Some concerns which need to be addressed further before urban infill of any kind is implemented:

1) strict demolition codes with enforcement, to prevent nightmares such as was recently experienced when a couple and their newborn were exposed to massive amounts of asbestos when a house next door was demolished. Absolutely no demolition should take place without permits, and all residents and developers should be notified if asbestos will be released, and very best lead and asbestos and other toxics monitoring and abatement should be practiced or extremely stiff fines and penalties should apply.

2) trees should be protected in every possible instance. Portland is losing way too many mature trees to development. Mature trees provide crucial habitat for our threatened songbirds, as well as act as very effective air filters in our dirty air city. They provide shade to reduce carbon footprints. Further, research shows property values are very enhanced by the presence of mature trees.

3) our schools are already at capacity in most inner city neighborhoods. How can they handle the huge flood of more kids when we have dozens or more people living on multiple city lots?

4) this year has seen too many tragic deaths from cars hitting pedestrians and cyclists. How will you really creatively and aggressively support our kids on bikes riding on busier and busier streets?

If I were you, I would ration infill development equally throughout PDX to help offset concerns.

With the Columbia Generating Station sitting on major quake faults and operating in a semi-crippled capacity; and with new quakes hitting the ring of fire regularly- it is time really set up very concrete emergency plans for PDX.

Thank you for your time  
Jen Davis

**From:** Kate Kavanagh  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project - written testimony  
**Date:** Tuesday, November 22, 2016 9:42:08 PM

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City Council,

I would like to put my voice on the record as being opposed to the Resident Infill Proposal. These are the reasons.

### 1. "Affordability"

It is as far as I can tell a term that at best is poorly defined but used liberally. Developers don't care about affordability; they care about profit. Massive demolition/replacement, infill with apartment buildings, skinny houses, row houses, and ADU's have not helped with the housing affordability issue in Portland. In fact they've exacerbated the problem. For example, in my neighborhood where I live with my daughter in a two-bedroom home, we could not even afford to buy our own home if we had to let alone one of the MILLION dollar megahomes they've replaced small starter homes with. A million dollars for a home on my block?! Developers came and spoke with our BWNA about razing the longtime small business dwellings on Fremont St. to build a retail/apartment building. We asked if it would be affordable housing, and the answer was NO, it would be "market rate" housing. So despite all of the refill and infill that we've seen just in our neighborhood alone, developers have not shown any interest in helping with affordability. A quick internet survey of new apartment buildings going up around town reveals that starting rates for studio apartments are over \$1000. For whom are these rates affordable?

The City of Portland needs to commit to defining affordable housing in terms of what it means for the people --not for the developers-- and figure out regulations that will stop the soaring prices because no amount of development is going to change that. It's only going to change where people can afford to live.

### 2. Air BnB and VRBO's

Look at all the space that is already available to use. For example Air BnB and VRBO rentals are taking away from the rental/housing market. There is not strong enough regulation on these short-term rentals and there are abuses in which they have become permanent short-term rentals when these are units that could go to actual Portlanders instead of tourists.

### 3. Planning for smaller households

This proposal talks about planning for "smaller households with fewer children" but seems to

be speaking of a very narrow and White definition of the term? Is it describing the people who have already been displaced and can't afford housing in Portland? Is that describing the diverse descriptions of families across cultures? Does that describe the family that includes grandparents, aunts, cousins, etc. all living together? An example of this seems to be the Jarrett Street Condos in N. Portland that are giving preference to people displaced by gentrification, but these units are so small that they are not appealing to those people. The space does not reflect their family's needs.

#### 4. Environmental concerns

During this time of great concern about global warming and the clear information about interaction between human acts and environmental well being, demolition of homes and the trees and green space so necessary to counteract environmental contamination seems to not even be considered. This is shocking given Portland's interest in wanting to be considered forward thinking in environmental matters. This plan does not discuss any protections for trees, planting habit, pervious surfaces, or human health, How can we commit to specifications for setbacks when there are no specifications for how to save our tree canopy or habitat for wildlife? How can we agree to having two small houses instead of one "megahouse" when we can't specify how to ensure that lead, asbestos are not being released into the environment?

5. Vision of interconnection of increased population and Portland's inadequate highways and crumbling bridges and serious problems of water contamination.

It seems that money and increased tax revenue is driving this plan rather than a thoughtful holistic vision of how Portland can increase population, meet the needs of existing population needing housing and create a livable and environmentally responsible community for all

6. Most people in existing neighborhoods are not against change.

We are not trying to create exclusive single family communities to keep people out. In fact, it is the price of a home that creates exclusivity and panders to wealthy people. As was well stated by one of the women testifying on November 9, the most affordable homes are the ones that already existed and are now being demolished in the service of I'm not quite sure.

Thank you for your consideration.

Kate Kavanagh

**From:** Brooke Kavanagh  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP written testimony  
**Date:** Tuesday, November 22, 2016 9:38:55 PM

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City Council,

I would like to put my voice on the record as being opposed to the Resident Infill Proposal. These are the reasons.

1. "Affordability"

It is as far as I can tell a term that at best is poorly defined but used liberally. Developers don't care about affordability; they care about profit. Massive demolition/replacement, infill with apartment buildings, skinny houses, row houses, and ADU's have not helped with the housing affordability issue in Portland. In fact they've exacerbated the problem. For example, in my neighborhood where I live with my mother in a two-bedroom home, we could not even afford to buy our own home if we had to let alone one of the MILLION dollar megahomes they've replaced small starter homes with. A million dollars for a home on my block?! Developers came and spoke with our BWNA about razing the longtime small business dwellings on Fremont St. to build a retail/apartment building. We asked if it would be affordable housing, and the answer was NO, it would be "market rate" housing. So despite all of the refill and infill that we've seen just in our neighborhood alone, developers have not shown any interest in helping with affordability. A quick internet survey of new apartment buildings going up around town reveals that starting rates for studio apartments are over \$1000. For whom are these rates affordable?

The City of Portland needs to commit to defining affordable housing in terms of what it means for the people --not for the developers-- and figure out regulations that will stop the soaring prices because no amount of development is going to change that. It's only going to change where people can afford to live.

2. Air BnB and VRBO's

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serious problems of water contamination.

It seems that money and increased tax revenue is driving this plan rather than a thoughtful holistic vision of how Portland can increase population, meet the needs of existing population needing housing and create a livable and environmentally responsible community for all

6. Most people in existing neighborhoods are not against change.

We are not trying to create exclusive single family communities to keep people out. In fact, it is the price of a home that creates exclusivity and panders to wealthy people. As was well stated by one of the women testifying on November 9, the most affordable homes are the ones that already existed and are now being demolished in the service of I'm not quite sure.

Thank you for your consideration.

Brooke Kavanagh

**From:** Chris Sparhawk  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Comments  
**Date:** Tuesday, November 22, 2016 9:28:50 PM

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I am a longtime resident of Portland, OR and the Alberta Arts neighborhood before it was identified as such. Our neighborhood has been changing at an alarming rate particularly due to the relaxing of guidelines that the original neighborhood was built upon and abided by.

The newer changes and relaxed enforcement of building codes has been a great benefit to developers and new residents who can afford what they've built. But it's come at the expense of the neighborhood, homes, and lives that the residents of the neighborhoods have made.

Where there is financial motivation enough, developers will pay more than any individual can afford for smaller, affordable homes. They will then tear down perfectly good homes in order to build new large homes for which they can maximize both the percentage of lot used and square footage of the home in order to yield the greatest profit for their company.

They do not care at all about the impact to the neighbors, neighborhood, livability of the area, or the environmental impact caused by these motivations. They don't have to have the light in their homes eliminated by structures that tower over them and block the sun. They do not have to see large trees cut down with no space left to replant trees except very small, specific street trees which process much less water and air. They do not have to live in a neighborhood where neighbors can no longer talk to each other from porches as the new buildings obstruct that communication and visibility. They do not have to walk streets past buildings that no longer have yards where children and dogs play and interact, where gardens grow, or neighbors spend the afternoons. They do not have to watch every square inch of land that can absorb the rain, paved over. They do not have to live in the aftermath of a new structure built with many new chemicals and materials that are unhealthy to those around them.

While, I support the urban growth boundary and the concept of higher density within the city limits, I do not agree with the proposal to allow duplex in-fill on traditional lots. I believe there are better solutions that provide for greater number of houses, while also preserving the nature of a neighborhood.

These solutions require a more considered approach that balances greed against community, livability, and character. But this consideration would better preserve the lifestyle we've become known for. And it's worth doing right.

Please turn down this proposed approach. It adversely affects Portland and Portlanders.

Chris Sparhawk  
4815 NE 17th Ave  
Portland, OR 97211

**From:** Edward Dundon  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Proposed Residential Infill Project Recommendations  
**Date:** Tuesday, November 22, 2016 9:27:05 PM  
**Attachments:** [City Council RIP ltr. 11-22-16.docx](#)

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Dear Sr/Ms,

Please see attached document with my comments regarding the RIP Recommendations.

Regards,  
Ed

**Ed Dundon, President**  
**The Dundon Company, LLC**  
**205 SE Spokane Street, Suite 358**  
**Portland, OR 97202**  
**503-297-0208 - Phone**  
**503-297-0218 - Fax**  
[www.dundoncompany.com](http://www.dundoncompany.com)



November 22, 2016

City Council  
City of Portland

Subject: Proposed Residential Infill Project Recommendations

Dear Sr/Ms:

**PLEASE VOTE AGAINST THE RIP RECOMMENDATIONS BEFORE THE CITY COUNCIL!!**

I have been watching with sadness and anger for several years the destruction of our city and its character under the guise of density to meet growth projections and affordable housing. The RIP Recommendations are contrary to:

1. The city's own studies indicating there is enough land to accommodate projected growth through 2035 without zoning changes addressing density.
2. Against the findings of a 2014 DHM Research study which found that our region wants to live in single-family homes with green space at a reasonable cost.
3. A recent PSU study that showed how the proposal would hurt those it is intended to help and could destabilize portions of the city due to speculative building and demolitions of existing homes.
4. A democratic due process for neighbors to understand and weigh in on the impact to their home, street and neighborhood by the re-zoning of 65% of the city with a housing overlay.
5. The city's stated goal of requiring for affordability, further lining developers interests as modest homes are destroyed to be replaced by a home twice as large and costing twice as much.
6. The directive from the people who live in these neighborhoods to protect neighborhood character, a top priority voiced in public testimony. (30 of 34 east side neighborhoods have voted against RIP Recommendations.)

The RIP Recommendations would:

1. Provide no meaningful reduction in scale of homes.
2. Encourage demolitions and escalate land prices.
3. Ignore and undue the work of the Portland 2035 Comprehensive Plan with a weighted interest postulation changes without research to inform the recommendations.
4. Provide for significant destruction of older homes, tree canopies, yards, privacy and livability.
5. Spread density throughout the city unencumbered by the infrastructure to support it and contradicts the Comprehensive Plans intention of density near walkable centers of 20 minute neighborhoods.

**If approved, your decision would ignore the majority opinion of the population affected by the recommendations and history will credit you with the destruction of the fabric and character of one of the most attractive cities in the Country.**

Very Truly Yours,  
Edward Dundon  
7207 SE Reed College Place  
Portland OR 97202

**From:** Jim Edelson  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Tuesday, November 22, 2016 9:21:07 PM

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22 November 2016

Dear Council Members,

As a 20 year resident of Laurelhurst, I am very concerned about the proposed Residential Infill zoning revisions. Most importantly, they will provide incentives for a potentially significant and rapid change to the character of our neighborhood through increased rates of demolition. As a Board member of the LNA for over 8 years now, I have heard concerns from across our neighborhood about the impacts on the impending and wholesale zoning changes away from R5. Since Laurelhurst was platted over 100 years ago, it has grown into a unique historic and cultural reservoir for the city of Portland. Each of the residents is proud of what our neighborhood lends to the city as a public and environmental resource, and to each of us in quality of life.

Of course, the LNA Board has already communicated to you in a previous letter that the LNA is less concerned about the increase in density than the demolition and destruction of the character of the physical assets. Our letter did not oppose interior subdivision of structures, but rather the wholesale demolition of the neighborhood assets.

Thus, speaking on my own behalf here, I would like to propose that a first layer of Demolition Review be required of those properties that are granted increased zoning density due to the Residential Infill project. To wit, I recommend that a Title 33 type of process (based on text as shown below this paragraph) be required of those properties in Laurelhurst should they file a Demolition Permit linked to a development plan that would increase density as per the new zoning status. Furthermore, I recommend that this Demolition Review be a Type II Review, rather than a Type IV as it is for designated historic resources, and be subject to Appeal to a Hearings Officer. This overlay should remain in effect until and if it is superseded by an Historic District design overlay.

Demolition of the resource has been evaluated against and, on balance, has been found supportive of the goals and policies of the Comprehensive Plan, and any relevant area plans. The evaluation may consider factors such as:

- a. The merits of demolition;
- b. The merits of development that could replace the demolished resource, either as specifically proposed for the site or as allowed under the existing zoning;
- c. The effect demolition of the resources would have on the area's desired character;
- d. The effect that redevelopment on the site would have on the area's

desired character;

Thank you for recognizing and considering the special character of the Laurelhurst neighborhood and tailoring the ordinance to reflect those circumstances.

Jim Edelson  
415 NE Mirimar Pl.  
Portland OR 97232  
503.231.4665

**From:** Charles Wood  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP Committee, the rent is too damn high!  
**Date:** Tuesday, November 22, 2016 9:08:39 PM

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Hi,

I was told you will be making decisions about the growth of our city, and may be listening too much to developers. Homes are more than something to invest in, sell and then move to Arizona where it doesn't rain. It sucks down there. We need to keep the cost of living down here. Please read the information here:

<http://us11.campaign-archive1.com/?u=636ccab2e3ee66e65706c1a48&id=6ae6958ecd&e=791f55ee53>

I agree with Chloe Eudaly, that we need a rent freeze. The reason people can afford to try new ideas for food, business, art, music and design here, is that it is affordable to live here. Please don't let that change. Out of state corporations making money with their ideas but putting a bird on it is no good. The reason it is so good here is decision made 30 years ago by you, the BPS. Please live up to your former selves.

humbly,  
Charles Wood  
Librarian  
503.892.2033

**From:** Elizabeth Super  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Opposition to Residential Infill Project  
**Date:** Tuesday, November 22, 2016 9:03:03 PM

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To Whom it May Concern:

I am writing an opposition to the residential infill project (RIP). I am a current resident of Eastmoreland and have seen lot splitting an increased density destroy mature tree canopies, increase parking congestion and decrease affordability. With increased density there will be further school crowding in South East schools.

Please do not vote for this policy. Residents in your community are against these policies and feel that this is poor planning. Please listen to the citizens of Portland and do not pass this legislation.

Sincerely,  
Elizabeth Super  
7100 SE Reed College Place

**From:** Cheryl Paddock  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP comments  
**Date:** Tuesday, November 22, 2016 8:53:11 PM

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Dear City Council, I have concerns and object to the RIP proposal for infill in the City. My main concerns are that it would not be sensitive to historic preservation, neighborhood character, diversity and uniqueness, and would allow for very pricey development to go in.

Please do more research and make changes to this urban planning proposal.

Sincerely,  
Cheryl Paddock  
7812 SE Reedway St.  
Portland, OR 97206

**From:** Karl Abramovic  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Landfill Project (RIP) input  
**Date:** Tuesday, November 22, 2016 8:49:30 PM

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As a 56-year-old, life long resident of Portland, I am concerned about certain aspects of the Residential Landfill Project (RIP: a seemingly cruel acronym for all the historic architecture that dies during urban development).

My concerns:

- RIP states that parking for proposed multi unit projects is a problem, but then doesn't plan to hold developers accountable for supplying such parking in their development proposals.
- RIP doesn't seem to have any provisions for protecting old growth trees at demolition sights. The felling of each majestic tree or historic house means the unique and authentic spirit of Portland suffers.
- The development of big houses that drastically clash with the surrounding environment ruin the character of a neighborhood.
- My biggest concern is that real estate developers (whose motivation is for profit and not the integrity of our city) were brought in to help draft RIP guidelines. That's like having members of the coal industry help determine what's best for the environment.

