

Residential Infill Project

Online Survey Summary Report

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For:
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All comments to the open-ended questions of the online survey are available on the project website at www.portlandoregon.gov/bps/infill

Introduction

Survey context and purpose

Between Dec. 8, 2015, and Jan. 12, 2016, the City of Portland’s Bureau of Planning and Sustainability (BPS) conducted an online outreach survey as part of the Residential Infill Project. This project will propose new and updated rules regarding infill development in single-dwelling zones to ensure that new housing meets the needs of current and future Portland residents. Specifically, the project will focus on three topics: scale of houses, narrow lot development and alternative housing options.¹

The online survey provided an opportunity for Portland residents to share their thoughts about new residential infill development. Staff will use the results to help identify key community values to inform drafting of alternatives for regulating development in single-dwelling zones. The survey also will be used to highlight where additional efforts are needed to reach and engage traditionally underrepresented populations. This summary report presents the key findings and observations from the survey.

Methodology

Survey design and distribution

The survey included 13 questions and took on average eight minutes to complete. About two-thirds of respondents took the survey on a computer, while 34 percent completed it on a mobile phone and 1 percent completed it on a tablet. The survey included three ranking questions where respondents were asked to prioritize answers from a list, two open-ended questions and eight demographic questions. The order of the answer options on the three ranking questions was randomized for each survey respondent. The complete survey text is included in Appendix A.

The survey was administered online and advertised via the BPS website, project e-updates, BPS e-news and media releases, as well as through BPS’s social media networks (Twitter, Facebook and Nextdoor). The City’s website encouraged people to share the survey with friends and neighbors, and it was posted widely on Nextdoor. Additionally, members of the Residential Infill Project Stakeholder Advisory Committee (SAC) were asked to distribute information about the survey to their networks. English and Spanish versions of the survey were available.

Survey reach and data integrity

The goal of the outreach survey was to engage and learn from as many members of the broader public as possible. It was not a statistically valid survey, meaning the respondent sample is not statistically representative of the Portland population. In total, 7,257 people completed at least one question. As the survey was designed to collect information on community values, data and open text answers from all respondents have been included in

¹ For more information about the project, please visit the website at www.portlandoregon.gov/bps/infill.

this summary. Two people completed the survey in Spanish, while the rest completed the English version.

Most people who completed the survey (97 percent) live in Portland. Within Portland, certain ZIP codes were disproportionately represented in the responses (see Figure 6 on page 33 for a map showing proportion of respondents by ZIP code). Compared to city demographic information, survey respondents were more likely to be homeowners and white, with a higher annual household income (greater than \$75,000) and longer period of residency in the city (10 years or more). Where possible, the results have been analyzed for different demographic groups. A more detailed discussion of the demographics of survey respondents can be found in the final section of this report.

Internet protocol (IP) addresses were reviewed to ensure data integrity. Answers provided from the same IP address were compared and no evidence of deliberate repeated survey submissions was found.

Data analysis

Answers to the three ranking questions were given a weighted score based on how the survey taker ranked them. Items ranked first by a respondent were given a higher value or "weight." For respondents who ranked all options on a question with seven choices, the first ranked answer was given a score of "7," the second a score of "6," and so on. Question 2 had eight answer options, so the first ranked answer was given a score of "8," the second a score of "7," and so on. The majority of survey respondents ranked all options, with 80 percent ranking all options for question 1, 74 percent for question 2 and 70 percent for question 3. To address weighting bias, an average weighting scale was used for respondents who did not rank all of the answer options.

Weighted scores were normalized for reporting and comparison. The highest weighted score was assigned a maximum value of "1," and scores for all other answer options were scaled in proportion to the maximum value.

Key findings and themes

Affordability is a key priority for a significant number of survey takers.

- The ranking questions from this survey suggest that affordability is a high priority among respondents. Affordability was the top priority for renters, survey takers from communities of color and respondents with an annual household income under \$50,000. Many who took the survey are concerned that infill is making housing less affordable.
- Open text comments suggest that infill currently is not considered to be improving affordability, but many believe that infill has the potential to add more affordable housing options. Many respondents contend that smaller, affordable homes are being demolished and replaced with much larger, more expensive homes.
- Many respondents are supportive of developing “missing middle”² housing (i.e., duplexes, triplexes, quads, rowhouses, etc.) and accessory dwelling units (ADUs) to increase the supply of housing alternatives and improve affordability.

Many respondents want infill development to be more reflective of existing neighborhood context in terms of scale or design.

- Overall, survey respondents selected “maintain neighborhood character by addressing shape, size and scale of buildings” as a high priority. The size and height of new properties is the fourth greatest concern respondents have about infill development.
- More than a quarter of all respondents who provided open text answers mentioned scale of new houses. Many commenters suggest stricter rules and enforcement around maximum height limits and minimum setback requirements.
- A significant proportion of open text responses discuss design and aesthetics. Many of these discuss desires for infill to better fit with the design of existing homes or for more neighborhood oversight of design. Some respondents feel that design should not be regulated by the City or neighborhoods.

The demolition of viable homes is a primary concern for respondents.

- The top ranked infill-related concern among survey respondents is the demolition of viable homes.
- Open text responses connect concerns around demolition with loss of neighborhood character and history, the removal of affordable housing options and harmful environmental and health impacts.
- Many respondents are calling for a moratorium on demolitions or stricter fines or regulations. Some, however, believe these measures will drive house prices higher.

² Missing Middle is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living. For more information, see <http://missingmiddlehousing.com>.

Many respondents believe the effects of infill go beyond housing, and a significant number are concerned about parking, traffic and transit, infrastructure and tree canopy.

- Parking was mentioned as a significant concern in more than a quarter of all open text responses.
- Loss of tree canopy is the third largest concern among survey respondents, and around 15 percent of open text answers discussed tree and green space preservation.
- More than a fifth of open text responses discuss impacts on traffic or infrastructure. Many respondents have observed worsening traffic congestion as a result of development, and others contend that infrastructure in some areas cannot support additional housing.

Many survey takers support increasing density and maintaining the urban growth boundary, but others are concerned that certain areas of the city are becoming too dense. Concentrating density near transit corridors and in mixed-use areas is generally popular among respondents.

- Respondents ranked the preservation of farm and forestland outside of the city as the top potential benefit of infill development.
- In general, many open text comments called for increasing density within particular areas of the city, including around transit corridors, neighborhood centers and in mixed-use areas. Some said that all areas of the city need to become denser, while others contended that some single-dwelling zones are already too crowded. A small number of respondents advocated limiting development entirely in Portland.
- For many respondents to the open-ended questions, increasing density in single-dwelling zones by adding ADUs, rowhouses, duplexes and other “missing middle” style housing is more popular than building multi-family apartment buildings in or near these zones.
- Preserving green and open space alongside denser development is also a significant priority for many respondents.

Respondents want to be engaged and consulted about residential infill and advocate for more opportunities and transparency going forward.

- Many open text responses reflect a desire for more neighborhood oversight of design and scale guidelines and review before development.
- In general, many commenters expressed concerns about the power of developers and a lack of consistent enforcement of rules and regulations by the City. Some indicated a lack of trust between the City and neighborhood residents, and many called for more visible incorporation of public input into decision making.
- Many commenters expressed appreciation for being able to share their thoughts through a survey, but some shared concerns about the survey methodology and design.

Survey results: Ranking questions (1-3)

The first three questions of the survey asked respondents to prioritize a list of answers. Figures 1, 2 and 3 show the overall ranking of the answer options by normalized weighted score scaled between 0 and 1. Results for each have been compared for different demographic groups. The data behind this analysis is presented in Appendix B.

Question 1: As residential standards are updated, how should we prioritize the following principles of Portland’s Draft Comprehensive Plan?

Respondents were asked to rank seven options. The overall ranking is presented in Figure 1.

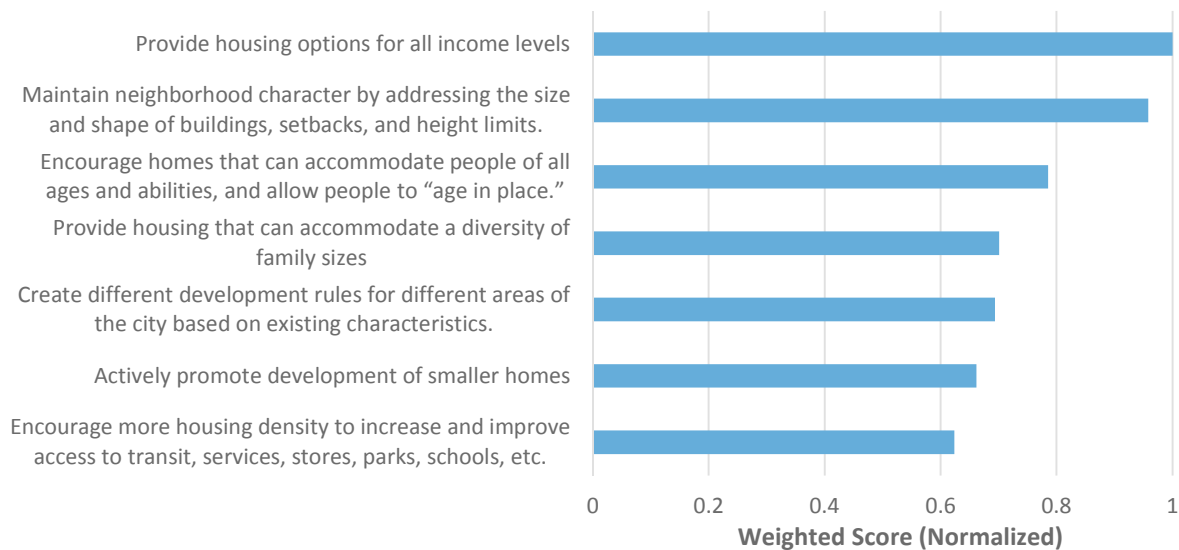


Figure 1. Ranking of Portland’s Draft Comprehensive Plan principles

The differences between the weighted scores for responses in question 1 were narrower than for the other two ranking questions, indicating that prioritization on this question was less clear for survey takers. The first-ranked principle concerned providing housing options for all income levels. This was followed by: maintaining character by addressing size, shape, setbacks and height; accommodating people of all ages and abilities; accommodating a range of family sizes; creating different rules for different areas of the city; promoting smaller homes; and encouraging density.

Differences between homeowners, renters and housing industry professionals

- Homeowners prioritized maintaining character by addressing scale first, slightly above providing housing options for all income levels. This was followed by accommodating all ages and abilities, creating different rules for different areas, and providing for a diversity of family sizes. Homeowners ranked encouraging density as the lowest priority.
- Renters prioritized housing options for all income levels first by a significant margin, followed by accommodation for all ages and abilities and housing for diverse family

sizes. Maintaining character by addressing scale was a mid-level priority for renters, and having different rules for different parts of the city was ranked last.

- Developers, builders and designers also ranked housing for all income levels first, followed by maintaining neighborhood character and encouraging density.
- Landlords, property management professionals and real estate agents ranked maintaining character first by a narrow margin above providing housing for all income levels, followed by accommodating all ages and abilities and rules for different areas. These respondents ranked active promotion of small homes last.

Differences by age

- Respondents under the age of 45 prioritized housing for all income levels first, followed by maintaining character, encouraging density, and accommodating a diversity of family sizes. These individuals ranked rules for different areas and development of smaller homes sixth and seventh respectively.
- By comparison, those over the age of 45 ranked maintaining character first, followed by options for all incomes, accommodating all ages, and development rules tailored to different areas. This group ranked accommodating a diversity of household sizes and encouraging density as the lowest priorities.

Differences between newcomers and established residents

- Survey respondents who have lived in Portland for 20 years prioritized maintaining neighborhood character first and providing options for all income levels second. This was followed by accommodating all ages and abilities, creating different rules for different areas, and accommodating diverse family sizes. These long-time residents ranked encouraging more density seventh overall.
- By contrast, respondents who have lived in Portland for four years or less ranked housing for all income levels first, followed by maintaining character and encouraging density. Newcomers ranked rules for different areas and promotion of smaller homes seventh and eighth respectively.

Differences by race and ethnicity

- Survey respondents from communities of color prioritized housing for all income levels first, followed by maintaining character, accommodating a range of ages, accommodating a diversity of family sizes, different development rules by geographic area, promotion of the smaller homes, and finally density.

Differences by income

- Respondents with an annual household income over \$50,000 prioritized the choices as presented in Figure 1.
- Survey takers whose households earn under \$50,000 annually prioritized housing for all income levels first and maintaining character second, followed by homes that accommodate all ages. In contrast to those households earning above \$50,000, these respondents ranked the promotion of smaller homes fourth overall.

Question 2: What potential aspects of residential infill development are of the most concern to you?

Respondents were asked to rank eight options. The results are presented in Figure 2.

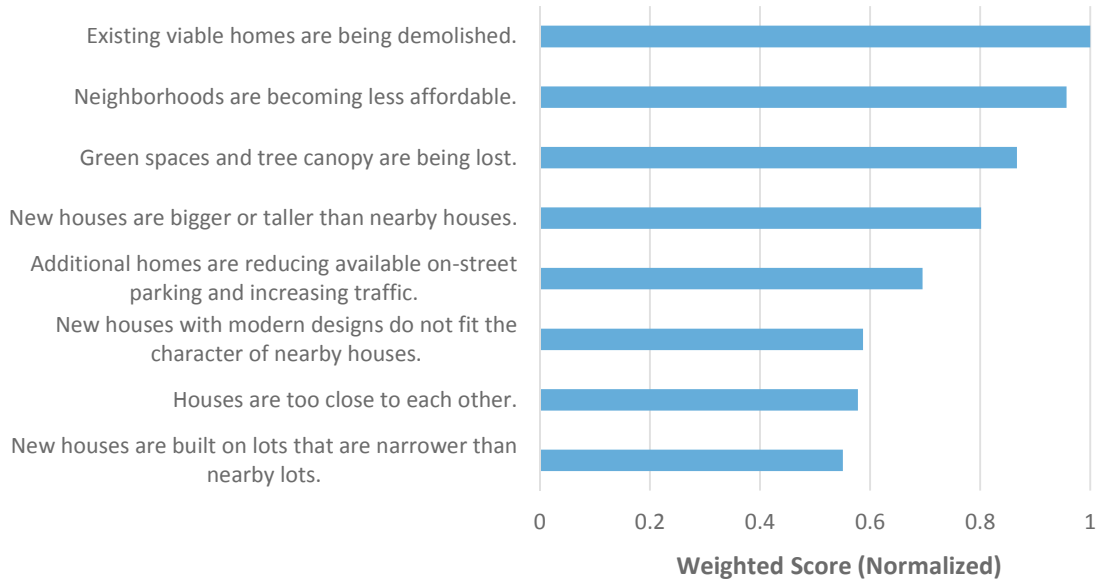


Figure 2. Ranking of aspects of most concern.

Survey respondents ranked the demolition of existing viable homes as the number one concern related to infill. This was followed by decreasing affordability; loss of trees and green space; new homes being bigger or taller than nearby houses; parking and traffic effects; modern designs that are out of character; homes being too close together; and development on narrow lots. The weighted score for the top two concerns—demolition and affordability—are very close, indicating that these are both highly ranked priorities among many survey takers.

Differences between homeowners, renters and housing industry professionals

- Homeowners ranked concerns as presented in Figure 2.
- Renters ranked affordability as the top concern and demolition second. This was followed by loss of tree canopy and green space, traffic and parking concerns, and taller or bigger houses.
- Developers, builders and architects also ranked affordability first and demolition second. These housing industry professionals ranked concerns about design of new homes the lowest.
- Landlords, realtors and property management professionals ranked concerns as presented in Figure 2 apart from the final two options: these respondents ranked narrower lots seventh and houses being too close together eighth.

Differences by age

- Respondents under 45 years of age ranked affordability as their top concern, followed by demolition and loss of tree canopy and green space. These respondents ranked

proximity of houses to each other, modern design and narrow lots the lowest, in that order.

- Survey takers over the age of 45 ranked demolition as their top concern, followed by scale of new homes and reduced affordability. Narrow lots and proximity of houses to each other were ranked last by this group.

Differences between newcomers and established residents

- Long-term (20+ year) residents who took the survey ranked concerns as presented in Figure 2 except for size of new properties, which was prioritized as a higher concern than loss of green space and tree canopy.
- Those who have lived in Portland for less than four years ranked affordability, demolition and loss of green space and tree canopy as their top three concerns in that order. Design and narrow lot concerns were ranked seventh and eighth by these respondents.

Differences by ethnicity

- Respondents from communities of color ranked affordability as a top concern and demolition second. The rest of the concerns were ranked as presented in Figure 2 except for concerns about homes being too close together, which was ranked as a higher priority than design compatibility.

Differences by income

- Respondents who earn over \$50,000 ranked concerns as shown in Figure 2.
- Respondents with an annual household income less than \$50,000 ranked affordability as their top concern, followed by demolition. These survey takers ranked the remaining concerns as presented in Figure 2.

Question 3: What potential benefits of residential infill development are of most interest to you?

Respondents were asked to rank seven options. The results are presented in Figure 3.

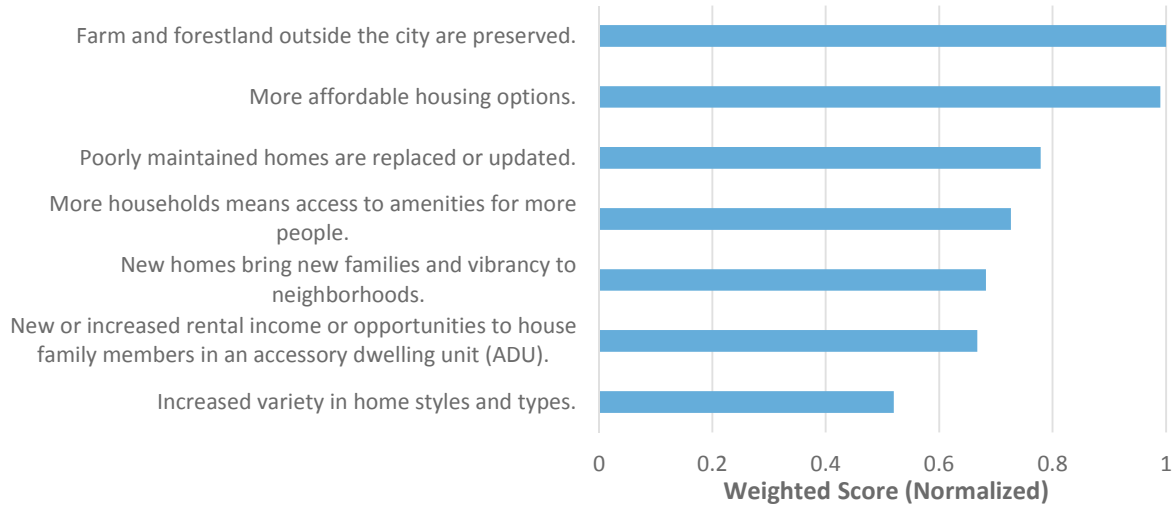


Figure 3. Ranking of potential benefits.

The top ranked benefit of infill development for survey respondents is the preservation of farm and forestland outside of the city. The potential for more affordable housing options was ranked a very close second, even though the second ranked concern on the previous question was the negative effect of infill on affordability. The next ranked benefits were poorly maintained homes being replaced or improved; access to amenities for more households; new vibrancy in neighborhoods; increased income and flexibility from ADUs; and increased variety in home styles. This final benefit received the lowest weighted score of all ranking options on the survey, possibly indicating that respondents chose not to include it as a ranked “benefit” when they answered this question.

Differences between homeowners, renters and housing industry professionals

- Homeowners ranked benefits as presented in Figure 3.
- Renters ranked more affordable housing options as the number one potential benefit, followed by preservation of farm and forestland, improved access to amenities for more people, and ADU opportunities.
- Developers, builders and design professionals indicated preservation of farm and forestland as the top benefit, followed by more affordable housing options and potential income from ADUs.
- Landlords and real estate professionals ranked potential benefits as presented in Figure 3 except for new or increased rental income from ADUs, which they ranked third overall.

Differences by age

- Respondents under the age of 45 ranked affordability as the top potential benefit, followed by preservation of farm and forestland and access to amenities. These

respondents prioritized ADU opportunities and variety in home styles sixth and seventh.

- Survey takers over the age of 45 ranked farm and forestland preservation as their top priority, followed by more affordable housing options and updates to poorly maintained properties. Increased access to amenities for more people and variety in home styles were ranked last by this group.

Differences between newcomers and established residents

- Respondents who have lived in Portland for more than 20 years ranked potential benefits as listed in Figure 3 apart from ADU opportunities, which they ranked above new families and vibrancy.
- Newcomers ranked affordability first, preservation of farm and forestland second, and increased access to amenities for more people third. ADU opportunities and variety in home styles or types were lowly prioritized by these respondents.

Differences by ethnicity

- Respondents from communities of color ranked the more affordable housing options as the top potential benefit of infill development, followed by preservation of farm and forestland outside the city. These respondents ranked the rest of the options as listed in Figure 3 with the exception of ADU potential, which they ranked fifth.

Differences by income

- Respondents with household earnings over \$50,000 annually ranked potential benefits as presented in Figure 3.
- For respondents associated with households that earn under \$50,000 annually, more affordable housing options produced by infill development was ranked as the top potential benefit, followed by the protection of farm and forestland. Access to amenities was ranked as the third greatest potential benefit, and the opportunity to earn income or house family in an ADU ranked fourth, followed by replacement or updates to poorly maintained homes, new families and vibrancy, and increased variety in home styles.

Survey results: Open-ended questions

The survey included two open-ended questions:

Question 4: What tools, strategies, or other ideas should the City of Portland consider to better integrate new infill housing in single-dwelling residential areas (e.g., zoning updates, bonuses)?

Question 5: Is there anything else you'd like to share?

In total, 5,253 survey respondents submitted 8,598 open text answers to these two questions. The nature of the responses and themes covered did not differ in any significant way between question 4 and question 5. Consequently, for purposes of analysis and reporting, the open text responses received for both questions have been summarized together.

Open text analysis

For analysis, the open text answers were categorized and coded based on thematic topic. Comments were coded by multiple themes if more than one topic was covered, and the vast majority of responses were tagged to multiple topics. Themes included the three primary project topics—scale of houses, alternative housing options and narrow lot development—as well as several other cross-cutting issues and concerns. Some of these topics lie outside of the specific scope of the Residential Infill Project, however, they are still included as part of this summary and analysis.

Distribution of topics

Figure 4 shows the general distribution of the topics most frequently mentioned in the open text answers. The table suggests that no single topic dominated the open text answers, but rather concerns and interests were spread across multiple different issues. Echoing the data from the ranking section of the survey, the largest proportion of respondents commented on affordability and scale of houses. Parking, alternative housing options, demolition and traffic, and infrastructure-related issues were listed by about a quarter of all respondents answering questions 4 and 5. Between 19 and 22 percent of respondents mentioned density, design and aesthetics, general community engagement surrounding infill and the Residential Infill Project, or developers and construction practices. Around 15 percent discussed tree and green space preservation, and roughly one in 10 discussed amenities and services or establishing different rules for different areas. Around 7 percent of survey takers discussed narrow lots.

Within each category, a number of sub-topics were also tracked and analyzed. The following sections discuss key themes and, where relevant, tools and suggestions offered related to these topics and sub-topics. Quotes are included to present a representation of the variety of responses received.

Overall, answers submitted to the open text questions indicated that, for the respondents, infill is related to a number of housing and non-housing related issues. Many comments expressed frustration with negative impacts generated by infill, but a significant number offered suggestions for improving integration or support for infill generally given certain

conditions. Some respondents did express complete opposition to infill or new development within city limits. Furthermore, while the Residential Infill Project looks specifically at infill development in single-dwelling zones, the open text comments demonstrate that respondents are concerned about development in multi-family and mixed-use areas as well.

Topic	Number of respondents	Proportion of respondents who submitted open text answers (due to multiple topics for each respondent the total will not equal 100%)
Affordability	1,723	33%
Scale of houses	1,443	28%
Parking, garages and driveways	1,380	26%
Alternative housing options	1,227	23%
Demolition, deconstruction and historic preservation	1,225	23%
Traffic, transit and infrastructure	1,184	23%
Density	1,156	22%
Design and aesthetics	1,017	19%
Public process and engagement	1,008	19%
Developers and construction practices	979	19%
Preservation of trees and green space	801	15%
Amenities and services	520	10%
Rules by geography	452	9%
Narrow lot development	365	7%

Figure 4. Most common topics among open text answers.

Affordability

Around a third of survey respondents who answered question 4 or 5 discussed affordability. Many of these comments related affordability to other issues—including the size of new homes, alternative housing options, demolition of older properties and neighborhood diversity—but some focused just on the issue of housing cost. In general, these comments expressed concern about high and rising house prices; arguments that infill as it is currently happening reduces affordability; support for infill or new development if it increases affordable options; and some specific suggestions or ideas related to improving housing affordability.

The following reflect some of the recurring comments related to affordability:

- Many respondents expressed concerns about people being “priced out” of Portland (particularly close-in neighborhoods). Some shared personal stories about being forced to move or finding it difficult to remain in their neighborhood because of rising

costs. Others said that limited affordable options in close-in neighborhoods required them to move further away from the city center, increasing costs of traveling for work. Renters particularly expressed vulnerability against rising prices.

- Many comments suggested that newly constructed homes and apartments are selling or renting at the high end of the market. Several said these homes are not affordable to people earning average Portland salaries, and therefore suggest that they are marketed toward people moving to the area rather than current residents. This was often linked to the large scale of many new homes. Others said that developers dominating infill construction are profit-driven and have little incentive to provide affordable options.
- A significant number of comments about demolition mentioned affordability. Several stated that demolition of older properties reduces the number of smaller, affordable homes that could be suitable for first-time buyers or those with a limited budget.
- Many linked affordability to diversity. Several advocated for more affordable options which could promote mixed-income neighborhoods, while some suggested that not all neighborhoods need to reflect a variety of income levels. Many suggested rising housing costs are driving residents from communities of color further out or away from Portland, reducing racial diversity.
- Several comments discussed the distribution of affordable housing in Portland. Some said that affordable options should be more widely distributed and that specific areas—particularly in outer southeast Portland—were being overburdened by Section 8³ and low income housing construction.
- Similarly, several comments about affordability mentioned gentrification of neighborhoods and concerns that culture or diversity were being affected by rising prices.
- Over 100 respondents discussed homelessness in their open text answers. Some mentioned concerns that homelessness is not being adequately addressed by the City or opposition to homeless camps being disrupted. Several advocated for very low-

Quotes from comments related to affordability:

“I live in Foster-Powell and chose this neighborhood because of the diversity of cultures and income levels here. I’m fortunate not to be priced out of the neighborhood, but with houses selling for 4x what I paid 14 years ago, I fear this diversity will not last.”

“Without all of these units being added to the housing supply, housing would be even more unaffordable, which is a situation common to many urban areas...If we don’t add more housing stock to the market, they will simply push local residents out of the market.”

“The city is quickly becoming unaffordable to working families. Demand for housing, both rental and ownership, continues to outpace supply and shows no signs of decreasing. I applaud your efforts to increase housing supply and encourage you to push harder. For if we don’t pick up the pace of construction, the city will turn into a playground for the wealthy alone.”

“I’m tired of the attitude that East Portland is where affordability happens. The whole city needs affordable options. We need a diversity of incomes in all neighborhoods.”

³ Section 8 refers to systems of rental housing assistance provided for in Section 8 of the Housing Act of 1937. The U.S. Department of Housing and Urban Development manages Section 8 programs, the largest of which is the Housing Choice Voucher Program.

cost housing to be constructed to house the homeless. Others said they were concerned about an increased presence of homeless individuals in their neighborhood.

- Some mentioned that the definition of affordable housing needs to be considered and refined to more accurately reflect what people can afford. A few comments addressed Section 8 housing specifically. Some argued for more Section 8 housing to reduce long waiting lists, as well as provision of affordable options above Section 8 levels.
- Many respondents mentioned taxes in their open text answers. High property tax levels were linked by many to general concerns about affordability. Some suggested high taxes are reducing options for aging in place. Many respondents who mentioned interest in building ADUs expressed frustration about recent changes at the county level that will increase taxes on these properties.
- Some maintained that opposition to new development and constraints on construction will lead to further price increases. These comments suggested that housing supply must increase to meet demand, and some mentioned low vacancy rates in Portland.
- Many linked comments about alternative housing options to affordability. Several people referred to the need for more “missing middle” type housing options for those who cannot afford a single family home but do not want to live in an apartment.

Some respondents suggested tools, strategies or mechanisms related to affordability:

- Many discussed mechanisms for either incentivizing or requiring developers to provide more affordable housing. Several respondents expressed support for density bonuses tied to the provision of affordable housing, while some said that mandates or requirements work better than bonuses.
- A significant number of respondents advocated for inclusionary zoning in their comments. This tool is primarily used for multi-family developments. Many specifically called for the City to lobby the State of Oregon to overturn the ban on the practice.
- Over 100 respondents referenced rent control. The vast majority of these comments were in favor of implementing some rent stabilization measures, while others were opposed to rent control policies. Some comments also called for more protections for renters against no-fault evictions.
- Several respondents suggested the City and Multnomah County (County) coordinate to improve the tax code regarding ADUs. Some, however, stated support for increased taxation of ADUs. Other tax related suggestions included relief for those struggling to afford to age in place.
- Some suggested the City explore allowing more community land trust options to improve provision of affordable homes. Others suggested the City should increase its land bank for affordable housing construction.

Scale of houses

Around 28 percent of respondents who answered question 4 or 5 referred to scale. Within this theme, key issues included: the height of new homes or home remodels; setbacks and yard area requirements; total lot coverage and “skinny houses;” and general discussion about the size of new construction and compatibility with the scale of existing homes in the neighborhood.

Most comments concerning scale of houses were about infill housing being too large. Over 100 comments referred to infill properties as “McMansions” and over 50 to “monstrosities.” Frequently, these comments linked issues of scale to changing character in “established neighborhoods.” Some called for the active promotion of smaller homes for reasons of affordability, sustainability and keeping with neighborhood context.

Respondents submitted a number of specific comments related to scale:

- More than 500 respondents commented on the height of new infill construction. The vast majority of these believe height needs to be restricted to some extent, although a few comments were supportive of increased height to achieve affordability or density goals. Several said that homes should not be allowed to “tower over” neighboring properties.
- Many survey takers reported that tall infill properties have affected their access to sunlight. Several discussed shadow effects of tall new builds, impact on gardening abilities, or reduced ability to use solar panels.
- Around 400 respondents mentioned setbacks or yard area. Generally, many felt setbacks should be larger or more contextual with neighboring properties. Many respondents called for increased setback distances and greater enforcement of codes relating to setbacks. Some said setback limits should be relaxed for ADUs, while others stated concerns about ADUs built close to the property line.
- Several respondents linked concerns about height and setbacks to privacy.
- Many comments about lot coverage discussed maintaining the original footprint of existing structures after demolition, possibly by limiting increases in lot coverage to a certain percent of the previous structure. Concerns about maximum lot coverage were also tied to loss of green space, water drainage concerns and rising temperatures in more built-up areas.

Quotes from comments related to scale of houses:

“Houses on a residential street should conform to the average size and height of the other houses on that block.”

“Set a max floor area ratio [FAR] and setbacks that won't look out of place when new houses are built in existing neighborhoods.”

“It seems like all of the smaller (~800 sq. ft.) housing in my neighborhood (Mt. Scott/Arleta) is being replaced by giant McMansion style houses.”

“Encourage builders to build different size houses to allow for a wider diversity of people who can afford homes in close in neighborhoods.”

- Over 150 comments mentioned “skinny houses,” most of which supported limiting their construction. Comments about skinny, detached homes often referred to concerns about aesthetics or inefficient use of space. Several commenters said they would prefer rowhouses or townhomes to detached skinny homes, although some stated support or ambivalence about skinny houses. Many respondents who mentioned skinny homes also discussed narrow lots or lot splitting, and often these commenters expressed frustration with a single home being replaced by two taller, narrower dwellings. Many specifically discussed “*tall* skinny homes” and some suggested limiting height in proportion with lot size. A few respondents discussed the affordability of skinny houses, one saying that purchasing a skinny home was “the only reason we were able to afford inner Portland.” Others contended that skinny houses do not encourage aging in place.
- Some comments about scale focused specifically on large apartment buildings outside of single-dwelling zones. These included arguments that residential buildings should be taller in mixed-use or multi-family zones to increase density and add supply, as well as opposition to tall apartment complexes because of aesthetics or crowding.

Tools and suggestions related to scale of houses included the following:

- In general, many comments about scale of houses referred to the surrounding context and existing form. Several suggested code amendments that would establish height, lot coverage and setback limits based on existing homes in the surrounding area. Some suggested basing this on houses on the same street or by neighborhood. A handful of comments specifically mentioned using floor area ratio (FAR) and bulk requirements.
- A few respondents specifically advocated for form-based codes. This type of land development regulation addresses the form and scale of buildings in relation to one another and the context of the street or block. Some respondents contended that this would help maintain compatible building massing.
- Some respondents said basements should be used to add more stories without increasing height, and one suggested excavating below the street level. A few stated that above-ground basements should be counted as a story.
- Several survey takers suggested establishing regulations to protect solar access rights.
- Several respondents expressed support for neighborhood design review, which would consider scale of proposed new construction.

Parking, garages and driveways

Parking related issues were mentioned by more than a quarter of survey respondents. A large number of these comments were specifically related to parking for multi-family dwellings (particularly apartment complexes) near single-dwelling zones. Parking was often linked to comments about density, traffic and transit options, and design and aesthetics.

Key issues related to this topic included the following:

- Many respondents who live in areas experiencing a large increase in multi-family building development said it is becoming more difficult to park near their homes. Several suggested that there is a lack of recognition or honesty among the City and/or developers about car ownership rates and that more off-street parking per unit needs to be provided.
- Several respondents said, however, that parking should *not* be mandated as this could discourage car use and promote more sustainable transportation methods.
- Many respondents contended that garages should be required for single-dwelling home construction as on-street parking availability is becoming increasingly scarce. Some, however, expressed concerns about scale and aesthetic impact, particularly if other homes in the neighborhood do not have attached garages. These concerns were often related to the increased height of homes with garages, garage door placement and setbacks. Some comments specifically mentioned limiting “skinny houses” with garages.
- Some respondents mentioned the inadequate provision of storage space for bikes and other large equipment in some new construction. Some stated that because garages are frequently used for storage rather than car parking, this increases on-street parking issues.

Quotes from comments related to parking, garages and driveways:

“Single family units should be required to have a garage for at least one vehicle. The parking in this city is quickly dwindling away.”

“All houses do not need garages. Disincentivize garages. They’re ugly!”

“Do not require garages on skinnier lots and houses, and do not require garages if homes are within 1/4 mile of frequent service transit stops, within 1/2 mile from high-capacity transit stations or on a major bikeway.”

A variety of parking systems or strategies were mentioned by respondents:

- Some commenters said that there should be increased requirements for developers to provide off-street parking options for new construction, both in single-dwelling and for multi-dwelling zones. Many suggested the parking-to-unit ratio for multi-dwelling units needs to be increased, particularly in areas experiencing a large amount of apartment/condo construction (e.g., Sellwood, areas around Southeast Division, North Williams and North Vancouver). Some advocated for underground parking to be included more frequently in new multi-dwelling buildings.
- Several respondents said that permit parking zones should be created in more areas of the city, particularly in neighborhoods near high-traffic corridors. Some suggested that existing residents should be exempt from paying for a permit. Others expressed opposition to permit parking.
- Several commenters stated that parking minimums should not increase or should be removed, and innovative strategies should be explored to encourage car-free lifestyles. For example, a handful suggested developers or multi-family housing managers provide transit passes for residents in multi-unit buildings.

Alternative housing options

Just under a quarter of all open text answers referred to alternative housing options. Alternatives mentioned include ADUs; internal conversions of existing homes into multi-family dwellings; construction of new duplexes or triplexes; rowhouses or townhomes; garden or courtyard apartments; cottage cluster development; and “tiny homes.” Comments about this topic often also referred to issues of affordability, design and aesthetics, scale of these alternatives, density, and parking issues.

Frequent statements related to alternative housing options included the following:

- Many respondents were supportive of increasing the number of allowed alternative options, particularly if scale and design or aesthetic considerations could be controlled. Some, however, opposed allowing any alternative housing options in single-dwelling zones because of concerns about changing character or increased density.
- Over 500 respondents mentioned ADUs. The majority of these were supportive of ADUs as a way to increase housing supply and affordability as well as options for aging in place. Opposition to ADUs usually focused on density concerns and impact on infrastructure.
- Several respondents expressed concerns about ADUs being used as short-term rentals (e.g., Airbnb). These concerns included units being removed from the rental pool and in turn driving up prices, parking pressure and increased density. Many of these commenters said regulations should be more strictly enforced or that fees related to using an ADU as a short-term rental should increase. Some suggested that renting a room in one’s house is preferable to renting out an ADU as a short-term rental because it does not impact overall housing stock.
- Internal conversions and ADUs were frequently praised as an alternative to large apartment buildings in single-dwelling zones because of their ability to blend aesthetically with existing home styles and scale. Several respondents also expressed support for duplexes or triplexes, rowhouses and garden apartments for similar reasons and as an alternative to detached skinny homes.
- Some respondents used the term “missing middle” housing and stated that more housing alternatives would improve affordability and opportunities for more families to live in close-in neighborhoods.

Quotes from comments related to alternative housing options:

“Consider townhomes over skinny houses so yards can be larger. Encourage co-housing developments with small homes on shared lots.”

“Allow internal conversions; these can increase density with little to no impact on external appearance.”

“ADUs are not solving our affordable housing problems. These are not being used for long term rentals. The majority are being used for Airbnb and the like. We have them on our street and they have had a huge effect on parking and none on affordable rental space.”

“ADUs, duplexes, and other shared housing types allow the neighborhood fabric to maintain while increasing density and providing homeowners with options for additional income. This leads to better / more support for local businesses / transit. It is a win-win-win!”

- Several comments advocated for cluster development, multiple tiny homes on one lot and courtyard or garden apartments. Many said this kind of development is more beneficial than one-for-one replacement of demolished properties, while others expressed concern about maximum lot coverage and neighborhoods becoming too dense.
- A handful of survey takers suggested the City should encourage more co-housing opportunities.
- Over 20 respondents advocated for legalization of “tiny homes on wheels,” which falls outside of the project scope.

Specific tools and strategies mentioned related to alternative housing options included the following:

- Many advocated for zoning updates that would allow for more alternatives in single-dwelling zones, particularly “missing middle” style housing.
- Some respondents suggested incentives or support, including tax breaks or reduced system development charges (SDCs), to encourage internal conversions or ADU development.
- Many respondents said that recent County changes concerning the taxation of ADUs should be reversed to encourage more development. Specifically, some stated the City and the County appear to be sending mixed messages about ADU development.
- Some suggested setback and other building envelope requirements be relaxed for ADUs, while others were in favor of keeping or strengthening these standards.

Demolition, deconstruction and historic preservation

The Residential Infill Project will not address rules for demolition, deconstruction or historic preservation. These issues, however, were frequently mentioned in open text comments and demolition of viable homes was ranked as the top infill-related concern among survey takers on question 2. Most respondents who discussed demolition in the open text answers said that too many homes are being demolished, but some said demolition is important for improving Portland’s housing stock and increasing density.

Major issues related to demolition, deconstruction and historic preservation discussed in comments included the following:

- Many respondents called for rules to restrict demolition of viable homes that are in a livable condition. Several voiced support for a demolition tax or fee alongside concerns that if a fee is not high enough, it will not discourage developers. Others opposed a demolition tax, arguing it raises house prices further.
- Many commenters expressed a preference for deconstruction over demolition to salvage and recycle building material.
- Several respondents mentioned the rate of demolitions, and some called for a “moratorium” on any new demolitions until more regulations or restrictions can be put in place.
- Many said that demolition is resulting in the loss of affordable housing, “starter homes” and housing suitable for first-time buyers. Comments often related this to the high cost and much larger scale of homes which replace demolished properties.
- Several respondents stated that demolition reduces neighborhood character and removes examples of historical architecture. Many comments also discussed the disproportionate scale of houses that replace demolished properties.
- Many concerned with demolition also mentioned risks of exposure to asbestos and other chemicals and dust. Several comments also expressed frustration with developers not following procedures and regulations when demolishing a property.
- Several comments expressed frustration with the City about the lack of engagement with neighborhood residents regarding demolition. Many said they would like more notice of proposed demolitions in their local area and an opportunity for neighborhood intervention before demolition occurs.
- Some respondents said that developers are exploiting a loophole by preserving a small part of an existing house (e.g., one wall) to categorize a project as a renovation rather than a demolition.

Quotes from comments related to demolition:

“If a building must come down, mandate significant, meaningful deconstruction and reuse/salvage of building materials.”

“Historic preservation!!! The homes that are being demolished have way more character than the new ones, which all look exactly the same...develop historic preservation rules to keep the character intact!”

“There should not be a restriction on tearing down out dated houses, period.”

Respondents offered a number of suggestions concerning demolition, deconstruction and historic preservation:

- A substantial number discussed the demolition tax. Many favored the introduction of a high fee placed on demolition, while others oppose the idea or worry it could further inflate prices.
- Many suggested deconstruction should be required and that strict regulations should be implemented and enforced for managing the release of asbestos and other potential chemicals.
- Several respondents suggested incentives should be provided for restoration and renovation of older homes to avoid demolition.
- Some said properties should be marketed to potential owner-occupiers before developers to encourage fewer teardowns.

- Several suggested more homes be granted historic preservation status or that historic overlay zones be established to preserve older homes of architectural merit. Others suggested certain rules should be implemented which protect homes of a certain age or vernacular.
- Many advocated for greater notice periods before a home is demolished in their neighborhood. Some respondents said that neighborhood associations or local residents should be involved in assessing a home’s viability before demolition.

Traffic, transit and infrastructure

Around 23 percent of respondents mentioned impacts to traffic and infrastructure as well as the need for additional transit options. These issues were often linked to comments about density and parking.

Major topics related to transit, traffic and infrastructure mentioned in comments included the following:

- Many comments expressed a general perception that traffic has increased throughout Portland, which is having a negative effect on quality of life around major arteries, such as Southeast Division (which was mentioned over 40 times). Some suggested this is because Portland is too crowded and dense already.
- Some respondents criticized traffic calming measures implemented to date and called for the City to continue pursuing ways to mitigate the impact of increased traffic.
- Several survey takers called for improvements to pedestrian and cycle infrastructure alongside infill development, as well as the creation of more “walkable” communities with accessible amenities.
- Many expressed a desire for more transit options, particularly expanded bus routes and MAX service, to alleviate road congestion.
- A large number of respondents expressed concerns that existing infrastructure is inadequate for increased density from infill, and some said infill should not occur until these issues are addressed. Commenters specifically mentioned the sewer system, stormwater drainage, unpaved streets and sidewalks.

Quotes from comments related to traffic, transit and infrastructure:

“I am all for density but we need to do something about how this density is affecting traffic.”

“Sidewalks FIRST! So much new construction of 2 or 3 houses on what had been one lot. Increased traffic but no place or way to walk to bus, etc.”

“Infrastructure must accommodate increased density—parking, sidewalks, speed limits, safety considerations, pedestrian and bicycle safety, auto ingress and egress very important.”

Specific suggestions made by respondents related to traffic, transit and infrastructure included the following:

- Several respondents suggested developers should make greater contributions to infrastructure improvements as a result of infill development.
- Many suggested sidewalks and road infrastructure be addressed before new construction is permitted.

- Some called for better road signs and intersection improvements to promote pedestrian safety.
- A handful of respondents, particularly those who do not work regular hours, called for more reliable and round-the-clock bus service.

Density

Around one in five respondents to questions 4 and 5 discussed density. Density was often linked to comments about traffic, amenities, establishing rules by geography and infrastructure concerns.

