

**Moore-Love, Karla**

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**From:** Alan Kessler <alankessler@gmail.com>  
**Sent:** Monday, March 05, 2018 10:50 AM  
**To:** Moore-Love, Karla  
**Subject:** Re: Testimony in March or April

I would love an April 25th slot, thank you!

My topic will be: Impediments to Affordable Housing

Alan Kessler  
2725 SE 36th Ave  
Portland, OR 97202

--Alan

On Mon, Mar 5, 2018 at 10:48 AM, Moore-Love, Karla <[Karla.Moore-Love@portlandoregon.gov](mailto:Karla.Moore-Love@portlandoregon.gov)> wrote:

Hi Alan,

March is full. There are two spots on April 25<sup>th</sup> but, Mayor Wheeler will be absent. Let me know if you wish to speak on the 25<sup>th</sup> and what your topic will be.

Regards,

Karla

Karla Moore-Love |Council Clerk  
Office of the City Auditor |City Hall Rm 130  
[503.823.4086](tel:503.823.4086)

**From:** Alan Kessler [<mailto:alankessler@gmail.com>]  
**Sent:** Friday, March 02, 2018 12:19 PM  
**To:** Council Clerk – Testimony <[CCTestimony@portlandoregon.gov](mailto:CCTestimony@portlandoregon.gov)>  
**Subject:** Testimony in March or April

Karla,

Thank you very much for finding slots for Paul and me to speak together in May.

In addition to that opportunity, do you have any individual openings in March or April?