Please be thoughtful in laying out the RIP plan and carefully consider the long and short term effects of the provisions you include.

Sincerely,

Karl Abramovic  
3415 SE Glenwood St.  
Portland, OR 97202

**From:** Lisa Abramovic  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Tuesday, November 22, 2016 8:46:18 PM

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Over and over I have heard every Portlander I talk with complain about the difficulty in finding parking places near the places they shop or eat, or around their own homes. WHY? Because of the lack of provided parking that the multiple unit developments have. No, these people do not all use the bus. They own cars that they park on the street. It is essential to the safety of Portland's residents and the livability of the city itself to start demanding parking spaces for every new development, at least 75% of the units should be provided one parking space.

Also, part of Portland's beauty, charm, and healthy air is because of all its trees. We have grand, old trees that should not be harmed if a developer decides to build on a lot. Otherwise, our city will become a city of concrete and buildings, lacking the natural beauty that brought so many people here in the first place.

And all new or "remodeled" buildings and homes should fit within its neighborhood's scale. In other words, if most of the homes are small, single family homes, then multiplexes and monster homes that tower over their neighbors shutting out sunlight, views, and privacy should not be allowed.

Please do not let the developers control you or our city's growth. They do not care about the future of Portland. They are only in it for the money. The people who elected our city's officials have trust that they will work for a better Portland for all people, not just for greedy developers.

Thank you,

Lisa Abramovic  
3415 SE Glenwood St  
Portland, OR 97202



**From:** Kalin Lehner  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Tuesday, November 22, 2016 8:45:47 PM

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Hi!

I'm writing because I keep seeing "the sky is falling!" reports on residential infill. My family lives on the border of several zones - Across the street is multifamily, our home is zoned R2.5, and another block up it switches to R5. Since purchasing our home we've had a small single family home across from us be knocked down and replaced with two townhomes. On the street behind us a single family home was replaced with 2 homes, and a single family home was just demolished to construct a condo complex rumored to have 10 units. And know what? It's been great! My kids have new friends to play with, we have great new neighbors, and our neighborhood livability has only changed for the better. We're a great neighborhood and I am happy to share it with others!

Kalin Lehner  
hillsdale

**From:** Gail Harradine  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Tuesday, November 22, 2016 8:35:18 PM

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I am opposed to Recommendation #4 of the Residential Infill Project concept report to City Council. I believe that it should be acceptable to replace a single family dwelling in the Housing Opportunity Zone in R2.5, R5 and R7 zones with just another single family dwelling. You should not be required to make it a duplex or add an accessory dwelling unit (ADU).

This proposed change affects most of the single-family dwellings west of I-205. This is a significant change to make without any track record to understand the consequences. It would be prudent to do a pilot project first.

If your house burned and you wanted to replace it, you should be allowed to do so without being forced to become a landlord. It should be a choice, not a requirement.

Gail Harradine

401 SE 47th

Portland, OR 97215

**From:** Ellen Fitchen  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Bureau of Planning & Sustainability's Residential Infill Project- Opposition Plea  
**Date:** Tuesday, November 22, 2016 8:27:02 PM

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To the RIP Committee,

As lifelong residents of a wonderful Eastside neighborhood, we are asking that the committee put the breaks on this ill conceived proposal which flies in the face of the Portland 2035 Comprehensive Plan for our great city. More time and research is needed by qualified, impartial professionals and residents with no possible financial interests in the direction our future takes.

Portlanders don't want our schools more overcrowded, our under manned emergency services more stressed, or more congestion of our lovely tree lined streets. Portland's soul is in our history, our buildings, our trees and parks; it is in the very character and diversity of our neighborhoods.

We have seen greedy developers tear down houses only to replace them with oversized McMansions that are way overpriced for the neighborhoods. As a result, all the homes are becoming less affordable for our children who want more than anything to raise their families here where they grew up. Shouldn't we consider preserving the continuity of these neighborhoods that we have come to treasure for our future generations? They are a big part of the heart and soul of our great city.

We hope you will take a step back and respect the thoughtful urban planning history of Portland. It is what has made us great.

Sincerely,  
Ellen Fitchen

Sent from my iPad

**From:** adrian@adrianklein.com  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP - Do Not Rollout  
**Date:** Tuesday, November 22, 2016 8:23:17 PM

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Hello City Council,

I am writing you to let you I am concerned with the RIP (Residential Infill Project) changes being proposed in Portland. From all that I am reading and hearing the in-person forums to present this proposal has been met by much more resistance than acceptance. It also seems the original proposal was on the right track but has since gone off the rails not serving the intended purpose it originally sought to do. I don't think these significant measures are needed to accommodate what are only projections for new residents in years ahead, not to mention the overall consensus is that lack of land for more single family homes is not an issue in Portland nor will be in the near future. Additionally this will negatively impact overall livability in many single family resident neighborhoods rather than make them more desirable. Let's step back and think through this before making a decision that has rippling negative repercussions.

Thanks for listening.

Adrian Klein

**From:** Roz M  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Rezoning of our neighborhoods  
**Date:** Tuesday, November 22, 2016 8:21:27 PM

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To whom it may concern,

I am most concerned about loosing the charm, quite and wildness of seeing birds of prey (including bats, doves, migratory song birds) flying outside my front door. Please do not allow the rezoning of Johns Landing or Burlingame area.

I have been a homeowner in Johns Landing for over 30 years and want to continue enjoying walking or driving by the old neighborhood.

Roberta Martinez  
5926 SW View Point Terrace  
Portland, OR 97239

**From:** David Friedman  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Objection to rezoning overlay  
**Date:** Tuesday, November 22, 2016 8:19:50 PM

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Greetings,

We are writing to express our opposition to the proposed Rezoning Overlay. This overlay will overcrowd the infrastructure and scale of the neighborhoods that make Portland special. This is a radical proposal that will take down trees and obliterate the look and feel of our city-- certainly less dramatic solutions are available. Don't let the developers run the city and ruin the city.

We hope that the CC will consider these views, expressed more eloquently by others.

-- David Friedman and Laura Appleman, 5860 SW 18th Drive

**From:** Patricia Ibanez  
**To:** [Council Clerk – Testimony](#)  
**Subject:** save our beautiful neighborhoods  
**Date:** Tuesday, November 22, 2016 8:11:52 PM

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Hi there,

My name is Patti Ibanez and I live at 150 SW Ridge Drive, Portland, OR 97219. I'm writing relating to the proposal of the Residential Infill Project recommendations. I URGE you to please vote against this proposal.

I moved to Portland a year and a half ago because of the beauty of the city and delightful urban planning. In the short time I've lived here I've noticed something that troubles me and that relates to the development of homes that takes away from the character of the neighborhoods. I own my home - it is on half an acre. Many of the neighbors were fearful that we were going to split up the property and put multiple homes on it. We certainly don't want to - but now I fully understand their concern. We have seen homes put up in small spaces, homes that do not match the feel of the neighborhood, beautiful, old trees ripped out. I'm afraid that this rezoning measure is going to severely impact our neighborhoods - it seems so obvious that developers with special interests are wanting to make money at the detriment of the city. Consideration needs to be given to the congestion these measures are going to bring about, sacrificing wildlife habitats and removing tree canopy.

As a homeowner, I urge you to please amend this proposal.

Warmly,

Patti

Patti Ibanez, Art Dept Coordinator  
323.983.3263  
[goldenpatti@gmail.com](mailto:goldenpatti@gmail.com)

**From:** Karin Bryson  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Concept Recommendation for Collins View Neighborhood - we do not support  
**Date:** Tuesday, November 22, 2016 8:05:14 PM

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

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

Re: Residential Infill Concept Recommendation

Mayor Hales & Commissioners:

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

Among our reasons,

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



dwelling neighborhoods.

- It would be inconsistent with the Comprehensive Plan Zoning Designations and the zone descriptions in Goal 10.1, paragraphs 3-7, Goal 10.3c regarding the method of making zoning changes, and Figure 10-1 regarding called zone changes.
- Amendment #p45 also contemplates using zoning (not overlays).
- The added housing capacity is not needed to accommodate growth expected over the life of the Comprehensive Plan according to the staff at the Nov. 1 briefing.

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

Thank you of your consideration,

Karin Bryson

014 Sw Brugger St.

Portland, OR 97219

**From:** K K  
**To:** [Council Clerk – Testimony](#)  
**Subject:** NO to City Rezoning Proposal  
**Date:** Tuesday, November 22, 2016 7:32:15 PM

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When we purchased our Portland home many years ago, we chose it based on the character of the Collins View neighborhood and also the fact that it was zoned such that the area could grow in an appropriate way. Now its disturbing to hear that the city can just erase this by implementing a plan which seems to have many flaws.

The city rezoning Proposal is being pushed as an answer to affordability, when there is every indication that it would not provide affordable housing. In fact, a recent study by PSU Urban Studies and Planning indicates that it would more likely have the opposite effect, creating smaller but more expensive units and displacing existing residents. Please read Nov 19th Oregonian article about latest condos in N. Portland going for \$ 425/sq ft.

If passed, this Proposal would;

- Rezone most of the city, WITHOUT going through a rezoning process
- Eliminate single family residential zoning in 65 % of the city.
- Allow Duplexes on most R5 lots, triplexes on corners
- Allow up to a 3900 sq ft home on a R5 lot
- Would increase density on most R5 lots up to 300 %, More than R 2.
- Does almost nothing to address Scale, the primary objective concern of citizens of this city.
- Does nothing to address demolitions, a primary concern of citizens.
- Ignored the Strong opposition voiced in Public Meetings.
- 27 neighborhoods opposed, with only 4 in support.
- Does not align with the Comprehensive Plan to densify near centers and (legit) corridors.
- Will not provide what we think of as affordable housing.

Please do not allow the demolition of our treasured neighborhoods in a misguided attempt to respond for the need for middle housing. This would be a huge mistake and we urge you to reconsider.

Sincerely,

Karl Keska  
Collins View Neighborhood  
[0371 SW Palatine Hill Rd](#)  
[Portland OR 97219](#)

**From:** KK  
**To:** [Council Clerk – Testimony](#)  
**Subject:** NO on Proposal to rezone our neighborhood  
**Date:** Tuesday, November 22, 2016 7:28:48 PM

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When we purchased our Portland home many years ago, we chose it based on the character of the Collins View neighborhood and also the fact that it was zoned such that the area could grow in an appropriate way. Now its disturbing to hear that the city can just erase this by implementing a plan which seems to have many flaws.

The city rezoning Proposal is being pushed as an answer to affordability, when there is every indication that it would not provide affordable housing. In fact, a recent study by PSU Urban Studies and Planning indicates that it would more likely have the opposite effect, creating smaller but more expensive units and displacing existing residents. Please read Nov 19th Oregonian article about latest condos in N. Portland going for \$ 425/sq ft.

If passed, this Proposal would;

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- Would increase density on most R5 lots up to 300 %, More than R 2.
- Does almost nothing to address Scale, the primary objective concern of citizens of this city.
- Does nothing to address demolitions, a primary concern of citizens.
- Ignored the Strong opposition voiced in Public Meetings.
- 27 neighborhoods opposed, with only 4 in support.
- Does not align with the Comprehensive Plan to densify near centers and (legit) corridors.
- Will not provide what we think of as affordable housing.

Please do not allow the demolition of our treasured neighborhoods in a misguided attempt to respond for the need for middle housing. This would be a huge mistake.

Karl Keska  
Collins View Neighborhood  
0371 SW Palatine Hill Rd  
Portland OR 97219

**From:** Carol Bishop  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Tuesday, November 22, 2016 7:24:12 PM

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What concerns me most as a homeowner in the Multnomah Village neighborhood is the prospect of trees being cut as development occurs as well as a lack of suitable parking for all housing built. I understand that growth will occur in Portland, as it will across the rest of Oregon and Washington, but it does seem that certain areas are marked for more density rather than all areas of the city being affected.

It makes sense to me that the areas close to urban centers are to have more residents—dense lodging allowed or encouraged. However, the plans I have seen are confusing but seem to show quite a large change in density zoning for certain areas of the city, not just along major thoroughfares. Plus there are other areas of Portland not slated for zoning changes at all. Why is that?

I have heard that giant houses will no longer be able to be built on small lots. Saving a bit of privacy and space around us may be a luxury but makes life worthwhile. It is valuable. A tree canopy is also important.

I do like the ADUs being promoted, as that is one way to accommodate elderly people as they move from larger homes into smaller units.

My biggest objection is having houses and apartments/duplexes etc built without enough parking garages for their occupants to use. It is folly to think that people will not continue to have at least one vehicle per unit, and some will have more, so be real and plan for parking that will let people find a space. Both residents and visitors need to be able to park and merchants in these areas also need customers to find spots.

Finally, in the SW we have no sidewalks along some busy streets (Capitol Highway, for example), no pavement on some streets—we do not have sufficient infrastructure to support existing residents. It may be problematic to increase density unless underlying services can handle the load.

Is this a fair proposal? I have reservations about it.

Sincerely,

Carol Bishop  
3704 SW Spring Garden St  
Portland, OR 97219

**From:** Desiree Taylor  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project RIP  
**Date:** Tuesday, November 22, 2016 7:08:52 PM

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I support RIP. Please consider their proposal.

Thank you

Desiree Taylor

Sent from my iPhone

**From:** J'aime ona Pangaia  
**To:** [Council Clerk – Testimony](#)  
**Subject:** comment on RIP concept  
**Date:** Tuesday, November 22, 2016 7:03:00 PM

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My values (no particular order) are city planning that:

Preserves generous space for preserving and planting tall trees, both in residential neighborhoods and urban development

Continuing to support affordable single family houses

Enhancing earthquake-safe building and zoning laws

Maintaining neighborhood character, particularly if the neighborhood wants to preserve it's character.

Cut back on the building of 'McMansions' particularly where the new proposed homes would be considerably outsized in relationship to nearby existing homes.

Actively engage with neighborhood associations to assess and be responsive to concerns that any given neighborhood has.

sincerely,

J'aime ona Pangaia

3647 SE Ogden Street  
97202

ps, as an aside, I am not in favor of the fact that a few people on my neighborhood association is aggressively working to establish a 'historic district' in an effort to meet some of these goals. I'd much rather see neighborhood and city leaders working together on these issues.

“A garden is always a series of losses set against a few triumphs, like life itself.” —  
May Sarton

J'aime ona Pangaia  
[ona\\_pangaia@comcast.net](mailto:ona_pangaia@comcast.net)  
503-867-7545

**From:** Paul Dugan  
**To:** [Council Clerk – Testimony](#)  
**Subject:** residential infill project  
**Date:** Tuesday, November 22, 2016 6:59:32 PM

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To Whom it May Concern:

I am writing with regard to your proposed residential infill project. My wife and I moved to Portland nearly five years ago and purchased a home in Eastmoreland. Certainly, we feel very fortunate to live in such a wonderful neighborhood, but am also very concerned about what appears to be happening in Eastmoreland and will continue to move in a negative direction should the infill project proceed as currently outlined. I hope those involved in the decision making process will give more consideration to the potential negative impact that this will have to what is an historic looking neighborhood with a great deal of character and charm. In our opinion, this will not adequately address the issue of adequate housing and potentially destroy a neighborhood long known for its character.

Sincerely,

Paul and Sherry Dugan  
7027 SE 35th Avenue  
Portland, Oregon 97202  
775-690-1141

**From:** Shannon Johnson  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project suggestions  
**Date:** Tuesday, November 22, 2016 6:58:32 PM

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Dear Mr. Mayor and Commissioners,

Thank you for your time and your work to bring more abundant & affordable housing options to more Portlanders.

I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

I support the Residential Infill Project:

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental and home ownership needs of more Portlanders - our household sizes are getting smaller, and more families are looking for inter-generational living.
- The RIP reduces energy use, and supports transit, walking & biking, and Portland's climate goals.