Key issues discussed in relation to density included the following:

- Many expressed general support for preserving the urban growth boundary. While several comments advocated the development of homes outside of Portland’s boundaries, the majority that mentioned the growth boundary were supportive of infill as a way to protect areas outside city limits. This echoes the results from question 3 where preservation of farm and forestland was ranked as the top benefit of infill.
- Some commenters said the majority of new density in Portland should be added outside of single-dwelling areas and that existing zoning (in terms of density) should be maintained. Others, however, called for “upzoning”⁴ everywhere—particularly in close-in neighborhoods. Some respondents worried that the concentration of high-density, housing in certain areas of the city, particularly east of Interstate 205 (I-205), is putting strain on inadequate infrastructure and overcrowded schools.
- Several expressed general opposition to the densification of single-dwelling zones because of impact on “quality of life,” traffic and privacy. Some of these respondents

⁴ Upzoning refers to changing the zoning classification from a lower to a higher use.

said that increasing density would change aspects of their neighborhood that drew them there (e.g., quiet, green space, etc.).

- Those supportive of density claimed that one-for-one replacement of demolished homes is not adding density or improving affordability. Others, however, argued against replacing a single demolished home with multiple properties.
- Promoting ADUs and “missing middle” type housing was largely seen as a beneficial way to sustainably increase density while also preserving character and addressing scale. Some respondents, however, contended that ADUs were making single-dwelling zones feel crowded and too dense and that restrictions on lot coverage and setbacks should be applied to these secondary dwellings.

Specific suggestions concerning density included upzoning existing single-dwelling zones or integrating more alternative housing options into established neighborhoods. Internal conversions or the creation of ADUs in garages or other existing structures was mentioned as a strategy for increasing density while preserving neighborhood character and aesthetics.

Other suggestions largely surrounded infrastructure and service considerations. Several respondents said the City should address streets and sidewalks, school quality and capacity, transit options, provision of public space, and provision of grocery stores alongside planning more density.

Many also suggested added density should be concentrated in certain areas of the city, specifically near transit corridors and in mixed-use areas, such as the Lloyd District and Central Eastside.

Design and aesthetics

Around 19 percent of respondents mentioned design or aesthetics of new infill construction. Comments often linked neighborhood “character,” “feel” or “integrity” to the design and aesthetics of homes. Many expressed that new development should better integrate into the existing design context of a neighborhood, but a significant number of people also contended that design should not or could not be regulated by the City.

Key issues related to design and aesthetics in the open text comments included the following:

Quotes from comments related to density:

“With single-family residential, I notice houses being torn down and then rebuilt at 3x the size of the neighboring homes. This doesn't increase density (1 house for 1 house), it only drives up the price of homes in the area and effectively prices people out of the neighborhood.”

“I appreciate the focus on infill and maintaining the urban growth boundary which I appreciate will require big changes in our neighborhoods.”

“Don't destroy Portland neighborhoods with this density at all costs mindset. Accept that some neighborhoods are already dense and LEAVE THEM ALONE.”

“I like the idea of increased density near transportation corridors and commercial strips. I suspect there are more areas that are currently all single-family which would be better zoned for more dense development.”

- Many who discussed aesthetics expressed concerns about “out of character” or context design of infill homes which change the aesthetic of a street or neighborhood. This was generally more about fitting in with the style of surrounding homes rather than a specific concern about more “modern” architecture. Some respondents said they appreciated more modern designs, and many commenters said that the “generic” or “cookie cutter” look of infill housing was undesired.
- A large number, however, stated that the City should avoid regulating design or style. Some said properties which attempt to mimic historic architecture—such as “faux craftsman”—can look worse than modern designs. Several commenters described new construction as “boxes.”
- Some mentioned concerns specifically about the design of multi-unit apartment buildings and the long-term appeal of architectural styles employed.
- A handful of respondents encouraged design competitions or initiatives that promoted design innovation for infill development as a way to increase support and overall quality of development.

Quotes from comments about design and aesthetics:

“Also keep in mind that by simply altering some of the cosmetic features of a building, such as window style, you can integrate newer and older buildings.”

“...repeating the same house design over and over on the same block should be avoided - it lacks character and creates a ‘ticky-tacky’ suburban feel that does not fit Portland.”

“Be careful regulating design with regard to style and size. Portland has a spirit of independence and artistic expression; we need to maintain that.”

Beyond those who advocated for stricter design standards that address compatibility of housing styles, respondents suggested opportunities for more local review and involvement in establishing standards, possibly through neighborhood design review boards. Others suggested objective design standards rather than review. A handful advocated for neighborhood-based design overlays.

Public process and engagement

A similar proportion of comments concerned engagement of local residents, communities and neighborhoods, both in the process of updating zoning and planning standards and in future implementation of Comprehensive Plan principles. In general, many expressed an interest in being consulted on this issue, and several respondents advocated for more opportunities to be involved throughout the process.

Key issues discussed related to this theme included the following:

- Many called for more neighborhood consultation in order to establish area-specific guidelines related to scale and design of new infill housing. Some suggested this occur

through the neighborhood associations while other comments suggested surveying residents or setting up new committees.

- Several respondents suggested residents be notified further in advance of infill construction and housing demolition in their neighborhood. Commenters said they should have adequate time and opportunities to voice concerns about new development which might affect their area.
- Some suggested learning from other growing and densifying cities. A number of comments suggested Portland take direction from other urban examples, including: Vancouver B.C., Montreal, Berlin, Minneapolis, Kyoto and London.
- Some respondents expressed feelings of distrust around the issue. Several comments stated that engagement methods were promoting a particular “agenda.” Some stated that they did not trust the feedback gained through this outreach process would be listened to.
- Some respondents suggested that there should be better coordination between Portland’s Bureau of Development Services and BPS.
- A handful of respondents called for more public education about infill and the potential benefits of increasing urban density.

Quotes from comments about public process and engagement:

“Instead of going through neighborhood associations, have outreach to areas affected through social media, town hall meetings, e-updates.”

“Ensure that a truly diverse (economically, socially, etc.) representation from current members of neighborhoods are part of development plans and are consulted with, [and that] their needs, perspectives and interests are heard and taken seriously before development occurs in those neighborhoods.”

“I really feel like a public relations campaign around the benefits to density is needed.”

“I hope the vocal minority on both sides doesn’t exert disproportional influence.”

Many comments specifically addressed the outreach survey itself. These included:

- Several concerns that the questions and answer selections were “skewed” and did not adequately allow survey takers to express what they feel are concerns or benefits of infill. Some suggested the ranking questions should have included a write-in component and that, as phrased, the benefits, concerns and principles reflect the City’s views and not those of the public.
- Concerns were expressed about the ranking style of the survey questions. Some suggested that ranking responses does not provide an accurate assessment of the importance of each answer but rather the relative importance compared to other answers, which could vary respondent to respondent. There were also concerns that it forced prioritization when some answers may be of equal priority and others may not be of importance at all to the survey taker. Two comments suggested using a “rating” system instead.
- Support was expressed for this type of survey-style engagement and there were calls for more direct public outreach. Many expressed appreciation for the opportunity to share their thoughts on this issue.

Developers and construction practices

Around a fifth of respondents discussed developers of infill housing, development standards and construction quality.

Key issues and suggestions mentioned in comments included the following:

- Many contended that most infill developers are profit-driven and have little incentive to invest in the neighborhoods where they build. Some comments supported density bonuses and other incentives to encourage affordability or contextual scale and design. Others said that incentives and bonuses are ineffective and fees or regulations should be imposed instead. Several respondents suggested developers should contribute more to infrastructure improvements.
- Several respondents mentioned concerns about the relationship between large developers and the City. Many comments stated that developers have too much influence over City policy and planning decisions.
- Many expressed frustration with development practices that cause unnecessary disturbance to surrounding neighbors. Several suggested that many developers do not respect normal construction hours or rectify damages to streets and sidewalks.
- Several commenters stated that the quality of infill construction can be poor and the materials used are often “cheap.” Comments expressed specific interest in homes being built with earthquake and modern safety standards in mind.
- Many respondents said that infill housing should be “green”—developed using sustainable materials and built to be energy efficient. Some however contended that demolishing homes and re-building is almost always less sustainable than remodeling, even if the replacement dwelling is built to high environmental standards.
- Many discussed the need for greater code enforcement. In general, comments suggested a lack of oversight and enforcement of zoning and building codes, and many commenters feel that developers exploit “loopholes” in existing code, including splitting underlying lot lines and building on foundations of older homes (i.e., “partial teardowns”).
- Some stated that large, not-local developers dominate infill development, making it difficult for smaller developers or individuals to compete. Some comments expressed concerns over vacant properties purchased by developers or investors and left unoccupied while values appreciate.
- Several respondents called for permitting rules to be revised. In general, many comments suggested making the permitting process more straightforward and cost effective for the development of alternative housing options (e.g., ADUs, tiny homes), particularly by individual homeowners.

Quotes from comments related to developers and construction practices:

“It feels like the builders are only interested in maximizing profits.”

“Don't bash builders. They are responding to the needs of the market (folks like us that want to live in good neighborhoods. But we want newer housing types).”

“Incentive-based regulations: what incents builders to build in a way that is more contextual and affordable?”

Preservation of trees and green space

Around 15 percent of respondents discussed the preservation of trees and green space. In general, these respondents expressed concern that infill is resulting in a loss of tree canopy and green space in the city.

Specific issues and ideas related to this topic included the following:

- Some suggested revisions to the tree code and improved enforcement so fewer trees are removed due to development. Several suggested implementing more stringent fines or punishment for tree removal as they believe current levels do not deter developers.
- Several suggested developers should be required to plant or replace trees as part of new development. Others argued that simply replacing large and old growth trees with new trees is inadequate.
- Some respondents stated that setback requirements and park provision were important for preserving green space and tree canopy.

Quotes from comments related to tree preservation and green space:

“Cutting down a 50 year old tree to be replaced by a sapling is NOT replacement!”

“We really need to protect our tree canopy. As a home owner I cannot cut down large trees or plant without permits. The city prides itself on our canopy and homes are actually worth more because of it.”

Amenities and services

One in 10 survey respondents referred to amenities and services, including shops, jobs, restaurants, grocery stores and schools in their open text comments. Discussion of amenities and services was often linked to comments about density and rules about where development should be concentrated.

Specific recurring messages include the following:

- Many suggested infill development should be concentrated in “mixed-use” areas where amenities already exist.
- Several respondents wrote about the need for more amenities close to densifying neighborhoods, particularly grocery stores in “food desert” areas.
- Many respondents mentioned impacts on schools and the need for improved investment and capacity in the public school system.
- A handful of respondents advocated for more job development alongside increasing density and house building.
- Several respondents also mentioned the importance of preserving city parks and creating public spaces alongside infill development.

Quotes from comments related to amenities and services:

“Use building a village concept in which amenities are kept within walking distance to residential areas.”

“Consider access to TriMet and amenities like proximity to grocery stores. Include parks, small playgrounds, and community space whenever possible.”

“Please pay high attention to how infill housing affects schools in a particular area (i.e. overcrowding of an already overcrowded school).”

Rules by geography

Just under 10 percent of respondents discussed more area-specific rules and regulations pertaining to infill. In general, respondents in favor of rules by geography advocated for regulations at the neighborhood level, rather than by city pattern area or other classification.

Issues and suggestions related to this topic included the following:

- Many stated support for prioritizing growth and density in particular areas rather than others. Specifically, respondents mentioned focusing development around corridors and centers where transit, amenities, infrastructure and services already exist. Some said that density should then be “tapered” away from corridors and main arteries to preserve less dense parts of established neighborhoods.
- Many respondents supported establishing scale and size standards by neighborhood to maintain existing character. Others suggested design standards be adopted by neighborhood, although many also expressed opposition to this idea.
- Some respondents specifically advocated for a shift to contextual form-based codes that address compatible design, scale and density.

Quotes from comments related to rules by geography:

“Don't have a one-size-fits-all strategy. Be flexible.”

“In [question] #1 you talk about different rules for different neighborhoods...define this, because otherwise it looks like ways for Eastmoreland, etc., to remain unaffected while the rest of the city increases in density.”

“Different neighborhoods should have different zoning rules and considerations.”

- A few respondents called for more overlay zones as a tool to promote design cohesion and historic preservation.

Narrow lot development

Around 7 percent of respondents discussed narrow lots in open text comments. Compared to scale of houses, fewer comments addressed narrow lots and lot size, possibly indicating that use of lot space is of more concern to residents than minimum dimensions for development.

Key issues related to narrow lots included the following:

- Many respondents who discussed lot size were opposed to using underlying lot lines to divide lots for development. Several commenters said this “loophole” encourages demolitions, makes it confusing for neighborhood residents to understand the density implications of current zoning, and leads to housing that is “too close together” or out of scale within its context.
- Several expressed concerns about splitting large lots, particularly after demolition. Comments about lot splitting often also discussed “skinny homes” and aesthetics or neighborhoods feeling too crowded.
- Some respondents suggested that minimum lot sizes should be increased and better enforced.
- Less than a dozen comments referred to flag lots. Concerns related to these lots include parking provision, impact on infrastructure (sewers, streets and sidewalks), and privacy infringement.

Quotes from comments about narrow lot development:

“A tiny lot like that would be fine with a small house, such as some normal family could afford. Instead it had to be a \$500,000 giant house with an underground garage and a deck 20 feet off the ground.”

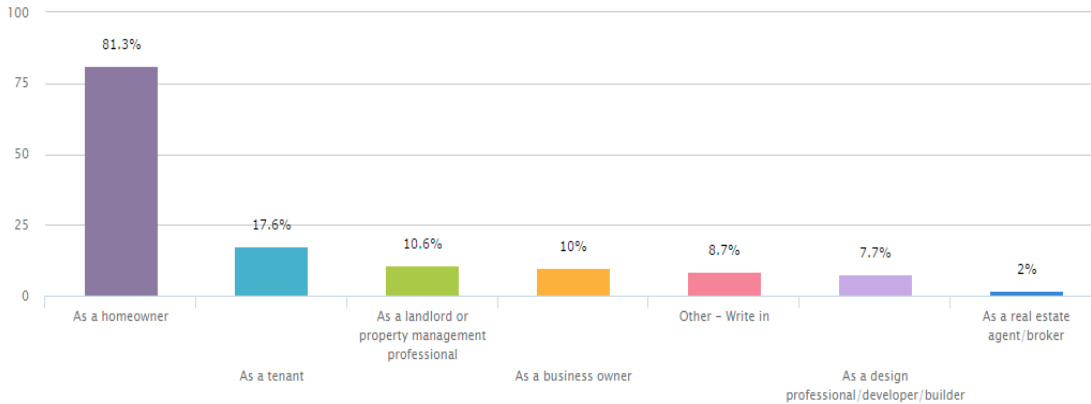
“Don’t allow lot splitting. We moved to a neighborhood because it is the density it is. Tearing down houses, splitting lots and building more units is like the city breaking a promise to us.”

“Residents should know what to expect in terms of future development based on a clearly stated, comprehensible zoning code. To achieve this, the underlying lot lines should be deactivated.”

Demographics

The survey concluded with seven demographic questions. The first asked how the respondent experiences residential infill in Portland (Figure 5).

Figure 5: How do you experience residential infill development in Portland?



A large majority (81 percent) of survey respondents were homeowners, and 18 percent were renters. By comparison, the homeownership rate in Portland between 2010 and 2014 was 53 percent.⁵ Around 11 percent of respondents were landlords or property management professionals, 10 percent were business owners, 8 percent were in the development or business industry, and 2 percent worked in real estate.

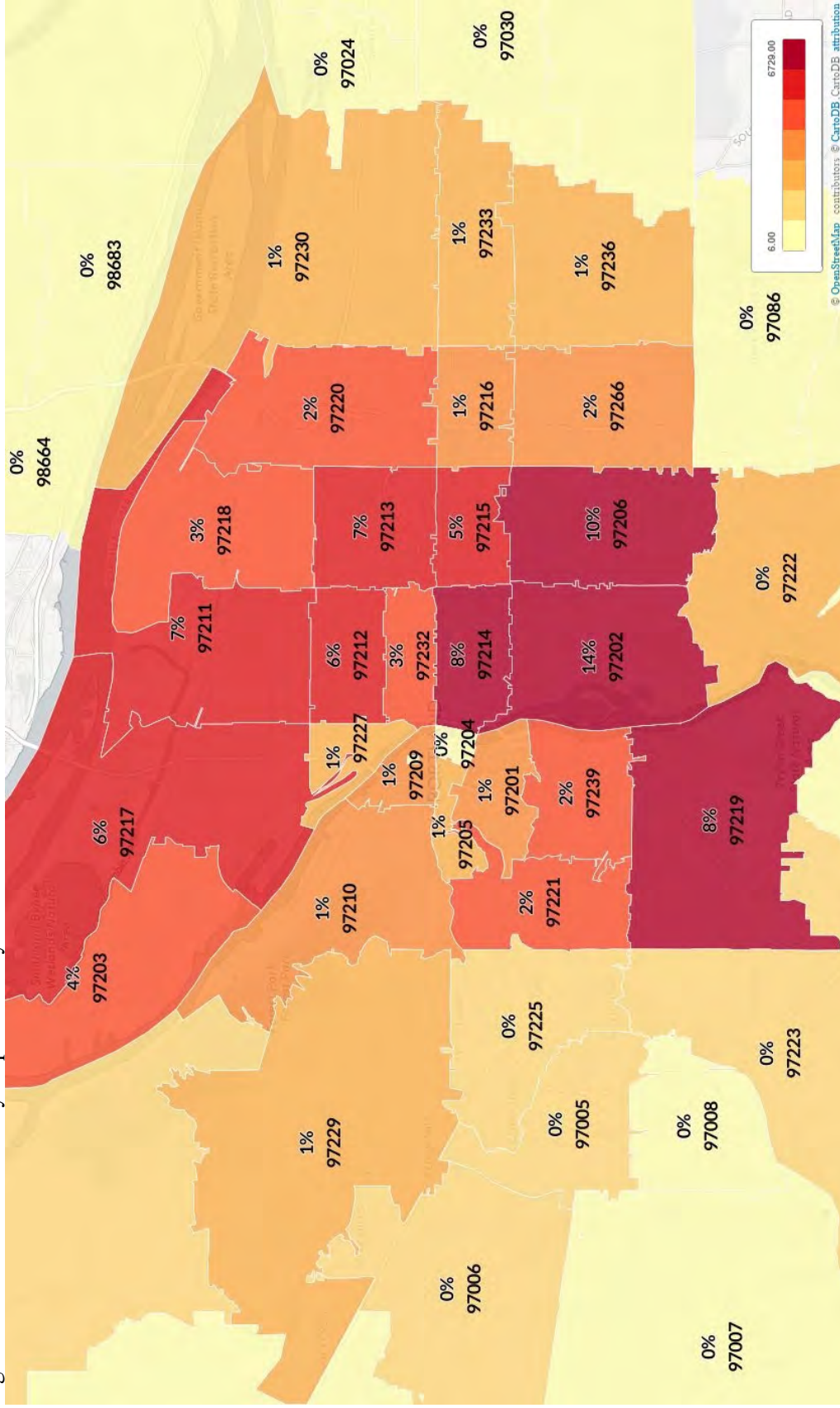
Around 9 percent wrote in answers for this question. Some answers included:

- As a commuter or worker in Portland.
- As a “native” Portland or Oregon resident.
- As an advocate or activist for neighborhood, environmental or social justice causes.
- As a member of a neighborhood association.
- As a former resident.
- As a student.
- As a tax payer.
- As a prospective homebuyer.
- As a child of Portland residents.

Figure 6 shows the distribution of survey respondents by ZIP code. Almost a quarter of all survey respondents (24 percent) live in 97202 or 97206. By comparison, 14 percent of Portland’s population live in these two ZIP codes according to the 2010 census. ZIP codes in northwest and southwest Portland (excluding Hillsdale, Multnomah Village and South Burlingame) and east of I-205 were underrepresented.

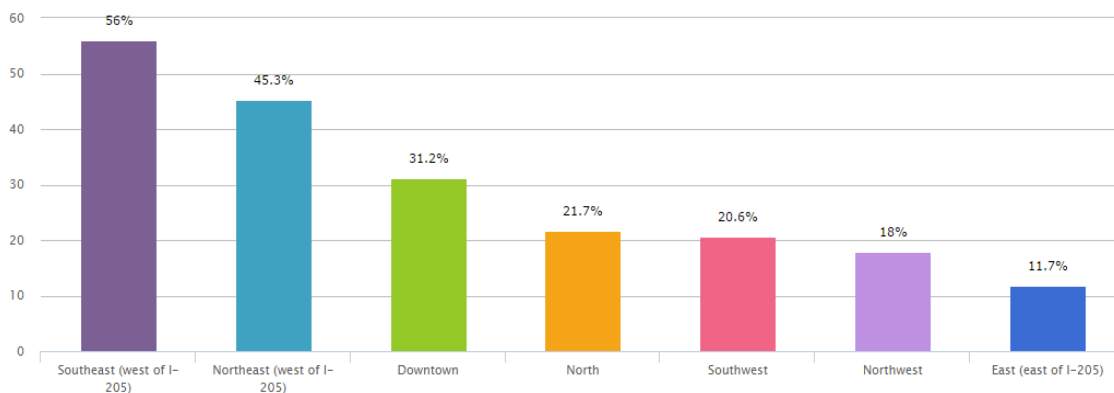
⁵ <http://www.census.gov/quickfacts/table/HSG445214/4159000,00>

Figure 6: Distribution of survey respondents by ZIP code



Respondents were asked which areas of the city they were most familiar with (Figure 7).

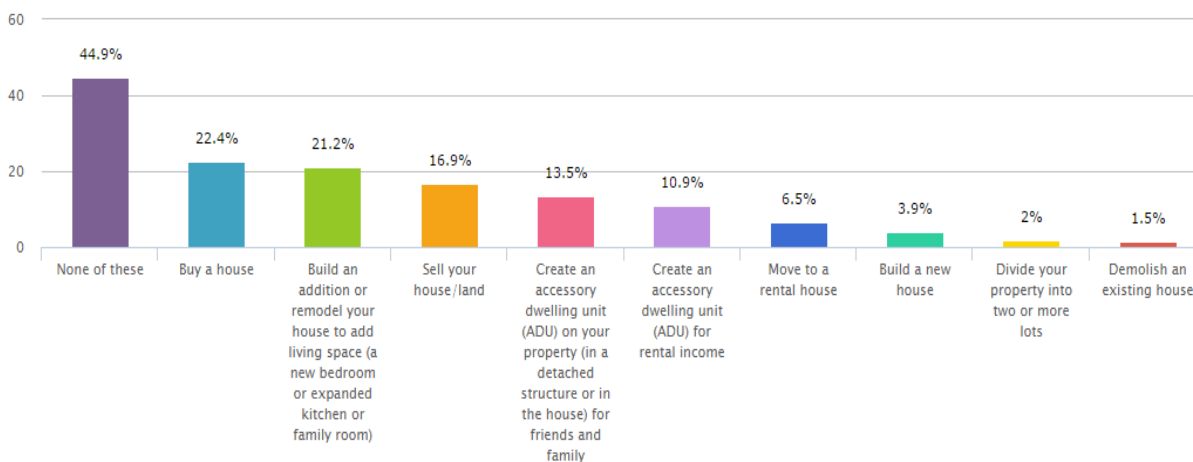
Figure 7: What areas of the City are you most familiar with?



Respondents could choose all applicable areas, so a homeowner in northeast Portland who works downtown and grew up in northwest Portland could choose all three areas. Over half of respondents (56 percent) are familiar with the southeast (west of I-205), and around 45 percent are familiar with the northeast (west of I-205). Around a third listed downtown, and similar proportions mentioned north, southwest and northwest Portland (20 percent). Just over 10 percent of survey respondents are familiar with east Portland (east of I-205).

Respondents were asked if they expect to do any of the following in Portland in the next five years: buy a house, sell a house, build a house, move to a rental property, remodel, create an ADU either for friends and family or income, demolish an existing house, or divide a property (Figure 8).

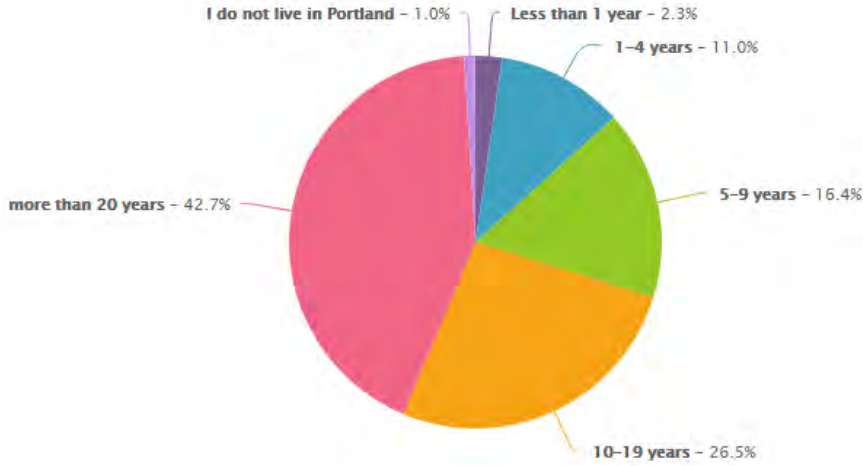
Figure 8: Future plans



Close to half (45 percent) of all respondents plan to do none of these things in the next five years. Just over a fifth of respondents plan to buy a house or to remodel their existing house. Many respondents are planning to build an ADU either for friends and family to live in (14 percent) or to provide rental income (11 percent). Only around 2 percent plan to divide their property or demolish a house.

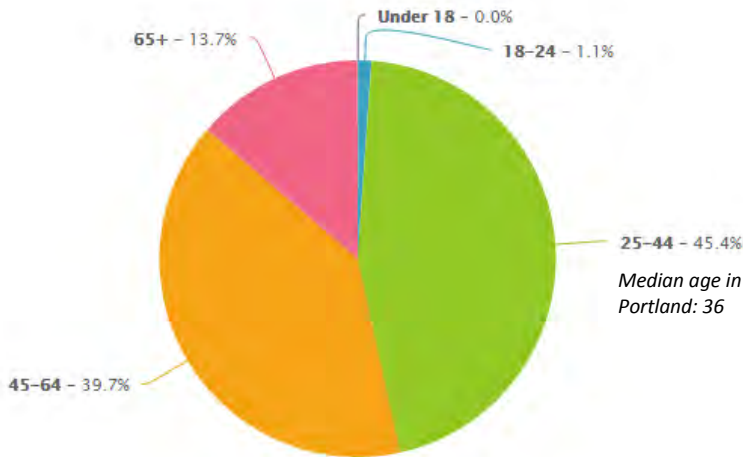
Respondents were asked how long they have lived in Portland (Figure 9). Around 70 percent have lived in the City for longer than 10 years (43 percent for more than 20; 27 percent for 10-19 years). Less than 15 percent are new to Portland in the last four years.

Figure 9: How long have you lived in Portland?



Over half of survey respondents are over 45 years old (40 percent are 45-64; 14 percent are older than 65). By comparison, 10 percent of Portlanders are over 65.⁶ Around 45 percent of respondents are between 25 and 44 years old. Only about 1 percent are under 24 (Figure 10). The median age in Portland, by comparison, is 36 years old.⁷

Figure 10: Age



⁶ <http://www.census.gov/quickfacts/table/PST045215/4159000,00>

⁷ [http://factfinder.census.gov/bkmk/cf/1.0/en/place/Portland city, Oregon/AGE/MEDIAN_AGE](http://factfinder.census.gov/bkmk/cf/1.0/en/place/Portland%20city,%20Oregon/AGE/MEDIAN_AGE)

Survey respondents were asked to identify their race/ethnicity and were given the option to select multiple answers. Over 90 percent of survey respondents identified as White. Figure 11 compares the ethnicity of survey respondents to the City as a whole. It demonstrates that Black or African American, Asian and Hispanic or Latino respondents were under-represented, while American Indian and Alaska Native and Native Hawaiian or other Pacific Islanders were slightly over-represented.

Figure 11: Race/Ethnicity

Race/Ethnicity	Survey Respondents	City of Portland ⁸
White	92%	76%
American Indian and Alaska Native	2%	1%
Native Hawaiian or other Pacific Islander	1%	0.5%
Black or African American	2%	6%
Asian	3%	7%
Hispanic or Latino	3.5%	9%
Different identity	4%	

Around two-thirds (61 percent) of survey respondents earn an annual household income of over \$75,000 (Figure 12). Close to a fifth (19 percent) earn between \$50,000 and \$74,999, and around 20 percent earn under \$50,000. According to the American Community Survey, the median household income in Portland between 2010 and 2014 (in 2014 dollars) was \$53,230

Figure 12: Annual household income



⁸ <http://www.census.gov/quickfacts/table/PST045215/4159000,00>

Appendix A: Full survey text

1) As residential standards are updated, how should we prioritize the following principles of Portland's Draft Comprehensive Plan? *(Mobile users, please click on the statements in order of priority.)*

- Actively promote development of smaller homes.
- Provide housing options for all income levels.
- Provide housing that can accommodate a diversity of family sizes.
- Encourage homes that can accommodate people of all ages and abilities, and allow people to "age in place."
- Maintain neighborhood character by addressing the size and shape of buildings, setbacks and height limits.
- Create different development rules for different areas of the city based on existing characteristics.
- Encourage more housing density to increase and improve access to transit, services, stores, parks, schools, etc.

2) What potential aspects of residential infill development are of the most concern to you? *(Mobile users, please click on the statements in order of priority.)*

- New houses are bigger or taller than nearby houses.
- New houses with modern designs do not fit the character of nearby houses.
- New houses are built on lots that are narrower than nearby lots.
- Existing viable homes are being demolished.
- Neighborhoods are becoming less affordable.
- Additional homes are reducing available on-street parking and increasing traffic.
- Green spaces and tree canopy are being lost.
- Houses are too close to each other.

3) What potential benefits of residential infill development are of most interest to you? *(Mobile users, please click on the statements in order of priority.)*

- Increased variety in home styles and types.
- New or increased rental income or opportunities to house family members in an accessory dwelling unit (ADU).
- More affordable housing options.
- More households means access to amenities for more people.
- Poorly maintained homes are replaced or updated.
- Farm and forestland outside the city are preserved.
- New homes bring new families and vibrancy to neighborhoods.

4) What tools, strategies, or other ideas should the City of Portland consider to better integrate new infill housing in single-dwelling residential areas (e.g. zoning updates, bonuses)?

5) Is there anything else you'd like to share?

About you

6) How do you experience residential infill development in Portland? *(Please select all that apply.)*

- As a tenant.
- As a homeowner.
- As a design professional/developer/builder.
- As a real estate agent/broker.
- As a landlord or property management professional.
- As a business owner.
- Other - Write in:

7) What areas of the city are you *most* familiar with (i.e., where do you mostly spend your time living/working/learning/playing)? *(Please select all that apply.)*

- Southwest.
- Northwest.
- North.
- Northeast (west of I-205).
- Southeast (west of I-205).
- East (east of I-205).
- Downtown.

8) In the next five years, do you expect to do any of the following in Portland? *(Please select all that apply.)*

- Move to a rental house.
- Sell your house/land.
- Buy a house.
- Build a new house.
- Build an addition or remodel your house to add living space (a new bedroom or expanded kitchen or family room).
- Create an accessory dwelling unit (ADU) on your property (in a detached structure or in the house) for friends and family.
- Create an accessory dwelling unit (ADU) for rental income.
- Demolish an existing house.
- Divide your property into two or more lots.
- None of these.

9) What is the zip code where you live? (Required)

10) How long have you lived in Portland?

- Less than 1 year.
- 1-4 years.
- 5-9 years.
- 10-19 years.
- more than 20 years.
- I do not live in Portland.

11) Age

- Under 18
- 18-24
- 25-44
- 45-64
- 65+

12) Race/Ethnicity (*Please select all that apply.*)

- Hispanic or Latino.
- American Indian or Alaska Native.
- Asian.
- Black or African American.
- Native Hawaiian or other Pacific Islander.
- White or Caucasian.
- Different identity:

13) Annual household income

- Less than \$20,000.
- \$20,000 to \$34,999.
- \$35,000 to \$49,999.
- \$50,000 to \$74,999.
- \$75,000 to \$99,999.
- \$100,000 to \$149,999.
- \$150,000 to \$199,999.
- \$200,000 or more.

Appendix B: Questions 1-3 – Demographics cross-section analysis tables

The figures below show the ranking and weighted scores for answers to questions 1-3 for different demographic groups. Weighted scores on these tables have not been normalized; weighted scores are higher for groups with more respondents.⁹

Question 1: As residential standards are updated, how should we prioritize the following principles of Portland’s Draft Comprehensive Plan?

Differences between homeowners, renters and housing industry professionals

Figure 13: Homeowners - question 1 ranking

Answer	Weighted Score
Maintain neighborhood character by addressing the size and shape of buildings, setbacks and height limits.	23,825
Provide housing options for all income levels.	22,327
Encourage homes that can accommodate people of all ages and abilities, and allow people to “age in place.”	18,415
Create different development rules for different areas of the city based on existing characteristics.	16,756
Provide housing that can accommodate a diversity of family sizes.	16,201
Actively promote development of smaller homes.	15,491
Encourage more housing density to increase and improve access to transit, services, stores, parks, schools, etc.	14,101

Figure 14: Renters - question 1 ranking

Answer	Weighted Score
Provide housing options for all income levels.	6,399
Encourage homes that can accommodate people of all ages and abilities, and allow people to “age in place.”	4,184
Provide housing that can accommodate a diversity of family sizes.	3,893
Maintain neighborhood character by addressing the size and shape of buildings, setbacks and height limits.	3,893
Encourage more housing density to increase and improve access to transit, services, stores, parks, schools, etc.	3,800
Actively promote development of smaller homes.	3,504
Create different development rules for different areas of the city based on existing characteristics.	3,211

⁹ For more information on how scores were weighted, see the data analysis section on page 4.

Figure 15: Developers, architects and designers - question 1 ranking

Answer	Weighted Score
Provide housing options for all income levels.	1,878
Maintain neighborhood character by addressing the size and shape of buildings, setbacks and height limits.	1,587
Encourage more housing density to increase and improve access to transit, services, stores, parks, schools, etc.	1,563
Provide housing that can accommodate a diversity of family sizes.	1,418
Encourage homes that can accommodate people of all ages and abilities, and allow people to “age in place.”	1,400
Actively promote development of smaller homes.	1,328
Create different development rules for different areas of the city based on existing characteristics.	1,239

Figure 16: Landlords, property management professionals and real estate agents - question 1 ranking

Answer	Weighted Score
Maintain neighborhood character by addressing the size and shape of buildings, setbacks and height limits.	3,221
Provide housing options for all income levels.	3,105
Encourage homes that can accommodate people of all ages and abilities, and allow people to “age in place.”	2,553
Create different development rules for different areas of the city based on existing characteristics.	2,355
Provide housing that can accommodate a diversity of family sizes.	2,298
Encourage more housing density to increase and improve access to transit, services, stores, parks, schools, etc.	2,237
Actively promote development of smaller homes.	2,217

Differences by age

Figure 17: Respondents under the age of 45 - question 1 ranking

Answer	Weighted Score
Provide housing options for all income levels.	14,837
Maintain neighborhood character by addressing the size and shape of buildings, setbacks and height limits.	11,752
Encourage more housing density to increase and improve access to transit, services, stores, parks, schools, etc.	10,369
Provide housing that can accommodate a diversity of family sizes.	10,153
Encourage homes that can accommodate people of all ages and abilities, and allow people to “age in place.”	10,101
Create different development rules for different areas of the city based on existing characteristics.	9,229
Actively promote development of smaller homes.	9,001

Figure 18: Respondents over the age of 45 - question 1 ranking

Answer	Weighted Score
Maintain neighborhood character by addressing the size and shape of buildings, setbacks and height limits.	15,911
Provide housing options for all income levels.	13,987
Encourage homes that can accommodate people of all ages and abilities, and allow people to “age in place.”	12,595
Create different development rules for different areas of the city based on existing characteristics.	10,756
Actively promote development of smaller homes.	10,139
Provide housing that can accommodate a diversity of family sizes.	10,047
Encourage more housing density to increase and improve access to transit, services, stores, parks, schools, etc.	7,688

Differences between newcomers and established residents

Figure 19: Respondents who have lived in Portland for 20 years or more - question 1 ranking

Answer	Weighted Score
Maintain neighborhood character by addressing the size and shape of buildings, setbacks and height limits.	12,737
Provide housing options for all income levels.	11,807
Encourage homes that can accommodate people of all ages and abilities, and allow people to “age in place.”	10,001
Create different development rules for different areas of the city based on existing characteristics.	8,662
Provide housing that can accommodate a diversity of family sizes.	8,461
Actively promote development of smaller homes.	8,140
Encourage more housing density to increase and improve access to transit, services, stores, parks, schools, etc.	6,428

Figure 20: Respondents who have lived in Portland for four years or less - question 1 ranking

Answer	Weighted Score
Provide housing options for all income levels.	3,939
Maintain neighborhood character by addressing the size and shape of buildings, setbacks and height limits.	3,215
Encourage more housing density to increase and improve access to transit, services, stores, parks, schools, etc.	2,985
Encourage homes that can accommodate people of all ages and abilities, and allow people to “age in place.”	2,934
Provide housing that can accommodate a diversity of family sizes.	2,769
Create different development rules for different areas of the city based on existing characteristics.	2,667
Actively promote development of smaller homes.	2,552

Differences by race and ethnicity

Figure 21: Respondents from communities of color - question 1 ranking

Answer	Weighted Score
Provide housing options for all income levels.	2,795
Maintain neighborhood character by addressing the size and shape of buildings, setbacks and height limits.	2,448
Encourage homes that can accommodate people of all ages and abilities, and allow people to “age in place.”	2,119
Provide housing that can accommodate a diversity of family sizes.	1,939
Create different development rules for different areas of the city based on existing characteristics.	1,810
Actively promote development of smaller homes.	1,750
Encourage more housing density to increase and improve access to transit, services, stores, parks, schools, etc.	1,749

Differences by income

Figure 22: Respondents from households with an annual income of \$50,000 or more - question 1 ranking

Answer	Weighted Score
Provide housing options for all income levels.	21,169
Maintain neighborhood character by addressing the size and shape of buildings, setbacks and height limits.	20,992
Encourage homes that can accommodate people of all ages and abilities, and allow people to “age in place.”	16,680
Provide housing that can accommodate a diversity of family sizes.	15,288
Create different development rules for different areas of the city based on existing characteristics.	15,229
Actively promote development of smaller homes.	14,199
Encourage more housing density to increase and improve access to transit, services, stores, parks, schools, etc.	13,958

Figure 23: Respondents from households with an annual income of less than \$50,000 - question 1 ranking

Answer	Weighted Score
Provide housing options for all income levels.	6,687
Maintain neighborhood character by addressing the size and shape of buildings, setbacks and height limits.	5,281
Encourage homes that can accommodate people of all ages and abilities, and allow people to “age in place.”	5,013
Actively promote development of smaller homes.	4,207
Provide housing that can accommodate a diversity of family sizes.	4,103
Create different development rules for different areas of the city based on existing characteristics.	3,807

Encourage more housing density to increase and improve access to transit, services, stores, parks, schools, etc.	3,517
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Question 2: What potential aspects of residential infill development are of the most concern to you?

Differences between homeowners, renters and housing industry professionals

Figure 24: Homeowners – question 2 ranking

Answer	Weighted Score
Existing viable homes are being demolished.	25,738
Neighborhoods are becoming less affordable.	22,751
Green spaces and tree canopy are being lost.	22,151
New houses are bigger or taller than nearby houses.	21,661
Additional homes are reducing available on-street parking and increasing traffic.	18,007
New houses with modern designs do not fit the character of nearby houses.	15,226
Houses are too close to each other.	15,218
New houses are built on lots that are narrower than nearby lots.	14,671

Figure 25: Renters – question 2 ranking

Answer	Weighted Score
Neighborhoods are becoming less affordable.	7,136
Existing viable homes are being demolished.	5,586
Green spaces and tree canopy are being lost.	5,015
Additional homes are reducing available on-street parking and increasing traffic.	3,710
New houses are bigger or taller than nearby houses.	3,451
New houses with modern designs do not fit the character of nearby houses.	3,080
Houses are too close to each other.	2,765
New houses are built on lots that are narrower than nearby lots.	2,468

Figure 26: Developers, architects and designers – question 2 ranking

Answer	Weighted Score
Neighborhoods are becoming less affordable.	1,847
Existing viable homes are being demolished.	1,822
New houses are bigger or taller than nearby houses.	1,583
Green spaces and tree canopy are being lost.	1,511
Additional homes are reducing available on-street parking and increasing traffic.	1,182
New houses are built on lots that are narrower than nearby lots.	994
Houses are too close to each other.	992
New houses with modern designs do not fit the character of nearby houses.	819

Figure 27: Landlords, property management professionals and real estate agents – question 2 ranking

Answer	Weighted Score
Existing viable homes are being demolished.	3,462
Neighborhoods are becoming less affordable.	3,149
Green spaces and tree canopy are being lost.	3,013
New houses are bigger or taller than nearby houses.	2,932
Additional homes are reducing available on-street parking and increasing traffic.	2,618
New houses with modern designs do not fit the character of nearby houses.	2,125
New houses are built on lots that are narrower than nearby lots.	1,913
Houses are too close to each other.	1,910

Differences by age

Figure 28: Respondents under the age of 45 – question 2 ranking

Answer	Weighted Score
Neighborhoods are becoming less affordable.	15,505
Existing viable homes are being demolished.	14,010
Green spaces and tree canopy are being lost.	12,981
New houses are bigger or taller than nearby houses.	10,469
Additional homes are reducing available on-street parking and increasing traffic.	9,727
Houses are too close to each other.	8,492
New houses with modern designs do not fit the character of nearby houses.	7,969
New houses are built on lots that are narrower than nearby lots.	7,594

Figure 29: Respondents over the age of 45 – question 2 ranking

Answer	Weighted Score
Existing viable homes are being demolished.	17,361
New houses are bigger or taller than nearby houses.	14,654
Neighborhoods are becoming less affordable.	14,491
Green spaces and tree canopy are being lost.	14,195
Additional homes are reducing available on-street parking and increasing traffic.	12,059
New houses with modern designs do not fit the character of nearby houses.	10,391
New houses are built on lots that are narrower than nearby lots.	9,591
Houses are too close to each other.	9,575

Differences between newcomers and established residents

Figure 30: Respondents who have lived in Portland for 20 years or more – question 2 ranking

Answer	Weighted Score
Existing viable homes are being demolished.	14,238
Neighborhoods are becoming less affordable.	12,494
New houses are bigger or taller than nearby houses.	11,550
Green spaces and tree canopy are being lost.	11,320
Additional homes are reducing available on-street parking and increasing traffic.	9,970
New houses with modern designs do not fit the character of nearby houses.	8,548
Houses are too close to each other.	7,901
New houses are built on lots that are narrower than nearby lots.	7,816

Figure 31: Respondents who have lived in Portland for four years or less – question 2 ranking

Answer	Weighted Score
Neighborhoods are becoming less affordable.	4,201
Existing viable homes are being demolished.	3,891
Green spaces and tree canopy are being lost.	3,855
New houses are bigger or taller than nearby houses.	2,992
Additional homes are reducing available on-street parking and increasing traffic.	2,775
Houses are too close to each other.	2,446
New houses with modern designs do not fit the character of nearby houses.	2,330
New houses are built on lots that are narrower than nearby lots.	2,169

Differences by race and ethnicity

Figure 32: Respondents from communities of color – question 2 ranking

Answer	Weighted Score
Neighborhoods are becoming less affordable.	2,975
Existing viable homes are being demolished.	2,948
Green spaces and tree canopy are being lost.	2,490
New houses are bigger or taller than nearby houses.	2,287
Additional homes are reducing available on-street parking and increasing traffic.	2,045
Houses are too close to each other.	1,714
New houses with modern designs do not fit the character of nearby houses.	1,639
New houses are built on lots that are narrower than nearby lots.	1,582

Differences by income

Figure 33: Respondents from households with an annual income of \$50,000 or more – question 2 ranking

Answer	Weighted Score
Existing viable homes are being demolished.	22,907
Neighborhoods are becoming less affordable.	21,669
Green spaces and tree canopy are being lost.	20,158
New houses are bigger or taller than nearby houses.	19,136
Additional homes are reducing available on-street parking and increasing traffic.	16,213
New houses with modern designs do not fit the character of nearby houses.	13,669
Houses are too close to each other.	13,652
New houses are built on lots that are narrower than nearby lots.	13,248

Figure 34: Respondents from households with an annual income of less than \$50,000 – question 2 ranking

Answer	Weighted Score
Neighborhoods are becoming less affordable.	7,363
Existing viable homes are being demolished.	7,058
Green spaces and tree canopy are being lost.	5,859
New houses are bigger or taller than nearby houses.	4,814
Additional homes are reducing available on-street parking and increasing traffic.	4,498
New houses with modern designs do not fit the character of nearby houses.	3,809
Houses are too close to each other.	3,601
New houses are built on lots that are narrower than nearby lots.	3,192

Question 3: What potential benefits of residential infill development are of most interest to you?