Thanks,

# Impediments to Affordable Housing

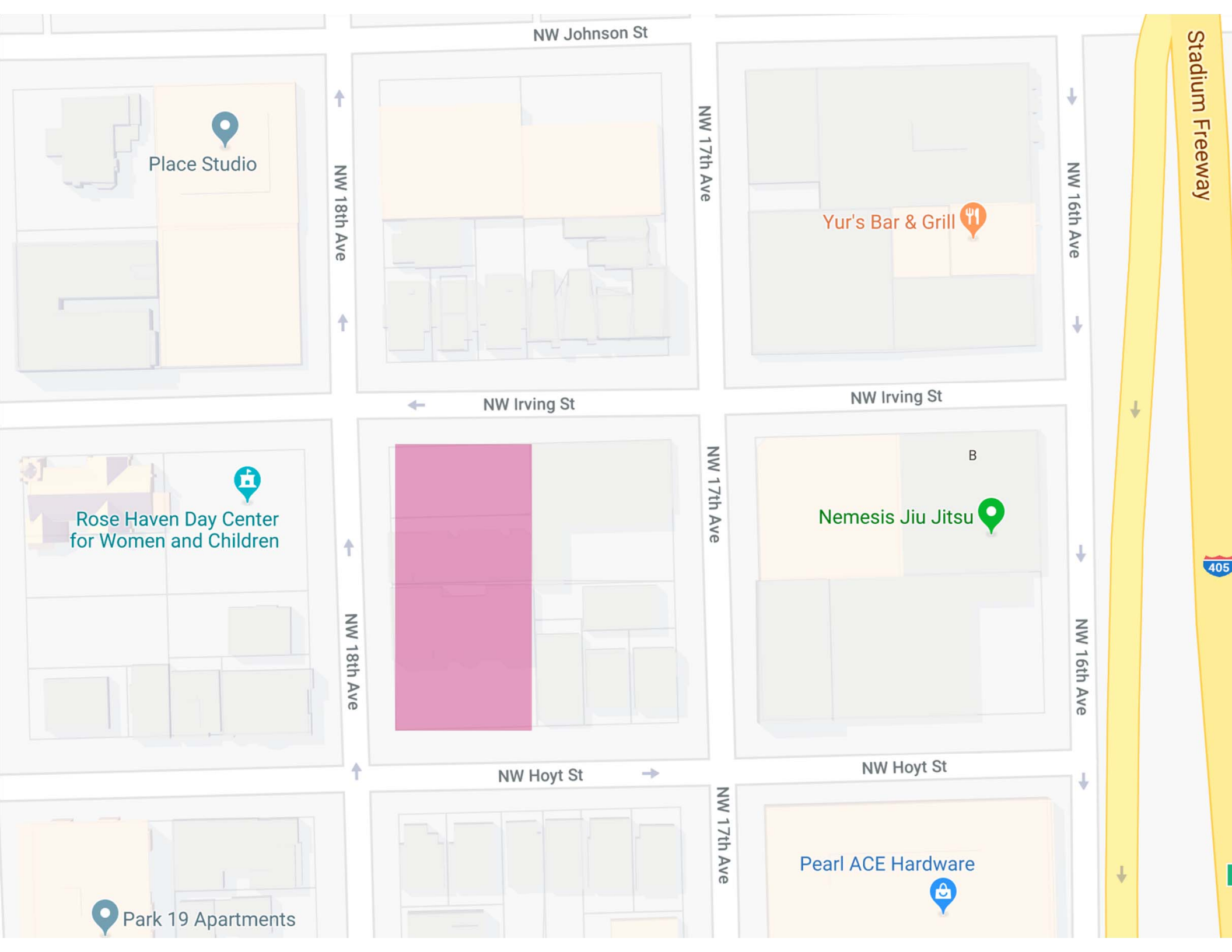
April 25, 2018

**Alan Kessler**  
2725 SE 36th Ave  
Portland, OR



# NW 18th and Hoyt

EA 17-269490 DA



NW Johnson St

Stadium Freeway

Place Studio

Yur's Bar & Grill

Rose Haven Day Center  
for Women and Children

Nemesis Jiu Jitsu

B

Pearl ACE Hardware

Park 19 Apartments

NW 18th Ave

NW 17th Ave

NW 16th Ave

NW Irving St

NW Irving St

NW 18th Ave

NW 17th Ave

NW 16th Ave

NW Hoyt St

NW Hoyt St

NW 17th Ave

405

# Council rejected downzoning the Alphabet District to 2:1 in the 2035 Comprehensive Plan.

## **25.b FAR in Alphabet District – Option B**

**Code section:** Map 120-7 (page 67 of Zoning Code Amendments)

**Requested by:** Saltzman

**Explanation:** Rejects the PSC recommended 2:1 FAR in the northern Alphabet District, retaining 4:1 where is it currently mapped.