The proposal can go further in key ways:

- By following the steps outlined in the Internal Conversions Report, the proposal can be strengthened by making conversions the easier and more economical choice over a tear-down.
- Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation and accessibility.
- The RIP can benefit even more families in two ways: 1) Extend the "middle," ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland. 2) Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

Thank you again for your time and consideration at this critical moment,

Shannon Johnson



**From:** Lisa Eddleman  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Against RIP recommendations  
**Date:** Tuesday, November 22, 2016 6:54:44 PM

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Hello,

I am writing to express strong opposition to current RIP recommendations which are about to be subject to vote, without adequate consideration by affected neighborhoods. We live in Laurelhurst, and are opposed to current recommendations. As it currently stands, the RIP proposal will ruin neighborhoods and the character of close-in Portland, encourage tear-downs, and enrich property developers. What it will NOT do is make a dent in Portland's housing challenges. The city should also be aware that by effectively re-zoning neighborhoods ex post facto, it will be opening itself up to a flood of lawsuits from property owners who can rightfully claim that the city has not only negatively impacted their quality of life, but has caused serious economic damage by de-valuing existing single-family homes. Make no mistake, the city will have a protracted legal fight on its hands should it move forward with this ill-conceived plan.

W. Christian and Lisa Eddleman  
803 NE Laurelhurst Pl  
Portland, OR 97232

**From:** Ted Gentner  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Comments on RIP  
**Date:** Tuesday, November 22, 2016 6:48:53 PM

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I am sending you this email to comment the Residential Infill Project. I am a native Portlander and registered architect in Oregon.

I believe that the desire to scale down houses is laudable and should definitely be pursued. A 5,000sf house on a 5,000 sf lot is just not a product of good planning. While homes in Portland have been built to the side setbacks for years and years, previous generations homes were built on lots long enough to provide a healthy balance of building mass with open space. Current lot sizes just don't allow this balance to occur. The reduced scale proposed by RIP appears to be a positive response to this problem.

The second half of the RIP, the desire to convert 65% of single family housing areas into multi-family zones is a HORRIBLE idea. I understand we need to increase density in the city to accommodate new arrivals as well as provide a greater selection of lower priced housing options. I don't necessarily object to the intent of this goal but the sheer scale proposed is a BIG MISTAKE. The sheer volume of additional residents (and yes, their evil/bad/nasty cars) will overwhelm the infrastructure of most neighborhoods affected. If you want multi-family housing, re-zoning lots along major thoroughfares with greater transit service is certainly a logical method of adding density. We all know greater parking requirements for these projects will not happen so close proximity to transit is a must. Allow for larger buildings with more 3 and 4 bedroom configurations for families.

Allowing any single family residential lot to become a duplex or tri-plex on corner lots is a short sighted response. The current ADU policies seem to allow this already for most lots, so why do we need a policy that will create a greater possible density in an R-5 zone than in an R-2.5 zone?? That is simply non-sensical. Plus, the kind of poor modifications that would be done to single family homes to meet this allowance would completely destroy the quality and character of the current housing stock. Most DIY remodels are poorly done, either due to ignorance or lack of funds and/or desire to do the work properly.

If you want greater density, re-zone areas to create that higher density. Destroying one of Portland's strengths (Fantastic single family housing neighborhoods) with a quick knee-jerk response to an evolving problem is worse than not changing the city at all.

If the Planning Department wants to show all of us that they really ARE the smartest ones in the room, come up with a much stronger and more reasoned solution than this. It's as if they simply disregarded the new Comprehensive Plan already.

**From:** Melinda Matson  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony, Melinda Matson 3818 N Vancouver Ave, 97227  
**Date:** Tuesday, November 22, 2016 6:48:11 PM  
**Attachments:** [Nov 7 BFAP to City Council.pdf](#)

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Attn: BPS and City Council  
Re: Residential Infill Project Testimony

Dear officials,

The efforts toward improved residential infill which the City Council and Bureaus continue to make are appreciated. Thank you.

I've previously advocated to city government to take inspiration from a project in Austin TX that facilitates development of affordable green ADU housing (The Alley Flat Initiative).

As a part of Portland's work toward smarter density and creative options in expanding affordable housing, it would be great to see the city establish a civic program inspired by this innovative project's guidelines:

“To participate in the Initiative and receive reduced fee services (from Austin Community Design & Development Center) clients must commit to the City of Austin’s S.M.A.R.T. Housing program) for the first 5 years after their Alley Flat is completed. The acronym stands for Safe, Mixed-income, Accessible, Reasonably-priced, Transit-oriented. Benefits to SMART housing participants include fee waivers for permitting and some Capital Recovery fees, expedited review through the permitting process, and advocacy in resolving issues that may arise with other City departments.

Per the program, tenants are limited to households with income at or below 80% MFI (Median Family Income) and rent may not be more than 28% of a tenant’s household monthly income for the unit size.”

The project uses these guidelines in conjunction with pre-selected ADU architectural designs which meet green building standards - together addressing affordability, sustainability and conservation economy.

You can see more information on the project here:

[http://thealleyflatinitiative.org/?page\\_id=9](http://thealleyflatinitiative.org/?page_id=9)

A PDF of my recent related letter to City Council is attached. Thank you so much for your consideration.

Sincerely,  
Melinda Matson  
BFAP  
503.490.1649  
>

Melinda Matson  
BFAP Project Organizer  
3818 N Vancouver Ave  
Portland OR 97227

Portland City Council  
City Hall  
1221 SW 4th Avenue, Room 110  
Portland OR 97204

November 7, 2016

Attn: Portland City Commissioners and Mayor-elect  
Re: Transition of ongoing engagement, BFAP

Regards Commissioners and Mayor-elect,

I'm contacting you about a city planning opportunity I've been engaged with the city on since February, that should not be lost in administrative transition: policy for livable alley development. It might sound insignificant, but this issue is a low stakes-high reward snapshot of future Portland development across a union of crucial facets: green affordable housing, neighborhood connectivity/complete streets, environmental stewardship, and park-like spaces.

City Council, including the incoming Mayoral administration, has been represented in media as currently particularly supportive of more livable infrastructure and affordable housing, and your effort on these matters is very much appreciated. I ask you to please build on progress community leaders and I have made in recent months to also address these issues via alley policy.

- Portland has over 70 miles of alleyways which could eventually provide park-like frontage to green affordable ADU housing and unique micro business districts.
- Cities nationwide are moving forward with this planning model. Locally, it's being explored by Woodburn and Oregon City, has been piloted by Cornelius, encouraged by organizations including 1000 Friends, America Walks, and The Trust for Public Land; and championed by leaders such as Metro Councilor Kathryn Harrington.
- There is state, federal, and private funding applicable to this planning model, but the context to seek such funding does not yet exist in Portland programming.
- As reported by local news sources at least eight times in five years, Portland citizens have been clamoring for progressive alley policy since at least 2011.
- Mayor Hales' office made an effort to facilitate the movement, but action within the bureaus has not been implemented.

- Neighborhood associations/coalitions and I provided Leah Treat with in-depth suggestions Jul-Aug; but the Livable Streets team, assigned to field the input, reports this issue is predominantly outside their scope.
- Mayoral policy advisors planned with me since early Sept to convene a comprehensive multi bureau meeting, with outlined objectives and invitees; but it has not yet come together.
- Oct 11, I conferenced with Trust For Public Land, Oregon Project Manager, Owen Wozniak and TPL LA Green Alley Project Manager, Natalia Gaerlan. TPL has partnered with other cities on green alley programming. If Portland were to pilot action on this issue, TPL might be willing to bring their experience to a municipal partnership.

This letter is a respectful request for specific actions. I ask you to please consider taking the following steps to build on the concerted attention and progress now established.

- Facilitate convening of the comprehensive multi bureau meeting on potential alley policy, including representatives from the community and potential municipal partners such as TPL. I can forward the outlined objectives and invitees previously discussed with policy advisors.
- Facilitate a proposal to create green affordable ADU housing programming inspired by the Austin Alley Flat Initiative: a program which approved multiple green building ADU designs from an architecture competition, publicly available for expedited/streamlined permitting incentives, on the condition that they meet affordable housing standards for at least 5 years following development.
- Facilitate a proposal to create alley rights of way improvement and maintenance programming that accounts for placemaking, environmental stewardship, the varying impacts of adjacent developments, and financial consideration for qualifying low income property owners.

A summary of livable alley policy goals is simple:

- Increase park like places and neighborhood connectivity
- Encourage green affordable ADU housing and community uses
- Reduce urban dead-spaces, heat-trap, and runoff
- Simplify and improve the citizen engagement processes for these aims

Since February, I've actively engaged in livable alleys best practices research and connected with a network of residents, community leaders, business owners, nonprofit organizations, schools, industry leaders, neighborhood associations and civic staff who are strongly supportive of livable alley policy and development for Portland. Groups that have officially advocated for this effort include the Boise Neighborhood Association, the Foster-Powell Neighborhood Association, the Northeast Coalition of Neighborhoods, the Rebuilding Center of Our United Villages, Adaptive Development Company, SolTerra, the Institute for Sustainable Solutions at

Portland State University, The Portland Alley Project, Create Plenty, HELP Portland, the City Repair Project, 1000 Friends, America Walks, the EPA funded G3 Digest, and more.

Alleys are the infrastructural capillaries of urban housing, transportation, and green-space. They're hidden assets with which to explore and model innovative policy in a uniquely focused setting - a humble opportunity for planning at the confluence of environmental and community stewardship, with beauty and efficacy.

Thank you very much for your municipal work, and for your consideration. If I can help further your effort on this issue, or provide more information, please do not hesitate to contact me.

Sincerely,  
Melinda Matson

The Beech Failing Alley Project  
503.490.1649

"Updates" at <https://www.ioby.org/project/bfap>

Archive of Portland Letters for Livable Alley Policy:  
[https://www.dropbox.com/sh/45vgm9gr4z8omf0/AAC5P-IRIP-UGs\\_dJrvttF5a?dl=0](https://www.dropbox.com/sh/45vgm9gr4z8omf0/AAC5P-IRIP-UGs_dJrvttF5a?dl=0)

**From:** Susan Moray  
**To:** [Council Clerk – Testimony](#)  
**Subject:** infill  
**Date:** Tuesday, November 22, 2016 6:36:35 PM

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As a longtime Portlander, I am disturbed by the way in which the neighborhoods of our wonderful city are being changed in ways that not only don't benefit its neighbors and their livability but also doesn't accomplish what is needed in the City - more housing stock at reasonable pricing. The way in which these properties are being developed do not take scale into consideration by cutting down mature trees and filling the lot with 2 and 3 homes make it unfavorable to what is desired by current residents.

I encourage you to look at scale and leaving undeveloped land including maintaining of mature trees commensurate with existing community standards

Thanks you,  
~SUSAN

SUSAN MORAY  
2133 SE ORANGE AVE  
PORTLAND, OR 97214  
503.515.5153

**From:** Nancy Bailey  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Testimony on the RIP  
**Date:** Tuesday, November 22, 2016 6:01:54 PM

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Dear Mayor and Council:

Please refer to the Metro Urban Growth Report last published on Oct. 15 2015, and to the testimony presented by Loren Lutzenhiser at the City Council on Nov. 16th 2016.

The points these documents cover make it pretty clear that we do not need to adjust the zoning in such a dramatic manner. Agreed a bunch of citizens who don't want it, is not making enough of an impact for you to change your mind. I understand that. From the lofty towers of the 7th floor the citizens are viewed as just a bunch of whiny NIMBYS. In my opinion you have been swayed by the siren song of the developers. Please make your decisions on what is best for livability. We do not need the developers to provide the jobs for the area at the expense of our neighborhood structure.



**From:** Katie Felver  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Support for the Residential Infill Project  
**Date:** Tuesday, November 22, 2016 5:58:09 PM

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Dear Mr. Mayor and Commissioners,

Thank you for your time and your work to bring more abundant & affordable housing options to more Portlanders.

I represent a large portion of young professionals having trouble finding an affordable place to live in Portland. Working in the architecture profession here, I am devoted to doing what I can to make a difference in this city's livability and architectural character. I would like to quickly remind Council of how important this suite of proposals can be to increasing more young working peoples' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

**I support the Residential Infill Project:**

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental *and* home ownership needs of more Portlanders – our household sizes are getting smaller, and more families are looking for inter-generational living.
- The RIP reduces energy use, and supports transit, walking & biking, and Portland's climate goals.

**The proposal can go further in key ways:**

- By following the steps outlined in the Internal Conversions Report, the proposal can be strengthened by making conversions easier and the more economical choice over a tear-down.
- Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation, accessibility, and ecological sensitivity to our urban environment
- The RIP can benefit even more young people and families in two ways:
  - Extend the “middle,” ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland.
  - Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

Thank you again for your time and consideration at this critical moment,

Katie Felver

**Katie Felver**  
**Mahlum** | Architects Inc

(503) 548-2220 d  
(503) 224-4032 p  
(503) 224-0918 f  
1231 NW Hoyt, Suite 102 | Portland, Oregon 97209

**:: Mahlum will be closed Thursday, Nov 24 and Friday, Nov 25 to celebrate Thanksgiving. We wish you a wonderful holiday.**



[WWW](#) | [LinkedIn](#) | [Twitter](#) | [Vimeo](#)

**From:** Marianne Mauldin  
**To:** [Council Clerk – Testimony](#)  
**Subject:** infill  
**Date:** Tuesday, November 22, 2016 5:44:09 PM

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Respected City Council,

I am concerned about the size of new houses, demolitions and the rising cost and lack of affordable choices throughout the city. Please take care of our city with your decisions. Our city has turned into a San Francisco. I have lived here for 65 years, my whole life and feel such a deep sense of sadness.

Best,

Marianne Mauldin  
4335 N.E. 40th Ave.  
Portland, Oregon  
97211

**From:** Peter Barich  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Support  
**Date:** Tuesday, November 22, 2016 5:34:39 PM

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Dear Mr. Mayor and Commissioners,

Thank you for your time and your work to being more abundant & affordable housing options to more Portlanders.

I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

**I support the Residential Infill Project:**

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental *and* home ownership needs of more Portlanders - our household sizes are getting smaller, and more families are looking for inter-generational living.
- The RIP reduces energy use, and supports transit, walking & biking, and Portland's climate goals.

**The proposal can go further in key ways:**

- By following the steps outlined in the Internal Conversions Report, the proposal can be strengthened by making conversions the easier and more economical choice over a tear-down.
- Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation and accessibility.
- The RIP can benefit even more families in two ways:
  - Extend the "middle," ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland.
  - Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

Thank you again for your time and consideration at this critical moment,

Peter

--

# Peter Barich

[peter@communitecture.net](mailto:peter@communitecture.net)

T: [503.230.1293](tel:503.230.1293) C: [503.730.5953](tel:503.730.5953)  
840 SE Alder | Portland, OR 97214



**From:** erin goodling  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Affordable housing- RIP  
**Date:** Tuesday, November 22, 2016 5:12:00 PM

---

Dear Mr. Mayor and Commissioners,

Thank you for your time and your work to bring more abundant & affordable housing options to more Portlanders.

I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

I support the Residential Infill Project:

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental and home ownership needs of more Portlanders - our household sizes are getting smaller, and more families are looking for inter-generational living.
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- The RIP can benefit even more families in two ways: 1) Extend the "middle," ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland. 2) Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

Thank you again for your time and consideration at this critical moment,

Erin Goodling

PhD Candidate  
Urban Studies & Planning  
Portland State University

**From:** john cameron  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Tuesday, November 22, 2016 5:02:17 PM

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Dear Sirs or Mams, I request you delay ANY further decisions on this topic until continued decisions with Portland residents affected by this project is completely AGAIN reviewed. I cannot help but believe that the City C council has already made up their mind to this project without a complete vetting. Thank-You, John Cameron

**From:** Shera Sinell  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Tuesday, November 22, 2016 4:59:14 PM

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I am writing to protest the current RIP project.

These are some of the reasons:

It would encourage demolition of older homes and escalate land prices

It would undo the work of the Portland 2035 plan

Ignore the directive to protect neighborhood character.

Provide no requirement for affordability in developments

Allow development without consideration given to infrastructure to support the growth such as over crowded schools, poor access to transportation. Also the removal of old growth trees which give habitat to wild life, shade, and are such an important part of Portland neighborhoods.