Differences between homeowners, renters and housing industry professionals

Figure 35: Homeowners – question 3 ranking

Answer	Weighted Score
Farm and forestland outside the city are preserved.	20,887
More affordable housing options.	19,278
Poorly maintained homes are replaced or updated.	16,655
More households means access to amenities for more people.	14,702
New homes bring new families and vibrancy to neighborhoods.	14,325
New or increased rental income or opportunities to house family members in an accessory dwelling unit (ADU).	13,686
Increased variety in home styles and types.	10,463

Figure 36: Renters – question 3 ranking

Answer	Weighted Score
More affordable housing options.	5,926
Farm and forestland outside the city are preserved.	4,415
More households means access to amenities for more people.	3,664
New or increased rental income or opportunities to house family members in an accessory dwelling unit (ADU).	3,122
Poorly maintained homes are replaced or updated.	3,010
New homes bring new families and vibrancy to neighborhoods.	2,912
Increased variety in home styles and types.	2,586

Figure 37: Developers, architects and designers – question 3 ranking

Answer	Weighted Score
Farm and forestland outside the city are preserved.	1,712
More affordable housing options.	1,651
New or increased rental income or opportunities to house family members in an accessory dwelling unit (ADU).	1,347
More households means access to amenities for more people.	1,281
Poorly maintained homes are replaced or updated.	1,244
New homes bring new families and vibrancy to neighborhoods.	1,190
Increased variety in home styles and types.	1,152

Figure 38: Landlords, property management professionals and real estate agents – question 3 ranking

Answer	Weighted Score
Farm and forestland outside the city are preserved.	2,898
More affordable housing options.	2,665
New or increased rental income or opportunities to house family members in an accessory dwelling unit (ADU).	2,369
Poorly maintained homes are replaced or updated.	2,338
More households means access to amenities for more people.	2,117
New homes bring new families and vibrancy to neighborhoods.	2,016
Increased variety in home styles and types.	1,571

Differences by age

Figure 39: Respondents under the age of 45 – question 3 ranking

Answer	Weighted Score
More affordable housing options.	13,174
Farm and forestland outside the city are preserved.	12,253
More households means access to amenities for more people.	9,992
Poorly maintained homes are replaced or updated.	9,352
New homes bring new families and vibrancy to neighborhoods.	8,672
New or increased rental income or opportunities to house family members in an accessory dwelling unit (ADU).	8,275
Increased variety in home styles and types.	6,522

Figure 40: Respondents over the age of 45 – question 3 ranking

Answer	Weighted Score
Farm and forestland outside the city are preserved.	13,111
More affordable housing options.	12,112
Poorly maintained homes are replaced or updated.	10,395
New homes bring new families and vibrancy to neighborhoods.	8,672
New or increased rental income or opportunities to house family members in an accessory dwelling unit (ADU).	8,645
More households means access to amenities for more people.	8,482
Increased variety in home styles and types.	6,650

Differences between newcomers and established residents

Figure 41: Respondents who have lived in Portland for 20 years or more – question 3 ranking

Answer	Weighted Score
Farm and forestland outside the city are preserved.	10,707
More affordable housing options.	10,313
Poorly maintained homes are replaced or updated.	8,163
More households means access to amenities for more people.	7,089
New or increased rental income or opportunities to house family members in an accessory dwelling unit (ADU).	6,971
New homes bring new families and vibrancy to neighborhoods.	6,927
Increased variety in home styles and types.	5,355

Figure 42: Respondents who have lived in Portland for four years or less – question 3 ranking

Answer	Weighted Score
More affordable housing options.	3,686
Farm and forestland outside the city are preserved.	3,348
More households means access to amenities for more people.	2,904
Poorly maintained homes are replaced or updated.	2,824
New homes bring new families and vibrancy to neighborhoods.	2,694
New or increased rental income or opportunities to house family members in an accessory dwelling unit (ADU).	2,304
Increased variety in home styles and types.	2,018

Differences by race and ethnicity

Figure 43: Respondents from communities of color – question 3 ranking

Answer	Weighted Score
More affordable housing options.	2,453
Farm and forestland outside the city are preserved.	2,161
Poorly maintained homes are replaced or updated.	1,811
More households means access to amenities for more people.	1,738
New or increased rental income or opportunities to house family members in an accessory dwelling unit (ADU).	1,616
New homes bring new families and vibrancy to neighborhoods.	1,595
Increased variety in home styles and types.	1,219

Differences by income

Figure 44: Respondents from households with an annual income of \$50,000 or more – question 3 ranking

Answer	Weighted Score
Farm and forestland outside the city are preserved.	19,285
More affordable housing options.	18,393
Poorly maintained homes are replaced or updated.	15,381
More households means access to amenities for more people.	14,059
New homes bring new families and vibrancy to neighborhoods.	13,644
New or increased rental income or opportunities to house family members in an accessory dwelling unit (ADU).	12,609
Increased variety in home styles and types.	10,061

Figure 45: Respondents from households with an annual income of less than \$50,000 – question 3 ranking

Answer	Weighted Score
More affordable housing options.	6,098
Farm and forestland outside the city are preserved.	5,045
More households means access to amenities for more people.	3,817
New or increased rental income or opportunities to house family members in an accessory dwelling unit (ADU).	3,739
Poorly maintained homes are replaced or updated.	3,526
New homes bring new families and vibrancy to neighborhoods.	3,025
Increased variety in home styles and types.	2,641

Appendix C: Geographic comparison

To compare the similarities and differences of responses from different parts of the city, the following tables show how respondents ranked answers to questions 1-3 differently in the following three areas:

- The 97217 ZIP Code in north Portland, which includes the neighborhoods of Kenton, Arbor Lodge, and Overlook. Around 6 percent of survey respondents live in 97217.
- The 97202 ZIP Code in inner southeast Portland, which includes the neighborhoods of Sellwood, Eastmoreland and Westmoreland. Around 14 percent of survey respondents live in 97202.
- Three ZIP Codes in east Portland (97216, 97220 and 97266), which includes Montavilla, Lents, Parkrose and Gateway. Around 5 percent of survey respondents live in these ZIP codes.

Respondents from all three ZIP codes ranked housing options for all income levels and maintaining neighborhood character as the top two principles that should be prioritized in Portland’s Comprehensive Plan, with those from north and east Portland ranking affordability first and respondents from inner southeast ranking maintaining character first (figure 46). Both groups ranked accommodating all ages and abilities third overall. Respondents from 97217 (north Portland) ranked accommodating a diversity of family sizes fourth and increasing density fifth. These survey takers ranked creating different development rules for different areas last overall. In turn, respondents from inner southeast and east Portland ranked creating different rules for different areas fourth and fifth respectively. Respondents from both of these areas ranked promotion of smaller homes and encouraging density last.

When ranking concerns about residential infill development, both 97217 (north Portland) and 97202 (inner southeast) ranked demolition of viable homes first, but respondents from 97202 did so by a much larger margin (figure 47). Survey takers from 97217 ranked declining affordability second by less than a percent. Respondents from the three east Portland ZIP codes ranked housing affordability as the top concern, followed by demolition. Respondents from all three areas ranked lost green space and tree canopy either third or fourth, and parking or traffic related concerns fourth or fifth. The size of new properties was the third greatest concern for respondents in 97202 (inner southeast), while respondents from the east Portland ZIP codes ranked this sixth. These east Portland respondents are more concerned about houses being too close to each other (ranked fifth) than survey takers from the other two areas. Design concerns were ranked sixth overall by respondents from 97217 (north) and 97202 (inner southeast), but last by respondents from east Portland.

Respondents from all three areas ranked potential benefits of infill in a generally similar order (figure 48). Respondents from 97217 (north Portland) and east Portland ranked more affordable housing options first, followed by preservation of forest and farmland. Survey takers from 97202 ranked forest and farmland protection first and more affordable options second. Respondents from all three areas ranked access to amenities for more people and updates to or replacement of poorly maintained homes third or fourth. ADU opportunities were ranked slightly higher by respondents from north and east Portland, and all three areas ranked increased variety in home styles last.

Figure 46: ZIP code comparison – How should the following principles of Portland’s Draft Comprehensive Plan be prioritized?

Overall Rank	North Portland (97217)		Inner Southeast Portland (97202)		East Portland (97216, 97220, 97266)	
	Item	Weighted Score	Item	Weighted Score	Item	Weighted Score
1	Provide housing options for all income levels.	2,034	Maintain neighborhood character by addressing the size and shape of buildings, setbacks and height limits.	4,010	Provide housing options for all income levels.	1,351
2	Maintain neighborhood character by addressing the size and shape of buildings, setbacks and height limits.	1,730	Provide housing options for all income levels.	3,775	Maintain neighborhood character by addressing the size and shape of buildings, setbacks and height limits.	1,272
3	Encourage homes that can accommodate people of all ages and abilities, and allow people to “age in place.”	1,548	Encourage homes that can accommodate people of all ages and abilities, and allow people to “age in place.”	2,986	Encourage homes that can accommodate people of all ages and abilities, and allow people to “age in place.”	1,153
4	Provide housing that can accommodate a diversity of family sizes.	1,376	Create different development rules for different areas of the city based on existing characteristics.	2,858	Provide housing that can accommodate a diversity of family sizes.	1,004
5	Encourage more housing density to increase and improve access to transit, services, stores, parks, schools, etc.	1,283	Provide housing that can accommodate a diversity of family sizes.	2,634	Create different development rules for different areas of the city based on existing characteristics.	920
6	Actively promote development of smaller homes.	1,282	Actively promote development of smaller homes.	2,569	Actively promote development of smaller homes.	878
7	Create different development rules for different areas of the city based on existing characteristics.	1,250	Encourage more housing density to increase and improve access to transit, services, stores, parks, schools, etc.	2,180	Encourage more housing density to increase and improve access to transit, services, stores, parks, schools, etc.	816

Figure 47: ZIP code comparison – What potential aspects of residential infill development are of the most concern to you?

Overall Rank	North Portland (97217)		Inner Southeast Portland (97202)		East Portland (97216, 97220, 97266)	
	Item	Weighted Score	Item	Weighted Score	Item	Weighted Score
1	Existing viable homes are being demolished.	2,152	Existing viable homes are being demolished.	4,484	Neighborhoods are becoming less affordable.	1,484
2	Neighborhoods are becoming less affordable.	2,134	Neighborhoods are becoming less affordable.	3,738	Existing viable homes are being demolished.	1,423
3	Green spaces and tree canopy are being lost.	1,776	New houses are bigger or taller than nearby houses.	3,718	Green spaces and tree canopy are being lost.	1,225
4	New houses are bigger or taller than nearby houses.	1,638	Green spaces and tree canopy are being lost.	3,625	Additional homes are reducing available on-street parking and increasing traffic.	1,144
5	Additional homes are reducing available on-street parking and increasing traffic.	1,390	Additional homes are reducing available on-street parking and increasing traffic.	2,908	Houses are too close to each other.	1,040
6	New houses with modern designs do not fit the character of nearby houses.	1,200	New houses with modern designs do not fit the character of nearby houses.	2,519	New houses are bigger or taller than nearby houses.	1,020
7	Houses are too close to each other.	1,136	New houses are built on lots that are narrower than nearby lots.	2,442	New houses are built on lots that are narrower than nearby lots.	907
8	New houses are built on lots that are narrower than nearby lots.	1,076	Houses are too close to each other.	2,362	New houses with modern designs do not fit the character of nearby houses.	887

Figure 48: ZIP code comparison – What potential benefits of residential infill are of most interest?

Overall Rank	North Portland (97217)			Inner Southeast Portland (97202)			East Portland (97216, 97220, 97266)		
	Item	Weighted Score	Item	Weighted Score	Item	Weighted Score	Item	Weighted Score	
1	More affordable housing options.	1,860	Farm and forestland outside the city are preserved.	3,480	More affordable housing options.	1,235	Farm and forestland outside the city are preserved.	1,103	
2	Farm and forestland outside the city are preserved.	1,682	More affordable housing options.	3,175	Poorly maintained homes are replaced or updated.	1,027	Poorly maintained homes are replaced or updated.	857	
3	More households means access to amenities for more people.	1,287	Poorly maintained homes are replaced or updated.	2,809	More households means access to amenities for more people.	821	More households means access to amenities for more people.	813	
4	Poorly maintained homes are replaced or updated.	1,269	More households means access to amenities for more people.	2,465	New or increased rental income or opportunities to house family members in an accessory dwelling unit (ADU).	580	New or increased rental income or opportunities to house family members in an accessory dwelling unit (ADU).	580	
5	New or increased rental income or opportunities to house family members in an accessory dwelling unit (ADU).	1,186	New homes bring new families and vibrancy to neighborhoods.	2,356	New homes bring new families and vibrancy to neighborhoods.	813	New homes bring new families and vibrancy to neighborhoods.	813	
6	New homes bring new families and vibrancy to neighborhoods.	1,165	New or increased rental income or opportunities to house family members in an accessory dwelling unit (ADU).	2,166	New homes bring new families and vibrancy to neighborhoods.	813	New homes bring new families and vibrancy to neighborhoods.	813	
7	Increased variety in home styles and types.	914	Increased variety in home styles and types.	1,687	Increased variety in home styles and types.	580	Increased variety in home styles and types.	580	

Residential Infill Project Online Outreach Survey

Open text answers

What tools, strategies, or other ideas should the City of Portland consider to better integrate new infill housing in single-dwelling residential areas (e.g. zoning updates, bonuses)?

Count	Response
1	Waive fees and expedite the development process for affordable housing projects;
1	Consider larger lots or a park area for children to play in family neighborhoods.
1	Consider school zones
1	Stop letting the developers run this city government.
1	Zoning that maintains the existing character/style of a neighborhood.
1	maintain current zoning.do not lower existing standards.
1	'Missing middle' type housing. Form-based codes.
1	-rezoning R2 as R2.5 to allow more options -density bonus for smaller housing options
1	24/7 public transportation system running regularly, not one bus an hour after 1 AM.
1	24/7 public transportation, I mean one every 30 minutes between the hours of 1AM to 5 AM.
4	?
1	? I don't really know about that stuff.
1	??
1	A focus on walkable neighborhoods with increased amenities for all.
1	A renewed focus on low-income housing, as opposed to the ill-defined "affordable" housing.
1	A tax break for updating a pre-existing home to promote/preserve the look of Portland.
1	A very clear and easy path to ADUs without outrages tax increases.
1	ADU permit fee waiver needs to be extended past summer of 2016.
1	ADU's
1	ADU's are going to be the Next Big item.
1	ADU's should be allowed throughout the city.
1	ADUs
1	ADUs are available and bonuses and other means employed to provide for affordable housing.
1	ADUs for homeless. Tiny homes for homeless.
1	AFFORDABLE HOUSING
1	ALL infill housing must match the existing neighborhood. NO McMansions!
1	Abolish single family residential areas. The city should focus more on form rather than on use
1	Absolutely no apartments!!!!!!!

1	Actually listen to citizens
1	Adding amenities to service new residents like shopping, businesses, and parks.
1	Adding some basic standards regarding size and set back from the street.
1	Address the density issue within our city with a variety of different housing alternatives
1	Adhere to existing zoning and fine developers that violate demolition ordinances.
1	Affordability bonus
1	Affordability is key.
1	Affordable housing density bonus for r-5 and r7 zones.
1	Affordable housing for single parent families in safe areas
1	Affordable housing please!
1	Affordable housing should receive speedy permitting and more funding.
1	Affordable housing, neighborhood voice in development, preserve large trees
1	Affordable multi-family but not just small 1-2 bedroom apartments
1	All new structures should be built to withstand a 9.0 earthquake.
1	Allow 2-3 story row houses
1	Allow ADU construction on properties the owner is not living in.
1	Allow ADU's, tiny houses and co-housing
1	Allow and encourage multi unit buildings in all neighborhoods to increase inner city density.
1	Allow big houses to be legally converted to duplexes, triplexes, etc.
1	Allow detached and attached ADUs. Allow cottage cluster development.
1	Allow division of larger than standard lots at no charge
1	Allow duplexes and triplexes in single family zones.
1	Allow duplexes on single-family lots.
1	Allow existing larger structures to be duplex or triplex units, subject to design review.
1	Allow for more row homes to increase density but keep neighborhood charm
1	Allow for more unconventional sizes like tiny home permitting.
1	Allow for some new homes to be built with larger yards. Not all at the 5 foot setback.
1	Allow for the creation of duplexes in historic houses. Increase entitlements around parks.
1	Allow for the input of residence that would be effected by development.
1	Allow home owners to have an ADU in their home as well as build one in their backyard.
1	Allow more density.ie... ADU's mutli-family and mixed use development
1	Allow more duplexes that are built to look like single homes.
1	Allow more duplexes, townhouses in lieu of awkwardly skinny houses.
1	Allow more housing types such as duplexes, triplexes and townhouses.

1	Allow people to build ADU's
1	Allow quicker infill on lots zoned r2.5. More liberal zoning.
1	Allow the construction of duplexes, triplexes, etc.
1	Allow tiny homes legal zoning status. Stop allowing giant homes in small home neighborhoods.
1	Allowance for duplex, triplex, ADUs, etc. You can fit a lot very sensitively into 5000 sf
1	Allowance for multiple families in a single dwelling and add-on or separate dwellings ADU's
1	Allowing residents to have input on Tiny home infill
1	An immediate moratorium on the demolition of viable affordable homes.
1	Apartments must provide parking
1	Apply current laws keep focused on serving the greater community FIRST, then developer profits
1	Architectural, standards
1	Ask neighborhood group before proceeding.
1	Ask themselves if they would want to live there.
1	Avoid rent control and provide low and moderate income housing
1	Avoid tiny house villages. It would make Portland look like a shanty town.
1	BDS and BPS seem to be cross purpose at times - are your strategies really aligned?
1	Balance amount of homes being built with 1/2 over 1000 sq. ft. and 1/2 under 1000 sq. ft.
1	Be consistent zoning updates that make sense
1	Be sure new development doesn't unduly strain parking availability in neighborhoods
1	Be sure to send plan review people or inspectors out to review on site before permit is issued!
1	Be upfront and explicit about property tax burdens resulting from ADU construction.
1	Be wary of Neighborhood Associations as sole voice for future of Portland.
1	Being culturally aware in order to appeal to a broad group of cultures.
1	Benefits for sustainability minded construction.
1	Benefits/bonuses for builders who build affordable housing and green housing.
1	Better and more public transportation.
1	Better communication with all concerned parties, with surveys like this one.
1	Better control of infill footprint
1	Better public transportation and bike access, so that people need to use cars less
1	Better public transportation near newer neighborhoods to cut down on traffic.
1	Better rules concerning parking for these new high rise apartment complexes
1	Better schools and transportation
1	Better tree preservation
1	Better zoning and rules around types of building that takes place.

1	Better zoning to protect existing homeowners whose privacy and yards are impacted.
1	Blend in, not stand out
1	Bonus
1	Bonuses
1	Bonuses for affordable housing options
1	Bonuses for duplexes and housing that adds housing for multiple housing.
1	Bonuses for energy and water efficient projects.
1	Bonuses for including more parking for new homes
1	Bonuses for innovative design, and increasing density (reasonably).
1	Bonuses for keeping and restoring existing homes
1	Bonuses for keeping existing homes. Zoning always needs updating
1	Bonuses for preserving/restoring older homes
1	Bonuses if you renovate a home to save it from demolition!
1	Bonuses to build homes that fit with the neighborhood and have approval from the neighborhood.
1	Bonuses to design around existing houses and trees.
1	Bonuses, reduced development costs, zoning exceptions
1	Bonuses. Be wary of developers that build low quality houses and don't maintain them.
1	Bonuses? Are you crazy?! Pffff!
1	Both legal and financial motivation is needed.
1	Bring back the ability to build a duplex on an R5 lot. And fix the zero setback zoning rules.
1	Bring inclusionary zoning to Portland before it is too late!
1	Build garages with these homes, or below ground parking to reduce street parking congestion.
1	Build more affordable housing, invest in units that families can live in, rent protection.
1	Build places to last.
1	Build smaller, denser, more energy efficient homes.
1	Build the "Missing Middle" -- ADUs, duplexes, triplexes.
1	Building smaller homes that fit in the neighborhoods .
1	Can't think of any.
1	Cap rents - rent control!
1	Carefully considered zoning.
1	Centralize density while maintaining the character of existing neighborhoods.
1	Change duplex laws to allow duplexes on interior lots and increase allowed home footprint on lots
1	Change the law to allow an ordinance that would require developers to build affordable housing.
1	Change the zoning to allow for alternate dwellings, like duplexes, for example

1	Changes in zoning rules.
1	Charge for on street parking. The era of free vehicle storage on public property is over.
1	Cheaper homes. Low rents.
1	Citywide parking permit. Eliminate single family only zoning
1	Clarify zoning rules.
1	Closer to the city core, the higher the density.
1	Collaborative involvement of all interested parties.
1	Common sense. Stop letting big box houses being built close to street and neighboring homes
1	Communicate with the neighborhoods and try to keep the "feeling" of the effected streets.
1	Communication to affected neighbors would be a good start.
1	Communication with the people who live in the neborhood BEFORE action is said and done!
1	Community education of new construction benefits.
1	Community gardens
1	Community housing developments (communal shared spaces tied to smaller individual living units)
1	Community input.
1	Community meetings before the demolition begins.
1	Community outreach that is accessible in multiple languages.
1	Compatability standards re: height, bulk, lot coverage.
1	Compatibility standards
1	Comprehensive parking planning in case of multi-family developments.
1	Concentrate density around mass transit lines to keep older neighborhoods in tact.
1	Consider PARKING!!!!!! This is huge.
1	Consider a larger shared green space when multiple infills are clustered
1	Consider adding HUD homes to keep neighborhoods from gentrification
1	Consider more the viability of the existing structure.
1	Consider neighborhood styles and sizes of existing homes nearby.
1	Consider parking and the amount of automobiles parking on both sides of the street.
1	Consider paying less attention to the vocal minority who are afraid of change.
1	Consider setback from street, required plants and trees and , and dog free blocks.
1	Consider the architecture of existing homes in the area so that the infill does not stand out.
1	Consider the current residents as well as future ones.
1	Consider the needs of the residents where the people displaced from the inner city are moved.
1	Consideration of the neighborhood, it's residents and the life style of each area
1	Considering the plans for the homes and the neighborhoods that they are being built

1	Considering the surroundings. Make hoes fit not stand out & block others light & air
1	Consistent building/zoning standards across the city.
1	Consult with other cities that are facing similar problems. We are special but not unique.
1	Continue ADU sdc fee waiver. Let homeowners be creative!
1	Continue program to encourage ADU construction.
1	Continue surveys both online and in person at various hearings and sites.
1	Continue to make mass transit affordable, well kept up, and simple to use.
1	Continued decrease of mandatory parking, increased density.
1	Continuity with lot size revelevant to home size
1	Contractor fees for demolishing livable homes
1	Controlling developers who currently are encouraged to disregard current zoning rules.
1	Controlling developers; inclusionary (?) zoning; fixing the tree ordinance
1	Cooperative housing options, even on small scales in renovated existing larger houses; ADU's
1	Corresponding transit improvements and increased frequency to get people out of their cars.
1	Cost money to tear down older homes. Check for lead paint and asbestos.
1	Create a demolition tax. Make it expensive to take a demolished house to the dump.
1	Create a task force of local residents to vet new construction
1	Create incentives for remodel over tear down
1	Create price barriers on rentals. The rent in Portland is too damn high
1	Create standards of design to better integrate new dwellings into existing neighborhoods.
1	Creation of home buying programs to help bring displaces Black people back to N/NE Portland.
1	Current Traffic patterns and lack of access to public transport
1	DONT INFILL
1	Deal with the rental state of emergency. Rent control. Inclusionary zoning.
1	Deconstruction
1	Definitely consider zoning updates and add more requirements for new construction parking.
1	Definitely zoning updates to accomodate present market realities.
1	Demolition Tax, neighborhood specific zoning.
1	Demolition fee
1	Demolition fees seemed like a good idea. City shoul look at designated historical districts.
2	Demolition tax
1	Demolition tax
1	Demolition tax, parking permit system pegged to units as in ADUs
1	Density bonuses, inclusionary zoning, zoning updates

1	Density bonuses for small houses
1	Density bonuses for smaller homes, allowing stacked flats in single family residential zones
1	Density bonuses to allow more construction of affordable housing
1	Density bonuses. Lower permitting fees
1	Density swapping should be allowed. Houses that can accommodate small mother in law apartments
1	Density transfers from Portland suburbs
1	Design Review against adopted guidelines.
1	Design guidelines & historic preservation
1	Design guidelines so that new housing coordinates with the existing styles
2	Design review
1	Design review and height restrictions
1	Design review is important, but so is diversity in architecture styles.
1	Design review, impact on parking and size. So disappointed to see the demolition tax dead.
1	Design review. But overall, keep pushing density.
1	Design review. Can we ban the construction of any more faux craftsman houses?
1	Design review. Common sense application of historical review.
1	Design standards that respect the context of the neighborhoods.
1	Developers of more than 10 properties should be heavily taxed.
1	Developers tax on demolitions Tree canopy requirements
1	Discourage developers razing of existing homes not in derelict condition.
1	Discussion with people who are already in the neighborhood.
1	Disincentivise destroying viable homes or creating housing with no outside greenspace.
1	Diversity in design
1	Division of existing larger homes in to duplexes; more duplexes
1	Do NOT integrate new infill housing. Limit new development.
1	Do not allow buildings to tower over adjacent properties. Protect solar rights for homes.
1	Do not allow development projects of condos or apartments without parking!
1	Do not allow lot-splitting of standard lot sizes.
1	Do not allow smaller setbacks for new dwellings.
1	Do not allow trees or solid house to put cut down and demolished. Period.
1	Do not demolish perfectly sound homes.
1	Do not need any. It is happening at too great a rate already.
1	Do not over-govern the property owners rights
1	Do nothing! People want to leave.

1	Do something to save double lots
1	Don't build any parking.
1	Don't cut trees; limit rental income to a % of median income less than 50%.
1	Don't discourage infill!
1	Don't do infill housing!
1	Don't eliminate the good architectural heritage of the communities.
1	Don't force unwanted changes down our throats
1	Don't in fill and don't demolish.
1	Don't jack up people's taxes for adding or remodeling an ADU.
3	Don't know
1	Don't know,
2	Don't know.
1	Don't make infill homes so drastically skinny and so extremely different.
1	Don't mess with it. Things are fine the way they are.
1	Don't prioritize new residents over existing residents.
1	Don't zone for 2 or more house where there used to be one house
1	Donating a certain number of trees per new house built.
1	Double the demo tax.
1	Downsizing some of the zoning. Better mass transit, bike and ped options. Incentives.
1	Driveways and off-street parking as a requirement. Minimum lot sizes
1	Easier permit process for adus
1	Educate people about the ecological benefits of density.
1	Educating area residents on the benefits
1	Eliminate SFH zoning altogether
1	Eliminate historic districts.
1	Eliminate the \$25,000 demolition tax. It's ridiculous.
1	Eliminate the historic district regulations which are so restrictive.
1	Encourage accessory dwelling units.
1	Encourage adu's
1	Encourage affordable housing builds by waiving fees and/or expediting the development process.
1	Encourage affordable housing.
1	Encourage affordable housing. In my neighborhood the newer houses are large and expensive.
1	Encourage designs compatible with existing neighborhood characters
1	Encourage duplex, multiplex rather than maxing out on FAR in some areas.

1	Encourage duplex, triplex etc
1	Encourage flag lot development. Make application process more affordable; too much red tape.
1	Encourage little houses and ADUs with zoning updates.
1	Encourage more adu spaces in neighborhoods.
1	Encourage small scale multifamily
1	Encourage the development of smaller homes.
1	Encourage use of ADUs and stop demolishing older homes.
1	Encouraging incentives and opportunities for developers to build affordable housing opportunities
1	Enforce existing home property covenants from the original design.
1	Enforced design standards. Tax demolishing good houses.
1	Enhance or expand programs that support and encourage home ownership.
1	Enough is enough, already. Think sustainability.
1	Ensure adequate off-street parking for new multi-family dwellings.
1	Ensure parking for apartment buildings and multi-family dwellings.
1	Ensure that new homes "fit in" with existing structures
1	Ensure there is adequate parking for residents.]
1	Existing homes should NOT be replaced if they are in good condition or can be repaired.
1	Expand and improve roadways
1	Expand commercial zoning on main roads to increase local goods and services offered.
1	Expand mass transit to help with influx of people trying to get around.
1	Expanding the metro area, and forcing developers to build low-income housing.
1	Extend the fee waivers for new ADUs
1	Extend the waiver of SDC fees for building an ADU past July of 2016
1	Fine builders for tear downs, fine them the cost of the trees if they remove them.
1	Fee-in-lieu of half street improvements.
1	Fewer developers in the idea/decision making committee. Fox meet henhouse
1	Fewer huge houses, maintain neighborhood character in design, provide off street parking
1	Fewer restrictions and less tax burden for ADU's.
1	Fewer units, lower windows
1	Figure out the parking. It is really becoming a hassle to find a place a park on my street now.
1	Find ways to integrate tiny houses - as ADU's or stand-alone options.
1	Fire the zoning commission and "Mayor" Hales.
1	Fit the houses around it,
1	Fix old homes if need to and stop tearing them down to build apartments or smaller homes.

1	Fix the tree code w/ Audubon recommendations
1	Fixing the problems in the county tax code that will derail ADUs
1	Flexibility on Secondary Dwelling Units (no big tax ding)
1	Flexible zoning for existing ADU's
1	Focus density around parks, schools, commercial areas
1	Focus more on townhomes, duplexes, in lieu of SFHs
1	Focus on ADUs on existing lots, adding affordable housing.
1	Focus on high density housing on transit corridors.
1	Focus on homeless situation and provide affordable housing for them.
1	Focus on housing as a human right, and not a market commodity to be traded
1	Follow recommendations of local neighborhood associations!
1	Force housing to be of quality construction/materials via code.
1	Form Based Codes
1	Frequent transit access proximity:
1	Get a backbone about standing up to NIMBY opposition.
1	Get developers to pay for street paving...
1	Get neighbor's input from 2 blocks away. Prioritize existing structures over new.
1	Get neighborhood associations to work with city committees on screening infill decisions.
1	Get neighborhood input.
1	Get out of the way of the market. Reduce permitting fees.
1	Get powerlines buried to make more space buildable. Allow 2nd home on R10A zones.
1	Get rid of parking minimums and reconfigure streets to be more liveable.
1	Get rid of the height ceiling in downtown.
1	Get rid of underlying lots. Allow R5 to go to R7 to help stop splitting lots.
1	Get the county onboard as concerns taxation of properties with new ADUs.
1	Get the drugs out. So much meth
1	Give incentives to people and businesses who are cooperatively providing these for the community.
1	Give incentives to renovate older homes rather than tear them down.
1	Give neighbors more input before new developments take place
1	Good design review which involves parking, character of neighborhood, variety
1	Grants for or improvements to existing adjacent homes as part of the infill construction
1	Greater attention to zoning regarding affordability and style fitting the neighborhood.
1	Greater historic preservation
1	Halt infill. Expand urban growth boundary.

1	Harsh penalties for destruction of the urban canopy in the name of infill.
1	Have a meeting with the immediate neighbors affected. ...see if everyone is ok with the propossl.
1	Have a plan then remove financial barriers
1	Have a policy that new designs fit with that of surrounding neighborhood.
1	Have a public comment mechanism as is required for a liquor license.
1	Have infill hubs where there are not currently residential areas.
1	Have more involvement of the neighborhood associations on proposed plans/zoning changes
1	Hazelwood is over loaded with housing. STOP with the section 8!
1	Heed public opinion.
1	Height limits increased.
1	Height restrictions/set backs/ parking spaces
1	Help residents further with ADU construction through rebates and permit wavings
1	Higher density housing, which also disincentivizes owning a car.
1	Higher density zoning within block of transit corridors.
1	Highly involve the local neighborhood association in the process.
1	Hire responsible homeless to live in bank owned unoccupied houses in trade for remodeling labor
1	Historic designation and preservation
1	Historic overlay zone is needed in Eastmoreland. Stop demolishing old houses.
1	Historical Preservation Committee, Greenspace standards, demolition fees
1	Hold Developers to a standard that uses existing neighborhood feedback/design.
1	Homes that are owned, not rented.
1	Housing should be attractive, not boxy people warehouses.
1	I do not have any additional insights at this time.
2	I don't know
1	I don't know enough about it to offer suggestions
1	I don't know enough to comment.
1	I don't know how to answer--
3	I don't know.
1	I don't like the idea of infill housing period
1	I don't think our senior citizens should have to move from their homes.
1	I dont know
1	I like cleaning up the old worn out falling apart property for nicer homes.
1	I liked Mayor Hale's demolition tax.
1	I strongly support the Division Design Initiative's top 10 list of guidelines for development

1	I think all areas adjoining and EXD zone should be upzoned to a R1 for at least a half of block.
1	I think the City is doing a great job. Obviously not everyone can be happy.
1	I think zoning is the only way to accomplish this, bonuses obviously didn't work in NE portland.
1	I want to see progress not just raising property taxes.
1	I wish I could help with that
1	I wish I knew.
1	I'm interested to hear what the planners and SAC recommend.
1	I'm not sure, but thanks for asking!
1	INCENTIVIZING BUILT-IN PARKING OPTIONS AND AFFORDABLE OPTIONS FOR POORER RENTERS
1	INCLUSIONARY ZONING - LEGALIZE IT!
1	If a single family home is torn down that no more than ## homes should be built in that land.
1	If houses are close, window placement that does not look directly into neighbor's windows.
1	If they are going to replace single family with multi family parking needs to be thought of.
1	Impact on neighborhood school enrollment.
1	Important that any new housing units conform to existing historical period architecture.
1	Improve and shorten the land use / permit review process. Stop arbitrarily raising SDCs.
1	Incentives for ADUs
1	Incentives for builders for houses under 2000 square feet. Stricter rules for tree removal
1	Incentives for developer and employer provision of work force housing
1	Incentives for energy efficiency improvements
1	Incentives for green water/power systems in new structures and building practices
1	Incentives for infill that fits the neighborhood, education for neighbors on why infill is good
1	Incentives for sustainable features
1	Incentives or bonuses for preservation of existing houses
1	Incentives to build green and more compact houses.
1	Incentives to convert old buildings into multi-unit dwellings instead of teardown.
1	Incentives to development
1	Incentives to keep existing trees. Incentives to add to affordable housing
1	Incentives to renovate existing older homes rather than tear down.
1	Incentivize improving existing homes rather than demo/rebuild.
1	Incentivize low income housing (which in Portland ends up being middle income housing)
1	Incentivize workforce housing 0-90% MFI
1	Include feedback from neighbors of proposed infill housing.
1	Include mandatory offstreet parking with all new residences.

1	Include off-street parking
1	Inclusionary Zoning Right of return financial investments
2	Inclusionary zoning
1	Inclusionary zoning
1	Inclusionary zoning Public land trust
2	Inclusionary zoning
1	Inclusionary zoning especially downtown and adjacent neighborhoods especially NW.
1	Inclusionary zoning, mandate affordable housing and mitigate displacement.
1	Inclusionary zoning, rent control, dedicated affordable housing fund.
1	Inclusionary zoning, rent control, requirements for affordable housing
1	Inclusionary zoning.
1	Inclusive zoning
1	Increase Neighborhood involvement in the permit process
1	Increase R2.5 and R5 zoning density
1	Increase affordable housing, make sure that trees are planted to increase urban canopy
1	Increase buildings that utilize more renewable energy.
1	Increase density
1	Increase density, preserve the growth boundary.
1	Increase number of bus routes, especially one straight down Woodstock from 92nd down to 39th
1	Increase setbacks, solar access, and yard requirements
1	Increase supply to drive down rent
1	Increased density along public transit corridors
1	Increased enforcement of existing building codes.
1	Increased incentives for development of ADUs.
1	Infill closest to downtown.
1	Infill houses should not be allowed at all. Keep Portland, Portland.
1	Infill is bad for neighborhoods, and should be discouraged
1	Infill only by removing run down homes. Like styles, same height and distance from street.
1	Infill should be low income housing only until we address our housing crisis!
1	Infill should not overshadow other nearby homes.
1	Infill vacant spaces, do not tear down older homes.
1	Inside the UGB there are many unused and underutilized lots. Promote building there.
1	Integrating smaller homes and ADUs into the neighborhoods. Allow well designed skinny houses.
1	Intelligent and clear communication and positive engagement with the community.

1	Investing in transit and bike facilities to off-set demand for auto parking.
1	Involve existing neighbors early in the process
1	Involve neighborhood in planning, need different public involvement process
1	It is a non issue being pushed by NIMBY's
1	It is hopeless!
1	It should be stopped. You are ruining neighborhoods all over the city of Portland.
1	It'd be nice if there weren't so many sociopaths involved in important development decisions.
1	It's all about context....historical styles, size and profile, etc
1	It's ok for Division to have high density, but Clinton & South should not have any R-2.5
1	Just Stop
1	Just make sure the houses are well built.
1	Just stop caving to the damn NIMBYs
1	Just stop it!
1	Keep an eye on who owns what, developer monopoly is a real thing and it is terrifying.
1	Keep asking people's opinions.
1	Keep it weird! Involve the public- as well as respect new design ideas!
1	Keep older neighborhood character. Concentrate on underdeveloped areas such as 82nd
1	Keep others out!
1	Keep pushing more density, but use better design standards to ensure more neighborhood support.
1	Keep responsible clients engaged.
1	Keep style and character of existing homes
1	Keep the ADU sdc charge break in place and make sure the taxing on these additions are fair.
1	Keep upzoning and don't listen to all the racket about demolishing homes and affordability.
1	Keeping existing trees, require planting of trees and greenery with new development.
1	Keeping neighborhood character intact. Not clear cutting all the trees to build on a lot
1	Keeping neighborhood's feel look and aura in place
1	Laissez Les bons temps roulez
1	Land trusts. Tiny homes.
1	Laws to require an inventory of affordable rentals and smaller houses.
1	Leagelize tiny houses on wheels.
1	Learn from mistakes of others.
1	Leave it loose, encourage tiny house development
1	Leave the market alone.Neither COP nor the neighbors can improve upon it.
1	Leave them as single family dwellings.

1	Leave those of us who are paying mortgages for 30 years alone.
1	Legalize tiny homes and build variety of small-affordable homes.
1	Less apartments and rentals and more affordable homes for families
1	Less atrocious apartment buildings with no parking.
1	Less bike lanes on busy streets, more lanes for thru traffic
1	Less govt regulation is usually better. Not thinking govt can solve everything
1	Less red tape so developers can build more housing. It's all about supply and demand.
1	Less regulations on builders
1	Let PDOT know that people still use cars.
1	Let them build what they can afford if they cannot don't.
1	Like you guys are going to do anything about this.
1	Limit building height to three stories unless they provide parking
1	Limit city campaign financing so that developers, money people don't have primary influence.
1	Limit large apartment buildings adjacent to single family homes and neighborhoods.
1	Limit size of new houses or multi family units
1	Limit sizes of new homes to existing neighborhood
1	Limit the number of new dwellings/buildings within a a zone.
1	Limit the number of new infill housing that is allowed in each neighborhood.
1	Limits on number of in fills,
1	Listen more often to the neighborhood associations put into place so many years ago.
1	Listen to close homeowners and business owners
1	Listen to neighborhood associations more seriously
1	Listen to the area residents who have lived here for 20 plus years.
1	Listen to the concerns of the existing neighborhood residents.
1	Listen to the existing residents, not developers.
1	Listen to the neighborhood associations and adjust your plans accordingly.
1	Listen to the neighborhood's concerned and act accordingly
1	Listen to the neighbors that do not want infill!
1	Look at building envelope impacts to natural light and tree coverage.
1	Look at other countries designs around neighborhood development supporting existing community,
1	Look at what is being done in other cities for new ideas.
1	Looking at mobile structures as a viable and legal form of ADUs.
1	Lot size regulation, bonuses for density, incentives for ADUs
1	Lot splitting should be better regulated.

1	Lots exclusively set aside for multiple tiny houses on one lot, with shared outdoor spaces.
1	Lower SDC's.
1	Lower barriers to infill generally!
1	Lower development fees
1	Maintain Portland's neighborhoods. Single family homes in single family home neighborhoods.
1	Maintain c5 zoning as it was written
1	Maintain existing R5 zoning which is the backbone of a stable Portland.
1	Maintain existing height & sq. footage of replacement/remodel home.
1	Maintain height, bulk and setback limits.
1	Maintain plots of land from existing houses.
1	Maintain relaxed adu zoning.
1	Maintain sdu exemptions on adu's.
1	Maintain solar access for existing homes (similar to regulations in Boulder, Colorado).
1	Maintain the look of the neighborhood. Built quality homes. Don't allow cheesy skinny houses.
1	Maintain the neighborhood feel!
1	Maintain the trees and increase pocket parks and neighborhood gathering places
1	Maintaining existing neighborhood characteristics when designing infill
1	Maintaining green spaces and limit size of houses on small lots
1	Maintaining green spaces on lots.
1	Maintaining the character of the neighborhoods, parking,
1	Make ADU's less costly and easier to incorporate into the fabric of the neighborhood.
1	Make affordable housing ! rent are to high and forcing people to move out of Portland.
1	Make affordable housing a priority for residents who are displaced by infill.
1	Make affordable housing projects easier to develop by making them cheaper & faster!
1	Make by-right development easier, set up paid parking in neighborhoods
1	Make duplexes legal again! Such a outdated law!
1	Make housing affordable.
1	Make it affordable for low-income folks. Protect the old trees.
1	Make it easier for home owners to build ADU's
1	Make it easier to add units within existing structures.
1	Make it easier to construct ADUs
1	Make it legal to live in tiny houses on wheels (add them to code, change zoning)
1	Make it more affordable.
1	Make it more difficult to change current zoning

1	Make it so getting a permit to renovate an existing home takes less than 3 months.
1	Make it very easy to put in an ADU and don't increase the taxes too much.
1	Make people realize that neighborhoods change.
1	Make sure green spaces are preserved please.
1	Make sure that infrastructure keeps up with development.
1	Make sure the houses and yards match the character of the neighborhood in terms of size and look.
1	Make sure there are garages for parking cars.
1	Make sure they fit in with surrounding houses. To many modern looking apartments and homes.
1	Make the ADU process simpler, less expensive.
1	Make the permitting process faster and easier for developers. We need housing!
1	Make the space allotted for two homes be for one allow for a little larger yard.
1	Make them energy effective. Make them with light colors.
1	Making cycling friendly neighborhoods to minimize traffic and pollution.
1	Making sure Portland remains affordable for those who already live here
1	Making sure that any homes added to neighborhoods are affordable.
1	Mandate parking for multi-family units. Enforce building and zoning codes
1	Mandated sufficient parking (one space/unit) by zoning regs
1	Mandatory off-street parking for average number of cars per dwelling.
1	Massing/ design guidance
1	Matching style to existing neighborhood better, more varied size and affordability
1	Maximize green space and encourage smaller, energy efficient houses.
1	Mayor Hales idea of a BIG tax (ie. \$20K) on demolishing existing viable homes for larger ones.
1	Micro communities: smaller homes with shared amenities such as outdoor space and parking.
1	Minimize the impacts on current residents.
1	Missing middle. Missing middle. Parking permits at market rates.
1	Mixed income housing requirements.
1	Mixed income neighborhoods. Inclusionary zoning.
1	Mixed-use zone buildings MUST each have a certain fraction of residential use.
1	Moratorium on property taxes.
1	More West Side infill. Less demolishing of East Side neighborhoods a.k.a.Class Warfare.
1	More affordable housing for all income levels
1	More and better communication with current residents of area affected.
1	More community involvement
1	More consistency in zoning.