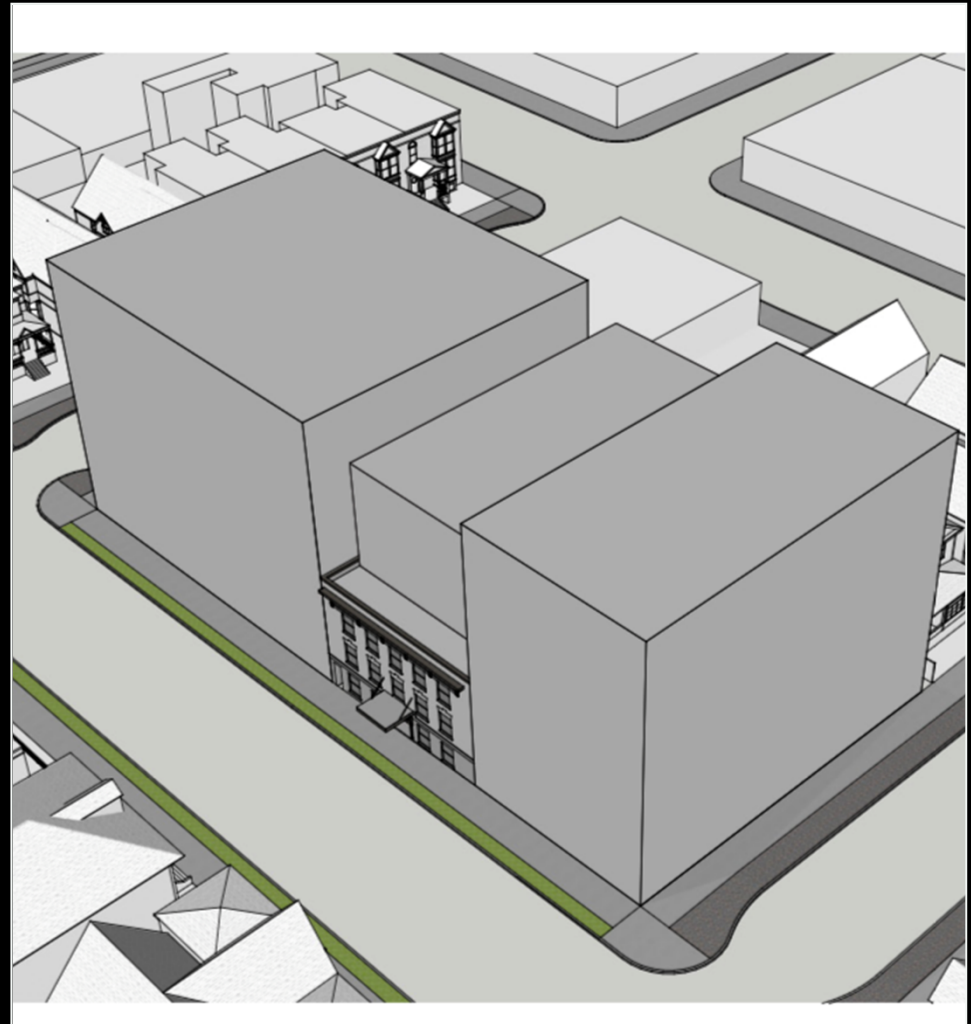
**Related testimony (for or against):** NWDA, Oregon Opportunity Network, Portland Coalition for Historic Resources, Oregon LOCUS, 1000 Friends of Oregon, Housing Land Advocates NW Pilot Project, NW Housing Alternatives, Restore Oregon, Landmarks Commission, other individuals.

**Amendment text:** Revert the map to the original staff recommendation – with an FAR of 4:1 on most RH parcels in the Alphabet District.

**Staff recommendation:** Oppose. The Council adopted policies with the new Comprehensive Plan suggesting that zoning entitlements should respond to historic designations. The PSC recommendation does that. The FAR is subject to review by the Landmarks Commission, which has generally rejected 4:1 in this area. Historic districts represent a relatively small portion of the City's housing capacity.

# Maximum Allowed Massing FAR 5:1

- Base is 4:1 FAR
- 1:1 affordable housing bonus
- “I think we’ve received feedback that having a full block development at 6 stories at the full floor plate is not a compatible design solution.” — Developer responding to Commissioner Chung at DAR #1



# First Proposal

## FAR 3.63:1

- 164 Affordable Units Proposed
- 49 Units for Seniors 55+ making under \$12,000
- 115 Units for people at or below (60% MFI)
- Approximately 60 affordable homes were lost compared to a 5:1 FAR design (\$20M in public benefit)