Please save the character and livability of our wonderful Portland neighborhoods.

Thank you  
Shera Sinell  
3930 SE Oak Street  
97214



**From:** Mary Holderness  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Proposal  
**Date:** Tuesday, November 22, 2016 4:50:31 PM

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Dear Portland City Council,

I object to the Residential Infill Project Proposal. Not only do I believe that the proposal will not successfully address its objectives (increased density, more affordability, preservation of older homes and neighborhoods, walkability, and preservation of neighborhood character), but I feel that the project has been overly, and inappropriately, influenced by developers and others who stand to benefit from its current conclusions.

In particular, I object to the “Housing Opportunity Zone” overlay. I see it as a sneaky attempt to circumvent established rezoning procedures, and a one-size-fits-all approach that is really only good for certain individual areas of the city—not for everywhere it is proposed.

The idea that affordability will be improved by tearing down older houses and replacing them with duplexes, triplexes, and ADUs is obviously invalid. Developers will buy and demolish older houses and build new structures that will cost even more. Demolition of older houses will be encouraged, not reduced.

I have seen analyses by a number of knowledgeable people, experts like Professor Lutzenhiser, and by members of the RIPSAC and United Neighborhoods for Reform, all of whom object to adoption of the proposed plan. Please do not support it.

Thank you,

Mary Holderness

**From:** Linda Jeo Zerba  
**To:** [Council Clerk – Testimony](#)  
**Subject:** stop the rezoning in Portland  
**Date:** Tuesday, November 22, 2016 4:49:39 PM

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I am writing to express my deep concern over the continual building of new homes in traditional Portland neighborhoods. The new construction puts over-sized homes on small lots, typically lots that have been sub-divided out due to new zoning regulations. This is a horrible infringement on our neighborhoods and is ruining the integrity of where we live. I hope that the council will STOP voting to approve further rezoning that is in favor of developers and start thinking about the tax-paying citizens, like myself, who chose to live in Portland because of the character, beauty and integrity of the old neighborhoods. Rezoning to allow multi-family units on lots will only further degrade our neighborhoods. The city doesn't need greater populations crammed into smaller spaces. Please stop ruining my neighborhood.

Sincerely,  
Linda Jeo Zerba  
Burlingame Neighborhood

[lindajeozerba@mac.com](mailto:lindajeozerba@mac.com)

**From:** Aaron Brown  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Support for the Residential Infill Project  
**Date:** Tuesday, November 22, 2016 4:37:46 PM

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Greetings, Mayor Hales and City Commissioners! I hope this finds you well. My name is Aaron Brown, and I'm writing you to support the implementation of the Residential Infill Project and the recommendations proposed by Portland For Everyone.

As a twentysomething that grew up in Oregon, I'm perplexed by the question of how I can find a way to afford a home in this marketplace. Even given my relative privileges and comfortable professional status, I'm having significant doubts as to whether I can honestly make plans to plant roots and call the community I grew up in home for the next chapters of my life. With median household prices in Portland topping \$400,000, it's undeniable that the free thinking, tolerant, inclusive society that made many wish to live here in the first place will be eliminated without significant changes to our zoning to allow for more housing. Previous decisions on housing policy and tenants rights have already pushed many out of our city; this Residential Infill Project represents an important first step to honestly ask ourselves how we can best structure the shape of our city blocks to ensure that everyone who wants to live our city can afford to do so.

Allowing for more compact, dense development solves a litany of problems that Portlanders face as our city rapidly changes. The improvements proposed in the Residential Infill Project have significant impacts on the affordability of our housing, our region's preparedness for climate change, the socioeconomic diversity of our neighborhoods (and, therefore, of our small businesses, schools and other institutions), the effectiveness of our public transit, and the opportunity for intergenerational living arrangements. I urge this City Council to consider the legacy they wish to leave with these recommendations, and to pass the policy recommendations proposed by Portland For Everyone for more inclusionary, welcoming, affordable neighborhoods.

Aaron Brown  
4047 N Michigan Avenue  
Portland, OR 97227

**From:** Marshall Johnson  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Tuesday, November 22, 2016 4:36:09 PM  
**Attachments:** [RIPSAC testimony.pdf](#)

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Hi, Please find my attached testimony.

Regards,  
Marshall Johnson

Hi, I'm Marshall Johnson, resident of the geographically-rich Richmond Neighborhood. I participated on the RIPSAC as an energy efficiency professional (based on my capacity as residential Sr. Program Manager at Energy Trust of Oregon). My comments today do not reflect the organization's position, but are my perspective as a Portland resident.

I want to start by recognizing the great work of BPS staff in building a substantial foundation for SAC members to gain familiarity with development trends and impacts to our neighborhoods/communities. Staff provided quite an education on the components of code that can be adjusted/dialed to address issues of scale, where development can occur, and narrow lot development.

Our city is changing and our neighborhood residents are feeling it in a major way. While opinions are divided, Staff has developed a plan that seeks to adapt zoning policy to lead to incremental adjustments that improve upon the current situation and prepare for anticipated growth. The BPS proposal does a great job of:

1. Limiting overall square footage of new infill construction, which impacts the new construction pro-forma in a way that is expected to reduce demolitions of existing homes
2. Allowing more diverse housing options—which help promote greater equity and access to geographic amenities—improving the composition of neighborhood residents and promoting inclusion of a more economically diverse base of residents
3. Promote better connection between homes and the sidewalks/street/community. Not requiring a parking space in front of a narrow home eliminates a curb cut that removes 1.3 cars worth of on-street parking spots. Discouraging garage placement front and center on a narrow home increases the probability that frontal outdoor space will be better connected with the sidewalk/neighborhood context
4. Encouraging preservation of existing homes, by increasing dwelling units under the maximum buildable footprint

The proposal could also go further, by:

1. Promoting incentives to encourage internal conversions and housing preservation.
2. Allow greater flexibility and courage housing options that map to current and projected household demographics (~2ppl/home by 2035)
3. Encourage more equity of the class of citizens who can afford the opportunity to live in geographically rich parts of the city
4. Create more support and opportunity for a range of affordable and accessible housing options, either through a density bonus to encourage development options so low income nonprofits, who have expertise in affordable housing have greater opportunity to impact the shortage of affordable dwelling units. Similarly, there could be bonus incentives for promoting accessibility considerations.

I'd also like to point out an observation that has become clear to me through this project and the subsequent public outreach process. The historical neighborhood association infrastructure is not the best proxy for gathering community feedback—it biases lower income residents, renters, students, young families, and residents who work at night and are unable to participate in typical NA forums. I encourage the city council to seek new and alternative forums to obtain community input from a diverse set of Portland residents, not just those who are represented by well-organized traditional neighborhood associations.

Change is hard and accepting new identity/purpose of our community is reeling. The city has to make a difficult decision to help adapt to a broader set of residents (and future residents) and support infrastructure investments that can help the city meet demands of the future. Opinions differ across neighborhoods and residents and I encourage the city council to strike a balance between geography, scalability, and equity.

Thank you,

Marshall Johnson

2133 SE 47<sup>th</sup> Avenue

**From:** Gavin Shettler  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Infill proposal  
**Date:** Tuesday, November 22, 2016 4:26:47 PM

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I want to voice my support for the infill proposal. Our city desperately needs that middle housing option of more duplexes, triplexes and 4-plexes. As a realtor, I am on the front lines of housing. We must create homes that can be purchased under 300k. I believe that that level of housing development would open the door for developers to start delivering affordable homes under 300k. Developers want to do it, but it must make economic sense. This plan does it. I encourage the council to move forward with their plan.

Gavin Shettler  
Principal Broker  
Living Room Realty  
503-481-7450

Home address:  
1233 NE 77th Ave Portland OR 97213

Sent from my iPhone

**From:** The Sandies  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Tuesday, November 22, 2016 4:09:40 PM

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John Sandie  
3425 NE Fremont St

The "missing middle" alternative housing styles should be used as intended as transitional housing between higher density zones and SFR areas. These should be optional in areas close to Mixed Use type centers providing walkable services through proper re-zoning of areas within 500 feet of such centers ( not along transportation corridors that don't provide such services).

The re-zoning of old, randomly spaced and concentrated historical lots lines from R5 to R2.5 is a travesty of the public's trust and an abdication of any thoughtful planning logic. Again, use of R2.5 around commercial centers as higher density transitional zoning, does have some merit in limited application.

Limited and cautionary re-zoning ( abuse of overlay zoning should be thrown out) for density purposes has unknown impacts on rentals ( short vs longterm) and home ownership; and needs to be limited until the impacts and unintended affects are better understood.

Thank you.



**From:** Ruth Adkins  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Oregon ON supports the Residential Infill Project  
**Date:** Tuesday, November 22, 2016 3:49:20 PM

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Dear Mayor Hales and Commissioners,

On behalf of our 20 Portland area member organizations - one final note to affirm that Oregon Opportunity Network strongly supports the Residential Infill Project and stands in solidarity with Portland for Everyone.

Thank you for your time and your work to being more abundant & affordable housing options to more Portlanders.

I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

**I support the Residential Infill Project:**

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental *and* home ownership needs of more Portlanders - our household sizes are getting smaller, and more families are looking for inter-generational living.
- The RIP reduces energy use, and supports transit, walking & biking, and Portland's climate goals.

**The proposal can go further in key ways:**

- By following the steps outlined in the Internal Conversions Report, the proposal can be strengthened by making conversions the easier and more economical choice over a tear-down.
- Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation and accessibility.
- The RIP can benefit even more families in two ways:
  - Extend the "middle," ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland.
  - Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

Thank you again for your time and consideration at this critical moment,

Ruth

Ruth Adkins  
Policy Director



919 NE 19th Ave. Suite A | Portland, OR 97232  
Phone: 503-223-4041 x104  
[OregonON.org](http://OregonON.org)

**From:** Shantara  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP Proposal  
**Date:** Tuesday, November 22, 2016 3:46:37 PM

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I am writing to respectfully disagree with the RIP Proposal for development in Portland. We have seen what this kind of proposal is doing already to neighborhoods throughout Portland. Losing character, culture, and livability for everyone in the neighborhood. I've seen condos go up with no or inadequate parking, causing stress and hardship for long-time homeowners near those condos. Without sufficient infrastructure to support more dense neighborhoods, the result is a drop in quality of life for everyone.

Thank you for your time and consideration on this issue.

Sincerely,

Shantara Sandberg  
6825 SW 11th Drive  
Portland, OR 97219

**From:** Erinne Goodell  
**To:** [Council Clerk – Testimony](#)  
**Subject:** I support Residential Infill  
**Date:** Tuesday, November 22, 2016 3:40:34 PM

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Dear Mr. Mayor and Commissioners,

Thank you for your time and your work to being more abundant & affordable housing options to more Portlanders.

I live in kind of a NIMBY neighborhood, so I know it's important for me to voice my support of the Residential Infill Project, and recommend ways to improve the proposal to protect old homes, trees, and help to house even more people by expanding the housing opportunity overlay zone.

Portland is growing. We need more and different opportunities for housing across the city. I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

I support the Residential Infill Project:

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental and home ownership needs of more Portlanders - our household sizes are getting smaller, and more families are looking for inter-generational living.
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Thank you,

Erinne Goodell  
97211

**From:** Steve B  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Support & Comments for the RIP  
**Date:** Tuesday, November 22, 2016 3:34:50 PM

---

Dear Mr. Mayor and Commissioners,

Thank you for your time and your work toward allowing more diverse & affordable housing options to more Portlanders.

I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

**I support the Residential Infill Project:**

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental *and* home ownership needs of more Portlanders – our household sizes are getting smaller, and more families are looking for inter-generational living.
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- The RIP can benefit even more families in two ways:
  - Extend the “middle,” ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland.
  - Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

Thanks for your time and consideration.

Sincerely,

Steve Bozzone

NE Portland

**From:** chris (fool) mccraw  
**To:** [Council Clerk – Testimony](#)  
**Subject:** comment about the residential infill project  
**Date:** Tuesday, November 22, 2016 3:29:49 PM

---

Dear Mr. Mayor and Commissioners,

Thank you for your time and your work to being more abundant & affordable housing options to more Portlanders.

As a homeowner in NE Portland, who wishes fewer of his friends were driven out of town by rent increases in the past few years, I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

I support the Residential Infill Project:

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental and home ownership needs of more Portlanders - our household sizes are getting smaller, and more families are looking for inter-generational living.
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- The RIP can benefit even more families in two ways:

1) Extend the "middle," ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland.

2) Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

Thank you again for your time and consideration at this critical moment,

Chris McCraw, 6446 Cleveland Ave, 97211

**From:** Joe Recker  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project testimony  
**Date:** Tuesday, November 22, 2016 3:26:34 PM

---

Dear Mr. Mayor and Commissioners,

I am thrilled to see progress on the front to allow more housing choices in the City. A condo or apartment may not be for everybody and more than half of the land in Portland is devoted to space-intensive single-family housing. At a time when housing costs are increasing and the market response is to provide more and more luxury apartments, the subject proposal provides opportunities for all of Portland to assist with and share in the benefits of increasing our housing supply.

Many of us like to work with our own hands and countless Portlanders will respond to these opportunities by building a tiny or moderate-sized ADU in their backyard, or convert a part of their homes into an ADU, saving on building costs and providing a steady stream of supplemental income. I expect the RIP proposal will not just lead to more housing units (and smaller increases in rents citywide), but it will also generate equity and financial security for Portland's middle class, perhaps more so than any federal program could do. As a result, I hope the City will also consider extending BDS permit center hours and bring back homeowner night (if demand continues to grow) so that residents aren't discouraged from taking advantage of the proposed rule changes.

Of all the reasons to support the RIP proposal, my favorite are the ability to support inter-generational living, increasing the number of units in "garden" settings where tenants can raise vegetables, plant flowers, and experience more nature, reduce greenhouse gases by putting more Portlanders in reach of quality transit service, and reducing greenhouse gases by preserving more existing housing stock than would otherwise occur through demolition and rebuilding anew. Also, practically speaking, the additional units will also grow the tax base of the City without the expensive new infrastructure required in suburbs and exurbs. Hopefully that tax revenue would go to preserving and enhancing our existing infrastructure to everyone's benefit.

I do think the proposal could be strengthened by following the steps outlined in the Internal Conversions Report, which would make conversions the easier and more economical choice over a tear-down. If successful, I suggest the City Council consider extending the proposal to all parts of Portland.

Thank you again for your time and consideration!

Respectfully,  
Joe Recker  
615 NE 64th Ave

**From:** brucebridgess@comcast.net  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Against Re-zoning!  
**Date:** Tuesday, November 22, 2016 3:25:09 PM

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The desirable aspects of living in Portland are at risk.

It is tempting to enable more and more people to move into the city, satisfying the increased desire for housing, and, of course, thereby increasing revenues to fill the city coffers.

However, at some point, re-zoning that allows for larger footprint homes and multi-family dwellings will change the character of the targeted neighborhoods to a point that many of the reasons more and more folk want to live here will erode. The visual appeal, the charm, the livability of those neighborhoods will be gone -- and will never be able to be retrieved.

What will have been created will be far less desirable, and the reasons to live here -- or continue to live here -- will be gone. Chances are that, instead of moving into Portland, folk will then be moving out -- attempting to find for themselves communities that used to be what Portland had in abundance. That is not good long-term planning.

Decisions for our city should not be driven by the chance of increased numbers of homes and property values, which means increased revenue for city and county. Nor should decisions be driven by insatiable bottom-line profits of developers.

Short- and long-term decisions need to be made with a great deal of regard for those who now reside in those desirable and livable Portland neighborhoods. We who are current residents need to be accommodated, as well. Perhaps we need to be accommodated more. Why should our quality of lifestyle change dramatically because of envy, over-population and greed.

It must also be considered that with increased density comes increased vehicle traffic. Already our streets and roads are not sufficient to adequately keep traffic moving. With re-zoning comes even more vehicles that need to be accommodated. Those increased revenues will then be going to expanding and improving our grid-locked infrastructure. Then, what have we gained. Nothing that will improve the quality of life for Portland residents.