1	More current resident input
1	More density bonuses and bonuses for mixed use and mixed income
1	More housing for low income families
1	More housing types allowed by-right. Cottages, multiplexes, 2 ADUs per lot, rooming houses, etc.
1	More low income housing, increase max and bus lines
1	More mixed zoning, incentives for affordable housing units.
1	More neighborhood input on architectural design.
1	More parking Less demo of existing homes for large ones
1	More parking options!
1	More parks for families, more opportunities for small businesses and eateries.
1	More severe restrictions on the part of the city regarding tearing down amazing old homes!!
1	More small and lower cost housing. Reduce the tax penalty on ADU's.
1	More small businesses sprinkled though-out the infill, WILL help popularity and bring tenants
1	More thoughtful design with sensitivity to neighbors.
1	More transparency and open discussions with existing neighbors.
1	More transparency sooner through communication.
1	More variety of price ranges in the houses.
1	Mores fees should be collected from builders.
1	Multi-unit buildings should be required to provide on-site parking
1	My biggest concern is affordability
3	N/A
1	N/a
2	NA
1	NO MORE RENAISSANCE HOMES!!!! NO MORE 3 STORY RAILROAD HOMES!!!
1	Na
1	Nearby neighbors should be able to know if a house is going to be demolished.
1	Need immediate revisions to the Tree code to preserve mature trees.
1	Need more multi-family options that are outside mixed-use an high density areas.
1	Needs a LOT more thought than I have time for right now.
1	Neighbor surveys, zoning updates,
1	Neighborhood association approval. Height restrictions based on current neighborhood average.
1	Neighborhood character needs to be maintained
1	Neighborhood engagement for proposals
1	Neighborhood voting and buy in in neighborhood development decisions

1	Neighbors to new infill projects need much more say in regard to size, design, etc.
1	Neighbors vote on new construction plans before demolition of old dwelling.
1	Net Zero requirement for any spec infill.
1	New construction and remodeling should be held to quality standards.
1	New housing should blend with the existing housing stock.
1	New housing should have earthquake upgrade to 9.0 Richter to save lives of inhabitants.
1	New infill housing invigorates communities. It modernizes housing stock.
1	New multi-unit dwellings should have affordable units and adequate parking.
1	New zoning updates; design review or something similar
1	No clue.
2	No comment
1	No demolishing of existing homes that have been kept in good condition!
1	No demolishing perfectly good homes to make condos
1	No demolition !!!!!!!!!!!!!!!!!!!!!
2	No idea
1	No in fill. Protect the environment. Put people in high rise using as less space as possible.
1	No increase in height of new homes replacing old homes.
1	No infill without off-street parking !!
1	No more apartments without accompanying garage space for ALL tenants.
1	No more big box apartments! Mandatory parking for every unit! Stop Demolition!
1	No more flag lots PLEASE!!!
1	No more razing of buildings that we can strip resources from.
1	No more tall ugly apartment buildings without off street parking!
1	No new infill housing
1	No new taxes!! It is already sooo expensive to live in Portland
1	No opinion
1	No questions whatsoever relative to Parking, particularly "On Site parking"
2	None
1	None.
1	None. Infill should be limited and high density should be promoted in the downtown core.
1	Not a good idea to mix income levels in the same neighborhood.
1	Not allowing three or four skinny houses to replace one regular-sizzled one.
1	Not clear
1	Not having parking spaces for urban development does NOT make sense.

5	Not sure
1	Not sure
1	Not sure - this question is too technical for me.
1	Not sure other than parking issues
4	Not sure.
1	Not sure.
1	Nothing comes to the top of my mind.
1	Notifications to the people in the area about development proposals.
1	Off street parking available, stop making these generic dwellings that are skinny tall and ugly
1	Off street parking needs to be part of the plan for increased density.
1	Off street parking, access to parks and open spaces, preservation of habitats.
1	Offer bonuses such as transportation access or parking (more specific to outer NW Portland)
1	One size does NOT fit all.
1	Ongoing communication reporting planning, decisions, schedules for implementation.
1	Onsite Parking.
1	Open up urban boundaries and leave current desirable neighborhoods alone!
1	PARKING ISSUES. RENT PRICES RISING PUCHING PEOPLE OUT OF THEIR NEIGHBORHOODS
1	Parking and faster transit times for busses
1	Parking and traffic
1	Parking and traffic should be big consideration
1	Parking availability and impact on near by single family existing neighborhoods.
1	Parking is a huge issue.
1	Parking needs to be better addressed.
1	Parking options
1	Parking requirements, rent control
1	Parking should not be free.
1	Parking spots!
1	Parking zones for all areas
1	Parking!!!! The current requirements are ruining neighborhoods.
1	Parking, Parking, Parking and up date freeway system!
1	Parking, keeping integrity of neighborhood
1	Pave unimproved streets
1	Paved roads
1	Pay attention to parking availability and infrastructure.

1	Penalize developers for lot splitting to build skinny houses.
1	Penalties for tearing down historic (ie old) viable houses.
1	People should not be allowed to build housing unless they can provide adequate parking.
1	Perhaps actually engage residents
1	Permissive zoning
1	Persevere parking and usability of surface streets Reduce congestion End the war on cars
1	Please - no more large apartment buildings in neighborhoods full of single family homes
1	Please consider scale and character, as well as SUNLIGHT, privacy and parking.
1	Please find some way to get affordable housing in place.
1	Please get policy in place that lifts the ban on inclusionary zoning!
1	Please prioritize preserving tree canopy and mature trees and green space
1	Please stand up for citizens and repeal the ban on inclusionary zoning.
1	Please stop demolishing perfectly good houses to build ugly monstrosities.
1	Please stop replacing single homes with complexes.
1	Please, no more apartment buildings in Northeast!!!
1	Portland needs to DISCOURAGE growth, NOT encourage it.
1	Precisely and accurately define and distinguish the terms "remodel" and "demolish"
1	Preservation
1	Preservation of current neighborhoods and parking for those neighborhoods
1	Preservation of existing trees
1	Preservation of original portland homes and options for mixed income and mixed use housing.
1	Preserve big trees. No clear cut without an approved development plan
1	Preserve green space near sidewalks, if possible
1	Preserve historic buildings
1	Preserve large, old trees from being cut down.
1	Preserve neighborhood characteristics.
1	Preserve parking availability for residents
1	Prevent tear downs of existing, viable, affordable homes
1	Prevent tear-downs when house is viable. Require adequate off-street parking.
1	Programs for low income families to address maintenance issues on older homes.
1	Prohibit garages in the front facade of a house who's street lot width is less than 60 ft.
1	Promote ADU infill by extending fee waiver past summer of 2016
1	Promote ADUs as a way to increase community connections and low-profile infill
1	Promote AUDs through various tax breaks, easy permitting...

1	Promote high density Lift inclusionary zoning bans
1	Promote multi family units
1	Promote replacement of older homes that are not historic and do not meet safety codes.
1	Property tax impact on long term home owners.
1	Property tax abatement to neighbors of out-of-character developments
1	Property tax incentives
1	Protect existing trees. Provide on-lot parking/garage. Require some outdoor space per lot.
1	Protection of large trees on private property, through incentives or regulation.
1	Protections for renters- rent control? Leasing guidelines?
1	Provide builders with incentives to in-fill
1	Provide parking places below apartments.
1	Provide rules to provide adequate parking; limit impact on existing homes, e.g. view impairments
1	Public input on an ongoing planning basis
1	Put Amanda Fritz back on the Development Commission.
1	Put affordability first!
1	Put duplexes, triplexes on larger lots. Don't allow huge single houses.
1	Put more housing above retail locations. Build up, not on every square inch of land.
1	Quit tearing viable houses down and putting up mansions.
1	RENT CONTROL NOW
1	RENT CONTROL. Low income apartments.
1	Raise size limitations on ADU's
1	Re set house tax when the house is sold to market value.
1	Re-evaluate tax code. Property tax system is convoluted and unfair.
1	Real estate transfer tax Inclusionary zoning Land assembly near transit
1	Real tax breaks for ADUs and updates that expand living space withing existing homes.
1	Realistic planning for parking and traffic are essential to maintain livable neighborhoods!!!
1	Realize that parking is integral of neighborhood vitality. Bioswales need to disappear.
1	Really take a good look at the neighborhood and what best suits its well being.
1	Redone neighborhoods based on volume of house, reduce mega houses on small lots.
1	Reduce SDC charges for developments that fall under certain size thresholds. ADU's, etc.
1	Reduce SDC charges.
1	Reduce SDC for smaller homes and ADUs
1	Reduce arborcide. Require more onsite parking. Enforce asbestos laws.
1	Reduce fees and red tape for the construction of ADUs on existing properties.

1	Reduce fees for private owners.
1	Reduce permit fees to better accommodate affordability.
1	Reduce side setbacks to 4 feet. Reduce regulations for adu's.
1	Reduce the maximum height. Require minimum window area on side and rear facades.
1	Reduce the regulation and cost of new housing caused by the City that Works.
1	Reduce the tear-down of existing homes.
1	Reduced fees and taxes for ADUs. Add ability to build duplex and triplex in more locations.
1	Reduced fees for ADUs.
1	Reduced taxes for building ADU's that house seniors/disabled/low income earners.
1	Refurbish existing homes! No Demolition. Mandatory off street parking on all new construction!
1	Regulate and market-price all on-street parking
1	Regulate the size of the buildings
1	Reign in developers. Create/maintain affordable housing.
1	Remodel vs tear down bonus
1	Remove ban on inclusionary zoning, prioritize historically displaced communities of color
1	Remove restriction on housing styles but maintain height limits.
1	Removing more street parking and prioritizing transit.
1	Rent Control. Higher fees to tear down houses Hugely higher fees to take out healthy trees
2	Rent control
1	Rent control
1	Rent control aka affordable housing. Do we really want to live in a barrio?
1	Rent control and more affordable housing.
1	Rent control or similar measures to protect renters rights and keep rent affordable.
1	Rent control to help stabilize the rental market and discourage high turnover/displacement
1	Rent control!
1	Rent control, fixed rent rates for 3 + years
1	Rent control, keep Portland natives living in the city.
1	Rent control, of all developments built, reserve a certain percentage for low-income.
1	Rent control-
1	Rent control. Preserve trees.
1	Rent control? Keep it affordable to build ADUs.
1	Rent controlled housing, size restrictions for new houses based on neighborhood characteristics
1	Rental reform! One standard rental application, rules about deposits, etc.
1	Require apartment buildings to have off street parking for all their units.

1	Require at least one parking space for every apartment or rental unit
1	Require built-in parking for multi-home developments.
1	Require developers to help pay to build new schools.
1	Require developers to provide adequate parking, greater setbacks from existing homes
1	Require energy efficiency and/or solar power in new construction.
1	Require mixed use Encourage lower income housing
1	Require more trees. Create space for large street trees
1	Require off street parking Preserve existing trees
1	Require off-site parking to be included.
1	Require parking
1	Require parking and discourage mega cookie cutter mansions
1	Require parking for all residents of new buildings!
1	Require parking.
1	Require solar orientation
1	Require style and height to better match neighboring homes. Require parking.
1	Require that development be sensitive to community standards
1	Require that the developers add sufficient parking. D-street is example of how NOT to do it.
1	Required parking for multi family developments. Affordable housing for low income.
1	Requirements for tree preservation
1	Requiring apartment buildings provide parking spaces.
1	Requiring developers to consider affordability and parking.
1	Research in other cities that have experienced growth.
1	Residential parking permits with money returned to a "parking benefit district."
1	Resist the NIMBYS
1	Respect neighborhood character.
1	Restore R5 zoning for what it was intended - 1 home per lot.
1	Restrict house size so the space around it is not encumbered.
1	Restrictions on tearing down houses.
1	Rethink the in-fill process entirely. Stop Demolishing Portland!
1	Review process for demolition of existing dwellings.
1	Revise the tree code! It's shameful!
1	Revisions of code to allow true row houses
1	Revisit zoning laws
1	Reward development that supports transportation other than automobiles.

1	SAFE PEDESTRIAN PASSAGES#
1	STOP ALL INFILL!
1	STOP DEMOLISHING VIABLE HOUSES AND TEARING DOWN OLD GROWTH TREES.
1	STREET CAR ON SW MACADAM
1	Save as many trees and forested areas as we can. You can't replant a forest.
1	Save old established trees!
1	Scale SDC charges to favor smaller dwellings
1	Secondary small "mother in law" or tiny homes allowed to be developed in back.
1	Setback limits. House size restrictions on split lots.
1	Setbacks are important
1	Setbacks need to be made realistic, stop demolishing viable older homes to divide lots.
1	Shade effect/analysis on adjacent properties
1	Should allow duplexes, triplexes in all single family zoned areas.
1	Sidewalks!!!
1	Simply put if the residential area is single housing that should be what goes into the area
1	Site review for confirming setbacks and height restrictions. SDC reductions fir
1	Site visits by a variety of bureaus before permits granted. Meetings with neighbors.
1	Size of new infill housing in relation to the existing homes around it.
1	Sizing of the new house in proportion to the lot (or the home that was previously there)
1	Slow down the process to allow input. Expand the notification area to include more neighbors.
1	Small affordable housing is becoming very competitive to find.
1	Smaller homes create a more affordable housing for first time home buyers.
1	Smaller single family homes. There is already too much infill in outer SE Portland.
1	Some form of rent control (with cooperation of the state if necessary).
1	Some green space.
1	Sorry, glueless except to say please work on my mass transit. Thank you
1	Sorry, no ideas.
1	Start by building up/ remodelingthe poverty stricken neighborhoods and updating where necessary.
1	Start paying more attention to in-fill projects that are unattractive and bring down home values.
1	Stay away from infill housing
1	Stay out of other people's business! Infill is ruining our neighborhoods.
1	Stay out of this proccess
1	Stop all the bloody permitting for condos. Geesh.
1	Stop allowing apartment buildings that are not required to have off-street parking.

1	Stop allowing average sized homes being replaced with huge homes that take up the whole lot....
1	Stop allowing developers to run roughshod over existing housing, trees and greenspace.
1	Stop allowing historic homes and mature trees to be torn or cut down.
1	Stop allowing the cost of housing to go up.
1	Stop building any multiple unit dwellings that don't have ample OFF STREET parking
1	Stop building condos!!!
1	Stop cutting down ancient trees that support wonderful neighborhood
1	Stop cutting down old growth trees to make way for skinny houses.
1	Stop demolishing old homes. Historic overlays are needed.
1	Stop demolishing viable homes Do not decrease green space
1	Stop demolition of smaller homes. Not everyone wants, needs, or can afford a huge new home.
1	Stop demolition of viable housing where it will be replaced with McMansions on tiny lots.
1	Stop encouraging people to move to the area and focus better traffic flow from the interior.
1	Stop infilling!
1	Stop listening to NIMBYs
1	Stop lot-splitting and maintain character of neighborhoods.
1	Stop lying to residents and pushing anti-car agendas on us.
1	Stop punishing ADU usage by the increase in fees.
1	Stop raising property taxes
1	Stop requiring garages to allow driveways. Garages make skinny houses ugly - they can be cute.
1	Stop ripping down old homes that are in good shape. You are taking away the history of our city.
1	Stop section 8 housing in outer southeast - move it to inner southeast or the west side
1	Stop tearing down viable houses to build multiple "smart" homes
1	Stop the construction of apartments that don't have adequate garage space for tenant cars.
1	Stop the demolition of old homes!
1	Stop the infill!
1	Strategies that focus on maintaining the existing character of a neighborhood.
1	Strategies that include influence for solar and grey water upgrades to new and existing homes.
1	Streamline development language and fees to allow for more affordable construction.
1	Stricter policies on demolishing existing homes and stricter policies on removing urban trees.
1	Strive to preserve positive characteristics of the neighbourhood.
1	Strong and enforced zoning laws.
1	Structure fees for developers to discourage tear-downs. Include neighbors in plan reviews.
1	Study other cities to see what has been successful.

1	Survey neighbors by mail for new development.
1	Surveys such as this, meetings In a neighborhood, not downtown.
1	Talk to the people who actually live in the neighborhood first.
1	Tax breaks for ADUs
1	Tax breaks for homes adding ADUs on their property to share with other families.
1	Tax breaks for neighborhood-conscious development.
1	Tax breaks, changes in zoning to allow more density.
1	Tax credits and other incentives for low-income housing builders.
1	Tax credits for building ADUs?
1	Tax credits for new infill that meets or exceeds standards for desired outcomes
1	Tax credits/breaks to property owner to turn open lots into community spaces vs housing.
1	Tax incentives for "green" housing?
1	Tax incentives for ADU's.
1	Tear down fees
1	Tear down the Lloyd Center Mall.
1	Teardown fee for houses that are in basic good shape and could be rehabbed.
1	Tell people who want giant houses hovering over the street to move to Happy Valley!
1	The City of Portland should not overtax on ADU's like they are currently doing.
1	The City of Portland shouldn't have such dumb polls. We should expand the UGB.
1	The City should not allow infill housing in single-dwelling residential areas.
1	The answer is reflected in my survey.
1	The character of a neighborhood and the wishes of its residents
1	The city should consider affordable housing their top priority by any means necessary.
1	The city should stop pushing infill and stop ruining Portland!
1	The closeness of new homes being built to existing older homes.
1	The effect of infill on property taxes for existing middle and lower income residents.
1	The impact of traffic
1	The impact to on street parking with more in fill housing
1	The new infill rules will do a good job; I wish they applied to downtown areas.
1	The taxes on ADU's appear to be absurd.
1	There has to be more parking and less tear downs
1	There isn't anything...expand the Portland footprint.
1	There should be a percentage of new infill designated for affordable housing.
1	There should be no infill without adequate parking.

1	Think about the parking
1	Think doing fairly well except for making sure affordable housing is available
1	Think to the future and have developers building sustainable/green homes. It starts here.
1	This "survey" is biased and leading against infill.
1	This survey needs to come with some explanations to the implications for some of questions.
1	Tiny homes can be a valuable addition to almost any community.
1	Tiny houses need to be legal
1	Tiny houses on wheels and increased support for smaller for foundation structures and ADUs.
1	To complex a question for a small answer.
1	Too many apartments/condos on SE Division without adequate parking! (And other neighborhoods too)
1	Townhall type meeting in the neighborhood or at neighborhood association meetings.
1	Townhouses, townhouses, townhouses!
1	Traffic calming
1	Traffic calming wherever possible.
1	Traffic patterns, grocery proximity, mass transit infrastructure
1	Transfer the city council to Seattle.
1	Transparency in dealings between developers and politicians.
1	Transportation, appropriate density levels
1	Tree lifespan and health and ways to preserve our urban forest.
1	Trees!
1	Try not to damage the lifestyle of existing residents.
1	Try to be creative and innovative with use of zoning guidelines.
1	Try to minimize the impact to the sky visibility for those surrounding the development.
1	Underground parking lots for new condo/apartment buildings
1	Uniform lot size helps to maintain property values.
3	Unsure
1	Up hold the zoning laws. Not just let people do what they want as they please.
1	Up zoning near transit, extending streetcar network further into residential neighborhoods
1	Up zoning single family areas adjacent to major arterials, allow ADU development
1	Update homes before demolishing.
1	Update the Community Design Standards.
1	Update zoning laws with height and size restrictions.
1	Update zoning to allow mixed use, update infrastructure to support infill
1	Update zoning to convert industrial land into residential area with trees and parks.

1	Update zoning, neighborhood planing, reducing flight to the suburbs.
1	Updates
1	Updates, community input and participation, safety measures to keep people in their homes,
1	Updating zones to allow for duplexing and triplexes
1	Use of all the vacant lots within city limits. Build houses on those first
1	Using currently abandoned homes- encouraging renovation - not demolition
1	Using vegetation to create the illusion of privacy.
1	Utilize neighborhood input on management of infill
1	Walking/biking only neighborhoods. NO MORE CARS!!!
1	We could start by enforcing existing lot restrictions. I favor the "demolition" tax.
1	We don't need higher density in existing neighborhoods!
1	We need massive more infill to support better mass transit.
1	We need more ONE level homes for an aging population.
1	We need rules that restrict infill houses to no more than the average size of surrounding homes.
1	We need to build up, not out.
1	We voted 3:1 AGAINST MORE DENSITY and you are IGNORING US. Despicable!
1	We're destroying our neighborhood. Built up garages towering over existing homes.
1	What is in place now has worked just fine.
1	When a change is being considered survey the actual people living in the neighborhood concerned.
1	Why do you want to regulate free enterprise?
1	With other cities, pressure the legislature to enact inclusionary zoning throughout the state!
1	Work more closely and in conjunction with neighborhood associations.
1	Work to change tax fiasco with regards to ADU's in Multnomah County.
1	Work to combat the draconian and arbitrary property tax increases on ADU's
1	Work with neighborhood associations. Stop developers from splitting lots.
1	Work with the county so that unfair taxation does not stop the development of ADUs.
1	Work with the neighborhood associations and LISTEN to what they say.
1	Workshops for homeowners exploring building IDU units. Streamline planning, permitting.
1	Would like neighborhoods to maintain large lots with single family homes.
1	Would like to see each neighborhood association to decide on how the area is developed.
1	X
1	You shouldn't be able to build 2 new houses on lots where only 1 house previously existed.
1	Your questions are are structured with a bias towards endorsement of infill. I oppose infill.
1	ZONING UPDATES

1	Zone for context Create higher density zones near commercial and employment centers
1	Zone for more "city centers" in SW residential areas.
3	Zoning
1	Zoning
1	Zoning Updates
1	Zoning Updates and lower fees for variance application/review
1	Zoning adjusted to each neighborhood's character.
1	Zoning changes as needed to increase ADUs
1	Zoning changes, incentives for green building.
1	Zoning flexibility, smaller and multi unit development
1	Zoning for more density, ADU tax breaks
1	Zoning more tailored to individual neighborhoods
1	Zoning notifications Size restrictions Preservation of trees and greenspace
1	Zoning review. Muzzle the developers.
1	Zoning that includes (mandates) parking for multi use development
1	Zoning to allow more density, i.e. duplexes, etc.
1	Zoning update, subsidies for public transit rather than more cars and parking
1	Zoning updated to reflect set back, lot size, height, etc of neighborhoods.
8	Zoning updates
1	Zoning updates Incentives for designs
1	Zoning updates Move toward mixed use; live/work option
2	Zoning updates
1	Zoning updates and alley way restructuring throughout the greater Portland area
1	Zoning updates and demand-based parking fees, even in neighborhoods.
1	Zoning updates and form-based code
1	Zoning updates and zoning enforcement (e.g. 25-foot tax-lot splits in R5 zoning).
1	Zoning updates are most important.
1	Zoning updates must include off-street parking for both single-dwelling and multiple.
1	Zoning updates to address issues with demolition, density and parking.
1	Zoning updates to allow mixed use buildings into greater areas
1	Zoning updates to better support ADU. ENFORCE the zoning that is already in place
1	Zoning updates to facilitate in-law/rental units where appropriate.
1	Zoning updates to manage lot coverage, building square footage, sunlight access.
1	Zoning updates,

1	Zoning updates, abatement of fees related to development/construction, no demolition fee
1	Zoning updates, allow small apartment complexes.
1	Zoning updates, better oversight on-site to ensure compliance, support for small lot development.
1	Zoning updates, close loop holes, enforce your zoning laws
1	Zoning updates, deconstruction credits instead of demolition permits.
1	Zoning updates, density bonuses
1	Zoning updates, design overlays
1	Zoning updates, desirable incentives, more community involvement
1	Zoning updates, green construction requirements
1	Zoning updates, incentives for affordability
1	Zoning updates, limit the size of houses built on plots.
1	Zoning updates, particularly requiring parking
1	Zoning updates, require that trees are kept, minimize tacky bland structures
2	Zoning updates.
1	Zoning updates. Tax benefits. Rules about demolishing existing houses.
1	Zoning updates.
1	Zoning updates. Only offer bonuses or incentives if it will result in affordable housing.
1	Zoning updates. incentives (tax etc) to update and restore older buildings like Centennial Mills
1	Zoning updates; prioritizing mass transit access
1	Zoning, bonuses, design standards
1	Zoning, parking, access to amenities.
1	Zoning, planning
1	Zoning, primarily. Not payments of any kind to developers!
1	a
1	a certain percentage of all development should be for low-income housing
1	accessible housing, sidewalks
1	actually enforce laws about Air BNB!
1	adequate off-street parking
1	affordability is key
1	affordability.
1	affordable housing mandates! parking mandates for new apartment complexes
1	all infill homes should be built to a green building standard
1	all new home that fit criteria have solar.
1	allow for more flexibility and greater variety of types and styles!

1	allow taller construction in the central city
1	architectural design standards beyond height and setbacks
1	architectural review
1	ask for input from citizens. ask for input household by household.
1	assure that in-fill housing is close to public transportation
1	banning construction of homes larger than 1800 square feet.
1	be practical, logical, and help those that need housing by making more affordable housing
1	better communication with residents, town hall meetings,
1	better land use and zoning regs like Seattle. ULS and the 75/80 rule as examples
1	better public transit and more incentive to use it.
1	better walk-ability infrastructure in neighborhoods with new development
1	better zoning
1	bicycle friendly, pedestrian safety (especially for kids walking/biking to school)
1	bike routes, parking, traffic flow and street lights accommodating the increase in population
1	bonuses
1	bonuses for affordability
1	bonuses for affordability;
1	bonuses for increased density, and new affordable single family homes
1	bonuses for off street parking, cheaper bus fares
1	bonuses should be given out as monetary not bigger or denser.
1	bonuses to at least keep new construction styled like old Portland homes
1	bring the neighborhood asso. into the process
1	build smaller homes as options instead of huge houses that are way bigger than existing houses
1	cheaper, easier permitting for ADU's
1	consider driveway parking
1	consider mandating off street parking,
1	consider parking permits for residents, especially those homes without off-street parking.
1	consider the character
1	consider the neighbors and the neighborhood. Respect the wishes of the associations.
1	consult with neighborhood associations and follow their recommendations
1	contextual zoning and allow a greater mix of uses within existing buildings
1	continue to waive sdc fees for adus. diversify zoning to accomodate the 'missing middle'
1	create density urban growth boundary rings that get denser as you get closer to downtown
1	current traffic in given area. school classroom size/;capacity local parking

1	cut tax increases on adu dwellings. They are a disincentive.
1	demolition fee, zoning updates, rent control.
1	demolition tax
1	density bonus inclusionary zoning incentive property taxation (land value tax)
1	density bonuses.
1	design guidelines by neighborhood
1	design review to assure neighborhood architectural compatibility
1	design standards
1	design standards generally, also limits on height and size
1	determine new development based on the scale of surrounding homes
1	developers should pay sufficient fees to fund schools
1	don't be in cahoots with developers whose only motive is profit.
1	don't increase property taxes so precipitously on lots with ADUs
3	don't know
1	done zone outer south east until infrastructure can catch up
2	dunno
1	eliminate gentrification
1	encourage common wall development where environmental benefit results.
1	encourage smaller homes
1	enforce airbnb rules.
1	ensure affordable rental properties, institute rent control
1	ensure parking is included in the building plan
1	ensuring that homes are compliant with the new regulations.
1	environment, affordability, zoning, parking
1	financial incentives and bonuses for smaller homes encourage townhouses (attached row houses)
1	fines for developers
1	flexibility
1	get stronger design standards. less cookie cutter crap and more emphasis on quality
1	haven't thought about it. don't know enough about it.
1	height relative to neighbors, privacy
1	high demo fee's
1	homes shouldn't be so close together. brings down value of surrounding homes
1	how about some more bus&bike&pedestrian only areas!
1	in-fill with city services - i.e., road development - in areas of city

1	incentives for affordable housing
1	incentives for building less than the maximum and leaving green space
1	incentives for solar heating installation incentives for not driving and taking up parking space
1	include transit and bicycling improvements to discourage use of cars in these areas.
2	inclusionary zoning
1	inclusionary zoning Sorry if that's impossible
1	inclusionary zoning and linkage fees
1	inclusionary zoning to require housing for a variety of income levels.
1	inclusionary zoning, anti-displacement policy!
1	inclusionary zoning, cap on square footage of new house
1	inclusionary zonong
1	inclusive zoning, co-housing--right on. No more demolitions of livable historic homes!!
1	integrity. common sense.
1	just say no.
1	keeping a FAMILY value to neighborhoods and homes. homes with a yard and affordable.
1	keeping trees
1	l;kj;lkjl;j
1	landowner approval process for new building or remodel permts
1	laws should protect existing viable homes as well as old trees.
1	leave the city the way it is
1	letting home owners know that infill housing means their neighborhood not just others
1	limit heights to 2 stories
1	limit infill housing
1	linkage fees
1	local community meetings
1	lot size regulation building height regulation
1	lots of research case studies to see what has worked and not worked in similar cities
1	lower development fees
1	maintain the current atmosphere of well situated neighborhoods such as Eastmoreland.
1	maintaining the history of Portland's neighborhoods should be maintained.
1	make developers be forced to purchase open green space in order to build
1	make sure that new buildings match design characteristics and scale of the neighborhood
1	make them more affordable.
1	making sure there is enough off street parking.

1	mandatory percentage of units should be available for low income renters
1	micro home lots
1	moratorium
1	more barriers to people raizing old homes and building huge single family home in their place.
1	more flexible zoning ordinance transit access mortgages permit parking
1	more housing near mass transportation
1	more incentives for preserving historic buildings and landscapes
1	more input from local residents
1	more reasons not to own a car (better bike support, car share, bus service).
1	more transparency in the process of new developments in neighborhoods.
1	multit-dwelling units must provide parking
1	n/a
1	need to upzone large swaths of the city, especially AWAY from commercial corridors.
1	neighborhood input, zoning updates, architects' input re. viability of older homes
1	new houses not taller than tallest on the block
2	no ideas
1	no infill
1	no more californians
1	no multiplex units unless there is parking to accommodate
1	no new infill housing
1	no opinion
1	no suggestions
1	not my expertise. do not know
1	not permitting money grabbing house flippers and tear downs
1	not sure
1	not sure.
1	np answer
1	objective rules
1	off street parking
1	off street parking in new homes.
1	offer with landscaping and greenscaping the neighborhood to "raise all boats"
1	on-site parking
1	onsite parking.
1	parking accommodations.

1	parking parking parking
1	parking really needs to be included if building more than 2 units
1	parking requirements
1	penalize developers if they do not build parking spaces for high density apartments
1	penalties for demolishing existing homes
1	plant trees or provide additional green space equal to the size of development
1	please don't change the character of our existing neighborhoods
1	preserve large mature trees in the city, preserve large lots and open space within the city
1	preserve the existing character of neighborhoods.
1	priority in permitting process, possibly reduced permit fees
1	promote ADUs by extending the fee waiver!
1	promote incentive for ADUs to be built or converted basements into rental units
1	property tax rebates for certain behaviors
1	property tax reduction for promoting density new zoning
1	protect and/or improve pedestrian and bicycle routes, and safe zones for kids
1	protect the integrity of existing neighborhoods and stop the loss of trees and green spaces
1	quit building new houses
1	reduce or eliminate narrow homes
1	rent control, deconstruction, promote adu, height limitations, preserve access to light and sun
1	require builders of mega-mansions to replace affordable housing they destroyed
1	require on-site parking for two cars
1	require street trees and on-site parking
1	required at least one enclosed garage per each dwelling unit.
1	resources for smaller developments of affordable housing (vs large 40 unit plus development)
1	respect the history of the city
1	restore abandoned homes-- there are SO many
1	restrict all immigration by out of state residents to Portland. Impose a development tax.
1	reviews of architecture design
1	set backs height
1	set some limits on what can be built, size and crowding the whole lot with a huge footprint.
1	setbacks, maximum footprints
1	severe penalty for cutting trees
1	shared offstreet parking in residential zones
1	should add some sort of code addressing loss of access to light

1	show good sense when allowing increased requirements including parking
1	sidewalks paved streets
1	stop demolition of viable houses to benefit developers!
1	stop taking down a home to build two. are roads are not able to handle the increase in traffic.
1	strict adherence to codes. style of house controlled with consideration of impact on neighbors.
1	stricter design and material standards.
1	surcharge on ADUs
1	survey members of current communities to get their input into the type of development happening
1	tax empty lots higher
1	tax relief for those who convert their single family dwelling into a multi-unit dwelling.
1	taxes and other revenue disincentives / incentives.
1	telling the unelected neighborhood associations to deal with it
1	the missing middle, form based code
1	traffic issues
1	traffic management--it's getting impossible! And parking for each new unit.
1	transportation access - transport centered development, shuttles
1	truth in zoning, protection of trees and green space, liveability.
1	unknown
1	updated laws to protect trees of older age and larger width trunks
1	we need inclusionary zoning
1	work with neighborhood groups
1	you have covered most of what concerns me thank you
1	zone for density!
1	zoning
1	zoning community approved & sponsored diversity and aging criteria focused
1	zoning
1	zoning for small apartment buildings, like those in closer-in neighborhoods.
1	zoning to make sure new infill is compatible with existing height and style
1	zoning update to include the style of the house needs to fit the area. Ensure proper lot size
11	zoning updates
1	zoning updates
1	zoning updates bonuses for ADUs
1	zoning updates improve roads and sidewalks
1	zoning updates regs to require affordable housing

1	zoning updates simplify ADU permits higher density around commercial areas
1	zoning updates tax breaks?
1	zoning updates (i.e.inclusionary zoning)
1	zoning updates allowing the building of Tiny Homes.
1	zoning updates geared to preservation of neighborhood characteristics
1	zoning updates that limit height and size of homes within neighborhoods based on existing homes.
1	zoning updates to better control development
1	zoning updates to encourage more infill
1	zoning updates to insure character is not lost.
1	zoning updates with some smaller lots sizes, street maintenance
1	zoning updates, additional fees, bonuses
1	zoning updates, and allowing developers to build.
1	zoning updates, bonuses, fee mitigation
1	zoning updates, broad-minded design review, thoughtful tweaks to codes
1	zoning updates, considerations of the existing neighborhoods and keeping their character.
1	zoning updates, density increase, on site parking standards
1	zoning updates, incentives to keep older homes and existing mature trees
1	zoning updates, inclusionary zoning, ADUs,
1	zoning updates, preventing demolition of viable houses, enforce tree permit process
1	zoning updates, realistic permitting for ADUs and property development
1	zoning updates, tree protection
1	zoning updates; tree protection; parking rules
1	zoning, design requirements
1	zoning, design review
1	zoning, lifestyle, congestion (vehicles)
1	Please consider more options to remedy the "missing middle" challenges associated with our current zoning code: http://missingmiddlehousing.com/
1	Neighborhood assessments for style/scale/value needs, use the Neighborhood Assoc's for outreach & info collection. Set height limits in relation to neighboring north side dwelling. Use common sense, establish % breakdown for infill in home price ranges.
1	Manage to preserve neighborhood style (setbacks, lot sizes - and not just averages). Thoughtful research into viable traffic solutions. Don't just assume folks will ride mass transit.
1	Reduce the massive property tax hit for ADUs. Allow more existing houses to be converted to duplexes, etc. or include ADUs internally to keep the character of the existing structures. Give incentives for keeping old trees and green space.

1	Put restrictions on demolishing houses building houses that push the setbacks. Maintaining character of the neighborhood can be very important
1	Parking is and will continue to be a huge issue. You cannot ask those of us aging in place to ride a bike.... unless we want to. Therefore, providing off street parking for any new dwellings is imperative. The influx of apartments with little parking in our single dwelling residential areas, especially those near food and entertainment venues is already impacting parking and noise in our neighborhoods.
1	Since most zoning laws are probably 100 years old or more they really need to change with the times. A person should not have to pay a fee to the city to build an ADU. Any tear downs should be dismantled and required by law to be recycled completely.
1	Set more stringent limits, value the city's character, consider the impact this infill is having on everyone other than the rich people moving here
1	Demolition tax, tree removal tax, in fill development should be next to City Mayor and councilpersons' homes, next door proert owners should receive a [payment for the construction inconvenience, ther sould be a time limit on lkong long a developer can leave a property vacant and/or undeloped, if height of new building or remodeling exceeds the height of the first building \$\$ should be paid to neighbors
1	Please keep in mind that residents live in their neighborhood because it is established, well maintained, close to good schools, public transportation and businesses that are very accessible.
1	Zoning rules should take into consideration surrounding housing scale, setbacks, and green space -- these rules should not be left to interpretation as they currently are written. Different neighborhoods should have different zoning rules and considerations. There must be stricter environmental rules (or substantial deconstruction incentives) for demolitions. Stiff penalties should exist for the careless demolition of older homes that contain asbestos, lead paint, and other toxins.
1	Making it extra-easy to build ADUs, row houses, small house and skinny houses. But also, having some mechanism to ensure existing renters aren't just totally hosed when their affordable rental is converted into row houses. etc. Maybe developers and the city could chip in to a relocation assistance pool? I am VERY worried about the affordable housing crisis in Portland. :(
1	Don't micro-manage. Let innovation, new ideas, new neighborhoods grow out of many stagnant areas in the city. Don't let the NIMBY SFR owners keep out new and improved homes and residents. Portland needs more things to be shaken up. How about backing off on property taxes? That is what is driving people from their homes in my neighborhood. Older, longtime residents cannot afford their rising real estate taxes, so they have to sell, move away, new buyers come in and flatten the house to make way for better investment. My RE property taxes have increased by 175% in the 15 years I've owned my little 1500 sf circa 1948 home with no capital improvements. I'll be priced out of my home within 5 years. Next buyer will tear down my well-maintained little home and put up a big beast to maximize the 13,000 sf lot. City & County should love that since it can again increase the property taxes.
1	Mandate parking for new developments. (People will still use cars for the near future), Screw LEED certification, which is driver of new apartment complexes with no parking. Increased density will increase traffic, most Portland residents must still drive to work. The current forecast for our growth is going to lead to some pretty spectacular traffic jams. The Powell transit corridor won't work if traffic is at a standstill. When you develop these plans, keep in mind how they can fail and plan accordingly.
1	Keep neighborhoods livable! Cap the density! Portland will cease to be a livable city if you fill it up! We will be like rats in a cage!!! Those of us who are natives or long time residents love Portland as a small city that has great accessibility to transportation and walking or biking options. We do not want infill that will increase density and change the character of our small livable city forever! Density will destroy everything we love about Portland!!! Destroying old homes, smaller lots, accessory dwelling units, more and more people do not make for a livable city!!!

1	put a street down between two back to back acreages between 50th st. and 45th and Holman and Ainsworth in Cully
1	Rent control. Limits on demolition of viable housing. Ban Air B&B. Public stockades for asshole developers and out-of-state-rent-as-cash-cow-investors (public stockades can be located next to farmers markets).
1	That's a big question, especially when you consider the size of Title 33! This question is way too broad for the average citizen, and I expect the results will be of little use to you. On the other hand, only policy dorks like me answer surveys like this, so maybe it will be helpful. Having said that, here are my thoughts: 1. Start dealing with neighborhood parking! I was a traffic engineer for the city in the 1980's, and we had minimums then. I live in St Johns and new apartment buildings with little or no on-site parking are having a negative impact on the St Johns Business District, which relies on on-street parking. I hope that the apartment dwellers walking to the district will offset drivers who can find no nearby parking and go elsewhere. 2. I support one of your favorites, building apartments above commercial uses along or near main transit roads. 3. Demolitions should not be taxed. 4. Asbestos regulations must be enforced, for the sake of the workers and the neighborhood. That's all I can come up with for now. It's December 10 and I have water on the brain.
1	We need more truly affordable housing. Consider bonuses for restoring existing homes instead of tearing down and replacing. Perhaps bonuses for keeping existing trees would help. Apartment buildings must be required to provide parking spaces for each unit built.
1	Stop Demolishing viable houses to build huge house and condos that don't fit neighborhoods. Plan better, this has been chaos with little thought process. Enforcement of laws and policies...actually check on the building codes.....many builders are doing shortcuts and there is a lot of sloppy workmanship.
1	Maximum height standards to limit any future builds mass out of character with the neighborhoods such as the giant building in Irvington on NE 7th and the Kaiser Towers at Ne Fremont and N Williams
1	There should not be increased parking for inhabitants of multiple-dwelling units in front of small businesses or single dwelling units. There should, however, be adequate parking for the businesses and single dwelling homes.
1	Survey of what the existing residents think is needed in the neighborhoods, rather than letting developers assume the styles and needs.
1	When 1 single-family home replaces 1 single-family home, it doesn't increase density and typically just expands the footprint of the house on the lot to something ENORMOUS which is less sustainable, does nothing to increase the density of PEOPLE, reduces the size of yard that was there previously, and sometimes removes trees as a result. I'm a huge supporter of increased density of people, but absolutely HATE seeing this kind of development go in. For a 1-to-1 replacement of a home, this is where I hate seeing what's happening today. It's ugly and only driving home prices up due to square footage prices. GROSS! Additionally, I'd love to see there be less of a requirement to provide a driveway for each new home constructed in the city. Each new driveway reduces the ability to comfortably enjoy a walk along the street and also reduces the available 24/7 on-street parking that so many people are complaining about not having enough of these days. If we are listening to the complaints of people that have a lack of parking, then let's stop demanding individual driveways for each and every home that cuts across the sidewalk and eliminates one of the on-street spaces that is available to ANYONE at ALL hours of the day.
1	Work with the neighborhood. Stop the "tear down" insanity. Try to keep new homes to the style of the neighborhood. Provide smaller homes as "starter" homes for young people with less money.
1	Increase ADU / SDC waivers/credits if taxes are going to increase because of the Multnomah Tax Czar
1	Limit taxes increases for long term residents to decrease gentrification, forbid structures that limit sunlight to adjoining gardens and yards, stop allowing developers to ruin neighborhoods (ie. N. Williams and N. Vancouver). Allow tax deductions for property maintenance and improvements. Stop allowing ANY development that does not

	provide 2 parking spaces on premises for each dwelling space. Require all City of Portland employees to take public transit to work for at least one month out of the year no matter where they live. Stop all the self delusion about bicycles. It's just too dangerous with the traffic that has come about through the poor planning that has gone on recently.
1	Allow more "Missing Middle" types, such as triplexes, fourplexes, courtyard apartments, etc., in the R-2.5 and R-5 zones. Allow ADUs in rear and side setbacks (done?). Allow multiple ADUs on one R-5 or R2.5 lot. Eliminate parking minimums for all R-5 and R-2.5 lots. Upzone all areas that are R-5 but with R2.5 Comp Plan designation, to R2.5. Make sure all neighborhood collectors or higher have no zoning less dense than R-1.
1	Give a bonus to developers who include at least 20% of new buildings to low-income people. Work to change state law so that Portland can have rent control!! For detached ADUs, do NOT reassess property taxes on the current value of the original home!! We need MORE ADUs, not less.
1	Restrictions on zoning and demolitions. Maintain at least 5k property size per dwelling. This survey assumes that more and bigger houses, more dense neighborhoods are better. It's not what we want.
1	Incentives for infill and higher density development. Density bonuses, reduced SDC rates, relaxed frontage improvements.
1	Try to maintain character of neighborhoods. Limit destruction of quality older home. Don't allow multifamily buildings without adequate parking so neighborhood has no spaces on street for visitors.
1	Block buildings over three stories, do not develop every lot. Keep them affordable. It is no longer affordable for people (especially young people) to live here anymore.
1	Bonuses for funding Green Streets projects, planting street trees, funding green space/parks, updating existing houses (rather than demolishing and replacing), and improving existing energy efficiency and stormwater treatment. Instate rules for maintaining neighborhood character while allowing for appropriate improvements and modernization measures.
1	Encourage more walking. Do not consider vibrant commercial corridors the only ingredient for good "walkability". Restaurants and shops may give nearby residents places to walk to, but quieter, more beautiful residential areas are better to walk through. A beautiful neighborhood will encourage residents to walk through it to go to dinner or go shopping, rather than get into their cars and go somewhere else. Keep Portland a city full of gardens and trees!
1	Rezone underutilized industrial & commercial land, especially in close in NW, N Portland, NE such as off Lombard/Columbia. Push large employers & incongruous to density areas into being residential: big swaths of Broadway/Weidler, Loyd District, & Hollywood near NE 42nd are completely against City planning goals & a waste, especially those car dealers & surface lots around Moda Center. Put more residential in those areas, not in existing residential neighborhoods. Improve Cully.
1	Portland needs to significantly encourage the building of tiny homes, enforcing tree codes, building more swales and trails in SW and NW Portland, and they need to check the advice of bikeportland.org.
1	Use incentives to encourage developers to build houses that don't dwarf the existing neighboring houses. Current zoning is allowing horrible additions to our neighborhood and ruining the reason my family has lived here for over 100 years. The livability is decreasing and watching the same developer buy up every possible house, letting them sit and rot, not maintaining them and then keeping them as mud holes for years is not fair to those of use who pay taxes, maintain our houses and have to look across the street at the eyesores.. thank god I haven't wanted to sell my house in the last 3 years!!!
1	Build up or maintain a "central core" for businesses in neighborhoods so it is easily accessible by biking or walking.