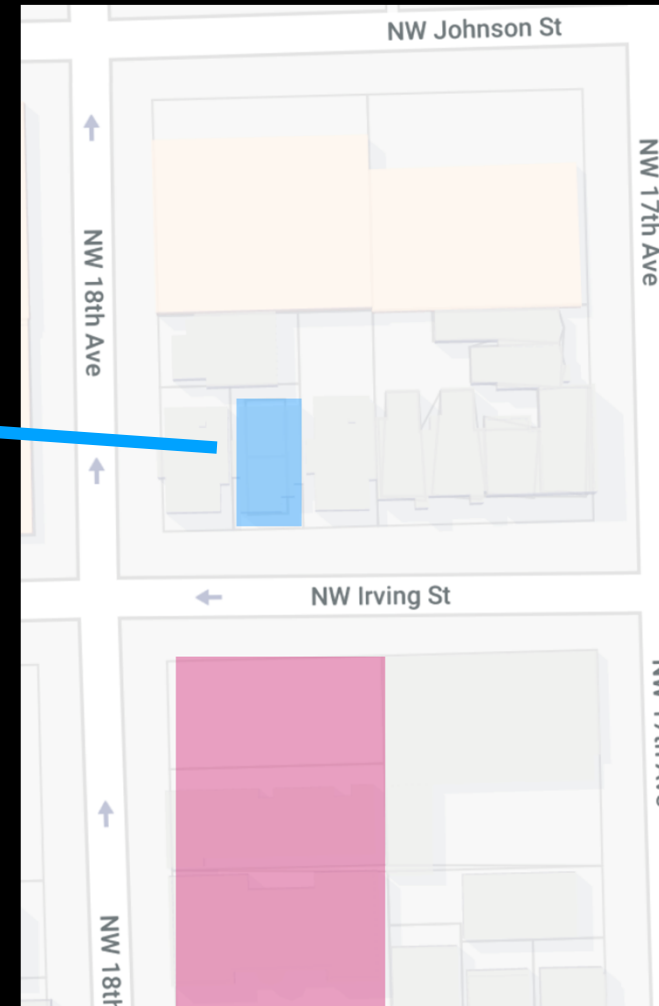
- “I would support a more simplified massing if it were significantly shorter.” —Commissioner Chung at DAR #1



- “[T]he massing, scale, and street frontages do not yet support the preferred character of this part of the NWPD and Alphabet HD.” —DA Commission Memo (Jan. 3, 2018)



# Portland official weighs in on affordable housing proposal across the street from her home



# Second Proposal

## FAR 3.37:1

- 148 Affordable Units Proposed
- ~~49~~ 48 Units for Seniors 55+ making under \$12,000
- ~~115~~ 100 Units for people at or below (60% MFI)
- 16 affordable homes were lost compared to the first proposal (\$5M of public benefit)



- “...Is the aim just to build housing projects that cram as many people in there and then the quality... like the dignity that these people have is such that everyone looks at their building as a cruddo? So, I’m willing to sacrifice those 16 units...” — Commissioner Roman at DAR #2



- “Clearly I’m concerned about affordable housing. I, too, am pained by the idea of losing [affordable] units, but as you’ve said I don’t think that’s within our purview to discuss here.” —Commissioner Chung at DAR #2



# Third Proposal

## FAR 3.37:1

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- 48 Units for Seniors 55+ making under \$12,000
- 100 Units for people at or below (60% MFI)
- 16 affordable homes were lost compared to the first proposal



- “I mean for me the footprint is not so bad as long as the height is reduced.” — Commissioner Mahoney at DAR #3



- “This could be zero affordable housing and I would apply the criteria the same way. I don’t care about affordable; I care about it but don’t I care about it in the context...” —Commissioner Roman at DAR #3



# Overcoming Impediments to Affordable Housing

- It should not take 5 months for affordable housing developers to get through DARs.
- The Historic Landmarks Commission should not be allowed to undermine Council's zoning decisions.
- Constrain the commission's purview to the street-level elements (e.g. the bottom 30' of the building).
- Bring the commission in line with the City's housing and transportation goals.

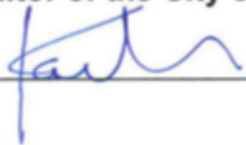
Request of Alan Kessler to address Council regarding impediments to affordable housing (Communication)

APR 25 2018

PLACED ON FILE

Filed APR 17 2018

**MARY HULL CABALLERO**  
Auditor of the City of Portland

By  Deputy

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
1. Fritz		
2. Fish		
3. Saltzman		
4. Eudaly		
Wheeler		