Please carefully consider the impact your decisions will be making for the majority of those whom you represent -- We the People, We the Residents of the City of Portland.

Thank you.

Bruce Bridgess  
1312 SW Falcon Street  
Portland 97219



**From:** jill cropp  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Tuesday, November 22, 2016 3:21:35 PM

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Hello,

I'm an architect practicing in Portland and I do a lot of infill housing projects. I also live in one of Portland's close in neighborhoods, Richmond in SE Portland. Those two things alone qualify me to have a lot of opinions about the new infill housing proposal.

After viewing early drafts of the proposal I was skeptical. Portland has never limited the size of new houses, but after attending presentations and asking questions I realized the proposed square footage requirements (not including the basement) is really the maximum most houses I've designed ever get too. Seems like the restrictions should still work for most Portlanders. Although the changes will impact my business, as a resident I'm fine with keeping houses more reasonably sized. This provision, along with changing the way height is measured will, I believe, improve the overall massing and look of new houses.

I also support the increased density for R5 zones as well as the changes to narrow lots. Ever since the Bureau of Planning and Sustainability sponsored the the courtyard housing competitions a few years back I have been very interested in what we're now calling the "Missing Middle". I think it will be a great way to increase density without sacrificing the scale and look of our current neighborhoods.

I have read the whole proposal, thought a lot about it, and talked about it with my colleagues and neighbors, and I support the entire proposal.

Sincerely,

Jill Cropp, Principal Architect  
Studio Cropp Architecture  
3556 SE Woodward ST  
Portland, OR 97202  
503.997.2334 | [jillcropp@studiocropp.com](mailto:jillcropp@studiocropp.com) | [www.studiocropp.com](http://www.studiocropp.com)

**From:** Laurie Matthews  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Tuesday, November 22, 2016 3:20:53 PM

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I have the following comments on the proposed project:

#### Housing Scale

- Height limits and FAR maximums need context-specific standards for neighborhoods, rather than one solution for the entire city

#### Existing House Retention

- To incentivize retention, the City should waive systems development charges (SDCs) only for projects that keep an existing house
- Lobby the State Building Codes Division to allow flexibility for internal conversions
- Make changes to the Housing Overlay Zone to incentivize internal conversions

#### Design Standards

- Develop design standards and/or guidelines for infill that are responsive and favorable to existing houses and neighborhoods

#### Narrow Lots

- Require the existing house (if any) on a lot to be retained for narrow lot development to occur
- Narrow lot development needs to be coupled with design standards or guidelines to be compatible with existing houses and/or the neighborhood

Thank you,

Laurie Matthews

--

@lauriematthews  
+1-503-333-1097

**From:** CJ Martin  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill  
**Date:** Tuesday, November 22, 2016 3:18:16 PM

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Hello,

I'm sure you are getting plenty of e-mails about residential infill changes, including many against the changes. I want to write in favor of allowing more duplexes and triplexes and narrow lots.

I grew up in Oregon and have lived in Portland since 2002. In that time I've lived in SE, SW, and NE Portland. In that time, I've lived in high rise apartments in downtown, a rented home on a flag lot, rented single family homes, as a tenant in a room of a home, in an apartment under four stories, and now in a condo under four stories tall. All of these buildings seemed to me to fit in Portland. All seemed to be part of traditional "Portland" neighborhoods.

I believe that the plan presented encourages responsible building in neighborhoods to allow for new people to move in to the neighborhood in a reasonable manner. Though I wish the plan had more affordability requirements, allowing duplexes, triplexes, and ADUs will increase supply which might help "bend the cost curve." Making these changes near transit centers, current neighborhood centers, and max stations makes it more likely that the increase in density won't come with a commensurate increase in traffic.

People are moving here because its a great place to live. We can't stop them. This plan does what can be done to keep Portland a great place to live while absorbing newcomers from around the state and around the country. I'm in favor of it.

CJ Martin

**From:** Shannon Simms  
**To:** [Council Clerk – Testimony](#)  
**Subject:** The Residential Infill Project  
**Date:** Tuesday, November 22, 2016 3:17:25 PM

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Dear Mr. Mayor and Commissioners,

Thank you for your time and your work to being more abundant & affordable housing options to more Portlanders.

I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

I support the Residential Infill Project:

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental *and* home ownership needs of more Portlanders – our household sizes are getting smaller, and more families are looking for inter-generational living.
- The RIP reduces energy use, and supports transit, walking & biking, and Portland's climate goals.

The proposal can go further in key ways:

- By following the steps outlined in the Internal Conversions Report, the proposal can be strengthened by making conversions the easier and more economical choice over a tear-down.
- Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation and accessibility.
- The RIP can benefit even more families in two ways:
  - Extend the “middle,” ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland.
  - Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

Thank you again for your time and consideration at this critical moment,

Shannon Simms

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// [ruinsorbooks.com](http://ruinsorbooks.com)

// [shannonsimms.com](http://shannonsimms.com)

**From:** Lewis Sternberg  
**To:** [Council Clerk – Testimony](#)  
**Subject:** No rezoning without due process and neighborhood input  
**Date:** Tuesday, November 22, 2016 3:04:52 PM

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I support Livable PDX  
... and am firmly against city-wide rezoning without input from each and every affected homeowner.

... and no. I don't want the character of my neighborhood changed.

Regards,  
Lewis Sternberg  
7635 SW 32nd Ave  
Portland, OR 97219

**From:** Sally Rhys  
**To:** [Council Clerk – Testimony](#)  
**Subject:** In oppositio to RIP  
**Date:** Tuesday, November 22, 2016 3:00:26 PM

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Hello,

I live in Eastmoreland and vehemently oppose the RIP project. Portland is a great city partly because of the number of distinctive neighborhoods residents can choose between. Your RIP plan would destroy the sense of neighborhood and livability that is part of what makes this a great city. I urge you to modify your plan to maintain integrity of Portland's great neighborhoods and prevent us from just being another bland big city.

Thank you,

***Sally Rhys***

*"Clarity provides power like nothing else."*

**From:** chris adams  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project report, STRONGLY SUPPORT  
**Date:** Tuesday, November 22, 2016 2:57:40 PM

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Dear Mr. Mayor and Commissioners,

I am a Sunnyside homeowner, south of Laurelhurst park. Our little house peacefully coexists on a block with a 10+ unit courtyard apartment complex. That complex has the best trees on the block. I'm not interested in keeping anyone out of our neighborhood. We live 5 blocks from groceries, 4 block from the park and 2.5 miles from downtown. I wish everybody could say as much, even if it means my neighborhood "changes".

Housing is an enormous issue in Portland these days, and accordingly i've been following it very closely. In the RIP report, I see a return to a lot of the ideas and values that make Portland great. Furthermore, the correctives to the massing and placement of structures will do much to quash the anti-patterns and allay the concerns and nightmares of those so anxiously watching Portland change.

Please move forward on the path laid out in the RIP Concept report. This is not merely our best last chance to ensure that the broadest group of people have a chance at the wonder of living in Portland, but it is in fact a beautiful document that will inspire other cities to take these ideas seriously. It's hard to imagine anything we could accomplish this year that will do more to keep Portland at the vanguard of the livable cities. Let's set a shining example for a country that needs one as much as ever.

thanks,

Chris Adams  
SE Morrison St  
617 435 1716



**From:** Kimberly Wilcox  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP Proposal  
**Date:** Tuesday, November 22, 2016 2:55:58 PM

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To whom it may concern,

I want to express my desire to have the council listen to the members of the South Burlingame residential area and respect the unique character of our Burlingame neighborhood. While we do desire to increase the value and density in our neighborhood some, we do not want to obliterate the character by what has been recent infills where monstrous homes, with very little set back, and no privacy are replacing quite livable homes with character. Also, the infill is demolishing a single dwelling home and replacing with two high-over priced homes that look like cookie cutter quickie homes! These double homes on a single lot are going for \$750,000 each and how is that affordable housing? It is not!

There has to be some consideration to livable neighborhoods remaining livable neighborhoods. Increased housing and occupants means more cars and we already do not have sidewalks for the main corridor (Hume Street) to our elementary schools. Increasing traffic will increase hazards for children in our neighborhood.

I do support the idea of some infill by ADUs and those can be done with city support to take advantage of homes on larger lots. Those upgrades could be done in a way that could preserve our neighborhood.

This decision is one that cannot be reversed..... it has to be done right the first time. Please do not destroy our neighborhood any more than you have allowed already.

Thanks,

Kimberly Wilcox

32 year resident in the Burlingame neighborhood. In fact love the neighborhood so much that I sold one house and bought another a block away!

8137 SW 10<sup>th</sup> Avenue  
Portland, OR 97219

Kimberly Wilcox MBA, MT (ASCP)  
Laboratory Information Systems Manager  
Laboratory Services, Healthcare Hospitals and Clinics  
Oregon Health & Science University  
3181 S. W. Sam Jackson Park Road  
Portland, Oregon 97239  
tel: 503-494-2407  
fax: 503-418-2158  
email: [wilcoxk@ohsu.edu](mailto:wilcoxk@ohsu.edu)





**From:** Frank DiMarco  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Tuesday, November 22, 2016 2:53:09 PM

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Dear City Council Members:

I am a S.E. Portland homeowner, owning a home on S.E. 32nd Avenue, just north of S.E. Division, since 1993.

I have watched in dismay and grief as beautiful bungalows in our neighborhood have been destroyed and replaced by hideous McMansions, outsized for the homes around them and selling for over twice the price of the rest of the neighborhood homes. Everett Homes is a big culprit but there are plenty more.

Now comes the wrong-headed idea of busting up lovely residential neighborhoods by rezoning to allow multi-unit dwellings, also referred by many of us as “the slums of tomorrow,” all in the name of “affordable housing” for the “missing middle.”

Baloney.

This is a developer-driven ploy, co-opting misguided and gullible housing zealots, with the message massaged by professional politicians who are beholden to the construction industry. It is a death knell for the character of many Portland neighborhoods, strangely exempting the wealthiest areas.

This entire scheme should be scrapped and the new Mayor, Ted Wheeler, should be allowed to craft his own vision to lead the hopelessly compromised City Council in a direction away from the destruction of currently liveable Portland neighborhoods.

Frank DiMarco  
P.O. Box 14184  
Portland OR 97293-0184  
Tel: 503.358.8119  
Email: [frank@dimarcoimages.com](mailto:frank@dimarcoimages.com)

**From:** Nancy Davis  
**To:** [Council Clerk – Testimony](#)  
**Subject:** testimony on affordable housing in support or RIP  
**Date:** Tuesday, November 22, 2016 2:49:41 PM

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Dear Mr. Mayor and Commissioners,

Thank you for your time and your work to being more abundant & affordable housing options to more Portlanders.

I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

I support the Residential Infill Project:

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental and home ownership needs of more Portlanders - our household sizes are getting smaller, and more families are looking for inter-generational living.
- The RIP reduces energy use, and supports transit, walking & biking, and Portland's climate goals.

The proposal can go further in key ways:

- By following the steps outlined in the Internal Conversions Report, the proposal can be strengthened by making conversions the easier and more economical choice over a tear-down.
- Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation and accessibility.
- The RIP can benefit even more families in two ways: 1) Extend the "middle," ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland. 2) Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

Thank you again for your time and consideration at this critical moment,

--

Nancy Davis  
503.313.8047  
<http://www.nancydavis-consulting.com>  
pronouns are she/her

**From:** Susan Bragdon  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [paul sonnenschein](#); [Paul Bragdon](#)  
**Subject:** opposition to the Bureau of Planning & Sustainability's Residential Infill Project  
**Date:** Tuesday, November 22, 2016 2:47:31 PM

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Dear Sir/Madam,

I am writing to express my opposition to the Bureau of Planning & Sustainability's Residential Infill Project. The RIP recommendations approach the multitude of challenges with a one-size-fits all neighborhood, a de-facto rezoning that will devastate the city's cherished neighborhood character, drive out our most housing vulnerable citizens and fail to deliver affordable housing.

I want suitable and affordable housing for all, but I am not convinced this proposal is going to meet those objectives.

I urge you to slow down and reconsider your approach.

Susan Bragdon

**From:** Daniel Miller  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project testimony  
**Date:** Tuesday, November 22, 2016 2:45:49 PM

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Hello, the following is a write-up of the testimony I gave to Council on Wednesday, Nov. 16th, in favor of the Residential Infill Project recommendations.

My name is Daniel Miller. I am a citizen as well as an artist, and I will say first that I feel blessed to live in a shared household, in a 3-level Victorian that has a second full kitchen on the 2<sup>nd</sup> floor, because of an internal conversion of the kind that was allowed during the 1940's housing crisis in Portland, but which has not been allowable for over 50 years.

I really believe we should make this decision, and further ones in the near future, free from fear of speculative dire consequences. We need to create more housing. People are moving here. We cannot evade this reality. Therefore I fully support the Residential Infill Project and the further goals of Portland for Everyone (like tiny houses, more options in the middle/multi-unit housing range, and robust provisions for the preservation of urban tree canopy, ADA access needs, and flexible setbacks.)

In some of the opposition to these infill measures, I sense a profound, deeply ingrained sense of entitlement (often couched in terms of historical and environmental preservation) to a residential status quo that only became normative in Portland in the last 50 years. But what we are talking about here is **infill**. It's simply saying, ok, we currently have one set of rules which is actually more than a permission, it is a de facto **directive**: build lot-line filling single family trophy-boxes. OR, we can now choose to change this set of permissions, and therefore this directive, to: let's reduce the size of these new single family homes when they are built *and* build many more smaller and individually less expensive units (both new and by conversion) in a return to the very mode of zoning that facilitated the creation of our desirable older neighborhoods in the first place.

As for whether a given "developer" will make more or less money on the deal... that developer could very well be a current homeowner who wishes (for example) to build multiple ADU's, both external and by internal conversion. Or wishes to have a couple of tiny homes whose residents use the facilities of the main house. And so forth. People are driven by a variety of motives. Economics is an undeniable one. And *if we have a goal*: more units of housing across the entire city, to accommodate the needs of a wide spectrum of both new and old residents and facilitate the flourishing of truly walkable neighborhoods; And if in fact this need rises to the level of an emergency, as you Mr. Mayor and I believe all of us here agree it does; then we need to incentivize the creation of more units. Flat out. Case closed. And do so with both alacrity and optimism, with the hope that we can live up to our self-proclaimed identity as a haven (indeed a sanctuary) in troubled times. I thank you for your time.

**From:** Adrienne Leverette  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project: YES!  
**Date:** Tuesday, November 22, 2016 2:44:20 PM

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Dear Mr. Mayor and Commissioners,

Thank you for your time and your work to being more abundant & affordable housing options to more Portlanders.

I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

I support the Residential Infill Project:

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental and home ownership needs of more Portlanders – our household sizes are getting smaller, and more families are looking for inter-generational living.
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- Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation and accessibility.

The RIP can benefit even more families in two ways:

- Extend the “middle,” ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland.
- Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.

Thank you again for your time and consideration at this critical moment.

Most sincerely,  
Adrienne Leverette

**From:** Eric Tobar  
**To:** [Council Clerk – Testimony](#)  
**Subject:** In Support of RIP  
**Date:** Tuesday, November 22, 2016 2:35:04 PM

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Dear Mr. Mayor and Commissioners,

Thank you for your time and your work to being more abundant & affordable housing options to more Portlanders. As a landlord and property manager I understand first hand the plight of those being pushed out of Portland's housing market due to increasing rent, affordable housing shortages, and a steady influx of newcomers.

I would like to quickly remind Council of how important this suite of proposals can be to increasing more families' ability to find housing that meets their needs, and to encourage you to direct staff to further the proposal in key ways.