1	Prompt and complete communication with affected residents from the City re zoning changes, applications for construction permits, etc.
1	Require deconstructing houses instead of demolishing them. Also these infill houses are not more affordable. One in my neighborhood went for \$400K. That is not affordable by my standards
1	Make decisions based on the neighborhood needs and not the needs of developers, who are the only ones benefiting from expensive apts and tear downs that destroy affordable homes.
1	1. If new lot is created, allow taxes to remain same as for old lot, not greatly increase as at present 2. relief of permitting costs, and similar
1	Updating code to make it easier to build ADU's, encourage more row housing and duplexes. Allowing more height/residences in exchange for more money which collects into a fund for active transportation projects in the area
1	Developers get tax incentives for affordable housing. How about the same tax incentives for residential landlords who rent to low-moderate income families? For example, lower property taxes for 5-10 years to offset the landlord having to raise rents as taxes increase each year.
1	More flexible density zoning; less obstructionist process of permits and plats at planning and surveyors office; provide service oriented personnel in the water bureau, development and planning departments--developers are not the ENEMY!
1	Build affordable for average people. Not everyone is poverty level and not everyone can afford 400k properties.
1	Quit ruining established neighborhoods and allowing apartments and townhouses or care facilities to be put in these residential areas because their is a vacant piece of land. In another 10 years you will have ruined the best part of portland
1	It is essential to include off street parking for multiple family dwellings - especially in inner SE Portland, where parking options are already overtaxed. It is essential to maintain affordable housing - both apartments and single family dwellings - so that current neighborhood residents are not priced out of their homes. New construction should be kept to scale of current homes, so as to maintain the character of our neighborhoods.
1	Incentivize preservation of existing structures (because the most sustainable home is the one that's already built!) with breaks on taxes, system charges, etc. Better incentives or mandates for affordable units in new development, because relying on the market to regulate itself doesn't work (also enforcement of mandates is key).
1	No parking minimums. Keep SDCs low for ADUs. No setback requirements. No maximum size requirements for ADUs.
1	Close the loopholes i.e. in the Mt Scott neighborhood we have fought to keep the huge, cheaply built new houses out and attempting to stop the demolition of older homes. The reply we got was that there are no design similarities with the housing in our neighborhoods and therefore the humungous houses that are being built fit in. That is simply not true. The city is more interested in collecting more property taxes and favoring the rich developerso not helping current homeowners or building affordable homes. All the new houses cost \$599000. Insane prices for your average working person. My husband and I are selling our house and our rental (sold) as of 12/21 and moving to Milwaukie. Such a shame!!!
1	Build to the scale of nearby homes in most cases. Make them affordable to lower and middle-class income levels.
1	Get rid of air b&b ... It takes to many affordadable places to rent away. Quit letting people big houses and push poorer people out. The gentrification the city is allowing is taking away from the coolness of Portland

1	Tax credits or other incentives to developers who create low income housing, staggered setbacks so skinny lots don't seem as crowded, protections for our tree canopy
1	Please keep in mind the limiting size of water/sewer infrastructure. Make sure there are plenty of green/open spaces interspersed within the neighborhoods.
1	Remove parking minimums Add parking maximums or add extra permitting charges for garages and/or driveways. Parking for cars encourages car ownership and use, which has large costs for the city and its residents. Streamline permitting process for duplexes and other medium-density housing. As an example, the current required demolition delay policies provide incentives to replace SFH with SFH; if a developer is considering a demolition, we need to strongly encourage replacing SFH with higher density housing.
1	Remove the single-dwelling detached home zoning designation. It's unfair to force renters onto loud, polluted arterials and it also artificially constricts supply and drives up prices.
1	zoning updates and being open to public comment especially as it relates to the comprehensive plan update.
1	The city should keep all residents, but particularly those who have invested their life savings in their homes, apprised of any and all major zone and building code changes.
1	need to promote preservation of existing trees with higher mitigation costs for removal; need to retain outdoor space and setback requirements; really need to control height - particularly where 3-story McMansions or 4-5 story apt blocks dwarf and shade neighbors (next to single-dwelling zoned areas)
1	Consider access to Tri-met and amenities like proximity to grocery stores. Include parks, small playgrounds, and community space whenever possible.
1	Removing parking minimums! Encouraging and economically supporting low car lifestyle, as well as passing IZ in Salem and rigorously planning for abundant housing.
1	Zoning updates. Allow the neighborhood to have an opportunity to weigh in on the infill and stop it if there is enough support.
1	Offer bonuses to developers who increase density and replace older homes with new homes that meet current fire, seismic and building codes.
1	If the City of Portland is really committed to providing more affordable housing opportunities, then developers should not be allowed to destroy existing homes and build expensive McMansions instead. There should be limits to square footage, height, footprint etc. to equate with existing housing stock. And building ADUs should be encouraged with tax breaks and other financial support. ADUs are a far more sustainable and less intrusive way to add housing density than most other options. Apartment buildings are ok in appropriate areas but not in single-family residential neighborhoods.
1	Increase public parking, enable affordable groceries (New Seasons is not affordable for most people), reassess zoning and give tax breaks for builders of infill that increases housing occupant capacity. Consider innovative housing design plan competition tailored to specific neighborhoods: Green houses with increased occupant capacity.
1	Please maintain or strengthen existing zoning regarding height, mass, scale, and especially setbacks. Maintaining the existing footprint and height, while allowing more units within the structure is fine. Please do not try to squeeze more construction within our existing neighborhoods. We need back, side and front yards to maintain space to breathe and live. Please don't let neighbors build up and block access to light and air on surrounding properties.
1	Don't reset house appraisals when adu's are added, just add on the value of the adu for taxes. Fair taxes for all home son all neighborhoods. Brentwood/darlington shouldn't pay more in taxes than the same house in another neighborhood.

1	Spread low-income housing throughout the City. It's not fair that outer SE Portland is getting more than it's fair share of low-cost housing, while receiving no extra financial support in the areas of school funding, parks, sidewalks or other infrastructure. Meanwhile, property taxes are higher for many SE Portland homeowners than they are for inner Portland neighborhoods where houses sell for much more. This part of Portland has long been neglected, and it is time that the City of Portland invests in and supports this area. We are tax payers and voters who care about our neighborhoods and deserve better.
1	If a developer wants to take out a house they should be required to de-construct rather than put an entire house in the landfill.
1	Eliminate parking minimums. Price street parking at market rates. Allow mix of residential and commercial/retail uses. Provide better transit options to reduce the number of car trips and cars needed. Reduce speed limits and add traffic control to, reduce the impact of more cars. Enforce noise ordinances and tighten them if necessary.
1	Apartments are okay as long as they fit into the neighborhood, have parking for residents and are limited in size
1	- Subsidize housing based on years lived in Portland. Make all housing sliding scale - the more you make in wages, the more you pay. - Force the developers to build low income housing - enforce the contracts and fine them heavily - per unit they agreed to build - daily until they complete the terms of the contract.
1	Tighten zoning restrictions to ensure infill development is scaled appropriately for the neighborhood. Allow more architectural freedom to encourage varied and more contemporary housing styles.
1	Do not mix apartments and single family homes let homes have yards and space. always remember that the voting public is most often the home owner they are there for the long term
1	I shudder at the thought that on a 50x100 lot, 4 homes will be built soon next door. But I am for the idea of density to increase livability. I am in a conundrum.
1	can we find a way to encourage building homes that will last? quality construction, no matter the style, is good. cheap looking houses that start falling apart are crappy no matter how pretty the first year.
1	The city of Portland needs to educate the public about the benefits of infill development and increased population density. Smart development should be easy to support, but too many people get hung up over the loss of a tree, or a house that will be taller than their own, or a "modern" style that doesn't fit into the neighborhood. People have too many misconceptions about growth. So, the city of Portland should make more effort to explain the benefits of smart urban growth. Basically the best strategy is to showcase the benefits and gain support for development so people see the progress in the change. Also, some homes have deteriorated to the extent where demolition is the best option, and experts should be brought in to make these decisions, not developers and protesters, but engineers.
1	Single-family neighborhood 'protections' greatly decrease affordable housing, equity, and neighborhood commercial opportunities while increasing UGB sprawl, infrastructure maintenance, commuting distance, and induces climate change. Single-family Zoning should be replaced with higher density, mixed-use and mixed character developments that stylistically represent their time in history. Many neighborhoods lack mixed zoning, identity creating commercial spaces of their own, and the current focusing of commercialization into corridors only makes those centers more auto dependant and less about neighborhood character. Single-family residential zoning, a development style that has been proven to be unsustainable, should not be allowed, especially if the city wants to make '20 minute' neighborhoods that reduce auto dependance, climate change, and the loss of farms and forestlands. If we continue to 'protect' these super low density neighborhoods, Portlanders will cease to be able to afford their own city, making it a bastion for the rich only. The city is made of people, whereas the built environment is a reflection of the past, and I would rather see the people preserved over the physical presences of past failed land use laws.
1	The major problem that Portland has is that the development office allows developers to build monstrosities and high rises (South Waterfront) and does not pass on the cost of infrastructure. No new roads are built, no

	<p>interchanges onto highways, no highways themselves. It is stupid at present to think that all of the people who move into South Waterfront or my neighbourhood are going to take the bus or train. I support trains and buses, but no single major change to interchanges was made to speed cars onto I#5 or the Sunset from South Waterfront, so traffic is always tangled. Similarly, the Sellwood bridge with its one lane in each direction, will have cars back up along Macadam as far as the city center in a few years. Why would you build a bridge with just one lane in each direction and then dump traffic onto Tacoma which is also just one lane in each direction??? So, our roads degrade, our quality of life degrades, I can not go most places I need to go anymore. I have a cabin in Rhododendron and like to ski on Mt. Hood. What the city is doing is increasing density without providing any, and I mean any, new infrastructure, roads, sewers, community centers (City tried to close Fulton Park CC) etc. etc. The quality of life has gone down substantially just because of infill. The city is building density at the cost of quality. The City should look at modern cities like Toronto and others that build infrastructure before developers come in, before density is too great to be handled by streets or mass transit or sewers or services. So, I guess I will move to Rhododendron.</p>
1	<p>1. (Re) Educate the public about the importance of infill in Oregon's land use laws. If we sprawl, we lose the nearby green spaces and farm land we so value. 2. Take care to ensure neighboring properties are not negatively impacted by drainage issues. 3. Give developers bonuses for preserving vegetation and financial penalties for destroying viable vegetation.</p>
1	<p>Explore smaller dwellings around a courtyard and other types of low impact dwellings - duplexes, stacked flats.</p>
1	<p>not allowing developers to continue to knock down lovely older homes that are viable and build skinny, ugly, "snoot" houses for fast quick money. Make designs compatible with existing homes please!!! What if YOU were the neighbor? use that as a tool...</p>
1	<p>Let it happen. Don't remove people's abilities to design to the limits of what the zoning allowed when they bought their property. Design review is preferable to arbitrary limits.</p>
1	<p>Zoning that requires builders to improve viable houses rather than demolish, require same set backs and lot sizes as current homes required,</p>
1	<p>Areas close to the max line can be more dense. Areas further from the max line such as st. John's, University Park, Cathedral Park, can have a different character, specifically bigger set back requirements and less density. The most dense areas can be Inner Portland. Then spend more money on the development of areas east of 82nd a new housing development and improvements. There are many areas of Portland that could benefit from a tiny home community. Each community could have its own unique character with its own community Standard and rules. Some communities of small houses could be for Young people and their needs Some could be for retired people and their needs. All new development should be done with sustainable materials Contemporary architecture ideas Green energy sources.</p>
1	<p>Increase incentives to developers and builders to create more affordable and low-income housing options - people are being pushed out of inner-Portland neighborhoods because of the boom in building expensive properties.</p>
1	<p>Better design standards for energy efficiency. Just because its modern doesn't mean it's better designed. Trashing old buildings - sending old-growth beams and structural pieces to land-fill is a shame - stop this practice immediately. Require that large old buildings be deconstructed and set re-use threshold. Convert to attached townhomes along transit corridors with no garage. This is ultimate energy-efficient TOD single-family density. Lobby for and implement rent-controlled districts and inclusionary zoning.</p>
1	<p>More incentives to convert existing structures into adus and expand existing single dwelling houses into multi level, multi unit houses.</p>
1	<p>Re-establish Neighborhood Livability as the core of Portland's long term planning goals. Employ zoning and development tools to support the health of Portland's diverse neighborhoods and their residents - not mindless</p>

	density and architect vanity designs that ignore context and impact. And end policies that gift public on-street parking resources to private developers of under-parked multifamily housing projects .
1	we should tax land based on the amount of infrastructure accessible to it- being near frequent transit, roads, sewers should cost more than not. By taxing the valuable land more, the density will go to the most accessible areas which are easiest to serve with social services, etc
1	Keep new buildings set back! Mature healthy trees should not be cut. Find and save small partials for "postage stamp" sized parks. Inner city green spaces are all over used. Don't add residents without expanded parks.
1	More flexibility for site planning... Allow small adjacent homes to share common parking. Allow two three and four unit buildings on single R5 lot when massing is compatible with surrounding units.
1	I'm not sure. But I know adding cheap apartments or "affordable housing" just ruins existing neighborhoods. Our property taxes go up, but our neighborhood looks like crap because of rundown homes, cheap apartments, max line just brings in crime. Our property is burglarized regularly. If I could afford to move I would have left southeast Portland years ago. Its getting worse everyday. Dilapidated homes, hoarders, junk yards, apartments, gangs, max line, just invites crime. Fix existing problems. Make people accountable for their property, landlords and homeowners. I could go on. Fix roads, add more street lights, its ugly out there. Bringing in poor people for diversity sake doesn't make sense to me. I don't care what color you are, if you don't care or respect your property, you're not going to care about the neighborhood you live in.
1	Consistency among zoning and planning and enforcement of these regulations to curtail developers from pursuing inconsistent actions. Provisions of parking facilities to accompany new houses and minimize congestions, eg Hawthorne and Division Avenues.
1	Lobby Multnomah County to overturn tax penalty for ADUs, increase city incentives for building ADUs, push infill hard on the basis of maintaining UGB/protecting natural preserves. Old school folks will push back against change, but life is change, and change is necessary to accomadate guaranteed population growth.
1	Bonuses for home owners to sell to people, not developers. Rules for developers that are aligned with the character of the neighborhood and the community it serves. Focus on family housing options rather than micro spaces.
1	Encouraging rehab of homes whenever possible. Keep in mind the character and density of the neighborhood. I understand that in order to preserve the farm and forestland, increased density is important. However, the bang for your buck in that does not go very far when we are talking about single family residential zoned areas. The place to add density effectively is in the multi-family residentially zoned areas. For example, there is a new development being planned near Multnomah Village (across from Multnomah Arts Center) that many neighborhood residents are upset about. I actually think this is a very great use of an underutilized piece of property and an efficient way to add some density to the neighborhood. With single family residential, I notice houses being torn down and then rebuilt at 3x the size of the neighboring homes. This doesn't increased density (1 house for 1 house), it only drives up the price of homes in the area and effectively prices people out of the neighborhood. I am thankful that my wife and I purchased our home in the Hayhurst neighborhood two years ago... If we hadn't, we would now be pushed to areas farther from where we work and enjoy quick access to downtown, public transit, walkability, neighborhood grocery stores and restaurants, small businesses, and other fantastic amenities in the area. New homes built on tear down sites are selling for nearly three times the purchase price of our modest, yet perfectly livable, 60s ranch home. This does nothing to increase density. I think it is important for infill housing to fit with the character, setbacks, and heights of surrounding houses.
1	Get and abide by input of majority of existing residents by holding regular info and Q&A session, inc zoning updates, etc.
1	Consideration of existing residents and access for potential new residents to existing services offered in the community (bus lines, affordable food and school options, etc)

1	Some kind of design review or standards. I don't think all of the houses need to look alike (modern is a great addition to the old Portland homes). Developers coming in and adding poorly designed, cheaply made, ugly in fill homes will have bad long term results. Infill is going to happen but let's find a way to monitor what is being in-filled so we don't end up with a city of crap.
1	More fine-grained residential zones with more stringent rules prohibiting exceptions. For example, it should be impossible to create a 2500-3000 square foot lot in an R5 zone under any circumstances; it should require a change to the way the neighborhood is zoned.
1	Ensuring high quality construction and design. Should not otherwise limit new construction except in historic districts
1	The current zoning status should be respectively, as to lot size. Developers should not be able to build on smaller lots than an area is zoned for.
1	Keep development local. Do not let out-of-state developers develop our city and take away the integrity of Portland.
1	Fine developers for demolishing viable houses. Charge them for destroying trees. Do not allow new apartments to be built without parking. Incentivize building low income housing. Do not drastically raise property taxes on houses that build an ADU.
1	Develop and update parks and build sidewalks in SW Portland. Have Max line go up to Dunthrope. More affordable housing (HUD) on Vista near Washington Park
1	I like this idea for alternative, dense, green housing options, however the prices of these homes are much too high, so I do not advocate for this development or this company. But the idea seems like a good, viable one that fits Portland: http://www.zillow.com/homedetails/2273-SE-77th-Ave-Portland-OR-97215/2100209352_zpid/
1	Infill is not inherently evil. A diversity of styles is not bad. Families are diverse and need different things. We should encourage infill where dilapidated housing exists.
1	Just like we have urban growth boundaries, it would make sense to have density growth boundaries. For example, you don't need to significantly increase the density out in east Portland until the inner east side has reached a high density mark. Concentrate the growth on areas that are supported by the max, build the max and train service to less dense areas, THEN increase the density in those areas. Increasing the density across areas without access to amazing public transit is just filling the city in with cars and drivers.
1	AFFORDABLE HOUSING! Your average family is no longer able to afford to live in good neighbors with quality schools. They idea that 400-500k for a house is crazy.
1	Work to create self-sufficient neighborhoods with amenities like mom and pop stores, hardware, groceries, coffee. Create green zones with ways for wildlife to cohabit with residents. Create small industry and business zones in clusters around housing zones for less commuting, but SAFE living. Encourage more solar!
1	Instead of skinny houses, allow more creative lot divisions to build around mature vegetation and convert garages into smaller houses. Encourage inclusion of flexible a multi-use outdoor space with each housing unit which has the option of being an off-street parking or garden area or storage for bikes and tools and other gear, or used as a loading/unloading area.
1	Allow for more 2-10 unit residences in single-family zones adjacent to arterial roads and transit lines. Allow more exceptions to parking requirements. Not everyone keeps a car. Everyone should not have to pay for a place to keep one.
1	I'm not a policy expert, but what I loved about my neighborhood when I first moved in was the mix of blue collar/white collar families. I've seen a steady displacement of the blue-collar folks over the last 10 years, so somehow promoting that again would be great.

1	zoning updates, revised regulations to protect trees/canopy and natural habitat in the city, pass larger portion of cost to widen roads, add on to schools to developers, particularly of multi-unit developments, don't approve developments near failed intersections and over-crowded schools until those issues are resolved.
1	The Division Str and Interstate Avenue changes are a good model. Build housing along business corridors that allow mixed use with apartments and condos above. Create different types of neighborhoods with different feels that are in sync with the surrounding neighborhoods and that people in the surrounding neighborhoods want to visit and spend time.
1	Encourage: Density on Transit Corridors Reduced ADU development fees and tax-raises Missing-middle style housing Safe streets for pedestrians and cyclists Simpler permitting process and assistance for upgrading homes on-book Discourage: Thoughtless razing of trees Free street parking Automobile-centric transit
1	go taller in multifamily buildings, dig down to provide parking onsite to reduce parking problems in existing neighborhoods
1	Inclusionary zoning; affordable housing that also meets the needs of those making too much to qualify for low income housing (of which there isn't enough to meet the needs anyway) but not enough to meet the demands of the insanity we are calling "market rate" (which is a huge segment of the community, btw); actually holding developers accountable for our laws, including but not limited to osha standards, appropriate permitting and waiting periods, salvaging and actually deconstructing (in accordance with safety measures, such as lead abatement practices) instead of demolishing; not knocking over old but quality housing stock for 1:1 replacement that only a privileged few can hope to buy; some kind of rent control measures and protections for renters; and fixing the damn sewer problem that, as this rainy season has demonstrated, already can't handle our current population, despite the big pipe project, and certainly won't get any better with increased population; listening to organizations like CAT, and others, for further ideas, but seriously limiting the number of seats at the table for developers to push for their profit gains at the expense of average working portlanders' quality of life; and not ripping out huge trees--- make your fee structure actually hurt those who violate laws and regulations.
1	Currently, investors can buy delinquent properties and sit on them without tearing down or rehabbing, leaving them dilapidated and unoccupied. Incentives for action would be good - or better yet, improved opportunities for owner-occupied buyers to have a chance at purchasing these homes. Also, there are some arcane rules prohibiting duplexes (as my understanding), but duplexes and triplexes would be a good way to create new lower-cost housing. Duplexes are more attractive than box apartments in residential neighborhoods, and can maintain neighborhood character.
1	Incentives for keeping and renovating existing housing rather than demolishing. Stiff penalties for demolishing existing homes and replacing with higher occupancy buildings/residences.
1	Zoning updates. There shouldn't be any zoning lower-density than R2.5 west of 82nd... but right now there's R5 as far west as SE 12th! Ridiculous. Also, ADUs and remodels should be easy and affordable to do. Eli Spevak of Orange Splot LLC has some of the best ideas on this; he should be advising this process if he isn't already.
1	Tax bonus, not huge increase in taxes, for ADU and other types of sustainable infill developments ("green" efficient technology, earth advantage/LEED certified, etc.)
1	Require developers to provide affordable housing instead of the current practice of having it an application that is optional. Stop using out-of-state developers.
1	Infrastructure is missing from most of Southwest Portland. No Bus service, lack of quality grocery stores, harder stores, libraries, medical, many seniors are forced to move because of the lack of many of these services not being near their homes. Infill can't or shouldn't happen until these issues are met. Warehousing people in tall apartments isolates and breaks neighborhood communities. Lack of services within walking distance is not acceptable.

1	No skinny houses on single lots. better consideration of parking issues. Keep neighborhood esthetics in line with what was originally built from a visual standpoint
1	Quit allowing demolitions and reduced lot sizes in well established neighborhoods (such as Eastmoreland) and put efforts into other SE areas where sidewalks, streets, parks and better housing is vastly needed!
1	New structures need to be limited so there is sufficient traffic handling and public services. Green space needs to be prioritized and protected for quality of life and environmental health. Unnecessary demolition of viable historic architecture and trees should not be allowed.
1	make housing for low income and very low income families the #1 priority. Get meaningful input from people already living in neighborhood about the changes they want to see. Take steps to avoid gentrification of housing and businesses in all neighborhoods.
1	Create a permitted pathway for occupancy of so-called tiny houses on wheels, not just ADUs on foundations.
1	Ban out-of-state/ wall street investors from buying up local properties and driving up prices. Local developers are more likely to keep the profits in state.
1	Focus on seismic high risk commercial structures for upgrade and replacement as multistory multiuse structures. Incentivize this approach instead of allowing random destruction of viable housing.
1	There should be an anti-discrimination subsidy available for residents who are low-income and/or people of color. Incoming residents moving to Portland from out of state could be taxed to support the subsidy.
1	Requirements on developers of multi-family, multistory units to have more parking than they are currently getting away with. Even in lightrail corridors, this is important. Cars are not going away at the rates predicted (or hoped) by Portland planners' assumptions. Instead, they are simply converting to electric.
1	Extend design review to some neighborhoods. Consider a separate DR panel for areas outside Central City
1	Start allowing/adding 2-3 unit condominiums. Why are only apartments being built and no condominiums? Prices are driving native Portlanders out of Portland. Build some condominiums for native residents to 'downsize' to, freeing up some housing inventory for younger families. 2-3 unit condominiums would in-fill better than single megamansions.
1	Locating larger buildings with multiple units on busier streets makes sense (division and 50th). Putting some retail, restaurants on first floor -supports Portland small businesses. off street parking for larger developments. Design review-to make sure architecture fits. limits on number of trees taken out-need to offset with tree replacements
1	Further tax credits and incentives to multi unit apartment builders who can increase population density and combat price increases
1	Think about the existing homeowners and what it will do to their quality of life. View, light, parking, quiet.
1	Infill developments should match feel of existing neighborhoods so they don't stand out so much. Keep as many trees as possible! Bring better public transit options to SW Portland.
1	Stop thinking if it does not match it is not good. ie Matching roof pitches, windows, and facades.
1	Close the opening of underlying lot lines loophole, i.e. follow the existing zoning code. Require deconstruction of all homes to be removed. Increase setbacks and reduce heights of new houses to two stories.
1	parking permit program, realistic limits on the size of new vs neighboring buildings, new vs neighboring houses.
1	Incentive-based regulations: what incents builders to build in a way that is more contextual and affordable? Also, use environmental metrics to inform regulations; for instance, provide some sort of incentive to builders if they

	provide designs that are lower energy, conserve more water, or that are more restorative to the site/neighborhood. Potentially use life-cycle cost analysis to inform this process.
1	Strictly maintaining or expanding greenspaces to prevent that overcrowded feeling. I live in Kenton with no parks within 3/4 mile of my family. We used to have lots that at least allowed for a sense of spaciousness. This is even more important for lower income neighborhoods where accessible open space can ameliorate depression and other debilitating health problems.
1	Zoning regulations to prevent add ons that avoid ADU regulations by connecting to existing home. Limit property tax hikes the appraised value of home after an addition to provide an incentive for keeping older homes from being demolished/ preservation of existing homes.
1	Don't let developers block sidewalk access. Enforce rules similar to Seattle, and NYC. Zoning needs to allow a MUCH higher height restriction, and provide tax incentive to do so. Bigger is better, taller is better. If we're all going to fit, we can't create a shortage by maxing building heights at where they currently are. It's 2015, not 1915, building need to be 3-4x higher (especially in downtown) to accommodate for incoming residents.
1	Should adopt design standards for residential neighborhoods to maintain character. Also, respect solar rights and parking for existing residents. There seems to be a bias toward newcomers and disrespect for those already here.
1	Why are you trying to push 'infill' under the guise of a survey. This was not a true survey. There are too many houses in too little space, especially in east county. Stop trying to make it worse while deceitfully trying to make it look like you're giving the community a voice.
1	Eastmoreland residents should not dictate what types of infill can be done in our city. Cully is different than Eastmoreland. Infill brings new, sustainable and attractive housing to neighborhoods.
1	Do not allow existing residential lots to be divided, This is a policy in the annexed areas of Parkrose. Require car and bicycle parking for apartments/condos built above ground floor commercial properties that are next to or near residential zones.
1	Zoning updates for diversity of housing options rather than segmenting the city by the type of housing allowed and encouraged in each area. Incentives should encourage fixing and renovating existing viable houses rather than demolishing and building bigger houses. Monitor and limit density of developers so that neighborhoods do not risk becoming defacto developments when several properties are bought and developed by the same company with similar building styles (and potential shortfalls).
1	Make it easier to zone for duplex and townhouse type development that by their nature are smaller, more affordable, and more energy and space-efficient than freestanding homes.
1	Consult with neighborhood groups regarding all the issues. Restrict any new buildings that are tall enough to shade currently un-shaded backyard gardens and other private open space. Require new apartments or multiplexes to provide parking spaces at least 70% of the units (in most neighborhoods). In neighborhoods that currently have a diversity of home sizes, retain that diversity. In residential neighborhoods such as mine where there is currently a mix of single family homes and low profile apartments (1-2 storey), do not erect taller apartment buildings.
1	Bonuses for updating/remodeling existing viable housing. Bonuses for deconstruction vs. demolishing. Some kind of up front site demo/development City Mandated checklist to give to future buyers regarding testing, presence and treatment of chemical substances on property like asbestos, oil tanks & lead. There are no records when a home is demolished regarding chemical contaminants and how they were handled.
1	Have the courage to take issues of tree canopy and "takings" to the courts--stop this rampant displacement of populations who already live in neighborhoods

1	I think it's great that these questions are being asked, but it's also little late. I have a million dollar home sitting behind my house, in a working and middle class neighborhood in Portsmouth. It is an ultra-modern design that is completely out of character; it is half a story again as high as the homes around it, and it has flat roofs on each level that the occupants can use, meaning they are out there socializing while they are looming over the yards around them completely violating any privacy any of us neighbors might like. Worse yet, the couple who built this lived in it for 2 years and have now left the state. They could not sell it, because it is grossly expensive relative to the housing stock around it, and so are renting. They had the money to pay for every variance the city asked, but why, I ask, did the city allow this sort of structure to be built at all here. On a large lot, this house would have been fine. Squeezed onto a small lot: ridiculous. I agree with adding to the housing stock. Just, for God's sake (and the existing residents), come up with a plan to allow a neighborhood to still look and feel like a neighborhood!!!
1	Repeal the Urban Growth Boundary. Costs rise when supply is restricted. Bring more land on board, and supply of houses can increase and price can go down.
1	Stop allowing apartments without proper parking!!! Do not allow huge buildings that do not fit a community
1	I would like to promote the building of apartments or multifamily dwellings that give a nod to the character of a neighborhood. Essential to this is planning for increased parking, set backs, and promotion of green or community spaces.
1	Require apartment and condo complexes to build in parking, perhaps underground or parking on the street level with housing above. So many units have been built in Sellwood-Moreland with only street parking, many next to or close to commercial areas, that it is becoming overly congested. It is putting a pinch on retail businesses and shoppers that drive to our community to shop.
1	Take into account the neighborhood and its existing residents first and the desires of the developer last.
1	The city is going to have to go further east to continue infill, there is plenty of land east of 82nd. Close in SE and NE are getting too crowded and ruining the neighborhoods, the parking situation is crazy, in neighborhoods and on busy streets. Stop building so many apartments with no parking, not everyone rides a bike or is able to take MAX.
1	Improvement to existing walking, biking, and transit-use conditions. This may involve making all neighborhoods require parking permits, to decrease free parking. The incentive of driving for a trip is strong for many, as the cost is very low (free in most parts of the city). If a resident believes he or she must own a car, they will see the transit as more expensive than driving in most cases.
1	Mandate at least 1 off-street parking spot per unit. Reducing cars is great, but doing it by making parking impossible is not the right way and creates stress and resentment in the neighborhoods.
1	Require developers to include parking spaces in new apartment buildings, or provide financial incentives (with enforcement) for residents of new infill apartment buildings to not own cars.
1	zoning updates that require one for one building (i.e. not building 2 houses on existing one-house lots. more citizen/neighborhood comment or feedback on developments in their own neighborhoods
1	Dont allow big bloated (expensive) boxes to over fill spots where modest homes with flowers and trees once were.
1	Let neighborhood associations prevent some demolishing of houses, lots and old growth trees if majority (by petition) can disapprove. Have a very TRANSPARENT 100 - 200 day notice before a DEVELOPER/contractor breaks up lot and allows others to buy original home. Some 100 year plus homes are historic and developers are preventing their culture and charm from keeping Portland's history
1	Allow two smaller houses on a single lot, eliminate owner-occupant restriction on ADUs, allow boarding houses in R5 if compliant with current development standards (setbacks, coverage, height, etc), eliminate parking requirements

1	City Staff should study infill that has already occurred to determine if it does provide any of the benefits mentioned in the last several exercises. I see little truly affordable housing, most units are hugely expensive. Also, I do not want to see a small Mom and Pop business replaced with a 4 story multi unit development in my neighborhood. I believe commercial properties are improperly being used for large scale development in residential neighborhoods.
1	Protecting access to "light and air" -- I don't mean protecting fancy views -- I mean not allowing an existing small home to be dwarfed (and left in the dark/shade) of new huge, tall homes.
1	Listen to citizen input. Change zoning & laws to benefit all citizen's, not just the wealthy & privileged.
1	Highway and local Street design and engineering needs to anticipate the additional pressure increased density brings. Mass transit is not the answer for every neighborhood and town within the Urban Growth Boundary!
1	Where do I start ? I live in Hollywood on NE Halsey. Five years ago, right across from our 1938 red brick building by a designed by a Portland architect of his day, Providence built a three + story admin bldg bringing over 2000 emoloyees from their Beaverton facility. Enough ? No. Now when I walk to the upper sidewalk of the Hollywood Transit Center, looking north I can see THREE apt bldgs without parking. Imagine folks going to historic Hollwood Theatre have no parking. City absolutely be ashamed. Then, bowing to the Seattle developer who suggested a dormitory style building directly west of Trader Joe's that has NO parking there it goes up, right before our eyes. I have lived here 16 years, before that Laurelhurst or four years. 3 years ago I was hit by a car walking back from Providence physical only to return in an ambulance. I had to rent an apt for two years to hear. Earlier in same year another car ran through a stop light on 47th going downhill fast westbound in hill . Again I was walking to the Provide fir a nuclear medicane imagery appt. It took 3 hours. By end of appt staff were icing my forearm out of concern. Do you have. Any idea what has been done to the hollywood neighborhood ? Halsey coming down from 60th all the way to 39th is an absolute freeway you need to address this ASAP
1	Demolishing modest, affordable single family homes should not be allowed. If a house is in very bad shape its replacement should only be a small percentage, say 10%, larger than the original home, to allow for yards and affordability. If a single family home is to be replaced with a duplex, it should still have to look similar to the other homes in the neighborhood, and retain the majority (75%)? of its yard area.
1	Need more car2go sites for every multiple dwelling housing that encourages bicycles only. 24 hr mass transit. More infill means more cars, To think the volume of multiple dwelling condos that encourage bicycle use doesn't mean the individual wouldn't have a bike and car as the units are not Low cost or affordable. Anyone who can afford these units will have a car. To think they won't is a myth of the city planners.
1	Where there is 1 for 1 single-family replacement, bonuses for smaller houses. Zoning changes to allow more duplex type development in single-family zones
1	Developers should bear the brunt of any future costs to improve sewer/stormwater drainage. Since residents have been paying for the "Big Pipe" for years now, perhaps implement tiered rates with newcomers paying more. REQUIRE developers to keep existing trees. Increase permit/demolition (which should include tearing down everything but a small part) fees. Mandate deconstruction of homes/buildings over 50 years old. Do not allow above ground basements to not count as a story, in effect allowing 4 actual story houses to be built within zones limited to 3.
1	Rather than making it easy to tear down small older homes, make it easier/less expensive for permitting of accessory dwelling units...or add some type of incentive. People will be more likely to purchase smaller homes if they can easily add an ADU for more square footage or income.
1	Stop demolishing sound structures to build cheap construction. Repurpose these buildings into higher density options like duplexes or some type of extended family units

1	A demo tax. Maintain existing lot size zoning - no smaller lots. Require scale and set backs of new houses to equal the average on any given block face. Require a minimum of one off street parking place for each residential unit including ADUs.
1	You are ruining this city when you put these apartment structures in nice livable neighborhoods. I am beginning to hate that I call Portland my home for 54 years.
1	Have architectural review for each and every in-fill site to look at all impacts just like is done with new commercial development -- then the development is more closely "in tune" with surrounding uses and architectural styles
1	Berlin and Minneapolis are examples of economically diverse, affordable cities. I'd like us to be more like them.
1	Bonuses for better integrating with neighborhood character. There's a new house directly next to mine that looks like it was taken from Hillsboro and plopped down in Overlook, complete with a two-car garage that is completely out of character for the neighborhood.
1	Increase mass transport regularity, regulate size so older houses are not dwarfed by new houses (although it may be too late for my neighborhood), think 'livability'
1	Get more intelligent city administration, less TAX breaks to huge builders, get to river export back and running.
1	Height of apartment buildings negotiated to increase setback or lower number of stories where it blocks light of neighbors, better traffic planning to minimize cut through traffic in neighborhoods and use existing arterials that get too backed up already without additional infill, remove tax problem with ADUs as some small houses on existing larger plots could easily accommodate second dwelling for extended family but lacks incentive, require more on-site parking at apartments. The question about traffic and parking didn't seem to apply to replacing one house for two, but definitely replacing one house for 12 town homes, which usually do have one parking spot but how many people use just one, and what about the 48 or 84 unit apartment with no off-street. Also incentives to improve existing homes rather than sell to be demolished, if still viable.
1	Tighter large tree removal restrictions; Max square footage restriction that maintains a reasonable similarity to other homes on the block (say, no more than a 20% increase over the average square footage)
1	Rent control and restrictions on air bnb homes that will keep the cost of loving within means for the lower middle class that work 40+ hours a week to survive within city limits.
1	I believe the plan of infill and anti-preservation/high density at all costs is appalling. It will destroy the priceless and unique character of this great city. If you continue down this path, you will turn Portland into a clone of Seattle or San Francisco - characterless, generic, and a horrible place to live. You are also destroying irreplaceable architectural treasures. Portland is one of the few cities with several early 20th century Craftsman neighborhoods still largely intact. These homes and neighborhoods are rapidly disappearing in the U.S., and are all but gone in many cities. In Portland, neighborhoods like Laurelhurst, Irvington, Hawthorne, Sunnyside, and others are treasures to be cherished and appreciated, not to be victims of a misplaced 'high density' fiasco. Once these irreplaceable homes are gone, they are gone for good. I, and many of our neighbors, chose to live in Portland because of this amazing architectural heritage. One of our greatest pleasures is simply walking in the neighborhoods and appreciating the stunning beauty of the homes. This uniqueness has already been compromised in many areas, such as Hawthorne, Belmont, Abernathy, and others. If you proceed with infill plans along Hawthorne, Belmont, and Division, you will accomplish nothing except to destroy neighborhoods which are currently vibrant, thriving, and happy places to live for their residents. For the sake of one of the last remaining architectural treasures in this country, please take your misguided infill plans to others areas where development would not require destroying a way of life. The outer southwest area is already seeing construction of high rise buildings, and would seem to be a natural for your 'in-fill' plans. Please don't turn Portland into another Seattle. While that may be a dream to some, it would be a nightmare to those of us who actually live here. We will move away and leave Portland forever if it continues down this path of destruction.

1	Continue to waive the development fees for ADU since they use existing infrastructure and therefore do not cost the city more to develop infrastructure. Don't reassess property values for purposes of taxing ADUs - you will only discourage ADU investment and development and thereby also decrease relatively low-cost living spaces.
1	incentives to existing residents for maintaining quality of life. We will face massive challenge of parking issue in close in SE due to randomly built apartment complex. I have concern about city policy about increasing number of cars brought by new residents.
1	Minimize costs to home owners who want to add ADUs, e.g., do not require sidewalks and curbs to be built where there aren't any.
1	Encourage renovation rather than demolition of existing homes and buildings. Stop demolitions until there is some kind of process for safe disposal of materials, abatement of lead paint and asbestos, and more reuse of materials. The waste involved in demolitions is horrifying, especially awful in a city with a mayor who keeps claiming that the city supports "Green" policies. More of the density should be encouraged in transportation corridors. In single-dwelling residential areas, we need to preserve the character of the neighborhoods, preserve urban canopy and green spaces. Waiving fees for ADUs is great, but the city needs to crack down on/stop allowing illegal unregistered airbnb type stuff. Portland needs to think of innovative strategies, like, how about turning surplus city property into land trusts or sites for public housing instead of selling it to developers for a song?
1	Zoning should be more restrictive to preserve neighborhood character. Multi-family development in commercial zones addresses the issues of affordable housing and density; razing existing homes in historic neighborhoods to build even larger single family residences does nothing positive other than pad the pockets of developers who hold neighborhoods hostage. City Hall cannot partner in jettisoning what makes Portland great--its neighborhoods--for short-term payoff gain to city officials.
1	1 Higher priority to match new homes with existing character of neighborhood (size, height, setback, keep trees & green space). 2. Higher priority to build smaller homes for aging population - that will also be affordable.
1	Integration should be reviewed to determine compatibility with existing dwellings. Instead we have a new dwelling put up after a teardown that looks like a medical clinic, NOT a single family house to match the rest of the neighborhood.
1	Infill homes should abide by the same zoning standards as existing homes. No exceptions. Developers should contribute greater to improvements in infrastructure. Oregon is our home, not Mecca for the rest of the US.
1	bonuses/breaks for small sizes and affordability. not as many monster huge houses if two can be built in a lot. off street parking requirements in congested/mix use nhoods.
1	Neighborhood height and size restrictions. No one should be able to add a garage to a property if it does not have one already.
1	1) Zoning regulations to maintain scale, character and charm of existing neighborhoods. 2) If bonuses are given for affordable housing they still need to be in the scale of existing housing. 3) If you allow developers build "lot line to lot line" require them to put in 2 or 3 affordable houses on par with existing neighborhood rather than building out of scale, very expensive McMansions.
1	zoning updates, bonuses, extension of SDC waiver on ADUs, demolition fees when the replacement house exceeds the existing structure by more than 20%, requirements for landscaping and stormwater management on large houses that pretty much use up most of an existing lot...
1	Enforce existing zoning rules. Larger setbacks. Much higher restrictions on demolishing existing homes. Requirement to build within footprint of existing foundation would be fantastic.