#### **I support the Residential Infill Project:**

- The RIP Concept Report is headed in the right direction, introducing much-needed flexibility and housing options into our residential neighborhoods.
- The RIP will help provide more home-ownership opportunities for middle-income and lower-income Portlanders.
- The RIP better meets the rental *and* home ownership needs of more Portlanders – our household sizes are getting smaller, and more families are looking for inter-generational living.
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#### **The proposal can go further in key ways:**

- By following the steps outlined in the Internal Conversions Report, the proposal can be strengthened by making conversions the easier and more economical choice over a tear-down.
- Though currently neutral on both, the proposal can be strengthened to provide much more flexibility and incentives for tree preservation and accessibility.
- The RIP can benefit even more families in two ways:
  - Extend the “middle,” ADU, and other housing opportunities of the Housing Opportunity Overlay Zone to all of Portland.
  - Direct staff to provide meaningful incentives & flexibility to non-profits and others if they provide permanently-affordable units.



Thank you again for your time and consideration at this critical moment,

NAME

**From:** Deanna Rizzo  
**To:** [Council Clerk – Testimony](#)  
**Date:** Tuesday, November 22, 2016 2:27:38 PM  
**Attachments:** [331859066-Lutzenhiser-Testimony-Opposing-RIP-Recommendations-toPortland-City-Council.pdf](#)

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November 21, 2016  
 To the Portland City Council,

This letter is to voice our concerns and opposition to the current Residential Infill Project (RIP) proposal. Over a year ago the South Burlingame Neighborhood Association passed a motion to support the United Neighborhoods for Reform resolution being presented to council regarding the house demolitions. The Mayor's creation of the RIP gave us hope that our voices might be heard and slow the demolition of our modest homes. Our members support finding mindful ways to provide additional and flexible housing, while minimizing demolitions and respecting neighborhood character, and we understand that you are under pressure to address the housing demands of our new citizens.

The original RIP description in the Call for advisor's stated "The Residential Infill Project will address the scale, size, mass and location of new single-family construction to help protect the unique character of Portland's treasured neighborhoods. But it will also look at smaller forms of housing (skinny houses, stacked flats, cottages, etc.) to ensure that where they are allowed, these more affordable forms of housing reflect the desired character of the single-dwelling zones." The current proposal does more to address the alternate forms of housing and offers little to no protection of neighborhood character.

Some Concerns:

- 1.) We do not agree with using a Housing Overlay to re-zone large portions of the city without residents having the due process provided by a proper re-zoning process.
- 2.) We protest the broad brush of the overlay zone being a distance buffer around transit lines with no regard to neighborhood contexts. For example, South Burlingame is inside the overlay because of transit on Barbur Blvd, but the access is bisected by Interstate 5. These lines are labeled "conceptual" but there is very little confidence the city staff will hear our association's recommendation of an appropriate application of the overlay boundary.
- 3.) The proposal does nothing to address scale or neighborhood character. All of the houses in our neighborhood, with exception of the recent infill houses, are much smaller than the proposed heights and sizes.
- 4.) The proposal will increase demolitions of homes in our neighborhood.
- 5.) We are very concerned that the city appears unresponsive to our and other neighborhood's public input.
- 6.) Mostly, we are concerned that our neighborhood does not have the infrastructure and amenities to accommodate the density as proposed. We have inadequate public transit, and barriers to walkability, hilly terrain devoid of sidewalks and cross walks, and impassable roads such as Interstate 5.

What we do support:

- 1.) ADU's. We encourage the building of external and internal ADUs to provide more housing options. The city should find ways to encourage conversions instead of demolitions of existing affordable houses.
- 2.) Code that ensures scale of housing fits neighborhood context and protects solar access and privacy. The vast majority of our neighborhood is single story or single story with dormer,

with twenty plus feet setbacks being common. The only houses that are common to the proposed two plus story buildings with 15 foot setbacks are the new infill homes.

- 3.) Promote ways to save viable housing when possible.
- 4.) Provide clear codes that avoid inconsistent and confusing criteria such as density or overlays.
- 5.) Direct density around centers consistent with the Comprehensive Plan to create walking scale neighborhoods and encourage transit and reduce auto use.
- 6.) Evaluate and make changes in higher density areas to find out why existing regulations are not working, and re-zone where appropriate.

Our highest concerns is the city is taking a “one size fits all” to the application of the overlay zone. Our neighborhood, like many in the southwest, does not have many of the amenities needed to support density. This includes basic infrastructure like sidewalks on collectors or storm drainage. Also the proposed size of the houses is out of scale and will overcrowd the existing homes thus destroying our unique character.

Attached to this letter is the written testimony of Loren Lutzenhiser, and his clear study on some of the potential unintended consequences of this proposal as it stands. We feel the city should take a moment to understand his positions and how the developers, architects, builders, and real estate agents on the RIP SAC have a vested interest in this proposal passing to increase their profitability. We also encourage you to review the testimony of the RIPSAC 7, who raised legitimate concerns regarding this proposal. Robert Lennox South Burlingame President

Thank you for your time,  
Deanna Rizzo

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

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

### **BACKGROUND**

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

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

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

### **RESEARCH QUESTIONS**

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

These are:

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

## ANALYSIS

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

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

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

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

## FINDINGS

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

*The High-Level Findings are:*

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

## ***Affordability***

Considers affordability issues and benefits for different envisioned housing types and forms of ownership.<sup>1</sup>

### *(1) Ownership of Duplexes*

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

### *(2) Ownership of ADUs*

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

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

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

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

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

### *(5) The Rental Model Involves Greater Income Transfer*

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

### **Density**

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

### **Environmental Cost and Benefits**

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

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

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

### ***A Very Concerning Scenario***

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

#### *This Business Model Requires Predatory Land Acquisition and Low Construction Costs*

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

#### *Concentrating Wealth Transfer*

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

#### *City-sponsored Acceleration of Gentrification*

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



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

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

#### *Impacts on Social Capital and Community*

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

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

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

### ***POSITIVE POLICY RECOMMENDATIONS***

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

#### *Encourage and Expand Support for ADUs*

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

#### *Renovate and Retrofit, Don't Demolish*

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

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

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

#### *Create Opportunities for Families to Own Renovated Homes*

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

#### *Focus Expertise on Comprehensive Housing/Zoning/Environmental Policy*

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

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## **Data and Analytic Tools Used**

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

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## **Acknowledgements**

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

### APPENDIX TABLE 1

#### Portland Renter Incomes and % of Income Spent for Housing

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

### APPENDIX TABLE 2

#### Portland Household Sizes (ACS 2014)

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

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## NOTES ON METHODOLOGY AND CAVEATS ABOUT ANALYSIS AND CONCLUSIONS

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

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

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

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

**From:** Nikolai Ursin  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project  
**Date:** Tuesday, November 22, 2016 2:24:25 PM

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Portland City Council,

I'm writing to offer my support for the changes suggested in the Residential Infill Project. Taken together these will help make Portland a more affordable city and will allow flexibility to land owners as we continue to grow. I think the additional allowance for ADU's is particularly important and should be available in all residential zones that now contain single-family housing, including those in an R2 zone.

Thank you!

--

Nikolai Ursin  
1605 N Sumner St  
Portland OR 97217

**From:** Owen Steere  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Overlay zones  
**Date:** Tuesday, November 22, 2016 2:13:37 PM

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Why does someone at the city seem to believe that they are representing the best interests of the citizens of Portland by pushing for the overly zone. It would seem that if this unseen force really had the welfare of our public as their priority they would respect and listen to the general angst against the constant destruction of what we love about our city. Instead whoever these individuals are obviously are clearly pushing for what serves their self interests instead. NO TO THE OVERLAY ZONE!.

Owen Steere  
8333 SE 8th Portland Oregon 97202



**From:** W'oape Nakvasil  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Stop the demo, RIPpdx, No To Overlay Zone  
**Date:** Tuesday, November 22, 2016 1:50:49 PM

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**To whom it may concern,**

**I am a Portland native, homeowner, and a small business owner, and understand change is progressive and necessary. I also am seeing the city that I love so dearly, even after traveling much of the world, lose much of its appeal and charm. I implore you to stop tearing down perfectly good / beautiful / historical buildings, homes and trees in order to build massive overcrowding structures in their place. It is ruining much of what so many of us love about this beautiful place to live.**

**Portland's neighborhoods are diverse and unique from the excellent planning of our past and we desire to preserve what makes us great; we need your immediate help to safeguard the future of our neighborhoods with thoughtful urban planning.**

**In September 2015, in response to citizen concerns about demolitions and out of scale new housing, the city launched the Residential Infill Project (RIP) with BPS. The project scope outline stated "in response to community concerns, (the RIPs goal will be) new or remodeled houses are well integrated into the fabric of the community." Later this expanded into three parts: scale and mass, narrow lot development and alternative housing as meeting the needs of a rapidly growing population. Unfortunately, the project became co-opted by developers with special interests to change the conversation to increase density through development capitalizing on the communities affordability concerns which was outside the expertise and project scope of the committee. Sadly, this well-intended project went off the rails without truly addressing real concerns of displacement and affordability based in research of affected populations.**

**Please stop the demo and overcrowding! Our residential and commercial zoned areas can welcome change if it is set to scale with existing structures, and in conjunction with preservation. Oregon, and Portland are young compared to so many places, please don't allow what little history we have to be torn down and crowded out.**

**Thank you,**

**W'oape Nakvasil  
905 Sw Evans St  
Portland, OR 97219**

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

**From:** Sonia Huntley  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project testimony  
**Date:** Tuesday, November 22, 2016 1:47:33 PM

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I strongly oppose the blanket rezoning proposed. I think it would be very disruptive of the character of many neighborhoods. Some areas of the city are begging for attention and increased density. However, I suspect they would continue to be neglected as developers target the more desirable old neighborhoods for infill as a better return on their investment. Several triplexes in a neighborhood of old houses could definitely affect the character of the area.

In addition, I disagree with the entire premise of yielding to pressure of preparing for more people. Yes, we should increase affordability and have available housing for the young and families. But, I suspect the time pressure serves developers more than these hypothetical future residents. I would hope Portland will continue to plan wisely and not yield to this device.

This is a wide scale experiment. I would support a similar proposal that is limited in scope. If it is successful in producing the desired mixed level housing, it could be expanded. And, the expansion would be modified to avoid the poor outcomes encountered and maximize the positive.

Sonia Huntley  
526 SE 55th Avenue  
Portland, OR 97215

Sent from my iPhone

**From:** Khanh Pham  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Letter, on behalf of APANO  
**Date:** Tuesday, November 22, 2016 1:39:29 PM  
**Attachments:** [APANO-Residential Infill.pdf](#)

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Dear City Council,  
Please find APANO's written testimony in support of the Residential Infill Project.  
Thank you,  
Khanh

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



ASIAN PACIFIC AMERICAN NETWORK OF OREGON

November 15, 2016

Dear Portland City Council,

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

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

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

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

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

Thank you,

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

Khanh Pham  
Manager, Programs and Strategy

**From:** Collins, Meghan  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP PDX Recommendations MUST BE AMENDED  
**Date:** Tuesday, November 22, 2016 1:14:29 PM  
**Importance:** High

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To the RIP Committee,

I was born and raised in Southeast Portland and it scares me to death to think that the wonderful family neighborhoods are not being protected.

My family currently owns a corner lot/house in Eastmoreland and would NEVER sell to a developer. To think our lot could house 3 separate units is AWFUL. One Monster house is no more appealing. It would ruin the feel and look of our entire block. Our block is no different than any other corner in Eastmoreland. I cannot believe our city planners do not want to preserve the integrity and character of some of our oldest and most beautiful neighborhoods. SOMEONE HAS TO PROTECT THE CHARACTER OF PORTLAND.

These older, established neighborhoods are not where infill projects should be targeted. We are NOT in favor of increasing density in Eastmoreland, Westmoreland or nearby neighborhoods. The 2035 Comprehensive Plan that looks to increase density within 2-3 blocks of defined urban centers is a good idea but NOT beyond that. WHAT ARE YOU THINKING.. Seriously.

Meghan Collins  
7006 SE 31<sup>st</sup> Avenue  
Portland, OR 97202

**From:** TS Schneider  
**To:** [Dean P. Gisvold](#)  
**Cc:** [Council Clerk – Testimony](#); [Hales, Mayor](#); [Commissioner Fish](#); [Commissioner Fritz](#); [Commissioner Saltzman](#); [Commissioner Novick](#)  
**Subject:** Re: RIP Going Forward suggestions  
**Date:** Tuesday, November 22, 2016 12:35:37 PM

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Dean,

I Appreciate that you all have put many more hours into this than I have, but I have a different take.

The Mayor wants to do something about the tear downs and monster houses replacing them. Fair enough. He also has always hated snout houses. Fine. Tell the planning bureau to focus on that. Thousand Friends and affordable housing folk ran away with the process. Use the process we have -- the neighborhood associations! Disband the advisor group RIPSAC. Slow slow down . Do it right or don't do it at all. Take out all the RIP report except the very first section dealing with bulk, set back etc. Delete the rest!

Don't think we can give much if we don't want to be run over. I personally am still opposed to the whole thing.

Good luck, Susan  
Sent from my iPhone

On Nov 22, 2016, at 11:49 AM, Dean P. Gisvold <[deang@mcewengisvold.com](mailto:deang@mcewengisvold.com)> wrote:

Mayor Hales and Commissioners

After reviewing the RIP report again and considering the Mayor's request for ideas to push forward with RIP, I recommend the following ideas for your consideration. Although I testified that the Council should follow the advice from the RIPSAC 7 to not adopt or endorse any part of the revised RIP report, I think these ideas could work with a revised RIPSAC, a more evenly balanced group, an independent consultant, such as Nore Winter, and sound and detailed staff work.

First, I would delete the use of historically skinny lots and the rezoning of same to R 2.5 zoning. In effect, I would delete the narrow lot section and recommendations 8, 9, and 10. This move would eliminate a lot of the neighborhood anxiety over RIP.

Second, I would tell planners to focus on using the existing capacity in the existing neighborhood RH, R-1, R-2, and R2.5 zones.

Third, I would tell planners to do further study on internal conversions.

Fourth, I would tell planners to do further study on allowing no more than one internal ADU and one external ADU on 5000 sq foot lots and larger.

Fifth, rather than "one size fits all", I would tell planners to develop a

compatibility standard focusing on mass, scale, size, height, setbacks, and lot coverage, even if it means a subjective standard.

Sixth, I would delete (a) the use of additional FAR for single family zones and (b) the so called housing opportunity overlay zone, which is almost all of the east side of Portland. I would further suggest that the planners work on crafting infill rules to favor forms of "middle housing" that lend themselves to fee simple ownership, like row houses and semi-attached homes rather than duplexes and triplexes which are predominantly rental properties and don't "condo-ize" well due to the maintenance risks spread over so few owners.

Seventh, I would not change existing parking rules. They are already more than liberal to developers, and frankly, creating numerous parking issues for many neighborhoods, including Irvington.

Eighth, I would hire a consultant, such as Nore Winter, to provide some alternative thinking on this topic.

Thank you for your consideration.

Dean Gisvold

PS This email represents my ideas alone. Neither the ICA Board nor the Land Use Committee will have a meeting before the Nov. 23<sup>rd</sup> end of the public comment period. I intend to raise this going forward question at the December meetings of both groups, and will provide you with the results of those discussions, recognizing that such results will not be part of the record.

**Dean P. Gisvold | Attorney at Law | Senior Partner**

**MC EWEN GISVOLD LLP - EST. 1886**

1600 Standard Plaza, 1100 SW Sixth Avenue, Portland, Oregon 97204

Direct: 503-412-3548 | Office: 503-226-7321 | Fax: 503-243-2687

Email: [deang@mcewengisvold.com](mailto:deang@mcewengisvold.com)

Website: <http://www.mcewengisvold.com>

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If you have received it in error, please delete it and notify the sender.**

**From:** Judy Teufel  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Rezoning residential neighborhoods  
**Date:** Tuesday, November 22, 2016 12:18:56 PM

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From, Judy Teufel  
8501 SW 41st Ave.  
Portland, OR 97219

I am concerned about the demolition of older homes in our neighborhood, and the replacement with large outscale dwellings

I have attached photographs of a new house across the street to illustrate what I mean.