1	<p>The mandatory participation of paid intermediates and mediators whose task is to act as 'translators' between stakeholders. These individuals must be able to translate hipster/white-overpaid-professional/affluent-developer-with-eye-on quick-return 'speak' to long-excluded-from-orgy-of-greed survivors of Vanport, their descendants, and others who survive on 'market' wages (or less), and who watch powerlessly as their long-term rentals are priced out from under them, leading to their eventual ejection from long established neighbourhoods. The purpose of these translators is to rapidly and unequivocally parse down the glib verbosity of tertiary-educated shysters and sharks to a more 'street' level of comprehension. A potential benefit of the use of such Street Translators is that the powerless who stand to gain nothing from the downstream outcomes of infill will waste less time trying to determine whether or not a dissonance exists between the good looks and fine language of the various agents (of city govt., developers, happily matched white couples with trust funds etc etc), and their actual intent. These translators will be expected to take the presentations of tall handsome leaders that are delivered with a Hales-esque sonority (that can often cause less tall - but equally ambitious- females, to swoon) and reduce them to a more readily identifiable shrill pitch; this will help the soon-to-be-dispossessed understand that they are being talked at, rather than to.</p>
1	<p>You have NEVER listened to the public when it comes to building in our neighborhoods. You do whatever you want and you deceive the public by changing things like the meaning of R5. I don't trust anything you say or do. You won't stop your heartless attack on our neighborhoods and you all think that it's a good idea to turn every park in Portland into a homeless camp. Please stop allowing 100 units to go in where one house once stood. Please clean up the homeless problem in SE Portland. Amanda Fritz can invite them to live in her house. We don't want them in ours.</p>
1	<p>I personally believe that our neighborhood is ideal because of the character of the homes and they mostly look similar with each other. Modern, huge houses or buildings that are significantly taller impact the character, feel and overall community aspect of the neighborhood. We need to regulate setbacks and sizes and keep with the character of the neighborhood.</p>
1	<p>Require new development to be more respectful of nearby residences during construction - limit hours of construction and noise to 8-5 exactly. These projects are going up in very close proximity to residences and they are causing a massive public nuisance. Aside from that, require that new housing offer lower income homes and provide spaces for stores and other amenities to better accommodate an influx of population into a neighborhood.</p>
1	<p>Increased official role of neighborhood associations in reviewing proposed plans City considers impact on whole street corridors that would result from approving one after another building permits for multiple dwelling units City considers access to sunlight and to greenspaces, including parks when considering approving huge apt or condo units</p>
1	<p>Each neighborhood needs to have their own standards. Voted on by the residents. Plots in Roseway, which consist of 2 - 25x100 lots are being split. Existing home demolished, and 2, 2-story townhouses built. Some are 3-story units. No regard for the characteristics of the neighborhood, no regard for the people who've lived there for decades. Invading privacy, reducing water flow and jamming up the streets. As the new homes don't consider parking.</p>
1	<p>Halt the demolition of existing homes which can be improved if necessary. Halt the overly large (3 or more stories, 20 or more units) apartment complexes which alienate neighbors, congest areas, block views, are not conducive to 'neighborhood' quality. In SE this type of construction is way out of hand and ruining the quality of life and providing only very expensive temporary housing which in the long run will prevent first time buyers from ever being able to buy a home which in turn degrades the quality of life in Portland.</p>
1	<p>I don't think I fully understand this question, but I will use this space to voice my top concerns. Rent is becoming disgustingly high and out of scope for singles or people who live alone. I am a successful, career-driven millennial who lives alone. There are VERY few places that offer decent space for a decent price. The Marvel29 apartments in St. Johns are only 400-500 sq. ft. and start at around \$1200/ mo. Ridiculous. I have two dogs, 400 sq ft. for \$1200?</p>

	Clearly, I chose a different home to live in... but this is a real-life example I had to offer. I feel companies/ property owners (of all kinds) are GROSSLY taking advantage of renters.
1	2-3 story homes should not be built to hover over ranches, blocking the sunlight and reducing the ability to enjoy a private backyard. perhaps 1 story multi family homes could be the rule for neighborhoods with modest homes
1	This past rainy week showed me that, despite what we're being told, all of this infill is bringing significant traffic to our inner neighborhoods. We need to do a better job of providing transportation alternatives and amenities (Bus shelters, lower or no cost fares for distances under 5 miles, etc) Integrating new housing, right now, means integrating more cars, and that is my main concern.
1	Meeting with the local neighborhood associations, moving all neighborhoods forward for families and other residents.
1	Tiny house overlay for tiny house communities created by subdivision of one or more standard-sized lots.
1	Giant homes in my area take up most of the existing space on a lot. They impose themselves on a neighborhood rather than integrate into them. This should be taken into consideration when planning.
1	maintain/replace existing tree canopy, maintain average setback from street, include on-property parking, height of house is average for neighborhood
1	Limits on size & height of new houses Don't make new houses so tall that they shade or overhang neighbors' yards Increase size of lot green space (not necessarily lawn, but garden space.) Make off-street parking mandatory
1	Stick to zoning standards to preserve and improve existing neighborhoods; continued use of infill to prevent sprawl; fast track affordable housing programs while maintaining neighborhood standards.
1	Encourage new ways to help current homeowners utilize existing home structures and property. Like adding ADUs and remodeling existing homes so that they can support additional residents instead of razing them to build new apartments or allowing people to raze historic homes only to rebuild larger single family homes! Help those who have taken the initiative to increase density with tax breaks.
1	Listen to the existing neighbors. Infill affects all neighbors. not just the neighbor doing the "infill" and look at the environment impact. I have yet to see a bonus!! To any infill. Build more Highrise in the downtown area.
1	1. require more parking than additional vehicles 2. bury overhead utilities 3. apply and enforce the same rules for all neighborhoods - what's good for NE is good for SW
1	Please consider the impact of parking and tree removal and the need for open space as we become a more dense city. Parking is simply a cost to the developer, and they are making money already. The impact to the neighborhood when apartment/condo are built with no parking is quite challenging to the residents and to the businesses who want folks to shop/eat/etc. (See SE Division Street) Large trees are an essential part of our urban ecosystem as well as an essential part of our character as a city. Keeping our canopy intact, and planting large trees is a hallmark of our eco-conscious identity and responsibility. Finally, Please consider making micro-parks (or large parks!) as we building in density. The city should buy lots, or run down properties to make in to neighborhood and community open spaces.
1	Articulate goals via a year-long, well publicized planning process that works mostly at the ground level, via neighborhood meetings, local newspapers, local businesses. Then work with neighborhood organizations to implement them. Ground up, not top down.
1	I don't have confidence that any ideas will benefit anyone except the developers and landlords. Please revise the Tree Code to save existing trees, it's shameful the way it is written.

1	The ratio of lot size and prices of the current market means that developers are pushed to max out small lots to make the return on their effort worth it financially... For example a half lot is going for 170k and a developer puts 200k into it the base of 370k before profitable. He then has to sell for over 370k the average price of a three or four bedroom on a half lot means its tall skinny home and at the limits of the lot... which is a hard design problem to add value and keep the neighborhoods intact.
1	rewards home and land owners who take into account stewardship of the land around a house " plenty of green space and tree coverage. concern for the amount of water used, the amount of water that can be absorbed " since these extremes are increasingly more problematic in town
1	Its there realleeds to be somnt on developers to include affordable housing options along with their very expensive units. They obviously cannot be depended on to do it on their own as we are seeing a rental prices in this city at this present time. I am facing being priced out of my home of 23 years because I wasn't able to buy at any time in my life not because I didn't try. Without caps on rent increases and restrictions on no cause evictions we will continue to lose the diversity of our neighborhoods to unbridled greed. I understand the concept of free enterprise but I believe things have really truly gotten out of hand. Has anyone on the City Council actually looked a trance lately?
1	To not disturb the character of our beautiful and historic neighborhoods. Alameda, Irvington, Laurelhurst, Ladds, etc. These neighborhoods are ruined with multiunit dwellings, it steals the character and destroys the parking situation for people who paid a lot of money to be in a nice single family home neighborhood
1	Enforce the existing code of 36 ft minimum lot size and close the skinny house lot confirmation loophole.
1	A clear policy wrt taxes, construction codes and/or other site limitations before one embarks on a improvement..
1	I'd like to see some regulations regarding size of homes based on other homes in the area. I hate seeing McMansions that take over very inch of a lot- no yard! And often these homes don't match the character of the neighborhood. Smaller homes would be welcome - more affordable and allows for more breathing space.
1	The City should focus on maintaining the character of neighborhoods by not allowing lot-splitting, requiring off street parking for all residential buildings, and requiring a permit for all tree removal (together with higher fees).
1	Preserve older large trees and green spaces in all neighborhoods. Don't allow developers to circumvent the spirit/intention of existing regulations. Ask yourselves, with each project, are we permitting a future slum here? Realize that affordable housing = public housing, and where/when has public housing worked well?
1	Zoning should work to protect and preserve the quality of neighborhoods and not just the bottom line for development. Village life is important, residential streets are important. The city should build in more parking instead of assuming that people won't have cars. Even people who bike or take public transportation to work have cars left at home. Viable old house can't be replaced once they are torn down, large ugly buildings in residential areas will be a permanent blight.
1	Address issues with increase in cars and traffic. Less than 10% of the Portland population use bikes as a main mode of transport however a disproportionate amount of dollars are spent towards bike transportation and increasing traffic jams. New housing should include enough off-street parking for every resident. Also new developments should pay a fee to be used towards improvements in safety and road improvements that is sorely needed with an increase in population density.
1	zoning updates: change single-dwelling into a cap density (eg, 5 dwellings per sqr area) - allow for more duplexes and rowhouses, flexibilities if a single home is bulldozed and replaced with another single home, charge a fee that can go towards providing affordable housing. this development does nothing but raise housing prices, providing no more supply.
1	1. Multi-use buildings 2. Neighborhood development 3. Low-income housing 4. Find whatever designer keeps making those blocky faux-Lloyd-Wright condos, and run his ass out of town.

1	Incentivize people to fix up older homes in environmentally friendly ways rather than tear them down, destroying the land, creating eye sores in neighborhoods, and ultimately creating something no one can afford to live in.
1	Parking. Plan for enough parking space. This is ridiculous to not plan for parking. It makes the neighborhood unlivable. We DO NOT want to have to pay for street parking. NO NEW TAXES. Also, we can't accommodate more people. Lombard is now a nightmare. Can't even drive down it w/out it taking 30 mins. Beyond sane.
1	Require houses to be commenced within 4 months and completed within 1 year of date of demolition of an existing single family home. Fines for failure to comply.
1	The city should not allow infill to hamper solar access/sky view to neighboring homes. A livable neighborhood is not just about density and this seems to be the city's focus. Density can equal stress to its citizens, something that needs to be addressed.
1	Parking for vehicles should have a higher priority. Older smaller homes that are well maintained should not be permitted to be demolished.
1	Demand affordable options, with penalties for developers who promise to provide them but then don't (avoid the broken promises of South Waterfront); Demand viable existing homes be refurbished or replaced with homes that fit neighborhood character; Demand off-street parking;
1	Tie permitting for new development to provision of housing for low and middle income people. Enforce completion effectively.
1	Give residents the same opportunities as developers. Developers seem to have a built advantage over individuals or families looking for houses.
1	Developers need to be held in check by some means. They are building properties that are not accessible to a wide variety of renters and homeowners, dwarf existing homes, and are only being built to line developers' pockets.. Many of moderate means are being pushed out of Portland.
1	rezone to create more higher-density nodes in existing neighborhoods, similar to Hawthorne and Irvington, where you have some smaller apartment buildings mixed-into the single family dwellings. The height of these buildings are similar to the existing single family homes, or sometimes higher by an additional single story. Give these apartment buildings a courtyard to give tenants some hang-out greenspace.
1	Zoning updates. Also some consistency with existing neighborhood. Also keep viable houses with potential for rehab from being demolished.
1	New infill housing should be attractive so it doesn't degrade existing home values. It should also be greener, more energy efficient, and add to the neighborhood's character and livability, not just be slapped up cookie cutter crap houses.
1	Minimum house-lot ratio to preserve green spaces and maintain livability for families. Increases access to affordable housing in all neighborhoods to encourage diversity and access to quality public education and other services. Increase access to public transportation to reduce traffic congestion and transportation costs.
1	Make it much more difficult for developers to demolish existing viable properties, cut down trees, violate zoning standards, etc. The fines associated with these things are laughably low at this point. The big developers have no sense of our neighborhoods' character and see the financial penalties as negligible. There should be financial incentives for homeowners (not developers!) to renovate existing properties while maintaining similar footprints, rather than tearing them down to build giant houses that fill lots.
1	larger multi-unit structures encouraged closer to center city rather than scattered throughout low-rise city edges cluster multi-unit buildings in appropriate areas as center city fills in.

1	Not everything can be solved by code but neighborhood should have more involvement in approving design concepts. Maybe not every design but the concepts. Also trees should not come down New construction if possible. Whether that means attacks on tree removal or putting in encode that's up for conversation. Another is a provision that houses cannot be demolished they must be deconstructed. Or if demolished then a demolition fee may be in order. Yes there are some building that are ugly in disrepair and would be better served by being demolished and replaced and that should be considered but does that then created and sent to for landowners to allow building is to deteriorate? This is complicated I get it. Thanks for asking
1	Less section 8 housing and more tax paying homes. Improve our roads, especially the main arterial's. SE Division, SE Stark from 82nd East. They are disgraceful to the east side. Our area once looked so nice, now it looks so shabby. I don't mind paying taxes if I see the benefits in my own neighborhood. I feel less safe out here now than ever before. Keeping the area safe will encourage new residents and small businesses instead of scaring them away due to drug activity and drive by shootings.
1	Look at what is being removed and what is replacing it. Cutting down a 50 yr old tree to be replaced by a sapling is NOT replacement! maybe offer incentives to new residents without cars rather than continuing to increase Trimet rates!
1	Insure some parking is provided for new residential dwellings, including single family, multiple family and apartments. Our neighborhood is being overrun with cars forced to park on the street due to a complete lack of parking being included in new developments.
1	1) Penalize destruction of existing structures 2) Allow communities to have meaningful input on structures being built. 3) Force large developments to contain low income housing.
1	Requirements that homes can occupy only a certain percentage of the footprint of the property, as well must be a certain distance from existing adjacent homes. If height exceeds that of adjacent homes then there should be a calculation regarding the acceptable distance to build, so as not to block all natural daylight from existing homes.
1	Include Gresham, Troutdale, Clackamas County, and Washington County in the plan for integration of infill housing and make them contribute a fair share of their neighborhoods to be redeveloped instead of placing the entire burden on Portland.
1	Encourage/Fund Single-Family Homeowners/builders to build additional housing i.e. an ADU, basement or other form of rental unit on their property. It increases density while preserving neighborhood character. It also becomes an extra form of income for the homeowner. With the majority of Portland being Zoned single-family residential, this is the easiest way to help with our cities growing pains.
1	Development and progress do not equal careless destruction. Portland is the sacrificial lamb, ok, that was decided years ago. Please hire people who have a care about the current neighbors and who respect the history and character of the area. Yes, we need more housing, but there is no reason to continue making mistakes by destroying neighborhoods. See if there are some planners that don't talk down to the people of Portland. Have concern for the people who live here now rather than the people who might move here later. Don't bulldoze over peoples love of their neighborhoods. Hire people from Portland, instead of from outside who don't understand the different neighborhoods. Save what's important, and we have plenty here to save, while providing homes for people. Quit rewarding developers for not providing parking, and quit giving them free land. That land belongs to Portlanders. Example: Ivy Island in St. Johns. Progress does not equal destruction and if the folks in the planning department can't figure that out, hire some new folks.
1	Expand Vertical Housing Tax exceptions near MAX stations to increase density. Instead of building government owned housing, offer 10 year tax exemptions to developers that build more dense apartment communities in exchange for 30% of the projects units for at least 10 years. After the 10 years, the city would receive current property tax rates based on property value.

1	Buy Up Crappy Interstate Ave Motel or empty lots, and build nice apartments, rather than have developers buy houses and turn them into Condos.
1	Allow more construction of new homes and apartments. Wisely use the tax money already collected to FIX THE ROADS!
1	1. Regulations for high density housing that ensures visual consistency with surrounding buildings and units that target different income levels (ie, new apartments should fit the character of the neighborhood AND house multiple income brackets.) 2. Get lots of public feedback. 3. Restrict ability of money to influence development regulations (ie, don't let external developers drive the direction of the city as they don't have our best interest in mind)
1	Start with maintaining our beautiful neighborhoods. All infill development should conform to the same height and set backs as the existing homes on the street or block. The development thus far has been very insensitive to this and many established neighborhoods and neighbors have been compromised. Infill yes, but not at the expense of the existing standards of the neighborhood.
1	The city has already been fucked over. What brought people here, the charm of it's neighborhoods, livability, etc is gone. The city has not given a shit.
1	Provide financial incentives for developers to replace older structures not built to modern safety standards (earthquake, fire, etc.) with new multifamily units.
1	- Design requirements for infill developments with approval review board - New structures must meet look and feel of existing buildings, offer tax abatement to complying developers - Incentive re-use of existing structures - Incentive for housing development under 1,500 sq ft. - Incentive for so green or open space on property that discourages maximizing housing sq. ft.
1	More evenly distribute development throughout the city. My neighborhood is becoming too expensive for most young families, impossible to park, full of huge ugly buildings. Overall it just feels like the character of the city is being eroded by the fast, cheap development of homogenous and expensive apartments. Meanwhile, there are lots of areas like Foster/Powell or outer NE that have room for more development.
1	Match existing heights and character!! Houses can look modern or different styles but they should spacially be within the same range as existing. Also, decent quality homes should be preserved. We are loosing the heritage homes which give the inner neighborhoods there wonderful character.
1	I don't care what the goal of Portland is in terms of less cars, by not making new buildings provide parking in NW Portland they have screwed up our neighborhoods with new development. The cheap high-rise ugliness that is being built is beyond belief, while beautiful (and mostly functional) older homes are destroyed. NW Portland doesn't need another Pearl. MLK Blvd on the river doesn't need another Pearl. In fact, Portland doesn't need another Pearl. Start allowing people to live and work in studio spaces IN THE WAREHOUSES that abound. Portland is SO behind in this regard. You are not protecting anyone, just making people live illegally in unsafe conditions in order to allow them to do what they want anyway. Save the NW Industrial area. Do not try to make all of Portland the Pearl. Yes, ESCO will not make the money it wants to. So what? They will make a tidy profit. Perhaps we can get a greener industry like the movie industry to move in.
1	Keep the integrity of a neighborhood in place. If, for any reason, a person has a complaint against a neighborhood or wants to change its character, he/she should go to a neighborhood where his/her meet his/her needs. I live in a neighborhood because I like the values of its residents, if I feel I don't fit in and thing need to change it is me who needs to find another place to live.
1	inclusionary zoning please. i suppose rent control may help some but can lock folks in and keep others out.
1	Zoning updates, design review with some clout. Single dwelling should be replaced with single dwelling

1	More oversight of developers. New houses need to blend in with the neighboring homes not stand out like sore thumbs. Old trees need to be left safely in place not have houses placed so close that they can't survive.
1	Require developers build affordable housing, financial disincentives for tearing down existing houses, financial disincentives for cutting down mature trees to be paid into a fund for greenspaces, financial incentives for rehabbing existing housing stock, close loophole allowing owners to unilaterally remove structures from historic registers, revise zoning laws to increase setbacks, take more account of street width when approving multi-story buildings (for example, N. Williams and N. Shaver where the block suddenly feels very narrow and dark), more holistic approach to traffic pattern changes (for example, N. Williams, N. Vancouver and NE MLK from Fremont to Alberta where a bunch of individual changes have been made and the overall usability of the streets in all modes have been downgraded, IMO).Apartment buildings need to provide parking for all units because this idea that people won't have cars is ridiculous.
1	It would be ideal if there was more oversight and review done for what the leftover, "green space" (footprint and height combined) becomes on any size of residential lot when a home that was torn down is going to be replaced with new construction. A number of "Mega" homes of over 3K sq. ft. have been built in place of smaller homes and dramatically have altered the site and the neighborhood character in an overkill kind of manner. These "Mega" homes are truly for a wealthier type of owner. Over time this type of new construction will dramatically affect demographics and shrink diversity. Does Portland want to become another San Francisco? I sure hope this can be avoided!
1	Recognize and correct the burden the city puts on existing residents through fees, dump costs and other financial burdens as we try to improve our homes and create ADU's. Get it together with the county and property taxes. Enforce your own rules not just on taxpayers, but also on squatters and activists who disrupt approved improvements. Learn from the disaster the city created on Division which now negatively impacts Clinton. Stop reacting to the noisy few and lead the city with some common sense. Keep it simple. Bonuses, special fees, and other special assessments just create confusion and conflict. Removing barriers increases housing opportunities. More housing opportunities solve the housing shortage.
1	I get that this survey is for single-dwelling units but please... stop permitting multi-unit buildings to be built without sufficient parking. it doesn't work.
1	Allowing ADUs so that residents can earn extra income, or house an aging parent or give a young adult some independence
1	Upgrade roads, add sidewalks, increase parking options. encourage Uber and other ride sharing to decrease dependencies on cars.
1	Rent increases are driving people out of Portland - including life long residents and it's really depressing and awful. I want us to be able to stay in our beloved homes without being forced out due to population increase.
1	Multiunit housing must provide for off-street parking. Plenty of low-income housing which will make neighborhood more diverse and will stop the necessary pushing of the poor and minorities away from their jobs and resources.
1	Consider zoning changes for some neighborhoods to allow more density in the form of rental apartments, etc. These should be located near retail centers like downtown, Gresham, Lloyd Center.
1	I think the city should identify large land owners (thinking of SW Portland in particular) and discuss incentives to land development. There are many large lots. Oftentimes these lots are irregular shapes and there is no rhyme or reason why p[arcel shapes shouldn't be more consistent.
1	Allow for ADU's on smaller lots with incentives and discounts for homeowners as opposed to developers; provide for a greater percentage of multi family developments dedicated to low income households, not just "affordable" to the middle class; redefine the income guidelines for housing subsidies; provide incentives and bonuses for

	<p>developers who build a variety of housing types as infill in blighted neighborhoods to revitalize neighborhoods who are in danger of gentrification, I.e. St. John's, Lents, Foster-Powell.</p>
1	<p>Infill homes should have parking ON their own property... Limit number of cars for each unit ... A duplex should appear more like a single home... An added on unit could be built over a garage...blended in... Infill home should look similar to surrounding homes...</p>
1	<p>Traffic flow has been completely ignored in Portland's high-density, infill, and bikelane/crosswalk frenzy. It is maddening to drive around inner Southeast. And instead of making traffic flow better, City of Portland is actually decreasing traffic lanes on high traffic thoroughfares, like they will do to Foster shortly. Foster is meant to be a feeder to the highway. It was meant to be a high traffic street to keep commuter traffic out of residential areas. But the current Portland leadership seems to be out of touch with reality. On my block I am already seeing commuter traffic fly down areas where people live and children play. City of Portland put in bike lanes down both sides of 52nd Avenue, but Portland Bureau of Transportation did nothing to manage the effects of those bike lanes. Traffic heading North on 52nd backs up for blocks because the stoplight at Steele has not been adjusted to account for the fact cars can no longer pass on the right of left-turning vehicles. Many drivers use residential streets instead to avoid the long wait to get through one light.</p>
1	<p>As a designer and native Oregonian, I strongly encourage Portland to preserve historic homes!!! In addition, please put some architectural standards in place for new houses. Please minimize destruction of good homes. Please minimize the "McMansion" expansion. Preserve green space, and the unique character of our neighborhoods. Thank you!!!</p>
1	<p>Setbacks and height restrictions based on just what the existing dwellings immediately adjacent to the infill property are.</p>
1	<p>I want to put in my vote for the cluster housing concept. We are near-retirees who are nervous about condos because of unpredictable HOA assessments. We love the privacy and outdoor access provided by a house, but would also love to have less maintenance. We would like the "community" feeling of a shared cluster with common yard and perhaps party, project, or exercise space, allowing the homes themselves to be smaller. And please do include garages on the homes.</p>
1	<p>Portland needs to become more dense. Everybody loves the neighborhood feel of the inner SE, but it's not sustainable. Zoning should be in place to stop allowing the building of single family homes within certain distances away from the CBD.</p>
1	<p>Is this an attempt to crowd source ideas? I'm not an expert and have no practical suggestions on the matter.</p>
1	<p>Affordability is a key issue. If we don't address affordability, we end up with homogenous, strictly upper middle class neighborhoods in close-in SE (and other areas) Portland. I don't really care that modern and larger houses are being built. That's fine with me, but these houses tend to be out of the price range of average folks, and that is a problem. To encourage development of more affordable housing, maybe the city should adopt rules for large developers who are working city wide (Everett, UD+P, Foresight, Renaissance, etc). For every 3 houses or units you develop that sells (or will be listed) above median PDX home price, you have to develop 1 home/unit that will sell for at least 25% (or 2 standard deviations, or whatever, get your statisticians on it!) below median. Or waive/discount development fees for including more lower income and affordable units/homes. Or say that you can only replace a demo'd house with one that is no more than 20% bigger than the previous home at this location. There are dozens of ways to encourage balanced development. I am fine with modern, new, large, small lots, all that. Just balance that with affordable units so we don't drive out diversity! And deal with lack of parking for new large multi-unit developments.</p>

1	I am shocked at what is being allowed in these communities.. In my old community the developer had to provide what was going to be built and it had to be approved by neighbors before it was allowed to be built. Only 1 story was allowed as well, to keep the neighborhood looking like a livable area.
1	Require multi-unit buildings to have adequate off street parking. Neighbors of infill development should not lose access to sunlight in their outdoor spaces because new unit blocks sun.
1	affordability, affordability, affordability! first time home buyers are increasingly being squeezed out of the market and out of the inner core of the city because of increased cost of houses. This above all else needs to be addressed and prioritized.
1	I love the concept of microdwellings, like the much-hated development by Hollywood Trader Joe's. Imagine, so many households on one lot, close to transit. We need more affordable housing. This seems like an excellent way to do it. Also, I think we need to use existing parking lots for new residents without parking. (It wouldn't hurt to tell complaining neighbors about it, either.)
1	New development should take into account and collaborate with the neighborhood to preserve light for the neighbors instead of building huge 45 ft walls right at 10 ft from their fence. Give incentives to developers to force renters of new apartments to not bring cars in a .33 parking situation by providing car -sharing arrangements and reducing the burden on the neighborhood and increasing the penalty on new renters in these buildings for bringing cars.
1	Updating ped/bikeways along with development; high density condos/apartment buildings in smaller/already dense neighborhoods, e.g Mississippi, should include parking for all/most tenants
1	It will be important to make sure there is adequate infrastructure to support the new housing, and that planning is done for increased traffic, schools, etc... Walkability is an important consideration.
1	There needs to be public input during the design review particularly by immediate neighbors within the same block of development. Currently it isn't known what is going up until the actual construction shows what is being built. I also wonder how the building bureau can approve lot splits and overall permits for most construction without seeing full plans of a development. Many times all you see is a footprint for consideration.
1	Stop or reduce the number of older homes fro being demolished. Preserve our historic neighborhoods.
1	City of Portland has to fix traffic and parking constraints as part and parcel of planning for infill
1	Encourage more attached housing instead of misshapen skinny houses to create better architecture, energy efficiency, and larger, more private back yards.
1	Strengthen the elements of building form and architectural style to blend with the neighborhood. Increase landscaping requirements for larger plants and healthy, larger diameter trees.
1	Stop forcing more housing in established neighborhoods. You are ruining what we like about Portland. If people want high density housing they can move downtown (or New York).
1	Consider actual average wage of renters - many Portlanders live on retail and service jobs. Affordable market rate studios are put of range for hourly workers.
1	The city is responsible for what has made Portland so unique. While change is enevitable allowing developer's to rape the city of its heritage is short minded and the opposite of sustainability that we collectively charish. Our trees, our neighborhoods with abundant character created by real craftsman, are no longer affordable to the people that grew up here. I'm no expert on this topic, but this is not the city I grew up loving, nor is this the direction I ever thought "growth" would take us.

1	ease restrictions on ADU design and lot placement. encourage a greater variety of infill strategies so we don't have either McMansions or 6 story apartments and nothing in-between.
1	The current strategy to control development is to offer penalties to attempt to manage development. Instead consider providing (worthwhile) incentive's that will encourage builders/developers to build in a manner that is inline with the goals of the community stakeholders. Expedited permit/land division queues for energy efficiency, deconstruction, building within scale, etc. You will catch more flies with honey...
1	I don't know! --but NOT encouraging developers to tear down nice old buildings and build expensive, enormous, ugly condos or apartment buildings. Please make it more difficult for them to do this.
1	Increase the use of shared-wall construction that maintains privacy and manages noise levels while also conserving open space.
1	Stop letting developers steal property values (not purely monetary) from existing home owners and destroy
1	Maintain character of existing single family neighborhoods. Do not allow accessory dwellings on property lines or change existing heights and set backs. Get creative and build on the big box properties that are not thriving - such as the Kmart store on 82nd. Change the zoning of these underused properties and build from ground up wout ruining existing neighborhoods. Do not allow short term rental business in residential neighborhoods to protect the long term rental market and affordability of houses.
1	GET RID OF PDC!!! IT'S A MONEY GRAB AND PORTLAND HAS BEEN TURNED INTO A GHETTO!!! I RESENT THE WAY THIS SO CALLED "SURVEY" IS COMPOSED SO THAT NO MATTER HOW YOU ANSWER, YOU WILL BE REPRESENTED AS HAVING AGREED WITH WHAT PDC, METRO AND CITY HALL WANT. NOT WHAT THE CITIZENS WANT!! SHAME, SHAME, SHAME ON YOU!!
1	We now have two gigantic houses next to ours. We have no privacy and they really stick out. I hate it. I would love it if the older homes could be remodeled instead of demolished. Also one home to a lot and for the love, make them somewhat the same size as the other houses on the street.
1	Set reasonable requirements for infill housing that help to protect the architectural integrity of neighborhoods, limit oversized McMansions, and maintain greenery. Then allow the developers and market forces to develop and adhere to these requirements without drowning them in red tape. We need to get more housing being built NOW. Some poeple are going to oppose all change and for these squeaky wheels probably nothing is going to meet their standards. Fast track and incentivize the creation of housing that is affordable (not exactly the same as "affordable" housing which might imply unwise use of public money.) i.e. ADUs. High density apartments, small apartments. This might mean fast-tracking and perhaps even easing some code requirements for small houses and apartments in order to reduce construction costs,
1	Your planning process is chaotic and arbitrary. None of the staff seems to know what they are doing or are afraid to ever commit to an answer. Someone needs to be accountable. I spent 5 hours trying to get a answer to a very basic question. Your entire system is very evasive and opaque.
1	Pass regulations to keep new in fills from towering over older but well kept single story homes, cutting off air flow and sunlight. Require off street parking. Require architecture to match neighborhoods. Prohibit McMansion building.
1	Support mass transit, biking, walking -- don't require dedicated automobile parking -- stop undervaluing/subsidizing on-street parking
1	I live In Lake Oswego, It's not infill it's over kill all the old homes, regardless off condition are being torn down and replaced w/ look alike mcmansions the latest 3 in our neighborhood used the same floor plan, were losing our open space or beautiful trees, and are gaining little in additional housing...We have only one kind of neighbor rich and white, no diversity. And our down town is being uprooted and destroyed.

1	Three skinny houses in a row is an architectural abomination. The city should find a way to permit honest rowhouses, which would allow greater setbacks on either end since they are joined together. Rowhouses are traditional, and look much better.
1	Longer demolition notice for neighbors (asbestos is a huge problem!); incentives for recycling building materials (instead of demos); continue tax incentives for ADU's. ADU's have the advantage of preserving character while adding density. Require developers to add sidewalks when they build on streets that lack complete amenities -- on our street (center-paved), a duplex was added about 10 years ago but no sidewalk was required. So we have increased auto traffic but no safe paths for pedestrians. Finally, is there a way to incentivize selling to people as opposed to developers? The issue is that affordable houses in our neighborhood (Montavilla, one of the last somewhat affordable neighborhoods) are bought for cash, demo'd, and then two houses (unaffordable for most people) built in its place. Tax airbnb's better and restrict people from renting out primary residences, because this kills a neighborhood's vibrancy (I'm ok with renting out rooms, or parts of houses, as long as the owner actually DOES live there.) East-side alleys are the perfect place to add density without changing the look/feel of the neighborhood. A real gas tax would be nice - understand the limitations :) (It is a related issue.)
1	Tax breaks for creating ADUs at least for first number of years to encourage this kind of infill rather than increased tax. Additionally, incentives to encourage creation and retention of affordable housing.
1	My 2 biggest concerns are: 1) The lack of housing that is truly affordable especially to people in the 0-30% income bracket. I think we need at least 5,000 additional units for housing at this level. 2) Housing is being build with out sufficient parking. While it is true that more and more people are getting rid of their cars this is not happening nearly as fast a housing units are getting rid of parking spots. Developers should be required to provide at least 1 off street parking spot for every 3 units and they should pay development fees of \$5000 for each unit with no parking space. Those fees can be used to lower the cost of public transportation which is not affordable for minimum wage workers. Additionally many low paying job are either not on bus lines of the buses don't run at the time necessary for workers to get to an from work. Look at the Airport. The airport is most crowded for 6AM flights. In order to get to the airport on time the Max and buses that serve the Max need to start running at 3AM. Likewise many low wage workers get off after midnight or have to be at work before 5:30AM those workers who need mass transit most are excluded because the buses don't run at the times and places necessary for worker. You could also provide more housing at the 0-30% level all over the city especially in locations that have poorly paying jobs. If there is so little parking the buses need to be greatly
1	Stricter design criteria. Limits on infill housing on individual blocks. Neighborhood or block height limits. Greater limits on how close new homes can be built to existing structures. Incentivize developers to match traditional Portland home styles. Greater variation of infill architecture
1	We still have to accommodate some off street parking, especially for bigger residential buildings. It can be done creatively. It's a bit idealistic to think everyone will get rid of their cars. Plus, transit availability is not as good as is touted off the max lines and main bus lines. Design!! Please put in place some aesthetic standards! Some of these new buildings are downright cheesy and ugly!
1	Developers lie when purchasing homes by posing as a family. The seller unwittingly sells their cherished home to someone who tears it down or rents it out. Transparency laws regarding buyer status needed. Lots of developers and speculators with more money than locals are artificially inflating home prices.
1	Allow small multi-unit infill with maximum green infrastructure, including net-zero carbon -- but with some parking on-site.
1	zoning updates to enable multiplex development on SF lots; change policy to allow multi-family housing like multiplexes/quadplexes/garden courtyard style developments in SF zoned areas; property tax break for building an

	ADU that is used for long-term rental rather than Air B&B style rental; remove code requirement for 2-car on-site parking on SF lots to allow more compact development
1	Single family units should be required to have a garage for at least one vehicle. The parking in this city is quickly dwindling away.
1	Developers should be required to build a percentage of small, affordable houses (smaller than the railroad houses built on skinny lots). The city should have one of those "pre-approved" plans for tiny houses. Call it a garden home and leave some green space in the skinny lot.
1	Restrict the ability of developers to build gigantic homes that don't fit in with the neighborhood, as well as block the light and dwarf regular sized homes.
1	Not an area of expertise for me however can we create incentives for developers that if they are adding a new home onto a property, they landscape in a more sustainable PNW style to support healthy gardens, for people and wildlife?
1	I strongly believe that older homes should not be demolished. We are losing the original character of our historic neighborhoods. I think the City should put a moratorium on demolition of older properties. Rather than building houses in older neighborhoods, I would like to see more Pearl-district like developments in areas that lend themselves to this scale, such as what has occurred in the former parking lots located near the Lloyd Center and now in the "Goat blocks". If we don't preserve our history, we will soon look like much of California.
1	Minimize height of new residential units by not allowing excessive unfinished floor area between the upper actual living unit and the roof. We are seeing many 'Portland' style homes that have false third stories that cannot easily be converted to finished are because structural components like trusses run through the the space. Also- require structures to be built into existing topography without excessive grading and/or increasing building height to take up grade.
1	Reduce or eliminate parking requirements so we can fit more homes and fewer driveways. Have some level of design review to ensure good design, not necessarily in keeping with neighborhood character (Grant Park Village is in keeping with neighborhood character, for example, and it looks like an aging hospital). Upzone additional areas near transit to encourage mode shift.
1	They need some sort of review board. Tearing down and old church and replacing it with a box shaped duplex is so sad and ugly. I look across at this box everyday and know our city has been sold to developers. They cut down trees, and build whatever they want for more money in their pocket.
1	Stop letting builders demolish perfectly good homes to build GIANT houses on a teeny lot. Not good for the neighborhoods or affordability.
1	I'm very concerned that the City is refusing to address how big developers (not all but most) are skirting and interpreting laws to build mega multi-units of 28 - 41 or more with NO parking, and how the developers appear to have the City permit agency in their pocket. Developers are tearing down perfectly good homes that are in keeping with the character and era of the neighborhood, with no regard for asbestos, preservation or recycling of materials in those old homes, and replacing them with a dwelling that fits the style and character of the surroundings. The City has been turning a blind eye to this travesty and seemingly ignoring the complaints and pleas of citizens. Infill for infill's sake is not responsible addressing of a need and pandering the big developers' desires is not beneficial to the City, its neighborhoods, or its citizens.
1	I found this survey to be poorly crafted for the following reasons. 1) There was not a link provided to the Portland's Draft Comprehensive Plan 2) No opportunity to talk about the downsides of the infill proposal 3) No explanation of terms. For example, what do you mean by bonuses? I appreciate the opportunity to participate in the conversation

	about Portland's growth and development but this survey seems drafted to create an echo chamber rather than solicit meaningful feedback.
1	Use economic disincentives to discourage destruction of houses built before 1930. Seems like the most charming old houses are the first to be demolished.
1	Think about parking. All these complexes are built without parking. Keep in smaller business. Rent is being raised too high because of new units, pushing good local business out. My fiancée and I should NOT have to pay all of our combined wages to live in a one bedroom house. Housing should be more affordable. A single Mother/Father should be able to pay for a nice home for their children and have enough money for food.
1	Encourage the development of smaller multi-family homes (duplexes and fourplexes) in areas off the corridors.
1	Better evaluation of proposed 'upgrades via infill' -- demolition of existing houses to build slightly more dense, much larger houses for much more money does far less for a neighborhood than an ADU modification, and moves the affordability needle in the wrong direction. 'Replacing poorly maintained houses' is often a poorly disguised Trojan Horse for folks whose business is building and whose incentive is larger rather than smaller -- see the development at 1953 SW Iowa St. in Hillsdale as an example.
1	New condos, apartments and businesses should be required to provide parking for the cars their buildings will require. We used to park in front of our house - now we often park half a block away. Not. Nice. In our neighborhood a half house went in where the garage of the next house was. Now four cars where there were two with a drive and a garage. Three of the four cars are on the street.
1	Limit size of house / lot size Eliminate lot splitting Solar access for all new dwellings Off street parking for all new dwellings Encourage triplexes or greater with common garden space
1	Encourage diverse housing types in all neighborhoods, including single-family neighborhoods. Provide and protect affordable housing. Eliminate parking requirements that prevent develop and increase housing costs, congestion, and car dependency. Focus development, especially affordable housing, in close in neighborhoods with access to amenities.
1	start with infrastructure, if inadequate to support proposed increase, seek infrastructure improvements first or infill somewhere else. Repeat this mantra-just because we build, it does NOT mean they will come. Honor those taxpayers who have built the community you wish to rebuild.
1	don't allow lot divisions such as a 7500 SF lot holding 2 houses in an R5 zone (35th/NE Alameda, used some historic plat on record....bogus!). Not against new infill, some of these old houses are not maintained and are falling down.
1	reduce reviews and review times; provide incentives for regulated rental units --- ie rent restriction covenants; allow larger adus on lots that are over the minimum area per zone.
1	The city should consider using Land trusts to turn undeveloped land into affordable community housing.
1	They need to consider that areas annexed to Portland prior to the 1980s had stricter building standards than areas that were unincorporated at the time. Many of these homes are now being torn down because of the 25' by 100' lot zoning even though they were built on 50' by 100' lots. I live in the Cully neighborhood and welcome many of these poorly built homes torn down but I really believe that flag lots take away from Cully's livability and this applies in areas east of 82nd. Think of each area separately.
1	Stop cramming in houses, it has been proven that too much density causes increased violence ie: "the sink effect". You are overloading the infrastructure and forcing people out of their homes. considering the income level that is being built for perhaps out of the city or on MAX lines makes sense. Regular people must be able to live here and get on with their lives. Greed is ravaging this city and we all are having to pay .

1	Keep the priority straight , Now is not the time to proceed this project. There are more pressing city crisis need to be resolved first
1	Penalties for tearing down houses and leaving the grounds vacant/torn up for extended periods of time.
1	Allow ADU's yet don't penalize with heavy tax burden on those wishing to add infill via ADU option. Aging in place with ADU should be priority.
1	Zoning updates - much taller than the existing nearby residential buildings should be regulated.
1	Look at alternative building sizes, styles, and materials to cut down on building costs. Tax the house flippers.
1	Prohibit Multi Family Dwelling Units on streets with existing single family homes. Encourage construction of smaller homes (1,200 to 1,500 square foot homes.) Encourage addition of off street parking for new home construction.
1	The City should work closely with the neighborhood associations to determine/regulate density, character, greenspace, etc. The City should hold developers to strict guidelines re: what's appropriate in what areas.
1	Publish and celebrate metrics on surrounding farm and Forest preserved, and other benefits of increased density and infill development. Study successful turn of the century and mid century infill, multi family housing for queues on massing, unit size and context. Incent builders to build with quality materials with with energy efficiency Incent builders and developers to design progressively and with innovation to build projects that are of our time but sensitive to both context and a future Portland
1	Minimum width of lot size when dividing an existing lot. Require parking for infill building. Increase the Minimum distance from home to edge of property on infill homes. Prioritize, incentivize or otherwise encourage sellers to sell to buyers (families, individuals) over contractors. Many people trying to buy homes can't compete with contractors coming in with cash offers.
1	I think Portland should upzone inner SE and NE/N -- probably between Interstate, Alberta and 7th in the NE/N area plus the area between Tilimook and I84, and between the river, i84, 39th and Powell in SE. I'd favor allowing mixed-use commercial/residential construction anywhere within these boundaries, preferably with no setback or parking requirements or height limits. I realize that this is politically unrealistic/impossible, but I'm making an extreme request in an attempt to get moderate results.
1	Infill housing should be relatively the same size as other housing in the neighborhood, not looming over established homes. Underlying lots of record should be eliminated as they only benefit developers. Established neighborhoods should be maintained, thus helping Portland stay the attractive city it is now.
1	Allow neighbors and neighborhood associations some say over individual permits. Insist that developer meet with neighbors and get some buy in before project approval.
1	How can we create new development that is neighborhood-generated? Nobody trusts developers with outside money to create all this new housing
1	Help make loans available for ADU's to house elderly members of the family. Also, help with zoning complications for the same scenario.
1	Zoning updates - in Eastmoreland there is way too much tearing down of one house and building two, ugly, crammed-in houses in its place.
1	Rent control amongst others. Middle income people like myself are already squeezed out of buying and now out of renting and being able to stay close to kids schools due to escalating rents and trendy condos hiking up prices of rentals and real estate.
1	The people of Portland impacted negatively by infill development need advocates. This survey with it's ready-made responses seems disingenuous.

1	Provide incentives for people who sell their homes to REAL CURRENT PDX residents and not hedge funds, foreign investors and house flippers. Keep demolition to a minimum. We cannot put every house in a landfill just because the new owner wants a new house. There is too much construction happening. Keep old homes when they can be maintained. Help people who already have them keep them. Help people who actually live here find affordable options.
1	Builder/developer fines and incentives. Resident tax breaks/amnesties. Planning & incentives for services/amenities/transit in targeted areas.
1	Infill housing should match, as much as possible, the existing character of a neighborhood. Houses should also not be build right to the edge of property lines, which creates a crowded and claustrophobic feeling for existing houses.
1	please include parking for all the cars! Consider Brownstone/ walk up style homes with front stoops/porches.
1	Please do something about the number of duplexes or at least create some kind of regulation about noise coming from a duplex or apartment since it's technically the same building but can still be loud enough to be extremely disruptive. In terms of infill my greatest concern is the hikes in rent and that more and more neighborhoods are becoming unaffordable for many people.
1	Develop more tools to help citizens understand the trade-offs (affordability, natural resource protection, etc.). Consider more historic designations; help neighborhood organizations designate historic streets and develop plans (with, for example, demolition and building design criteria).
1	Plant more indigenous trees, cut down less existing trees. Put more importance on preserving historic buildings.
1	Demand parking for all new residential units. Demand that 100 year old trees stay if they are healthy. Do not let designs that don't fit in the neighborhoods be built.
1	I think we should consider how the city will deal with rainfall with in-fill and how to better provide FAST transport.
1	Continue waiver of fees for adu building and/or conversion of single family to multi family residence.
1	I think we need improved public transportation in order to support increased housing, i.e. more frequent and reliable service, service between Portland and suburbs, more high speed service.
1	Create a tier system of bonuses for developers based on ranking of housing priorities. For example a developer who creates multi-family housing on sites in SFR neighborhoods that are design appropriate (i.e not too tall or create privacy issues) receives a bonus that is relative to the priority the city places on that kind of infill. Another tier could be affordable housing (could also be based on the number of units available for varying household sizes), etc. Another tier could be distance from city centers and corridors, to encourage and increase access to areas with existing amenities and transit options. This would allow for flexibility by the developer to pick and choose from a variety of incentives but allows the city to weight the combinations based on public AND city (since the public does not always have the best interest of all communities in mind) inputs and fair housing practices.
1	Consistency in design and scale with the neighborhood in which the infill housing will be constructed.
1	Consider the integrity of the neighborhood and the value of existing homes that developers want to demolish before issuing building permits. Maintain a degree of similarity [in neighborhoods] in regards to home size and setbacks from curb before signing off on building plans. For example on a neighborhood street with about 20-30 homes on a single street, don't allow a home 2x larger than all the other homes, and certainly don't allow the setback from the curb to be less than most of the other homes. Talk about a sore thumb on the street and a good way to create angry neighbors. (See new home on SE Long St. between 77th and 75th). If one of the ideas is to make neighborhoods more affordable, put smaller homes (but not less than 2x as small) and affordable housing units in more affluent neighbors, but don't make them look like institutional homes. Aesthetics matter.

1	Relax zoning on ADUs; encourage HDMU development/redevelopment. More bus lines to encourage car-free development. NOT MAX lines, BUS lines, especially to underserved areas.
1	reuse or sale of materials should be encouraged either by fines or bonuses. Make fines or fees steep enough to discourage tear down of viable homes.
1	No infill, no market rate housing, no tiny homes, no tiny apartments or dorm living, no buildings that don't look like Portland (no modern boxes), more thoughtfully designed and modestly sized affordable housing, limits on height (4 stories is plenty - more than plenty), more focus on greenspace and tree preservation, more parking, more chances to say "No, no more development in or around the city, we can limit growth and slow it down and consider it thoughtfully before breaking our city and surrounding forest and towns."
1	Keep residential neighborhood from being overwhelmed with skinny houses or large apartment buildings.
1	More needs to be done to regulate contractors who try and flip houses, construct new houses with Soddy materials using illegal labor etc. Too often they come in the middle of the night to tear down a house because they know the neighborhood doesn't want what they are doing. The city needs to do something to control such behavior
1	Revise your zoning to reflect reasonable design standards that consider adjacent the scale of existing development (i.e. height, setbacks, etc.), increase setbacks and greenspace requirements, require all new home construction on streets without sidewalks build sidewalks (not just newly created lots - all new homes on existing lots as well), incentives to retain and renovate existing homes.
1	Stop developers from tearing down good older homes/bungalows and building large homes that take up the whole lot after they cut down all the mature trees
1	Get more neighborhood input prior to permitting. Incentivize trees, green space and parking. Do not change zoning regulations to allow more residences per square foot. Maintain neighborhood character!
1	Allow builders/designers to max out only one of the zoning maximums (height, setbacks, coverage) for instance (so if building is maximum height, it must also have greater setbacks and less coverage). Design review / require that builders show elevations including all adjacent properties to ensure that privacy, daylight, view are respected
1	Seek ways to use already existing viable houses. If a house is too far gone to be saved, use grant funding for deconstruction rather than wrecking ball approach.
1	zoning updates to ensure developers can not destroy a neighborhood with building residential multi-family or single-family dwellings that are completely out of proportion with the surrounding community building size.
1	closer attention to razing of homes-and the issue of cutting down mature trees on the developer's project should be addressed. Be sensible about making developers supply a decent amount of parking for new apartment buildings. Follow through when a developer says they will build some "affordable" housing. Seems to me they are lying a lot and changing their minds.
1	I hate the idea that only rich people will be able to live in my neighborhood soon. I think small ADUs and cottages make it possible to have students and elders, more diversity, without changing the streetscape. More density with existing structures.
1	All new housing should be able to accommodate parking for two vehicles within the build-able lot, or off street.
1	Most important are design standards that address mass, height, and street appearance. Even with the standards we have now, we have a new apartment building nearby with a gaping garage door facing the street and two fake windows on the front. (This is on SE Ankeny near 26th).

1	When the house is so big that there is no yard or on street parking compared to the houses next door to them it just looks so out of place. With feeder streets parking being turned into bike parking or extensions of seating then visitors park in front of residents houses and the residents have to park 'down the street'
1	Infill housing should be limited where possible in single-dwelling residential areas. This is ruining the character of many of Portland's neighborhoods. I'm all for the continued expansion of the ADU program, however, and see this as a major advance in crowdsourcing part of the solution to Portland's housing crisis using market forces. Instead, look at the existing single-story COMMERCIAL zoning along major or semi-major thoroughfares and re-zone these for multi-use properties (which tend to be more desirable to renters and buyers anyway). Powell Boulevard is a good example of this kind of thoroughfare, as is N Interstate, as are certain sections of MLK in SE, as are MANY roads in SW like Beaverton-Hillsdale Hwy and Barbur Blvd. Give bonuses to developers who maintain the commercial square footage on the ground floor, provide adequate parking, and build in a certain % of affordable housing units above. That doesn't mean you should just cave to developers the way the City has along N Williams and SE Division. Parking and thru traffic must be taken into consideration much more than they were in those projects.
1	Protecting privacy, sunlight for existing homes. Increases in density in limited multiples 2x - 3x in a single family neighborhood. Oversized buildings with little/no setback completely change neighborhood character. Parking need increases built into new plans - street parking may not be adequate.
1	There should be financial incentives to update existing structures as opposed to tearing down and replacing. These incentives should scaled accordingly. It can't be the same rate of incentive throughout the city.
1	Limit what a home construction company can do to a neighborhood that is already well maintained -- as in, stop issuing tear-down permits for homes that are saveable. As with the application for a business permit, require existing residents' approval on what gets built in their area (within reason). Stop jamming apartment buildings into single family home settings, and where they do go, PLEASE require more car parking slots, as in at least one per unit.
1	Taxes on developers who want to raze existing houses or split existing lots into multiple lots; subsidies for developers that want to build houses that fit existing neighborhood zoning & character. Lower property taxes and fees on houses that are preserved or that maintain neighborhood character & density. Charge people more-- a lot more-- to tear down & live in new construction when old construction could be maintained and beautified.
1	Character , appearance, blending, createing green space, trees, useful , walkable neighborhoods, design for privacy and sustainable its.
1	Incentivize developers to renovate old/existing houses and buildings rather than tear them down to build new ones
1	A penalty or fee for developers who want to tear down viable homes. Target empty lots and homes that are beyond repair.
1	the deleterious effects of gentrification need to be mitigated. Displacing the most historically marginalized communities harms these communities further, and again.
1	Quit giving developers carte blanche on things like tipping fees and asbestos removal, encourage recycling of building materials, and require more considerate designs that don't block neighbor's light.
1	Off street parking requirements. No infill apartments in the middle of residential neighborhoods. Bonuses for rehabilitating existing houses instead of demolition.
1	Require housing developers to include affordable untis. Provide density bonuses only to affordable housing providers in neighborhoods identified by the city as vulnerable to displacement in its own study. Encourage multiple units on larger parcels, including affordable units. No tiny houses, focus on the needs of families of color who continue to be forced out of Portland.

1	For me the true evil of skinny houses and 3000+ square foot houses replacing 1000+ square foot houses is the lack of green space/large trees and/or just the lack of space between buildings. It makes the city ugly, hotter, and makes it feel more crowded.
1	Ban people from moving here starting now. Our city is becoming ridiculous with crazy rent prices and traffic. Portland is almost no longer Portland.
1	Place a moratorium on demolitions, min. six months, go public with map of demolitions including worse offenders (hint ~ http://renaissance-homes.com/). Ban worst offenders from anymore demolitions inside city limits. Make open space and low-rise development a high priority. Public monthly vehicle miles traveled by mode and associated air pollution (hint: diesel buses) More vehicle traffic = more air pollution.
1	Please stop the huge houses that are being built by builders who have no interest in preserving portland neighborhoods. It creates contempt with the families that purchase these homes who are new to the area.
1	Increase mixed-use business and residential areas. Improve walk-ability, bike-ability and public transport options. Offer loans for ADU's.
1	I strongly believe that Portland is doing the right thing by having an urban growth boundary. Anything Portland can do to eliminate barriers to density while increasing affordability is great. This does impinge on existing homeowners (including me) but I'm happy to live with the annoyances of density in exchange for its pleasures, and I hope that this can be the Portland consensus. I'd love Portland to be an affordable version of Vancouver BC
1	More neighborhood education so neighbors know what developers can and can't do as well as consistent interpretation of the code.
1	Establish a joint combination of wider setbacks, height restrictions and lot coverage maximums, tailored to each neighborhood, after establishing tree canopy goals.
1	Zoning updates may help but I think there needs to be a better process around selling the properties and then just doing whatever the owner/developer wants. Everyone is so eager to throw up more housing but the roads have not been improved for decades. Need to account for parking and be realistic to the fact that not everyone will bike to work or take tri-met.
1	I see remodel/expansions in SE that take a little house on a little lot and turn it in to a big house that takes up nearly the entire lot. Walls right up against the property line. I don't think this should be allowed. I want my neighborhood to continue to have yards.
1	Parking plans required for all new housing. Fee waivers continue for ADU's on resident-owned property. More proactive interactions with neighborhoods when multi-family projects are proposed. Zoning exemptions on a per-project basis, with primary input from neighborhood.
1	Make sure the developers pay fees to support the growth-infrastructure, schools, libraries, etc. More people means for demand for services.
1	Inventory vacant homes and act to get owners to improve their properties or begin action to remove unsafe structures. Change zoning laws that allow builders to build homes, apartments, businesses that do not have off street parking. Restrict building heights to reflect current neighborhood standards. Stop building structures which fill the lot leaving no greenspace.
1	Make tiny houses on wheels legal. This can temporarily increase density as needed, provide income for property owners (KEEP INCREASES IN TAXES LOW! High taxes defeat the purpose of ADU's and tiny houses), and provide affordable housing very quickly and economically. There is HIGH interest for this option, and yet the city does not address it. We need this option NOW!

1	Stop demolition of viable homes now!!! Before further destruction of neighborhood homes, create a process that truly honors the voice of neighbors / neighborhood associations in defining quality of life in our community. This should be more important than the greed of developers
1	Several times I've heard from developers that seniors don't need parking because they don't drive. I am a senior. I have a car. I want secure parking because I am more at risk when I have to park on the street several blocks from my home.
1	Update zoning to permit multiple dwelling units (2, 3, 4 units) that are compatible with existing neighborhoods.
1	Dont sell our city, dont allow outside interests to price locals out of residential and commercial opportunity. Dont let developers over develop and underprovide parking.
1	Incentives to builders adding affordable housing Tax abatements for that affordable housing as incentives to buy Tax discounts for ADU builders that rent their ADU at an affordable rate
1	- Perhaps a process with joint responsibility for approval of permits between neighborhood associations and the city. Where the city can set density increase requirements, but the neighborhood associations have more control on how that density is achieved and setting neighborhood specific standards that are enforced when permitting. So its the community, not developers that don't live in the community, making the changes that are needed. - Incentivize owners of older commercial property and buildings to sell in cases where apartments or townhomes could be built above store fronts that wouldn't drastically change the nature of the commercial area, nor the surrounding neighborhoods, but increase density.
1	Fine developers that demolish homes that are in good condition. This can be done by using an appraisal paid for by the developer and selected by the city. They have two metrics that they use in looking at the homes. One looks at quality the other looks at condition. If the home in question is in good condition and has been recently renovated this will show up in the report. There is also a dollar figure typically given. Fine them a percentage of that number if the condition and quality of the home is good. Don't fine them if both the condition and the quality is bad. Use the fine money to fund affordable housing. In regard to ADU the taxes should not be on the entire structure including what existed before the addition of the ADU. That will kill that idea if not addressed The city might look into codes that provide more of a roof overhang. Just that simple thing would help integrate new with existing. It also is an energy conservation tool. Overhangs provide shade in the summer.
1	grandfather in measure 50 3% increase tax rates for homeowners who add ADUs rather than taking both residences to market value tax rate, pricing out the homeowner, particularly seniors, and discouraging them from adding ADUs
1	Requirements - that are consistently and effectively enforced - that new/infill houses match and NOT exceed the existing house size and lot setbacks. Limit or ban sub-dividing. Enforce current lot sizes and zoning. Eliminate the "underlayment" loophole currently available to developers to get around zoning and lot size rules. Require that infill houses/development save and maintain existing healthy trees.
1	Develop strategies, incentives and design guidelines that encourage the preservation of the limited historic housing stock that define the unique neighborhoods and fabric of Portland.
1	More restrictions / requirements AND enforcement of Air BnB operations. They are eating up so much available monthly rental space.
1	Reduce development costs including rules, regulations and administrative reviews, which are passed on to the buyer and directly contribute to home unaffordability.
1	The City's strategies & other ideas are why we are leaving the city. You have perfected destroying great areas these last 5 years. Who is going to be paying the taxes?

1	overlay limits for innercity neighborhoods that prevent removal of viable homes (incentives for repair/remodel) and trees over 12" diam, require deconstruction where needed (no demolition), require new homes to be in character with and reflect the setbacks, height and mass of existing homes (within 150 ft), allow multiple families in existing homes
1	SUNLIGHT - this needs to be available to lots that have been around for over 100 years, all the sudden a 5 story apartment unit goes up, making the smaller homes now unlivable. Therefore, one can't even sell the house, due to the development. Also, for example there is a new 3 story BOX in back of my small home - every living aspect in that house looks right into my backyard. My home has lost all privacy. The developer had the only thought of making a profit.
1	Make McMansions shoved right next to each other cost the builder more money in fees, etc. Well-designed skinny houses with veggie gardens designed into the plan would get a bonus or expedited process or something that would encourage human sized occupancy.
1	Penalties and fines for teardown on houses with lead and asbestos. Fines for building higher than houses adjacent. Fines for removing large shade trees. Enforcement.
1	Encourage ADUs (extend the permit fee waiver beyond July 2016), limit the size of newer homes, expand light rail to accommodate more people.
1	fees for demolishing viable homes, require consistent style (monster "modern" houses in older neighborhoods are eyesores), require some yard space so houses aren't filling every inch of the lot, require keeping large/old trees on lots
1	More grants and loans for home repair. Education classes on home maintenance. Support for elderly to maintain homes. Better conservation measures to keep high energy-embodied materials out of landfills and in active use.
1	when you hold neighborhood meetings regarding large developments , like the one proposed off Taylor's Ferry with entrance going through neighborhoods, actually take the vast input from the people that live there and give it credance. We can't handle any more traffic expecially with the illegal day cares on SW 4th and 5th off Carson that we have complained about for years and gotten no resolution, Cloud nine is a private business operating in at least 4 neighborhoods that no government agency will take responsibility for ousting! We have 526 extras car trips through our neighborhood per week with the 2 day cares and cars dring in and out 2xs a day 5 days a week already that the city is not even counting because no one will deal with these illegal day care centers. Why in a residential neiborhood are you allowing a chain operation day care center to continue to operate. Seems like the city refuses to deal with existing problems and wants to add even more issues to our small S Burlingame area.
1	Really listen to what the current neighborhood says about development in their area. Don't let the developers and contractors have the only input in the discussion. Consider the reasons why people move where they are and respect their feelings about preserving the livability of their area. Change for change sake is not the answer. Destroying communities for an anticipated influx of new residents is not the answer. Seniors, people with disabilities, low-wage workers, people in poverty and other marginalized communities are shut out and forced to leave a safe urban environment. Consider a person with color who has to more out of the city into a more culturally ignorant area for a change. And that doesn't mean Eastern Oregon. Clackamas County can be very intimidating to many cultures.
1	Zoning updates to allow for more multi-family dwellings in residential areas. Permit restrictions, if a new home is being built in place of a previous home if the new home is more then a certain percentage of square-feet larger than the previous home then it must be multi-family.
1	There should be parking included with these large apartment buildings. People are still driving and the neighborhoods are being taken over with cars making it impossible for people who have worked there for a long time to find parking for their jobs.

1	Height limits that are based on the existing character of the neighborhood (calculate an average) and protect solar access. Detached garages. Fee reductions for not maximizing the lot coverage and adding more impervious surfaces. Bonuses or fee reductions for remodeling v. demolition.
1	Just do better at allowing renters to stay in their neighborhoods. We're not San Francisco and we shouldn't act like them.
1	Question 3 was left blank because I do not see ANY options as positive to our neighborhood. The infill we've had so far is HORRIBLE! It looks completely out of place being of modern design. It makes the whole block too crowded. It sits right on the street while other homes have a 20 ft set back. The City of Portland has done a terrible job of protecting our neighborhoods. Look what has happened to Division! The buildings look like they were dropped from space they are so modern. They are completely out of character with the surroundings. And there is NO parking for residents or visitors or customers. It is simply ghastly. I don't want this to happen to our neighborhood!!!!!! It is not progress it is destruction of people's ability to live in a peaceful, friendly neighborhood.
1	You should consider housing the homeless instead of conducting sweeps of their encampments. Instead of being so eager to pop up new, quick, expensive housing to cater to the voluntary, moneyed immigrants from other states, perhaps you should look at the cost effectiveness of maintaining older abandoned, empty, or foreclosed homes and doing as the state of Utah did: housing the homeless population in such buildings.
1	Encourage more ADUs with bonuses and waive rules (setbacks etc.) to promote them. Encourage any replacement of single units with multiple units. Allow creative use of spaces that are too sparsely inhabited. Basically, open up all single-family areas to multiple units, however you slice it.
1	There's a limit to how much density really works and maintains a livable community for everyone (not just single people who want to live in "micro houses"). I think we've pushed density a little too far and are creating an unsustainable model.
1	Low cost loans to help seniors/low income repair/maintain their homes (prevents their house from becoming a demolition target Require demolitions to recycle/recapture/deconstruction houses wherever possible
1	The city should listen to neighbors about what they want and don't want in their neighborhoods. Right now builders hold ALL the cards for in-fill housing. Enact zoning that actually deals with parking and traffic in neighborhoods.
1	Looser rules for ADUs, and continuing the fee waiver. Promoting more density, especially on corridors. Charging for storage of private property on public streets.
1	Make it easy for those living in the neighborhood not to have a car (e.g. good access to public transportation, incentives for car-free) to ease traffic and parking.
1	I don't really mind new houses being built. In fact, if we're talking 'green' and 'sustainable', I think row houses are great. Less affluent people can afford a house of their own and it's reasonably size. It seems like all of the smaller (~800 sq. ft.) housing in my neighborhood (Mt. Scott/Arleta) are being replaced by giant McMansion style houses. That's great if they are purchased by multi-generational families, but what a waste if two yuppies need to heat and cool 3,000 sq. ft. I guess what I'm saying is that smaller is probably better in most cases.
1	Affordability is becoming an issue but I'm not sure there is too much Planning can do about that. Thirty years of careful, reasoned, and deliberate planning in Portland and the region are finally starting to come to fruition. Please don't go and change things too drastically because of a vocal few who are uncomfortable with a little bit of change. The 2040 plan and comprehensive plan are working just fine.
1	Easier and cheaper to develop ADUs, more multi-unit homes (duplexes, etc.) To encourage density, parking permitting to maintain roads, and requiring developers to pay for street and bicycle updates to neighborhoods.

1	I know a lot of folks in my neighborhood are concerned about the lot-use-maximization the frequently happens with new houses and results in houses that "loom" over their neighbors. I don't know how to address that, but perhaps we need better rules about setbacks and required variation in exterior walls?
1	Zoning updates. Better financial resources and incentives to restore existing houses, rather than tearing down and rebuilding. Fines for tearing down viable homes to build newer homes.
1	Change definition of a remodel so that developers can't disguise new construction as a remodel. Maintain integrity of established neighborhoods. Existing residents have rights, too, and new development shouldn't degrade the quality of life for the people already living there.
1	Chip away at R5 zoning wherever you can. Make it easier to build ADUs, convert houses to duplexes, build cottage cluster developments, build coop housing. No parking requirements. Crush the NIMBYs, Portland is turning into a real city and we have to act like one.
1	Make parking a priority. Our neighborhood (Division/Clinton) has been made much worse because of the removal of street parking by poor design decisions (poorly designed (non-urban!!!) bio-swales, removal of bus pull-outs, big apartment complexes with no parking, etc.). Now the traffic engineers, instead of fixing the problems they've created on Division, are messing up Clinton Street (traffic diverters) making congestion/confusion/parking even worse. I'm all for increased density, but when density is increased while at the same time huge numbers of parking spaces are eliminated it's just a mess.
1	The city should invest directly in the creation of affordable housing. The city should not punish homeowners or developers for the development of new homes or the redevelopment of existing homes. Only by both actively building new, affordable housing stock, AND allowing existing homes to be updated will our city be able to accommodate growth and address affordability.
1	The map app is an amazing tool, more ways to open up channels to more residents would be helpful. Right now only the loudest people seem to have a voice.
1	Please zone more density for AFFORDABLE housing. My partner and I make nearly 100K per year and are having problems finding affordable units. I can't imagine how others are doing at minimum wage.
1	Tax credits for homeowners with small houses and enough lot-space to grow their own food and share with low income families and food banks.
1	Design review with teeth in it. Some of the LARGE duplexes being built are just entirely ugly: 'bad modern,' looking like cheap commercial buildings, completely out of place where they are sited. I am NOT against 'modern,' and have seen some modern single-family homes done beautifully in my neighborhood. I also wish there were a way to require developers and contractors to behave with respect, rather than act as if they own the entire block surrounding their projects. I have had a PDG demolition and then monstrous house go up right next to me, and there have been MANY violations of what I see as basic manners, many assumptions that they can use, abuse properties around theirs. And talk about design review! This thing belongs on a much larger lot, in Tigard. So on this lot, it looms, and has destroyed the sense of & fact of privacy for immediate neighbors.
1	Enforce the federal law that California is enforcing for Banks to Liquidate and rein foreclosed properties. This could create more options for affordable housing and prevent squatters and empty homes from being torn down or destroyed.
1	Infill should increase density, not just provide new houses to wealthy buyers. We desperately need affordable housing, not huge single family homes.
1	I don't really understand what you are asking for here. I'm not sure what tools, strategies, or ideas are currently being used, and I don't know what a "bonus" would be.

1	Zoning updates, require off street parking for residences and apartments, continue to expand mass transit within city
1	Leave the market alone. Neither the COP nor the arrogant neighbors can improve on it. Be thankful this is not the 60s, 70s or 80s when people were moving to the burbs. We have lived in this house over 40 years and everything is much better now than it has ever been.
1	Enforce urban forestry prohibition on removing large trees, punitive fines for developers who do not get demo permits etc, prioritize vacant lot development over tearing down functional homes, incentivize home ownership (concerns over airbnb as sole purpose of some homes), protect renters so they aren't forced to move frequently disrupting kids school and jobs.
1	I liked the idea of a fee to demolish existing houses. Infill and higher density are fine, but if it destroys the character of our neighborhoods, everybody loses. Neighborhood character needs to be preserved, otherwise Portland becomes a large version of Beaverton. Beaverton is nice, but I don't want to live there.
1	Encouraging ADUs. Discouraging tear downs. Insist developers provide parking for buildings near residential areas.
1	Viable homes should not be torn down to be replaced by much bigger and more expensive homes. Perhaps a limit on how much more the existing square footage can be expanded?
1	1) Be aware of the housing/population density that currently exists in potential infill areas so as not to overburden an area that has less amenities, less existing neighborhood character, and less organization (i.e. city planning) - East Portland is a specific example of this. 2) Preserve older homes - Too many homes are being unnecessarily in order to make room for bigger houses or multiple condo units. I realize that more people are moving to Portland (hence the necessity of multiple condos where a single house once stood), but the bigger, modern homes seem to be a reaction to people moving from California and buying investment property. In my view, these homes are unnecessary and cater to an unsustainable housing market which also carries inflated prices. Instead, these older homes up for demolition should be renovated/renewed and re-sold, preserving the character of Portland. 3) Cities change constantly; I understand that. The development of Portland that is happening now, however, mirrors that of which happened recently in Austin, TX. Large swaths of Austin's community were demolished in favor of modern conveniences and housing. What is left (so far) is a complete void of culture, inflated housing unit pricing, empty housing units, and an infrastructure that can't sustain population growth. Portland is headed in that direction. Some people may call it a necessary growing pain, but when it's done without care for the current population, the environment, culture, and long-term sustainability in mind, I consider it a massive failure. Mindless growth does not make a successful city.
1	Access of properties to sunlight. Very tall, zero lot line development blocks access to natural sunlight, livability of existing lots compromised.
1	I live in Alameda, we are seeing a proliferation of new homes that are too large, too expensive, and frankly bad knock-offs of the general housing types. That they drive housing prices up is NOT a benefit as it makes it harder for our neighborhood to maintain a healthy diversity--let alone that they hurt the general "character" of the area. In general it seems that Portland is suffering from a lack of vision regarding how to maintain its charm and excitement. Witness the dreadful (mostly) developments in the Fremont/Williams area, the decimation of the creative enclaves on the central east side, the scarcity of interesting/challenging architecture that actually contributes to the city's spirit. I fear that the qualities that have made the city so desirable are being destroyed with no effective effort to put the breaks on.
1	All of us that have paid our property taxes for years are ignored. Zoning updates is a scary term. It seems to mean there is a multi-story apartment building planned for your backyard. Or --- four new houses jammed in to what used to be the neighbors vegetable garden. Codes should require builders to pay attention to nature of the existing neighborhood. Lot sizes, house sizes, planting areas, trees, off street parking, compatible architectural design,

	<p>reasonable ability to perform maintenance. Now builders just get a variance and do it anyway. Some new houses are so close to each other you can't paint them, fix the gutters or even rake between them. There is no room for a step ladder, let alone an extension ladder for a multi-story house. Makes it impossible for home owners to do any of their own maintenance. Have to hire expensive professionals for everything. Currently, In the rush to provide housing, developers/builders appear to be granted permits for whatever they want to do. We chose specific neighborhoods to live in because our hobbies/family interests and lifestyles were compatible. If we had wanted to watch the neighbor load the dish washer every day, or have them looking into every room of our house from three stories up we would move to condos in a housing development and live like New Yorkers.</p>
1	<p>In order to be able to develop in Portland, require developers to take class -and pass!-on architecture history, neighborhood planning, styles, urban landscape and density.</p>
1	<p>Maintain the character of the homes that have been here for 50 or more years If you must build within the neighborhood, then put in driveway's or garages. Many old homes in my neighborhood don't have anywhere to park except on the street</p>
1	<p>New Multi family should have wider buffer from existing single family. New development height should be restricted next to single story existing. Consider 'drift' height rules that move from south to north in order to preserve solar aspect for existing homes</p>
1	<p>You must consider the current road availability and access to determine maximum density. Here in SW, we have single lane roads with no sidewalks and no MAX line. Main roads are clogged, congested and backed up with traffic, doubling and sometimes tripling drive times. It's maddening. These neighborhoods can't handle the additional density and traffic. Even main highways are not suited to handling the increased traffic volume. You can't go anywhere any more without sitting in unbearable traffic at almost any time of day. Infill is no longer a good idea when the quality of life is so diminished due to overbuilding, crowding and horrific traffic. Perhaps it is time to expand the urban growth boundaries without compromising public land. We must consider who is benefiting by over-development. Not the residents of the community, only the developer!</p>
1	<p>Require new buildings to have and use underground parking and bike parking rooms. Require new buildings to be at least 50% affordable (sorry, but \$1000-1200 for a tiny one room studio with little to no closet/storage space is not affordable in a city where minimum wage is \$10. Someone making minimum wage gross a little over \$400 a week, and considering the majority of landlords require 3x your monthly income to qualify, then rent shouldn't be more than \$533. THAT's affordable.)</p>
1	<p>work with neighborhood associations to amend rules if proposed buildings not acceptable to Neighbors</p>
1	<p>Stop allowing apt complexes to be built with little or no parking. Off street parking was a requirement when I purchased my current residence. I have stopped frequenting areas such as NW portland where parking is becoming difficult. This affects businesses and QOL.</p>
1	<p>Give tax breaks and height easements to apartments that include 25% affordable units. Create more barriers to single large homes replacing single small homes in neighborhoods. Make owning a single-family home a luxury.</p>
1	<p>Try to keep some visual integrity in neighborhoods. This will help them age well. By all means, affordable options need to be available, but don't force out existing homeowners who have added value by taking care,of their property. Choose well the location of a high density dwelling. Also, not every new building should be ultra modern. Fit the style and flavor of the unique neighborhood.</p>
1	<p>I am 63, fully employed, a grandparent, and I fell on last week's ice. I am currently housebound with a fractured pelvis, as my wonderful home of 31- years is a full flight of stairs up from the street. I am very interested in multi-generational housing support for families as part of in-fill.</p>

1	Develop more holistically. If there is trees on the Lot, then allow homes at a scale that will work with the existing trees. If a home must be replaced with something larger, move the home (require as part of the development they move it) to a partial where a low income family can live in the home. Currently many viable or light fixer homes are being demolished instead of sustainably deconstructed simply due to costs. My neighbor just made that decision, they looked into deconstructing a wonderful little home and decided it was too expensive, so they tore it down. So sad. Make that a requirement. It should not cost less to do something less sustainable. Leave a year. Metro recently, about 2 years ago, completed a study and while folks desired single family housing, they also desired a yard. these mammoth homes often have a postage stamp one or almost nothing at all. This also means people cannot grow food. These two story homes are not in consideration of aging in place, a population expected to grow faster than any other is the elderly. If someone wants to buy a double Lot, require that the existing home (if viable) be retained and they can add a home that fits the scale next to it.
1	There needs to consideration for the existing neighbors. These huge new homes block sunlight that once shown into existing homes and yards. The size and shapes are inconsiderate to existing people who have been in these homes for decades. Limit height and require they leave some sort of yard around the house instead of extending to the edge of the property line.
1	There should be incentives to subdivide lots and build and disincentives to demolish. New construction/infill should range in price and size and aesthetic. Requirement to salvage existing trees when they are healthy at time of construction.
1	-Stop allowing free parking on public streets. -Encourage carbon pricing to help people see the true costs of their housing and transportation choices. -Take steps to increase the odds of redevelopment leaving existing trees in place. I think there are a number of people who are primarily upset at the loss of large mature tree canopy under the current system. Consider the relatively new apartment complex on the east side of Cesar Chavez between Belmont and Stark. Here is what it looked like before construction: https://www.google.com/maps/@45.5175281,-122.6229855,3a,52.3y,44h,98.21t/data=!3m6!1e1!3m4!1sehF24GoBwPvDPoTAEEx2Gtg!2e0!7i13312!8i6656 There are three really great trees that could have become the centerpiece of common green spaces for the tenants. Maybe if they preserve those trees they are allow to add an extra floor? Something like that. -Allow things like garden court apartments, duplexes, triplexes, town homes. The lack of options between single family and big apartment buildings is a huge barrier to progress. -Require more setback from property line for single family homes than multifamily options. A lot of people are upset by the single family teardown to single family giant house that's five feet from both sides and the back. What if you could be five feet from one property line per unit in the development, and had to be ten feet on all the rest. -Eliminate the requirement for single family homes to have driveways. If people want space to park a car, they can choose to pay for street parking or parking on their own property. If people don't need space to park a car, they should reap the rewards.
1	Residents currently in the neighborhood, it seems they are being pushed out with new developments.
1	When possible, maintain existing homes (particularly those that are in good condition or can be remodeled). Provide opportunities for houses in foreclosure to be purchased and given new life before they fall into disrepair or are taken over by unauthorized residents. When homes can't be repaired, consider replacing with infill housing that matches the style of the neighborhood.
1	Moderation would be best for Portland. The city has been squeezed enough for now. A moratorium on infill should be enacted to assess it's benefits vs. deficiencies over the same period as infill has been in effect. If this infill continues, infrastructure will suffer beyond it's already over extended burden.
1	Affordable apartments and homes. Community land trusts and Land Value taxes to fight speculation driving insane RE price gouging.

1	Simply stop letting builders demolish smaller homes on older, larger lots, only to replace them with more, larger, and much more expensive homes.
1	In these days of the "rush" to make money on development. Rarely is the neighborhood character or lot size considered when assigning architecture. Many "mod" homes are developed with no consideration for the neighboring properties or the neighborhood. Sight lines window locations etc. An architecture review to consider setback, neighborhood, and style would create happier neighborhoods receptive to development. Many of the "modern" designs currently being used will over time become a blight on the neighborhood as they are made with poor materials, labor and architecture planning. I would like to see a "modernization bonus" this would encourage developers to use existing properties and the footprint they have to reduce waste of materials and labor. This would also keep the neighborhood character while adding square footage. I have seen many single story dwellings raised up to have a 1st matching story built.
1	There should be policies outlined by the City regarding how real estate developers can develop communities and properties. The sooner those policies are in place...and I am assuming there are consequences for going against those policies (heavy fees and delays from building or buying property), the better. I am also hoping that the city has a vision of how increased density can occur while not altering greatly the neighborhood character of any area (aka being a driver of gentrification).
1	We need better public transportation for mass commute. No one likes trimet, but we need more light rail etc. Cars are wasteful monetarily and pollution-wise. Infill housing is crap. Leave Portland un-molested (or quit doing it, at least) and just build better transportation to the suburbs. If any new construction is to be done in Portland, it should be re-building some of the magnificent buildings we have lost in the past to other episodes of wasteful demolition and "greed-rushes." Everything that is done should be something the city can be proud of and will be for time immemorial. The public benefit of the many needs to be prioritized over the private interest of the few's financial wealth. We're social creatures and our city needs to reflect that. Stop trying to turn Portland into the concrete jungle of shallow shopping that is LA. Portland is being raped right now and divested of everything that makes it unique. The condos look like something a not incredibly bright child might make out of legos. The charmless, needlessly huge and out-of-place McMansions also demonstrate that the "infill" isn't necessary. Let trend riding yuppies of this fleeting "Portland" fad reside out in the "burbs where their species belongs and build a shiny, new transportation system for them to pay to ride in to do their spending and pay again to leave and head back to their empty, corporately sterile and tragic existence. Let's build what we've lost instead of disposable homogenization demanded by hegemony which leads to cultural ruination. Consumer culture isn't a real, meritorious culture. Don't tout the tortured logic of crowding and cramming people on top of each other as a benefit of easier accessibility to amenities etc. Build better transportation instead and let us live in a city worth living in.
1	Do not let apt buildings build without parking. CONSIDER PARKING and the LIVABILITY OF our NEIGHBORHOODS
1	In SW Portland there are numerous sites with old houses on large lots, or large lots with rough sites that are difficult to develop. More flexibility is needed perhaps with size or affordability requirements
1	Require tree plantings to somewhat offset the destruction of trees on infill properties. I'm sick of losing our neighborhood's trees. Is there some realistic way to distribute infill more evenly? My 2-block long street has had 7 new homes go in over the last ten years, which seems excessive.
1	Promote the "missing middle" of housing of moderate density. There are wonderful examples of townhomes and small apartments from the era of the electric streetcar... mid-range multifamily housing seamlessly integrated with single family. Our zoning laws should recognize and promote such sensitively designed/proportioned multifamily even in single family zones. Single family only means socioeconomic segregation. It hasn't always been that way.

1	TO MAKE SURE IF YOUR GOING TO PERMIT APARTMENTS/LOFT UNITS TO MAKE SURE THEY PROVIDE THEIR OWN PARKING. WE ARE AT CRITICAL MASS IN SELLWOOD WITH NO WHERE TO PARK OR EVEN BEING ABLE TO PULL OUT OF OUR OWN STREET. Even the 10 unit at the end of 13th/Knapp has made it diffult to go down the next street Flavel. So I'm suppose to go 3 or 4 streets down to get onto Milwaukie Avenue. With the new 70 unit loft building at 13th/Milwaukie and only 29 parking spots it is going to make the whole location miserable. It is already too late for us as you have provided permits with no thought to how this was going to impact the neighborhood.
1	Clean up regulations that allow a small wall of an existing house to be left in order to claim a remodel instead of a replacement house is being built. Have design standards for existing old neighborhoods so new houses fit in. Have higher taxes or permit fees for large house construction to encourage developers to leave existing small homes that are in good shape, and/ or build smaller more affordable homes.
1	Use zoning to prohibit: 1. any housing that doesn't have off street parking 1 space per resident 2.no more houses built in the backyards of existing houses
1	I have no idea what this means. But in general I think the city allows developers to have their way and don't listen to neighbors or take the needs of low-income residents into account.
1	Additional infill in East Portland must come with the infrastructure needed to service the additional density -- road improvements, sidewalks, parks.
1	Neighbors involved in process - or at least notified when 100 yr old tree is taken down and McMansions are going in 5 feet from your fence line. More fees for developers. More reasonable standards for home heights... Basements required if you want 3 stories... Save the trees. And I am not even a tree hugger - I am so sad and angry about loosing the shade of a 100yr old tree - no notice. Active towing on cars left on street for months. With 115 yr old homes like ours no garages or off street parking - we need non-resident cars to be towed.
1	It should be pretty simple. Build according to the neighborhood, existing buildings, and lot size. A narrow row house 4 stories high, on a block full of single story homes seems wrong. Building apartments on a block full of well maintained homes doesnt make sense. Dont tear down houses that are quality build, liveable, and dont need to be replaced. These tear downs are just to earn profits. Dont allow those seeking these profits to built units that aren't appropriate for the lot, i.e. oversized, too narrow, no yards.
1	CoP needs to evaluate historical structures (greater than 50 years old) by the following standards. 1. Contribution of existing structure to neighborhood/community. 2. Cost of rehabilitation of current structure. 3. Design of replacement structure and how it will interface with existing historical context. CoP is likely unique in how little it seems to care for its historical structures and larger historical urban fabric. It permits horribly ugly buildings with no relationship to existing design. You have to wonder if people wouldn't have such a problem with infill/new design if it could be done tastefully and harmoniously with what is already here. Portland risks destroying what has made it desirable--a sense of context and historical place. Every apartment building does not have to look exactly the same. We risk having a homogeneous mid-rise "template" that shows up everywhere like some 1960 strip mall. CoP could demand a little bit more from designers and builders. We also need to consider as a community if this increase in density is really what we even desire. The question above presupposes that new infill is coming regardless of whether residents want it or not. It is mystifying to me why the City is more concerned about people not living here, than about the preferences of those already here. It seems that it makes the most sense to ask the community if infill is what they desire before you assume that it is. It is quite possible that residents are quite happy with what is here now, and don't desire increased density. I know that the density in my neighborhood is perfect for us (which is why we chose the neighborhood). Fortunately we haven't had any zoning nasty surprises with any split lots or underlying lot lines opened back up. So glad we don't live in inner SE. They're getting slammed with that stuff. Note that I don't mind increased density in the transit corridor a mile from my house. I just wish all the new buildings weren't so unattractive. I just wish there were some design standards that required something attractive.

1	Infrastructure must be considered. Building homes in neighborhoods without sidewalks increases traffic and risk to families trying to walk around.
1	Fix the tax code, so you don't punish homeowners building ADUs. Keep encouraging ADU building. Allow for duplexes, instead of lots being split and skinny houses taking the spot. There are many beautiful examples of old duplexes (I'm thinking Ladds Addition in particular)
1	Maintain the integrity of neighborhoods by limiting the excessive building of multi-family units with limited parking that have major impact on the livability of neighborhoods and in-fill houses that don't respect the neighborhood's original layout and building character.
1	Please take into consideration when you build a house that now looks down on my house devalues my house and who's going to pay for it? Me Me me
1	Insofar as it is able, the City should vigorously advocate for the lifting of the State's ban on inclusionary zoning during the 2016 legislative session.
1	Require developers to build more affordable housing as a condition of their permits to build expensive housing.
1	Do it in a way that preserves neighborhood character, and encourage more amenities such as grocery stores and pedestrian friendly streets, etc. Don't tax ADUs like crazy. I would convert my basement as it is 1000 square feet and fully finished but I hear the taxes would be really high.
1	Zoning updates to prevent massive buildings in cozy neighborhoods, make creating ADUs more affordable (less permits, lower fees), PLEASE don't forget pets in this issue. Landlords are saying NO PETS so much these days that housing for animals is becoming an issue. Please consider giving a tax credit to landlords who ALLOW their tenants to have pets. (Also must monitor pet deposits too- they should ALWAYS be refundable. No damage to property=money back!) Thank you for remembering our animal population.
1	Limit the size and height of new buildings (especially when a builder wants to put a 5+ story apt building in a complete residential all single family area. It looks awful, and creates parking issues/hazards for those paying property taxes.
1	Please slash all the incentives you have given to out of state investors who build cheap generic looking homes for a quick buck. They are feeding like locusts and will ruin the character of our city forever. Give more incentives to residents to build ADUs, which they will do with far more care and love. Make it mandatory for new condos and apartments to have at least one green space, one public artwork, and a lot of street trees.
1	Allow for big beautiful old homes and buildings to be re-zoned, re-used, and remolded, as multifamily housing.
1	Prevent single dwelling single family new development in neighborhoods that where established in the 50's or older. New updates or remodels can only increase dwelling by a small percentage of original dwelling 20% or less. New updates or remodels can only be visible from the back of the dwelling (not street side). Dwellings that are demolished have to have rotting or structural damage that impacts 40% or more of the dwelling. Zoning allows for new housing and development in neighborhoods that where established in the 50's or newer.
1	1) Stop infilling Portland. It's leading to too much stress on the infrastructure of the city. 2) Require larger yards for single-dwelling units. People that want single-dwelling housing are not looking to be jammed next to their neighbors. 3) Houses should have more sq. ft. in the yard than in the house.
1	There should be respect given to existing homeowners. I pray no more forcing us to pay for things, like the sewer when some of us are disabled or elderly. This is what makes me afraid of the infill housing. That was awful & shocking that there wasn't any help except loans that grew like crazy. How about helping people stay in their homes? I am disabled in Portland & it is pretty much impossible to get help, I can't imagine twice as many people in my neighborhood!

1	building codes and design guidelines(specifically scale and proportion); current infrastructure capabilities; public transit connections; neighborhood main street/hub locations
1	Be more aware of parking problems, that is do not allow new apartment buildings to be built without adequate parking.
1	Focus on high quality design for "transition points" - intersections of commercial or multi-family and SFR. Commercial / Multi-family architectural design must be of same high quality as SFR and pedestrian oriented.
1	Mandatory set-back zoning regulations to prevent new construction to extend out to the property line; create an incentive plan for the construction of multi-dwelling/apartment buildings with a certain number of affordable units in closer-in neighborhoods; enforce the existing affordable housing requirements already in place.
1	Do a much better job of tree protection. Do a much better job protecting existing viable, more affordable homes. Create more stringent requirements for single family homes. For example, require builders to set the main floor so that the front steps are no more than 12 risers in a single straight run.
1	Make it easier for tiny houses to fit in all of the possible nooks and crannies of our large and very not dense city.
1	Consider the people who are current residents. And have lived in their neighborhood for many years especially those homes and properties which are nicely maintained and who do not want larger newer dwellings with NO parking provided. When they put up multiple housing in a neighborhood with NO parking included it puts stress on the current residents and leaves the streets crowded and unsafe especially for elders and children. People need space and infill encourages stress and crime opportunities. It destroys the character of the neighborhoods.
1	infrastructure must accomodate increased density--parking, sidewalks, speed limits, safety considerations, predestrian and bicycle safety..auto ingress and egress very important.
1	Builders should be required to build 2 houses priced under median/average home price in the neighborhood for every 1 at above the medium/average home price to ensure average folks are not forced out of the City in to the burbs. For example for every 500,000 house must buld 2 homes of equal quality in the same zip code priced under 300,000. Ensure that owner occupants have first an opportunity to buy a home prior to contractor or non-owner occupant.
1	incentives for renovating old homes; penalties for demolition of viable buildings; design review to ensure new homes fit the character of the neighborhood
1	Keep the character of the neighborhood intact in its architectural style. Low cost loans for folks to keep their houses from being demolished.
1	Protect solar access. Encourage smaller houses/units. Make duplex construction easier. Protect existing trees; require planting of new trees. Larger parcels near transportation corridors and apartments (such as Waverly Block in inner SE) should be developed as parks/green spaces (using systems development fees?) to accommodate much higher population densities in these areas with too few parks. Prioritize "deconstruction"; penalize demolition. Make setback variances more difficult to get.
1	Keep apartment complexes out of single dwelling residential areas. Little suburbs are meant for houses. The city has been allowing too much development and it is ruining nice neighborhoods.
1	cottage clusters, tiny house clusters, multiple dwellings if various sizes and configurations on large lots.
1	Increase income / cultural diversity in all neighborhoods, not just in N/NE. Low-income housing clustered in one area breeds violence, poor schools, drugs, gangs. Put low-income housing in Irvington, the pearl, etc. spread it around, crime will likely diminish

1	We are all aware of the projected growth of Portland. A significant amount of resources has been pumped into inner and North Portland while East Portland (beyond 82nd) has been neglected since the 90's. Knowing the anticipated growth and the capacity of the city, we need to be looking to the east side. Otherwise inner Portland will become "full" and the city will quickly realize the infrastructure issues which will prevent Each Portland from being as prosperous as the rest of the city. I encourage the city to consider east side developers to contribute to the local infrastructure (sidewalks, better crossings, safer bike routes, etc) when putting in new housing in this part of town. The city also needs to take a different approach to how these citizens are engaged. Outreach has been dismal and as a result East Portland doesn't feel supported by the City.
1	The City's bureaus have been very unresponsive to neighborhoods - I hope this survey will convince you to let go of the same old monied interests that people invariably feel is present in your decisions.
1	Consider allowing more apartments or condos in areas that are not now residential if they are very close to transit, especially if the area offers or could offer restaurants, bars and other businesses attractive to singles or couples. Follow the Pearl strategy of creating dense residential neighborhoods in areas previously thought of as not residential. If the building featuring very small apartments across from the Hollywood Transit Center does not cause the substantial parking problems predicted, encourage more of these.
1	Duplexes instead of these skinny houses that do not fit the neighborhood. Stop demolishing perfectly sound houses and remodel them for multiuse.
1	Just be more respectful of the culture of each individual neighborhood. Do not put large buildings in single family home areas, but don't be afraid to build up commercial stretches as well.
1	Tax on builders who demolish perfectly good houses. Stop the property tax increases on the elderly so they can afford to stay in their homes.
1	This city just claimed a 'State of Emergency' for those who face homelessness....and yet waiting lists for affordable, low income, or subsidized housing units have waiting lists between 2-20 years long. I believe the key is providing more low-income housing opportunities to those who need it (including those who work 40 hour a week at minimum wage and STILL can;t afford a 2 bedroom in Portland). This probably does not answer your question, but just wanted to throw it out there. Thanks!
1	There should be penalties against developers who put in houses that are grossly larger than existing homes in a neighborhood. Tearing down a 1500 Sq ft home and replacing it with two or three houses that are each 3000+ sq ft is not good for neighborhoods, affordability, the urban canopy, or drainage/watershed health (a larger concern with the widespread flooding). A tiered system for SDCs might be good, perhaps looking at the square footage of surrounding homes that are at least 10 years old (to prevent other new homes from impacting that number)and allowing only 125% of that size before some type of penalty rate is imposed. If builders want to do it anyway at least there would be a greater benefit to the community. It's clear that trying to be nice to developers is not as effective as threatening them with something more painful. Also ADUs should not be available to new developments that already split a lot as that is multiplying the negative transportation impact on the immediate neighborhood.
1	Pay attention to what residents have to say instead of doing what you want without regard to neighborhood character preference as expressed by residents.
1	Making it easier or more attractive to build duplexes instead of "skinny" houses and making it legal to convert single family houses into two or more units. Making courtyard housing legal the way the city made skinny houses legal. Allow more kinds of multi-family housing in residential zones. Get rid of single-family zoning entirely, just regulate size and bulk of buildings.
1	The affordability of home ownership and rents for existing and long term residents, and all income levels. out of state and large, corporate investment in our neighborhoods is a threat to lower to middle class Portland residents and families.