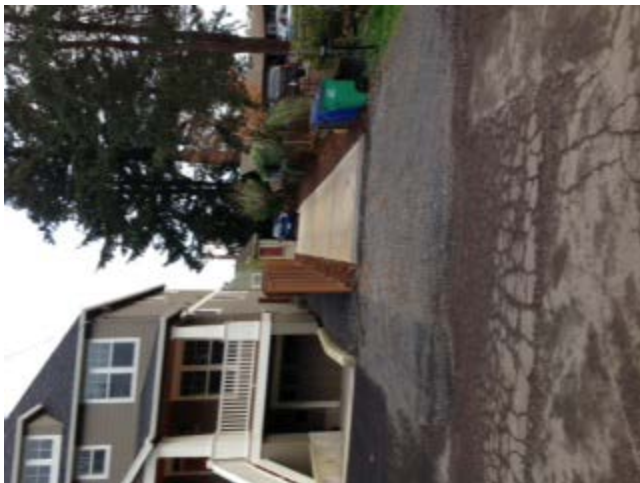
This giant house now dominates our community of older single and two story homes. The construction crew made a mess of our small street (with no attempt to repair the potholes they created ).

I believe that there are ways to improve our community, allow growth, and provide low income housing - but this kind of development is far from an improvement.

Several old trees were removed - one 134 years in age. We want our government to be actively looking out for our neighborhood character - this is not even close to what we have in mind.

Yours,

Judy Teufel





**From:** Jim Bell  
**To:** [Jim "n Joyce Bell](#)  
**Subject:** Destruction of established neighborhoods  
**Date:** Tuesday, November 22, 2016 12:16:25 PM  
**Attachments:** [BFP.ico](#)

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I have a different take on "affordable housing". My experience with realtors is the realtor industry is causing the housing crisis by unrealistically hiking home prices beyond their real assessment value. Doing this has created homes that only the rich or those capable of going heavily into debt (i.e., multiple mortgage loans) to get a home. Out of state realtors do not help, as in the "flip my home" programs that cause neighborhood disruption to livability.

Until the city, county, and state prevent this greed tactic and mandate housing prices to within certain percentages of county assessment, we will lose the battle completely.

In California in the late 70s, housing prices increased vastly beyond assessed value (and remain so) for no marketable reason. Employees that I had from 1980 on were pushed so far away from our workplace that they left and found other jobs closer to where they could live. It was (and is) not uncommon for home prices and rents to cause movement of entry level workers to be driven 50 to 100 miles away.

If the city continues this "density" madness, I recommend that it increase density in the immediate downtown, with rent control, that will allow families some capability to live at a reasonable expense. If the city can wean itself off special interests, get housing prices back in line with ASSESSED tax value (as opposed to fraudulent "market" value), and think about its citizens for once, ...hell, what am I thinking...

Jim Bell  
The "B" in B/F Productions, LLC



Eastmoreland resident, Portland, OR, USA, North America, and, yes, I was born IN America!

**From:** Carol Loverde  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP  
**Date:** Tuesday, November 22, 2016 12:14:01 PM

---

To Whom It May Concern,

The idea of residential infill has been a good one!

As the Audubon Society said, The idea of expanding the use of single family neighborhoods to include homes with multiple units will help "blend the various neighborhoods and will allow a greater diversity of families to live in well-treed neighborhoods without increasing development pressures on trees."

I look forward to the diversity becoming a part of my Eastmoreland neighborhood and to blending neighborhoods. We are a well-treed neighborhood with space to share, large homes that could be converted to multiple dwelling units, homes to weary for remodeling could be replaced with a multiple unit dwelling, We also have space for many ADUs.

I have not got a strong opinion about the thin lots or the big houses on small lots.

Thank you for seeking input on this issue!

Sincerely,  
Carol E Loverde  
[cloverde@comcast.net](mailto:cloverde@comcast.net)

6544 SE 36th Avenue  
Portland, OR 97202  
503-777-5449

**From:** Stephen Schmidt  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Resident opposed to Rezoning Overlay  
**Date:** Tuesday, November 22, 2016 12:13:24 PM

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I am writing to voice my opposition to the rezoning overlay. We chose to live in South Burlingame after living in a higher density area that suffered from noise, traffic congestion and parking issues.

After living next to duplexes and triplexes, and dealing with parking and noise, as well as an overall lack of privacy as the triplexes look into our back yard, we chose to live in an area of single family houses to escape the very things we did not like.

Now you are suggesting, without due process, to rezone our neighborhood and create the very living conditions we were escaping.

We are already seeing homes and trees demolished to make way for over-sized houses, do not further ruin the soul of neighborhoods with overcrowding and overbuilding.

Stephen Schmidt  
1417 SW Carson Street, Portland, OR 97219  
503-922-1762  
[stephen@digitalschmidt.com](mailto:stephen@digitalschmidt.com)

**From:** Burdean Bartlem  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Slow down the Process  
**Date:** Tuesday, November 22, 2016 12:12:13 PM  
**Attachments:** [BURDEAN.vcf](#)

---

Slow down. Changing the zoning code shouldn't be accomplished overnight.

We do need infill, we do need to broaden some areas for multiple housing but it is being rushed and will cause more trouble than it solves.

Portland is fabulous for a reason. Well planned and thoughtful.

Burdean Bartlem, Broker  
Windermere Stellar  
733 NW 20th Avenue  
Portland, OR 97209  
(503) 497-5091 Direct  
(503) 805-5759 Cell  
(503) 226-6227 FAX

**From:** Joseph Albert  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Commissioner Fish](#); [Commissioner Fritz](#); [Commissioner Saltzman](#); [Commissioner Novick](#)  
**Subject:** Re: RIP Going Forward suggestions  
**Date:** Tuesday, November 22, 2016 12:01:22 PM

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Dear City Council,

I am a resident of Portland and am in complete agreement with the views expressed below by Dean Gisvold.

Thank you,

Joseph Albert  
2916 NE 7th Ave.  
Portland, OR 97213

On Nov 22, 2016, at 11:49 AM, Dean P. Gisvold <[deang@mcewengisvold.com](mailto:deang@mcewengisvold.com)> wrote:

Mayor Hales and Commissioners

After reviewing the RIP report again and considering the Mayor's request for ideas to push forward with RIP, I recommend the following ideas for your consideration. Although I testified that the Council should follow the advice from the RIPSAC 7 to not adopt or endorse any part of the revised RIP report, I think these ideas could work with a revised RIPSAC, a more evenly balanced group, an independent consultant, such as Nore Winter, and sound and detailed staff work.

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Fifth, rather than "one size fits all", I would tell planners to develop a compatibility standard focusing on mass, scale, size, height, setbacks, and lot coverage, even if it means a subjective standard.

Sixth, I would delete (a) the use of additional FAR for single family zones and (b) the so called housing opportunity overlay zone, which is almost all of the east side of Portland. I would further suggest that the planners work on crafting infill rules to favor forms of "middle housing" that lend themselves to fee simple ownership, like row houses and semi-attached homes rather than duplexes and triplexes which are predominantly rental properties and don't "condo-ize" well due to the maintenance risks spread over so few owners.

Seventh, I would not change existing parking rules. They are already more than liberal to developers, and frankly, creating numerous parking issues for many neighborhoods, including Irvington.

Eighth, I would hire a consultant, such as Nore Winter, to provide some alternative thinking on this topic.

Thank you for your consideration.

Dean Gisvold

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**Dean P. Gisvold | Attorney at Law | Senior Partner**

**M<sup>C</sup>EWEN GISVOLD LLP - EST. 1886**

1600 Standard Plaza, 1100 SW Sixth Avenue, Portland, Oregon 97204

Direct: 503-412-3548 | Office: 503-226-7321 | Fax: 503-243-2687

Email: [deang@mcewengisvold.com](mailto:deang@mcewengisvold.com)

Website: <http://www.mcewengisvold.com>

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**From:** Joseph Albert  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Commissioner Fish](#); [Commissioner Fritz](#); [Commissioner Saltzman](#); [Commissioner Novick](#)  
**Subject:** Re: RIP Going Forward suggestions  
**Date:** Tuesday, November 22, 2016 11:57:29 AM

---

On Nov 22, 2016, at 11:49 AM, Dean P. Gisvold <[deang@mcewengisvold.com](mailto:deang@mcewengisvold.com)> wrote:

Mayor Hales and Commissioners

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Thank you for your consideration.

Dean Gisvold

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**Dean P. Gisvold | Attorney at Law | Senior Partner**

**McEWEN GISVOLD LLP - EST. 1886**

1600 Standard Plaza, 1100 SW Sixth Avenue, Portland, Oregon 97204

Direct: 503-412-3548 | Office: 503-226-7321 | Fax: 503-243-2687

Email: [deang@mcewengisvold.com](mailto:deang@mcewengisvold.com)

Website: <http://www.mcewengisvold.com>

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**From:** Dean P. Gisvold  
**To:** [Council Clerk – Testimony](#)  
**Cc:** [Hales, Mayor](#); [Commissioner Fish](#); [Commissioner Fritz](#); [Commissioner Saltzman](#); [Commissioner Novick](#)  
**Subject:** RIP Going Forward suggestions  
**Date:** Tuesday, November 22, 2016 11:49:44 AM

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## Mayor Hales and Commissioners

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**Dean P. Gisvold | Attorney at Law | Senior Partner**

**MC EWEN GISVOLD LLP - EST. 1886**

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Direct: 503-412-3548 | Office: 503-226-7321 | Fax: 503-243-2687

Email: [deang@mcewengisvold.com](mailto:deang@mcewengisvold.com)

Website: <http://www.mcewengisvold.com>

**This message may contain confidential communications and/or privileged information.  
If you have received it in error, please delete it and notify the sender.**

**From:** Traci Holder  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill  
**Date:** Tuesday, November 22, 2016 11:39:29 AM

---

Hi there,

As a Portland native, and realtor of 14 years, I'm very concerned about the way that our city is growing. My main concern with the increased density is the lack of parking that is impacting the livability of our sweet Portland neighborhoods. I've lived in Sellwood for 18 years and while I love the way my neighborhood has grown until recently, the 4 story buildings with no design sense taken into consideration and no parking requirements is killing the livability in so many of Portland's neighborhoods. I have about 40 units (3 buildings on the same corner) with ground floor retail going in at the end of my block with no parking requirements. Our street is already difficult to park on. It's extremely frustrating, and I honestly don't know what adding another 40+ cars is going to do.

Anyway, some other comments...

Reducing the size of homes is a good thing as it makes neighborhoods more cohesive and provides homes that are a more appropriate size.

I do have concern that the density increases will encourage more demolitions, destroying the historical integrity of our neighborhoods.

Again, I am concerned that the density increases will make the parking shortage worse. I lived in San Francisco for several years and Portland's parking in areas like Division are starting to feel much like SF. I avoid going to Division, even though there are wonderful restaurants there, because of the parking situation.

I believe that there should be incentives such as density bonuses in cases where someone will keep an existing home--so, perhaps you can only increase the density on your lot if you plan to keep the existing structure.

I also strongly believe that anyone taking advantage of increased density through the new guidelines should have to go through a design review process to ensure that the remodel or new structure has an appropriate design and fits the character of the neighborhood. A perfect example of this is happening in Sellwood. The library building is a 4 story building. It's beautifully designed and steps back from the street on the second and 3rd levels and has parking around back. No one had any issue with this building going in because it's beautiful, fits in architecturally, and doesn't feel like a huge wall coming straight out of the ground. A few blocks down 13th near Tacoma, a new building is going up. Same 4 stories, no thought to aesthetics, and no parking. It's honestly tragic.

Thanks so much for your time,  
Traci

--  
T r a c i  
H o l d e r  
B r o k e r

**From:** Polly Bilchuk  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Testimony Residential Infill Project  
**Date:** Tuesday, November 22, 2016 11:31:07 AM

---

Hello,

As a local to the city and a real estate professional- these are my thoughts on this issue.

- Reducing the size of homes is a good thing as it makes neighborhoods more cohesive and provides homes that are a more appropriate size
- I have concern that the density increases will encourage more demolitions of older homes/fixers.
- I also am concerned that the density increases will make the parking shortage even worse
- There should be incentives such as density bonuses in cases where someone will keep an existing home--so, perhaps you can only increase the density on your lot if you plan to keep the existing structure
- And almost most importantly - Anyone taking advantage of increased density through the new guidelines should have to go through a design review process to ensure that the remodel or new structure has appropriate design.

Thank you,

Best-

Polly Bilchuk

**From:** Jaime Arb Haessig  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Infill feedback and thoughts  
**Date:** Tuesday, November 22, 2016 11:20:56 AM

---

Thank you for the opportunity to share thoughts and feed back on the potential changes.

- Reducing the size of homes is a good thing as it makes neighborhoods more cohesive and provides homes that are a more appropriate size
- We are concerned that the density increases will encourage more demolitions
- We are also concerned that the density increases will make the parking shortage worse
- There should be incentives such as density bonuses in cases where someone will keep an existing home--so, perhaps you can only increase the density on your lot if you plan to keep the existing structure
- Anyone taking advantage of increased density through the new guidelines should have to go through a design review process to ensure that the remodel or new structure has appropriate design

Jaime Arb Haessig  
Principal Broker

Think Real Estate | [503.730.7205](tel:503.730.7205) | 2923 NE Broadway St., Portland OR 97232 | [www.think-portland.com](http://www.think-portland.com) |

**From:** Larry Stillman  
**To:** [Council Clerk – Testimony](#)  
**Subject:** residential infill project  
**Date:** Tuesday, November 22, 2016 11:11:57 AM

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I am writing the Council in profound opposition to the proposed residential infill project. The overarching reason is that Portland's livability and character will be systematically destroyed. The symptoms are already apparent. Everyone I know has experienced, over the past 2-3 years, markedly increased traffic and congestion on a daily basis. The extra minutes in one's car are not productive in any aspect of life. Infill will only exacerbate this. Neighborhood character MATTERS. Rapacious developers have already made their mark. I speak for my neighborhood, I speak for ANY neighborhood, having incrementally been altered and reshaped for profit. The slicing and dicing of single-family lots, packing more people into areas without the infrastructure to support them, would be preposterous. Look to the impact of world population increase on the planet as a supporting document. Look to the impact of the projected earthquake on a congested and overpopulated urban area.

The 2035 Comprehensive Plan indicates that there is enough land to house the projected population increase that the City desires, though I personally still question infrastructure viability going forward, and feel that growth will test this to its limits.

Please save Portland by stepping back from infill and relying on the principles and guidance of the original Comprehensive Plan.

Sincerely,  
Larry Stillman  
7507 SE 28th Ave.

**From:** Tim Pitts  
**To:** [Council Clerk – Testimony](#)  
**Subject:** feedback on RIP  
**Date:** Tuesday, November 22, 2016 11:10:02 AM

---

Hi,

Please find below my written feedback on the residential infill project.

- Reducing the size of homes is a good thing as it makes neighborhoods more cohesive and provides homes that are a more appropriate size
- I am concerned that the density increases will encourage more demolitions
- There should be incentives such as density bonuses in cases where someone will keep an existing home--so, perhaps you can only increase the density on your lot if you plan to keep the existing structure
- Anyone taking advantage of increased density through the new guidelines should have to go through a design review process to ensure that the remodel or new structure has appropriate design

Tim Pitts  
Founder and Principal Broker, Think Real Estate  
2923 NE Broadway Street, Portland, Oregon 97232  
503.317.4312 - [tim@think-portland.com](mailto:tim@think-portland.com)

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[www.think-portland.com](http://www.think-portland.com)

**From:** Ann Williamson  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Tuesday, November 22, 2016 11:05:32 AM

---

Dear Mayor Hales And Commissioners:

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

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

The RIP changes will not provide affordable housing.

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

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

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

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

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

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

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

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

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

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

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

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

"At least 14 percent of Portland's capacity is located in the Central City (approximately 33,000 dwellings). For a more detailed study of the Central City's capacity (see the 2011 Central City Development Capacity Report – Appendix B). That report estimated a capacity of 50,000 to 60,000 additional housing units, after considering available development incentives and bonuses.

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



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

The RIP changes will not provide affordable housing for Portland's lower income residents.

The need for affordable housing is another claimed reason for the RIP changes.

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

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

Here are the economics:

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

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

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

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

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

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

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

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

I would like to give you a real world example, in my neighborhood. In 2015, developer Everett Custom Homes purchased a lovely, historic, 98 year old house in Laurelhurst, at 115 NE Cesar Chavez for \$601,300, demolished it, and built two new infill houses, re-addressed as 3823 NE Couch St and 3835 NE Couch St. The first sold for \$938,000 and the second sold for \$927,000. The new houses cost far more than the original house. Families that might have been able to afford the original house could not have hoped to afford the new infill houses. Everett Custom Homes' owner, Vic Remmers, was part of the Stakeholders Advisory Committee that wrote the RIP proposal.

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

The express intention of the RIP changes is to convert Portland's single family home neighborhoods to mixed neighborhoods of duplexes, triplexes, and small apartment clusters. In the words of a RIP author – again, Vic Remmers:

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

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

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

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

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

Thank you for your attention.  
Ann Williamson  
4334 NE Davis St

**From:** will birdsong  
**To:** [Council Clerk – Testimony](#)  
**Subject:** no RIP  
**Date:** Tuesday, November 22, 2016 10:56:05 AM

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I'm writing to voice my opposition to the residential infill proposals as they're drafted now. These proposals will destroy the character of neighborhoods without allowing neighborhood involvement in design of infill that is out of character with many neighborhoods. Adding duplexes and triplexes will decrease the urban greenspace in lower income areas, increasing the environmental inequality between wealthier neighborhoods where lots are less profitable to develop and the lower income neighborhoods that will see rapid infill and destruction of their local character. Please oppose adoption of this inequitable plan and maintain existing R5 zoning throughout the city to prevent this kind of overdevelopment. I purchase my house in a neighborhood with greenspace and city zoning policies should not be changed after the fact that will negatively affect the character and value of my property.

Thank you,  
Will Birdsong

**From:** Katy Neill  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIP infill testimony  
**Date:** Tuesday, November 22, 2016 10:49:28 AM

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To whom it may concern:

I am a 72 year old widow who has lived in Eastmoreland for 50 years. Six years ago, when my husband passed away, I began looking to downsize. I looked all over the city for affordable options. Most condos are not affordable unless they are in Clackamas or Washington County. Plus condo and high rise living is not for me.

Suddenly, a darling 1936 Tudor with 1800 square feet in all the right places came up for sale. It was across the street from my family home. I purchased the house with a middle aged couple on one side and a 20 something couple on the other.

The Residential Infill Project would ruin my neighborhood and the feeling. My little Tudor would be demolished and some unaffordable McMansion crammed onto its lot. Or a duplex or triplex put up with all the headaches of multi-family dwellings.

Can't the planning commission recall the tax dollars they missed out on as Portland residents ran to the suburbs for houses, schools and living conditions they choose? Do not ruin our traditional neighborhoods. We have brought Portland back to be a vital city. Let's keep it that way.

Katy Neill

Neill777@comcast.net

503 777 3792

6515 SE Reed College Place

Sent from my iPhone

**From:** randall huebner  
**To:** [Council Clerk – Testimony](#)  
**Subject:** residential infill project  
**Date:** Tuesday, November 22, 2016 10:42:03 AM

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Hello,

I am writing to voice my concern over the proposed residential infill project. I have lived in Portland for about 30 years and have enjoyed and appreciated the unique character of Portland's neighborhoods. I have also seen both the improvements, added congestion and changes that have occurred with the increased development. The proposed changes threaten to forever alter Portland and I would ask that you reconsider this plan and instead adopt one which is based on a more detailed analysis of each neighborhood.

Sincerely,

Randy and Mary Huebner

**From:** Therese (TC) Brophy Schumacher  
**To:** [Council Clerk – Testimony](#)  
**Subject:** rezoning plan  
**Date:** Tuesday, November 22, 2016 10:14:47 AM

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I am quite concerned with what is happening to our inner city neighborhoods. As house prices are climbing out of control, the city is allowing small family bungalows to be torn down by developers and replaced with giant, oversized homes - more expensive homes. Bigger is not better.

Please do not allow developers to tear down viable homes, thereby making the city even less affordable. Not to mention the damage being done to the character of our historic neighborhoods.

Therese Schumacher

[Sent from Yahoo Mail on Android](#)

**From:** Susan Ferguson  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Tuesday, November 22, 2016 10:03:39 AM

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Please note I originally submitted this testimony on 11.14.16. I am resubmitting due to the requirement for this specific Subject line. Thank you.

**Susan**

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

Begin forwarded message:

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

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

Please accept my testimony in favor of building triplexes and duplexes to increase density and affordability in all neighborhoods. Not just in selected neighborhoods--in all neighborhoods. This will support and drive the equity that Portland espouses. In addition to mandating affordable housing in all ZIP codes, building these semi-detached homes will allow middle class people to afford homes in the City of Portland thus enabling children of all income levels to attend equally desirable schools *in their own neighborhoods*. Such a commitment will build inclusive communities throughout the city.

We have an opportunity to step up and lead our country in truly addressing equity by showing that we want to live in a diverse community of neighborhoods where rich and poor and middle class can learn and benefit from one another's gifts. And all our kids will be able to go to equitable schools in their own neighborhoods.

(Bussing is not the answer.)

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

One last thought. Approximately 10 years ago the City had a competition whereby international and local architects were invited to submit plans for infill homes, and citizens got to vote on which designs were most appealing. Why not do that again, and purchase the plans of the 10 top choices, then reduce the permit fees for the builders who choose to use those plans? Neighborhoods would be

happy. We'd get good design. Infill would be looked at in a more favorable light.  
We are all tired of the conflict.  
Thank you for your consideration.

Respectfully yours,

Susan Ferguson  
6119 NE Sacramento Street

Portland OR 97213  
Rose City Park Neighborhood  
503.284.0048

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



**From:** Robert Granger  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Tuesday, November 22, 2016 9:45:55 AM

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We are in full support of the proposal put forth by the Residential Infill Project. We can no longer live under zoning and development constraints from a past era. We need infrastructure systems and policies that aligned with the 21st century vision and urban design model described in the recently passed Comprehensive Plan.

Thank you for your consideration and support for this proposal

*Robert & Julie Granger*  
5946 NE 45th Ave, Unit A  
Portland, OR97218  
H 503 771-3916  
[julebert@g2online.org](mailto:julebert@g2online.org)

**From:** Jacquie Walton  
**To:** [Council Clerk – Testimony](#)  
**Subject:** RIPSAC feedback  
**Date:** Tuesday, November 22, 2016 9:11:09 AM

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The RIPSAC proposal will destroy the character of Portland's neighborhoods, will not increase affordability, and will most likely accelerate gentrification.

Please do not accept this proposal.

Thanks,

Jacquie Walton  
5034 NE Rodney Ave.  
Portland, Oregon 97211

Sent from my iPhone

**From:** Sandy Dubinsky  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Written Submission on the RIPSAC Proposal  
**Date:** Tuesday, November 22, 2016 8:28:47 AM  
**Attachments:** [Residential Infill Development Proposal Ltr to City Nov 2016.pdf](#)

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While we sent the attached letter to the City Clerk on 16 November we did not receive an acknowledgement so we are re-sending to be certain it is in the system to be considered.

Peter & Sandra Dubinsky  
3734 NE Hassalo St  
Portland, Or 97232

Sandy & Peter Dublasky  
 3734 NE Hassalo St  
 Portland, Oregon 97232  
 Fax: 503.255.1234

16 November 2016

Dear Mayor Hales and Commissioners:

We are writing to explain that we oppose Recommendations 4, 5, and 6 of the Residential Infill Project proposals (the RIP changes) that the Bureau of Planning and Sustainability (BPS) has submitted to the City Council. We respectfully ask you to vote against those recommendations on December 7, and on all future occasions.

Our reasons are:

- The RIP changes are not necessary to accommodate Portland's growth.
- The RIP changes will not provide affordable housing.
- The RIP changes will irreparably damage Portland's single family home neighborhoods.

The RIP sections we specifically oppose are Recommendations 4, 5, and 6.

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

We do not oppose Recommendations 1, 2, 3, 7, 8, or 9.

Proposed RIP recommendations 4, 5 & 6 are not necessary to accommodate Portland's growth. The RIP changes are claimed to be necessary because "123,000 new households are projected by 2035." However the 2012 Buildable Lands Inventory report by BPS ("BLI report") shows that Portland has enough buildable land, under current zoning, to accommodate 231,500 additional housing units.

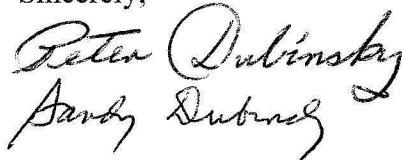
The most important concern we have is that RIP recommendations are in our view targeted to irreparably damage Portland's single family home neighborhoods since the express intention of the RIP changes is to convert such neighborhoods to mixed neighborhoods of duplexes, triplexes, and small apartment clusters.

In the words of one early RIP author who is a developer: "the city of Portland 'should remove barriers and identify incentives to encourage development of more housing types ... streamlining the design review process and revising the zoning code to allow for middle housing types in residential neighborhoods.' In doing so, this would mean neighborhoods would start seeing more duplexes, triplexes, four-plexes and two-story apartments built around small courtyards."

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

The point of view we are expressing is in line with the comments sent to the Bureau of Planning and Sustainability in an August 11, 2016 letter by the Laurelhurst Neighborhood Association. We agree with that letter.

Sincerely,

Handwritten signatures of Peter and Sandy Dubinsky. The signature for Peter is written above the signature for Sandy.

Sandy and Peter Dubinsky

**From:** ken Diener  
**To:** [Council Clerk – Testimony](#)  
**Subject:** [User Approved] "Residential Infill Project Testimony"  
**Date:** Tuesday, November 22, 2016 8:20:23 AM

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Please include this testimony for the STOPPING of the RIP.  
After over 5 years of Comprehensive plan testimony and neighborhood involvement.  
ANALYSING each lot proposed for changes  
the dystopian planners and anti single family home ownership forces did not win all of the  
density they wanted.

This sham of a process REMOVES ALL single family home protection for the majority of  
single family home ownership on the Eastside.  
STOP THIS END RUN AROUND the comp plan and give away to home and neighborhood  
destruction.  
If you want to allow development on skinny less than 25 ‘ wide lots, allow that specific code  
revision. BUT DO NOT APPROVE the RIP overreaching City wide rezone as proposed.

The RIP will NOT create more affordable housing only MORE new overly expensive smaller  
units.  
New construction is LESS sustainable and unjustifiable compared to rehabbing existing  
housing. One study shows it will take 80 years to offset the Carbon impact new construction  
has compared to maintaining existing QUALITY HOUSING in our signature neighborhoods.

I AM STRONGLY REQUESTING your VOTE **NO on the RIP.**

**Ken Diener**

536 SE 17th Ave

Portland Or 97214

**From:** Rick Pittman  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Hit the PAUSE button on RIP  
**Date:** Tuesday, November 22, 2016 8:18:01 AM

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Please put the now compromised RIP plan on hold until new leadership members can get up to speed and hopefully return the project to it's original premise...“in response to community concerns, (the RIPs goal will be) new or remodeled houses are well integrated into the fabric of the community.” To continue with our lame duck mayor and commissioners on the current path would be a betrayal of public trust. We've all seen how the city has failed in it's efforts to reach housing goals. The residents of our neighborhoods have spoken and are being ignored as the developers seem to have more sway in the direction of housing plans. Not Acceptable!

~Richard Pittman

**From:** Philip Quarterman  
**To:** [Council Clerk – Testimony](#); [Philip Quarterman](#)  
**Subject:** Re: City Zoning Hearing Testimony November 15, 2016 My name is Phil Quarterman. I am speaking as a homeowner in the Burlingame neighborhood. I am outside the study area. So I am addressing the residential zoning code citywide. I generally support council...  
**Date:** Tuesday, November 22, 2016 8:06:31 AM

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On Tue, Nov 22, 2016 at 8:02 AM Philip Quarterman <[philipjquarterman@gmail.com](mailto:philipjquarterman@gmail.com)> wrote:

City Zoning Hearing Testimony  
November 15, 2016

My name is Phil Quarterman. I am speaking as a homeowner in the Burlingame neighborhood. I am outside the study area. So I am addressing the residential zoning code citywide.

I generally support council's effort to encourage infill while limiting the scale of new dwellings. Others have given thoughtful testimony on middle housing and maintaining the character of neighborhoods.

Unless I am missing something, Council may be missing an opportunity for reasonable infill. Not just middle housing but modest single family homes.

This is my situation: I own a 10000 sf corner lot with a small 1927 house on it. The zone is R7. I love my house, and hope improve it and to live many more years in it. I looked at options for redeveloping the property, and choose not to demolish my house to build a duplex or build an ADU. I do want to retain my house. It would be more affordable than anything that would replace it. I would like to have the option of partitioning a vacant lot to sell at the time I am ready to move, provided I live that long.

There is plenty of room with setbacks to build a modest house there. 2,500 sf or maybe less would be fine and affordable. But as I understand it, I would not be able to partition off a buildable lot under R7 zoning. There is rom for a 4200 sf lot. This seems unnecessarily restrictive, when my plan would result in retention of an older home in keeping with neighborhood character and a new home, both relatively affordable.

I advocate looking at more flexibility in the R5 and R7 zones to allow smaller minimum lot sizes, though within reason and in keeping with the neighborhood.

I might go further and make a radical suggestion. Why not abolish the R7 zone citywide and combine it with the R5? What is the specific purpose of R7? I believe the distinction between the two, as applied on the ground, is really negligible. Right across 17th Avenue from my home for instance, if you look at the lot size pattern, there is not much difference. Just a few more 10000 sf lots. Why not merge the two zones? That would encourage infill. And your new design standards will help ensure that new homes are more in scale and affordable.

Thank you for listening.



**From:** Amy Bourne  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Resident Infill Project Testimony  
**Date:** Tuesday, November 22, 2016 7:33:17 AM

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November 22nd ,2016

To the City of Portland,

I do not have to tell you that this city is amazing. It is one of the few cities in the country where single families with children, can live within the city boundaries, contribute to the tax base, and send our children to PUBLIC school. This is not an option in Philadelphia, Washington DC, Detroit, L.A. San Francisco, the list goes on and on. In fact I ask where else in the country can the average family attending public school, live in a city as a family, let kids safely play outside, and not contribute to suburban sprawl?

What makes this city unique is the single family neighborhoods. They are amazing and thriving. Kids in Eastmoreland are out on bikes, freely walking to the park, and having an old fashioned childhood. These are the children that make this city great, who will grow up learning to travel on public transport, and riding bikes to the movies. They will love this city and contribute to it in the future. We are here (and not in the suburbs), because of this amazing possibility for our children.

I beg of you to save the amazing single family neighborhoods in Portland. Once you change the zoning you will lose this forever. Schools will become more crowded, families will move to the suburbs. The exact thing you are trying to prevent will happen. More suburban sprawl.

I grew up in a single family neighborhood in a city, that was rezoned. The entire atmosphere changed once houses converted to apartments, and there were less families around, and more cars on the street. We had to attend private school as the public schools deteriorated. I would never want that for my own children.

As I drive around the city I see plenty of space where apartments and other housing could be built. Save what makes this city amazing, preserve the R5 zoning as it is. I am sure there is enough creativity around to not change what is already working and thriving!

Have a wonderful Thanksgiving, and thank you for your time.

Amy Bourne  
7929 SE 34th Ave,  
Portland OR. 97202

**From:** Sandra Shotwell  
**To:** [Council Clerk – Testimony](#)  
**Subject:** Residential Infill Project Testimony  
**Date:** Tuesday, November 22, 2016 7:27:05 AM

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Thank you for working on this project to help retain and expand affordable housing, reduce the footprint of houses, support single-family neighborhoods, and leave room for trees.

I fully support the size, height and footprint limitations that are part of the residential infill project. I support reasonable policies that continue the maintenance of our urban tree canopy. Reduction of economic incentives to build McMansions is good for the environment, and affordability.

Best,

Sandra Shotwell  
7505 SE 36th Avenue  
Portland OR 97203

Sent from my iPhone