1	There should be bonuses or incentives for those who adaptively reuse existing buildings or that create ADUs.
1	Ensure that houses are not taller or on more narrow lots than their neighbors. Do not allow 2 houses where 1 was before. Require parking for multi-unit development. Prioritize maintenance of trees and green in the city. Involve neighbors more before permits are granted.
1	Forget zoning, let people dwell in the size of home they want on the size of property they want. Zoning is antiquated.
1	1. Severe tax penalties for unnecessarily demolishing an existing structure. Yes, it would be difficult to determine when it is unnecessary or not. 2. Generous tax credits or discounts for home improvement projects. 3. Strict laws prohibiting the construction of in-fill style 'rowhouses'.
1	Being mindful about mixed zoning. For example, having night clubs across the street from residential areas can become untenable really quickly(something I have personally experienced in NE Portland).
1	END the option of allowing developments without parking. REQUIRE developers/builders/owners to build homes that are in character with their respective neighborhoods. END the option of letting developers build higher, bigger, more units etc. in exchange for, say, property setbacks. We should be able to count on a certain size and character without being blindsided by deep-pocket developers. END the rule that allows a developer to tear down all but a wall so they can bypass neighborhood notifications. ENSURE ALL NEIGHBORS RECEIVE NOTICE OF ANY TEAR-DOWNS AND 'NEAR-TEAR-DOWNS'. END big-money politics that allows for far-too-cozy private meetings and agreements between elected officials and developers Without extensive public input and REAL citizen power. STOP allowing developers to get away with ignoring laws & agreements with only a finger wag from the city. Make it costly to ignore laws & agreements: current options protect bad developers. ENSURE REAL COMPLIANCE, including and up to full tear - down of structures not built to zoning requirements and neighborhood agreements. SPEND resources in neighborhoods commensurate with the lack of resources, infrastructure, clout, and neglect.
1	Allow internal conversions; these can increase density with little to no impact on external appearance.
1	The Bureau of Development Services needs to adhere to the strict letter of the zoning code. They allow way too many exceptions and interpret the current zoning code too liberally in the interest of developers. Under NO circumstances should a lot less than 36' wide be allowed in the R5 zone. Nor should the "duplex" rule in R5 be interpreted to allow a 5,000 sf lot on a corner to be divided into two 2,500 sf lots.
1	Housing over a certain height or lot coverage should pay next door neighbors a fee recoverable as prop tax credit. Should help ease some tension
1	It seems that much of the new construction is unaffordable and is pushing the cost of living up and moving people out of the inner city. Explore a rental cap. Apartments that are affordable and based on the average income of minimum wage workers is imperative for diversity to flourish.
1	Grow without losing the quality of life that actually brings people to and keeps people in Portland.
1	As infill increases, traffic inevitably gets worse, but bus service does not seem to be increasing. For example, the 9 should run every 10 minutes, instead of 15 to 20. Also, it would be nice to have better ways to cross the rail yard or the river, so traffic is not bottlenecking to get over these obstacles, especially since bus service seems to be getting more sporadic. Since the Tilikum bridge was completed, traffic crossing the Ross Island bridge seems way worse.
1	Implement zoned parking for streets, encourage development of off-street parking for folks who need to live close to their car.
1	Overtune the ban on inclusionary zoning. Make transit, biking and walking safer, more affordable, and more attractive (handle traffic issues by making a car-light lifestyle more attractive and feasible). Focus on affordability.

1	remodeling instead of destruction of viable housing -- destruction does not achieve infill if one single family residence is replaced by another
1	Consider human impact on our Mother Earth. Fire Departments limit the number of people who can gather in a single building. I urge us to do the same with regions. When the limit is reached (which I argue it has), the only way someone can move in is to replace a person who moved out. That would also apply to having babies. As you know, overpopulation is stressing our planet. I urge the City to educate people about overpopulation, using materials long available from Zero Population Growth (http://www.populationconnection.org/) and Negative Population Growth (http://www.npg.org/). I urge the Metro Region to provide and protect birth control education and services. Thank you.
1	Reduce or eliminate off-street parking space requirements. Automobile use is declining for many reasons, especially car-sharing, and parking needs are decreasing. It is unfair to have everyone pay for parking through increased rents that spread those costs around.
1	zoning updates, stronger regulations regarding teardown of older viable homes, incentives for housing for lower income residents
1	Discourage out of scale, huge buildings in the middle of single family neighborhoods. Don't push more density in already dense, inner SE and Ne Portland.
1	Stop rewarding developers and punishing existing residents with no/reduced parking requirements. If you're going to do this, then you should implement street parking permits with an added fee for residents of low/no parking addresses.
1	Preserve parking. I am young and disabled and cannot ride transit. If you do do high rises in established neighborhoods, maintain smart cars attached to that building. Don't think that if you plan for transit by reducing car spaces in new builds that this is a good thing: you are discriminating against those with mobility issues and placing an undue burden on neighborhoods to accommodate cars that come with increased density. Sticking your head in the sand and saying if we don't build it, they won't come (cars) is beyond stupidity. Only focusing on the young and able bodied who can ride bikes and developing for that age group is discriminatory. The big demographic bubble right now are aging baby boomers. We need affordable, rent controlled housing next to shopping and medical. Providing door to door transit options such as building to a hospital for appointments is optimal. You need to focus on neighborhoods, aging in place, compatible designs.
1	I'd like to see a higher quality of building construction and bonus points for including proportional garden areas.
1	Zoning updates to protect the existing character and density of neighborhoods. Additional fees for demolishing viable houses. Stronger definition of commercial zones and defence of residential zoning.
1	* Properly regulate asbestos and other hazardous materials so teardowns are done properly. * Require neighbor notices 30 days in advance of a demolition. * Promote density and affordability while maintaining lot coverage and height restrictions.
1	We need more variety - more multi-family dwellings and so on. Right now the builders just build 100% of what makes them the most money (the giant narrow houses), which creates a less healthy neighborhood (no economic diversity, lots of resentment from people who liked their neighborhoods or lost their privacy to a fill-in, etc). Also, developing hundreds of new giant narrow houses and doing nothing to improve the infrastructure and not zoning anything for businesses creates a void - kids have nowhere to hang out, traffic gets worse and worse. It's not okay. We need more variety in zoning, more housing options for not-rich people, and it has to be not up to the builders to make that choice, because it's not in their economic interest. Portland is known for being well planned. Let's not blow it.

1	Zoning updates. Make new construction fit the size and character of homes in the existing neighborhood. Tougher rules on cutting trees.
1	Providing incentives to builders to build smaller, more affordable homes. Or to include low income housing in condo and apartment buildings.
1	NO MORE "DEVELOPERS"!!!! Stop trying to ruin SW Portland... No more new residents and stop talking about "infill" as if the real issue is not the city wanting more tax base to then squander on useless projects and the beyond corrupt PDC and its greedy little plans. STOP RUNNING PORTLAND. Leave ALL greenspaces alone, place a moratorium on the destruction that these "developers" bring to our neighborhoods and LEAVE PORTLAND FOR ACTUAL PORTLANDERS, not the yuppie and hipster transplants that are RUINING this city day by day and who seem to think that they need to change this city to suit their narrow, self-centered desires. There could NEVER be another house built in SW Portland and it would STILL be too much "development". It's funny how when some "developer" throws money at the city all the rules and zoning codes and tree laws go out the window and suddenly it's "ok" to cut down every tree in the area to "make way for progress"... as someone who was born and raised in SW Portland I'm DISGUSTED by the way this city is growing out of control. NO NEW HOMES IN SW PORTLAND, NO MORE "DEVELOPERS"... End of story.
1	Low income housing quotas, rent controls, or any effective means of ensuring that people of all incomes can live in virtually any neighborhood.
1	Don't require driveways for infill since a driveway entrance already removes an on-street parking space. Create parking districts to manage parking concerns by neighbors
1	bonuses for updating existing older homes. Penalties for not updating infrastructure (i.e. sidewalks, street paving, etc.)
1	Strategy Parking Scarcity issue in Mixed zoning areas Multifamily in close proximity to Single-dwellings: Mandate minimum requirement of one parking space per unit on all (certainly all newly approved) multifamily dwellings, add CC&R to state cars registered to address in excess of one car will incur a vehicle overage fee/tax. If central city center projects are approved to increase density, then create a database (listing site addresses of with DMV and any registered cars, to an address in DB would incur additional city fees, used for City owned parking structures, street maintenance, etc. Theory being if high density is desired, and parking minimums exceed "the commons resources in that area" (aka available street parking, and street infrastructure), the negative externalities of the development are captured and resources allocated to remedy. Waivers to tax or fee available provided proof of paid parking space rental is in .5 miles of site address for every vehicle in excess of one. Approving Multifamily units without adequate parking is causing hostility in adjoining neighborhoods. So encouraging more development of multifamily units is imposing structural violence on existing single family home owners, clearly not engendering a cool Portland vibe. Whereas, a SF homeowner may not "own" the street parking in front of their home.... the market price paid reflects the linear curb frontage, and subsequent property taxes paid yearly is partly based the value of this amenity, therefore it is reasonable for a SF homeowner to reasonable expect to be able to park in front of, or close to their residence. Approving multifamily housing without strict vehicle parking minimums violates the community's perception of each other. Instead of neighbors, they view each other as competitors for parking spots, or invaders. This is an engineered situation of resource scarcity (your department planned it multifamily without enough parking) this diminishes the livability in Portland, and its compounded with each newly approved project. If you would like to create Microhousing (assuming no vehicles owned by occupants) for intended occupants who are pedestrians, bikers and mass transit users, then approve it (only in close proximity to mass transit, and existing bike paths/routes in place) with CC&R's which have the same tax for fee associated for exceeding the parking resources available for that area, any registered vehicle to anyone living at that address is fined (monthly preferably). Portland Landlord of these designated properties would need to notify the proposed tenants of the CC&R in the advertisement to rent, and in the lease. Also, rather than say... Oh that would not work because...x,y or z..... Say

	instead....that would work..if we approached it like... a, b, or c. Keep the focus on improving Portland's communities and culture, and not just increasing density.
1	Enable residents of a neighborhood to take part in a meaningful way in proposals for new houses and new developments....right now that process is a joke. Real estate developers have the influence and power to always win, and the average person has no meaningful power whatsoever. One can go to neighborhood association meetings, petition the planning boards, and absolutely nothing is done to respond to the residents legitimate concern. The entire process is a farce. I see cheap housing going up that is tawdry, cheap looking, completely out of character with the neighborhood and no one can do anything effective about it. Skinny lots with houses that are clearly thrown up to maximize profits of the builder, not to improve or enhance the neighborhood. Additionally, the quality of life for everyone is degraded when no thought is given to all of the vehicles, on average 2 to 3 cars per development unit, that are now brought into a crowded neighborhood. I have seen my neighborhood become noisier, more crowded, less cohesive and with a more and more unattractive hodgepodge of houses and apartments, apartments that are not maintained properly by greedy and lazy landlords. I can send numerous pictures of these if it is helpful. There are inadequate regulations and inadequate remedies. Many people feel helpless about this, we know more housing is very badly needed but the process for doing this is deeply flawed. builders and real estate developers have access to those who make the decisions and everybody else is shut out.
1	Multi unit complexes should have required on-site parking. The pretend these people aren't bringing cars with them (especially when they are paying expensive rents that accompany this apartments) is B.S. It affects the livability of the neighborhood. Also the high rents of these new complexes decreases the affordability of the neighborhood and this affects the character of the neighborhood. To pretend that people who want responsible building and planning are trying to keep people from accessing affordable housing is a red herring and a giveaway to greedy developers.
1	Provide funding and incentivize non-profits and for profits to create and preserve more affordable housing for households making from 0-80% MFI. Zoning updates to allow more than one dwelling per standard lot
1	Greatly increase the amount of trees and green space as part of the new developments. Develop an incentive program that encourages residents of the new buildings to use public transit, ZIP car, Car 2 Go, etc so the neighborhood and the city aren't swamped with more cars.
1	The city should implement revisions to the zoning code to allow for more duplexes and triplexes and ADUs in residential neighborhoods. The city should also scale SDC charges to the size of the new home. We need more variety in housing types in Residential neighborhoods to allow people with a diverse range of incomes have access to neighborhood amenities
1	You need to better pay attention to trees being removed and then replaced by inferior species - it's sickening watching old growth beautiful cedar and sequoia s being replaced by ubiquitous maples. Encourage developers to match housing types and sizes in the neighborhood.
1	require multi unit dwellings to provide ample parking garage spaces. At least one space per unit.
1	A "luxury tax" on monstrous single-family houses to encourage construction of smaller homes. No one needs 3000 square feet!
1	Keep in mind the size of the structure that is going on the land, making sure it's not too large for the lot. Encourage people to remodel instead of teardown, less waste.
1	Limit demolitions of viable homes by updating building codes, such as limiting building size to the pre-existing footprint. New dwellings dwarf the existing lot in many cases. Developers are using old codes to split lots using old property lines causing building on small lots. Parking becomes a challenge in many projects. Neighborhoods are losing their diversity. It's very sad because young families can no longer afford homes in older neighborhoods.

1	While I oppose urban sprawl, it happens anyway due to growing suburbs so I think Portland should consider extending its urban growth boundary to avoid too much density. If that's not an option, then seriously addressing infrastructure needs such as improved transit, parking, increased traffic, sewer, as well as ensuring green space and trees and for quality of life and existing wildlife. In my neighborhood (SW Burlingame) there is a proposal to add hundreds of homes in a relatively small, forested area that would significantly impact already heavy traffic as well as remove trees and impact local wildlife. Some of the best things about this neighborhood is it's proximity to downtown and the forested areas that make it feel further from downtown. Traffic here is getting really bad on side streets. This negates the whole benefit of living close in and hurts everyone with added pollution, time...
1	Do not require garages on skinnier lots and houses, and do not require garages if homes are within 1/4 mile of frequent service transit stops, within 1/2 mile from high-capacity transit stations or on a major bikeway. Incentivize designated and protected on-site bike parking. Allow multiple ADUs on one site. Allow attached houses if one developer is developing multiple narrow lots at one time. Allow density bonuses beyond just lots abutting commercial to all new homes within 250' on a block shared with the commercial development.
1	Zoning updates, and stricter rules to prevent predatory developers from flooding the city with sub-par, unsightly construction. I do like the idea of bonuses for builders who work to maintain the integrity of architectural style, existing tree canopy, and are responsive to n'hood association feedback.
1	Zoning should be updated to help preserve the character of Portland. The current wave of development appears to be geared towards developers and trying to attain as high of a density as Portland can possibly sustain. I personally do not want Portland to grow at the rates the City is trying to push for.
1	We need inclusionary zoning. City government needs to convince the state legislature to remove its ban on this.
1	More citizen input and participation. This changes cannot be driven by developers and monied interests only.
1	Stop construction projects until zoning and adequate planning have been done. The process underwhich this growth has occured has been swayed by the builders.Neighborhood input has been ignored.Poor planning.
1	Update the oning laws to slowly push the single dwelling areas back from the city center to allow for more multi story multi dwelling properties. Incentives could be used to encourage new construction in the newly adjusted single dwelling areas to conform with existing architectural norms, while still creating more density in the least population dense areas.
1	Allow demolition only for houses which can not be repaired and updated. Remove the code section that allows a developer to leave a very small section of a wall of an old house and classify it as a renovation, when it is really a demolition. Require review of construction plans to ensure that new and renovated houses will fit into existing neighborhoods.
1	Communicate with the neighborhoods affected! We are taxpayers and feel like we have no voice in any of this. Do a traffic study! Force new developments to provide for parking for every unit built. Do not destroy existing the sunlight available to existing homes and properties. Keep building heights down and in character with the neighborhoods they invade. Vet the developers--so many of these people are horrible. They don't care about the neighborhood they are destroying -- they care about money. And all you planners and government officials ask yourselves - would you live next door to this monstrosity? Why do you think any of us do? Preserve the character of our neighborhoods.Stop demolishing Portland.
1	Check houses being built to be sure developers are following regulations. Make consequences very serious for scofflaws. Develop regulations and guidelines that FIT the neighborhoods. Setbacks and heights must preserve some space on lots. Offer incentives for building the smaller, one story, accessible houses we need for an aging population so developers don't have to build huge houses in order to make money.

1	Insist on parking being provided when multi-use and apt buildings are created where small single story businesses and homes once existed.
1	Limit on homes torn down each year and incentives to keep homes and maintain them or update them.
1	This City needs to harness the greed of house flippers by taxing these sales to help fund more infrastructure and affordable housing. In the last 30 years I have seen housing double in price over and over again because of this insidious practice. And all the while Portland has become more crowded, less affordable, and with less funding to address ongoing growth issues. It's time to stop standing by and letter a few greedy real estate "investors" steal from us all.
1	More apartments are needed. Tearing things down to build fancy unaffordable condos needs to stop. Tighten building requirement on tearing houses down and building giant monstrosity that kills privacy and ruins a neighborhood historic value. Increase property taxes with pentalyz for infill housing that that exceeds past home on the lot if it is a tear down of a viable home.
1	This terrible and ruining my neighborhood that I have lived in my entire life. Perfectly good homes with decent yards are being destroyed to build terrible new homes that dont fit in and have zero yard. If you are looking for single dwelling residential areas stay out of the neighborhoods and build where they fit in.
1	I wish the city would allow neighborhoods - especially the people living in a small radius around the proposed area - more input on what types of things can be built in their neighborhood, and more input on the zoning. There isn't a one-size-fits for all of Portland and what makes Portland more unique is letting the neighborhood develop their own character and maintain it how they would like. I also wish the city would revamp the retail/housing zone so that retail HAS to be provided in situation such as the new development going up at about 34th and Hawthorne. It is astonishing that an apartment building is going up there with NO retail and NO parking. And yes, the parking has to be addressed. I don't care how many studies are done about parking, people who can afford to rent these new SE apartments have a car and my proof is the total congestion on SE 27th between Hawthorne and Salmon. Before the apartments on 27th and Hawthorne were built, that street had about 5 cars in 3 blocks. Now we have to play the wait game while traffic attempts to navigate the area, especially the now one-way situation between Main and Madison on 27th. You have created a mess there!
1	ensure that any large development has an affordable or non-market housing component and community amenities like transit passes for residents
1	Don't have a one-size-fits-all strategy. Be flexible. Don't tear down every structure to build anew...renovate. Refurbish. Reuse. Recycle. If you're going to have a height restriction, consider the houses next door.
1	Consultation with members of a neighborhood, before tearing down and rebuilding!!! Consider visual results - pollution or not? Set reasonable maximum density for residential neighborhoods.
1	Use media to survey directly the residents of neighborhoods that developers or builders have submitted a building permit. There is a mailed survey sent out but the city/county must pay attention to the negative responses. Use suggestions from students taking classes related to land use and architecture at high school and college level. The question to this group would ask for the impact of this type of building in other cities/counties/states. This would be research incorporated into their perspective for future community development. Maybe even taking the greed element out of building where it should be limited. Portland historically has followed other large cities in development of transportation, downtown buildings, radical fill in of houses/apartments without including street use and including maintenance. Use neighborhood associations as source for localized concerns. Leave space or large lots for floral and vegetable gardens. Keep Portland beautiful with green spaces for our grandchildren and the grandparents. Let Portland develop and enrich diversity of its residents by culture. Do NOT continue economic redlining with rental and purchase costs that keep our children from returning to their hometown after being educated in college. They will bring back experiences, hopefully positive, to improve intercultural relations. Portland

	<p>must be prepared for the changes happening in the world. Those changes are coming with the families of veterans moving here. Portland cannot be isolated as Tom McCall suggested many years ago. The world has color, languages, experiences of survival, priorities for living together in unbelievable conditions. Let them in culturally and economically with ideas that will keep Portland the exceptional place to live it has been becoming. Help the folks in the "numbers" return to where resources and jobs can be sustained. Go to Salem so the good ideas can be shared across the state. Don't let the out of state developers make their money off Oregon residents.</p>
1	<p>Questions are formulated poorly and written to skew results to provide false support data for others political and economic agendas.</p>
1	<p>It seems it is all about the money and the developers of multi units have the city permit agents in their pocket. It is absolutely absurd to build without parking and skirt every sense of reason for a few dollars more. This survey is written to encourage the results you seek and clearly just to get buy in from residents who think their voices are heard.</p>
1	<p>Respect for existing green space and neighborhood character. Understand that people have cars and require dedicated parking spaces -- not street parking. Get over the fantasy that everyone will be riding bikes or using mass transit that doesn't even run 24/7. Listen to the voices and concerns of those who live in the neighborhoods.</p>
1	<p>All newly built homes/apts/condos MUST include parking. Infill or inlaw apts should pay same taxes as the rest of the neighborhood. Additional units on one property raise the property levels and should be taxed accordingly.</p>
1	<p>Stop putting 3000 sqft properties on 2500 sqft lots. Stop building apartments and new houses with no parking. Stop cutting down trees just to make the house that much bigger.</p>
1	<p>Ignore the wailing from people resistant to any sort of change. Avoid enacting crippling nonsense like a demolition or tree removal tax. Focus on improving infrastructure through simple measures like paving the roads or adding streetlights.</p>
1	<p>Very simple. A person can live in a tiny house 100-200sq-ft. Relaxed permitting for tiny homes allow existing properties to become denser & diverse without scrapping an existing functional house. If Portland continues it's current promotion of land/buildings as a bank account, then the city will descend into class war.</p>
1	<p>Parking needs are important to be considered, especially for multi-family units. Notice to neighbors if a milt-family unit is going up and compensation to neighbor or tax benefit given to surrounding neighbors.</p>
1	<p>Currently there is a significant financial incentive for developers/builders to tear down a smaller, yet viable home to build a bigger home with a higher sales value. It provides a much greater return on their investment, and the City gets more property tax money. But when a 3 bedroom 1 bath home is torn down to accommodate a 4 bedroom, 2 bath home, it does NOT solve the problem of infill/density or affordable housing. It simply gives a more affluent family the opportunity to buy a bigger home on the same lot. It can also denigrate the character of the existing neighborhood. The question in my mind is how to turn that scenario around in some cases. Consider a tax on the development of a new/larger home that replaces a tear down. (aka Charlie Hales tax), BUT...shift the dollars earned from that toward a remodeling incentive on existing homes. It didn't make sense to me that the demolition tax was to go toward affordable housing, because while that is an important problem to solve, that isn't the one most people in single-family residential areas are looking to solve. Work with the State Historic Preservation to assist homeowners/builder-developers to understand the opportunities/tax credits that might be available for improving an existing home over demolishing it. Seek input from the Oregon Remodeler's Association and Clean Energy Works for ideas on how to raise the funds necessary for a program that would help its member businesses. Additionally, consider an incentive for building two smaller homes on one lot. The developer gets the economy of scale from building on the cost of one lot. (Skinny homes done right are more reflective of solving density and affordable housing issues.) Yes, it's more costly to build two homesâ€hence the need for an incentive. Perhaps there is some reduction in permit fees, etc. That cuts into the City coffers, I realize, but at least it is rewarding development that</p>

	<p>solves key Portland issues. And finally, the recent ADU program changes made by the City that provide more flexibility in terms of setback requirements, design, etc. were great. The County obviously messed things up with that by upping the property tax fees on ADU's/underlying property. If there is anything more that can be done to work with the County to help keep the momentum on the construction of ADU's in the City – THAT would be desired. They do little to change the look/feel of a neighborhood, offer income to the homeowner that might help them live in their home longer, AND provide a more affordable (yet still nice) living option for many. One of the best density options available.</p>
1	<p>It's important to have streets and sidewalks for ease of transportation of auto and people. Rather than the course we have right now the building homes and not having the streets to meet the neighborhood Needs. Newer schools for the need of the newer subdivision is being built. With existing streets in the neighborhood I live in too much gridlock.</p>
1	<p>Create incentives for homeowners to update existing structures with ADU additions rather than penalize them. Disincentivize the widespread demolition of existing, livable homes so developers can build a HUGE single family home on a tiny lot that is largely unaffordable to residents of that neighborhood. Incentivize the update/modification of existing structures into multifamily housing (duplex, triplex...). I make \$36,500 a year (pre-tax) working at one of Portland's largest employers, have a masters degree, and I can't afford to live in the city I've called home for 17 years. It's sad to think I'm going to have to move. Please help.</p>
1	<p>The process of forcing, or strongly encouraging residents to ride bikes or use mass transit will take a long time; probably two generations. In the meantime, it would be a bad direction to take to immediately increase density in parts of the city to the point where there is very inadequate street parking.</p>
1	<p>Given the current system, it's hard to imagine what might encourage what we want more of. Let's encourage homes to be well-insulated so ongoing energy usage & costs are kept at a minimum. Let's encourage density, but figure out how to keep open spaces/lots/etc. in many of our neighborhoods. Even aesthetically, it's less pleasant to live in a concrete island where houses take up nearly every sqft of lots and where most green space has been used. We can't completely control whether land owners sell empty lots for development or subdivide existing lots, but it seems like we should heavily encourage a way for more open or green space to exist in the city, while still encouraging density where we do build. I think parks aren't the only kind of green space needed in a city designed for healthy people and considering what the future might hold. We need "green spaces" to include community gardens, both of the traditional and new varieties... what if every neighborhood had a couple small 1/2 acre community managed vegetable (fruit/orchard?) farms that helped educate and provide locally grown food into the neighborhoods. Community Centers are part of green space. etc.</p>
1	<p>I'm not opposed to houses being demolished. I am opposed to 1. Houses being destroyed that are in good shape 2. Good houses being destroyed to split lots and build more houses 3. These huge "craftsmen" style homes being built and raising housing prices to obscene amounts.</p>
1	<p>Provide incentives for in-ground parking for both single-dwelling as well as high density condos/apartments.</p>
1	<p>Prioritize construction on formerly vacant lots over demolition of existing structures. Also, retain current lot sizes so that a demolition is replaced either by another single home of comparable size or a multifamily apartment complex. The skinny homes on 25' wide lots are ugly and poorly constructed, and detract from the appeal and aesthetic of the neighborhoods where they are built.</p>
1	<p>Portland is losing its much publicized livability. The construction in many parts of the city may meet code but the quality of the buildings is terrible. "Tomorrow's slums today" could be the BDS motto. Ideas...preserve older viable houses. They can be updated. Require adequate off street parking for all new construction. This notion that everybody is going to ride a bike or take public transport is a pipe dream. Even people who do take Trimet and bike own cars. Require new construction to blend in to the character of the neighborhoods. Developers and flippers</p>

	don't care about livability. They live elsewhere. They need to be required to address it if they are going to do business here.
1	Reward creative and sustainable development by streamlining the development and construction process. It's so overly complex and wrought w/ beaucracy, delays, red tape, rules, etc.... that we as a city are never going to keep up with the new home construction demand. We must figure out a way to move projects that meet development objectives and goals through the land use review process quicker. Consider assigning a project manager to each new project who's primary goal is to aid applicants in navigating they myriad of agency's, rules, code, process, etc.... Help developers, builders and property owners wade through the challenges vs. hindering them at every turn. Given the time to bring a new development to market, one gets the feeling that Portland does not want new growth, development, new homes or any change. It feels like a very anti-development city. Rising home prices are a function of many things w/ largest being demand. Considering all the people moving to Portland and the painfully slow pace that it takes to permit a project it's going to take a long time to meet demand which in the interim is going to result in increased home values and less affordable housing.
1	Zoning for tiny houses, restrictions on height for new houses in neighborhoods with single story houses, priority for affordable housing
1	Prioritize multi-family development on thoroughfare corridors and existing open spaces where the impact on neighborhood character is less; consider lessening restrictions on housing development in the Inner SE industrial zone, where large numbers of undeveloped lots seem unsustainable given our present and future housing crises.
1	We are not Toyko. I live in a condo in St John which is being redistricted? (not zoning yet) and i worry that my HOA will sell out to a developer which means I would have to move to Clackamas. I am a low income person, please don't take my home away from me. It's getting bad in St. Johns especially, and the same infill thing is happening behind my parents house stripping them of any privacy. Quit it!
1	This question requires some level of urban planning expertise to know what policy tools are viable for the city. A lot of people taking this survey (myself included) might not even understand your language here either: "integrate new infill housing in single dwelling residential areas". I don't even know what zoning updates or bonuses are.
1	The size of the new housing is usually too big and the prices are a little too high for the areas they are going in to. Then one of the real problems is that you don't require parking on the premises of new housing, houses or apts, and most people have more than one car and have to try finding parking in the streets surrounding the new places. Before I left NY many years ago they made a ruling that all new apts had to have garage spaces for parking. There are many new apts on Div and Hawthorne without parking. And like many people am a little tired of done of the finer and some not so fine homes that could be remodeled that are torn down and some new, nondescript house, or two, are put in their place. The price of many new construction is quite a bit beyond what us truly affordable in many areas. And rents are ridiculous for most working people and need to be addressed. There also used to be SRO hotels downtown that are no longer available. Know that there are some low incomes but more is needed.
1	Percentage of new development includes affordable housing. Why is Oregon one of two states that don't have this requirement?
1	Tax incentives to restore and not demolish old homes, demolition tax, design standards in new construction, suspend fees on ADUs
1	Maintain Portland's recent heritage of excellent design which has provided good economic development for all over the last 20-30 years
1	Deny permits to tear down existing homes that are in good condition. Deny permits to those removing canopy trees from properties.

1	Some sort of Permit cost breaks or property tax relief for owner occupied which might discourage 'flipper' contractors
1	Ban the development of narrow houses placed on 50x100 lots. Tall narrow houses should not be taking over neighborhoods. There are sometimes 5-6 in a row where the contractors have bought & demolished 2-3 normal sized homes. UGLY
1	Zoning updates, absolutely. A look at all the different styles of housing and housing structures, and an open mind about what is possible.
1	First, it's very disturbing to watch a home be demolished with little regard to the recycling of materials. The older homes contain hardwood and other reusable resources; yet, what we see are backhoes for demo and dumpsters to collect the debris. Please require recycling when issuing demo permits. More directly answering your question: Incentives for restoration, renovation, and additions to existing buildings and higher fees for demo. In addition, increased architectural review of massing, height, and building context is needed to allow a variety of building styles while retaining the look and feel of the neighborhood.
1	Limit sale price of new developments such that working class and middle class residents can afford them.
1	Transparency with existing neighborhoods; require developers to follow laws and rules that are in place;
1	More affordable housing and affordable home ownership options would help provide a range of new housing and would help maintain the character of neighborhoods.
1	Require that boxy, narrow structures have more windows (than what seems to be the usual design) so that the architectural appearance is more attractive and, more importantly, more liveable.
1	public notification and ample opportunities for public comment for all citizens (including night/weekend workers); mandate deconstruction/environmental hazards mitigation; mandate 24-hour frequent public transit service in areas of all development, infill or other
1	The city needs to consider maintaining some of what makes portland a desirable place to live. close-in neighborhoods are being overrun by block-filling beige boxes full of people (and their cars) who can afford their high rent. stop putting these big beige boxes full of aggressive drivers on streets with no mass transit, such as 20th, and pretending all the people stacked into those boxes aren't gunning their cars round and round the narrow streets in search of parking. between the loss of trees and light and the addition of car fumes and incessant leaf blowers, these developments are destroying portland.
1	"Provide housing for all income levels" should not be justification for building high income level housing in "newly discovered" low income areas, driving out people of limited means. Rather, it should mean providing affordable housing in all neighborhoods. That doesn't have to mean low income housing in a neighborhood of million dollar homes, but it does mean providing 300 or 400 K homes in neighborhoods like Irvington (until February, my neighborhood). Concentrating high end housing in certain neighborhoods has a big impact, not just on "housing" but, importantly, on schools
1	The demand for housing is there, and changes to rules and regulations will not diminish the appeal of Portland. Unchecked development and growth done by developer's maximization of profit will drive Portland to losing its liveability and appeal.
1	I live on the East edge of Westmoreland. I hate seeing the old, stately homes torn down and lots split, or replaced with ugly cheap/Max profit or modern homes that stand out. However, the blocks east of 36th seem like a great place to identify streets or zones where higher density housing would be less obnoxious. The development on Chrystal Springs is cookie-cutter tall skinny houses, but they are an upgrade to the dilapidated ranch houses that were there before. Could neighborhoods identify certain zones that they will accept higher density development in in exchange for protecting historic zones?

1	stop tearing down perfectly good home to cram McMansions into too small a space. Stop building 40 unit apartments and condos with no parking in single family neighborhoods. Wake up! City council is doing nothing but watch our city drown in greedy developers
1	Many neighborhoods need better access to mass transit. More routes, running more frequently and starting earlier and ending later.
1	Consider more low-income housing and make rental caps by area so the prices do not continue to inflate, thus squeezing out the average family in Portland.
1	For heaven's sake, get rid of the damned "underlying lot lines." Every developer in Portland is abusing them to tear down perfectly viable homes, cut down trees and build multiple enormous/oversized/close together/overpriced homes that benefit NO ONE but the developer. Affordable? Not in the least! The newly-built, newly-listed houses in our neighborhood are more than the average listing, which is not helping anyone in this housing crisis.
1	preserve tree canopy for all infill. require builders to preserve canopy and build around trees. also, require builders to subsidize affordable housing.
1	Do not ruin neighborhoods with 2 foot setbacks and skinny houses packed in. Do not cram everything in on tiny lots. People need to DRIVE and PARK - we spend way too much effort accomodating cycling and public transit. Keep our current neighborhoods clean and safe. EXPAND the growth boundary so people can build reasonable sized homes, on reasonably sized lots at an affordable price.
1	The city is WAY too beholden to developers and their interests. You've already destroyed the character of formerly beloved human-scale areas like SE Division, SE Hawthorne, etc. Long-time locals hate what you've done to the city in the interest of serving money. Home prices and rental rates are completely out of whack with what ordinary people can afford. The livability of the city is being destroyed. The new developments are hideous and don't serve the real needs of real people. I have nothing positive to say about the direction our "city leaders" have taken us. Sure, there's a lot more tax money for you to waste/steal, but life in Portland used to be gentle, easygoing, affordable, happy, and you've turned it into Generic City Hell. Thanks for nothing, as you in positions of power continue to enjoy your big houses on big lots in nice, treed neighborhood.
1	Allow affordable housing developers to add additional units on a lot Encourage multiple modest-sized homes on a parcel, rather than a single large house Support easier development process for affordable housing projects
1	Not interested in new infill. You already are destroying our neighborhoods with your infill that violates your own zoning codes.
1	Community input on zoning. YES revised zoning! Green space requirements (so much green for x square footage). Keep the trees!!!! Builders required to build a variety of home sizes. Incentives for restoring older viable homes. Salvaging of materials.
1	Bonuses to when sold to lower income. More incentives to build multi family units as opposed to very expensive single family homes.
1	How about we start considering zoning changes to encourage more apartments? Not everyone can afford to buy even a modest house.
1	1. Making the permitting and inspection process MUCH more user friendly (un-complicate the process) and MUCH more affordable and incentivized for ADUs and additions. 2. Legalizing tiny homes. 3. MINIMALLY increase taxes on homes with ADUs and additions. 4. Allow more than one ADU per tax lot. 5. DO NOT charge hotel taxes on Airbnb and other such short term rentals.
1	The key word is "better." Sticks should be used to prevent ill-advised infill housing which destroys neighborhood trees, character, heat-sink capabilities and existing classic homes. Large fees should be charged on such

	<p>construction or prevented altogether through strict neighborhood-based design overlays. Careful community decisions with the consent of property owners can have more power over re-zoning areas which are mixed transition to high density...and those areas dedicated to that purpose to preserve the lower density classic housing stock. The city should fine all demolitions which are not safe for nearby residents and for the environment and have a three strikes or your out mentality for repeat violators (if you violate demolition requirements too much you or related companies are banned from future development which requires demoliton). Higher density with lower rent costs should be rewarded with lower property taxes. Companies which move homes rather than demolish them, or re-use materials, should be rewarded. The city should have support services to encourage material re-use or to help make it easier to move homes when those are the only options to preserve viable classic structures.</p>
1	<p>One of the great things about Portland is that it survived the 20th century with most of the historic housing intact. Now it is being demolished and replaced with poor design, cheap materials and poor planning. Portland is on the verge of loosing it's most valuable asset, beautiful historic architecture.</p>
1	<p>Stop cramming more and more houses into areas with out sidewalks, ;paved streets ,police and fire coverage grocery stores doctors offices or any other emenities. Make "affordable" homes actually affordable, the median income here is around \$40,000.00 a year an "affordable" house that cost \$350,000.00 is not affordable for most Portlanders. Wake up</p>
1	<p>Certainly Zoning updates would help, but more effective would be neighborhood-specific design guidelines which respect and draw upon the scale, design vintage, and overall character of the neighborhood AND IT'S OCCUPANTS. I would limit things like amenity bonuses because they are only a viable solution if people use them, and the amenity offset may not equally offset the design impact.</p>
1	<p>Protect large, healthy trees -- do not have them cut down for a few thousand dollars into a tree-replacement fund. Protect existing canopy / green zones near the city. Especially if they have a conservatory overlay. Protect near city parks and trails like Marquam Park Trail.</p>
1	<p>New designs and modern design benefit the city. People complain at first, but come to love them later. Use the urban renewal dollars, that were stolen by Pearl and South Waterfront developers, to provide housing for the poor and the very poor.</p>
1	<p>Make ADU's easier for middle income families to finance. Bring back duplexes, fourplexes in our neighborhoods. "Missing Middle". Fix the state property tax system inequities with Re-set on Sale. Scale all SDC's (not just parks) based on square footage, not just per unit.</p>
1	<p>Insuring that the developers proportionately pay for the increased burden placed on infrastructure by their development.</p>
1	<p>Bonuses and tax abatements for affordable housing. Zoning updates and grants to lower income residents to add an ADU to keep/encourage multi-generational living and slow down gentrification impacts. Reduction in sizes of new construction to be consistent with neighborhood. Characteristics of new housing should be consistent with size and type of existing homes.</p>
1	<p>Under ground parking if you can't build parking garages for every new building being built. I understand you want Portland to encourage green transpirt, but lets be honest here everyone new moving into the city has a car a few might not, but the majority do.</p>
1	<p>Early and more active engagement of existing neighborhood groups when development is on the horizon. Ensuring new housing fits the scale of existing neighborhoods, including using set backs and building 2-stories (or 3-stories max) by the sidewalk even if the building is 4-stories toward the rear.</p>
1	<p>Stiffer standards for how much of the land can be covered by building. Yard space is too small to accomodate family activities putting much more pressure on our parks.</p>

1	Developers should be encouraged to renovate homes with incentives. Zoning should disallow lot-splitting on residential streets until arterials have been densified. New homes should be built within 25% of the square footage of the home they replaced.
1	Bonuses for long term structure sustainability paired with green power/water designs. City of Brisbane, AU offers subsidies to those who capture their rain runoff in a cistern & employ it for their grey water. Germany = solar everything.
1	Ensure that a truly diverse (economically, socially, etc) representation from current members of neighborhoods are part of development plans and are consulted with; their needs, perspectives and interests are heard and taken seriously before development occurs in those neighborhoods. Full impact studies should take into consideration what proposed developments/changes will mean in 10, 20, 50, 80 year projections.
1	trees should be preserved at all costs. there should be very large costs to developers to remove a tree...Huge costs, so that they simply can't afford to do it (remove a big tree). yards need to be preserved. eventually, even the people who like giantic homes will realize this.
1	Infill building size should be limited by FAR, appropriate setbacks, height to lot size constraints and should be consistent with the appearance of a given block- perhaps avg height of nearest 4 homes + 20% max. Alternatively properly define height measurement using existing grade instead of measuring from re-grading to build a high spot as is currently done is another suggestion. There should be balance that is respectful and inclusive of existing citizens and homeowners. Zoning should strive for clarity and provide predictable standards for owners and buyers so they have a reasonable expectation of what our neighborhood will be like 5-10-15 years down the road. Retaining the R5 designation yet redefining it by allowing a variety of densities and housing types is simply opaque and misleading. Very few people consider single swelling to translate to multi-family. Predictable application and enforcement are easier and equitable. I hear in the architect and planning community that eliminating lots of record issues is largely desirable and can be a settled by setting R3 as the minimum lots size in SFR and having that simply mean 3000'. If these looser development standards are adopted it will greatly accelerate demolition, drive up land values, drive down affordability and further distort taxation resulting from the misleading rezoning efforts. The result of the current policies is frequently the maximum allowable size home often one or 2 stories above their neighbors. Favoring this sets up animosity that is happening now. This does not appear to fit at all with other BPS 2014-16 and 2035 comp plan stated goals and I'm beginning to question if the BDS Mr Zehnder's repeated comment that with current zoning we have more than enough land in the single family zones to accommodate expected population growth raises questions: Why the high focus on the need for "innovative solutions" (in some proposals this translates to multi-family on a single family lot)" that would compromise other important values expressed in the Comp Plan? What's the rush, let's do it well - as it is difficult to correct or impossible to undo for some. The assumption that most Portlanders will be living in multifamily rental or condominium housing is not a given. Income projections are one contra indicator. The strong desire for owning a single family home on a lot with some yard (in Metro's recent residence preference survey) is another.
1	Don't allow the demolition of homes. For those houses where they are unable to restore (structural issues unable to repair or mold issues), then the house can only be deconstructed. No more loop holes with replacing two or more homes where one home was on a lot. Houses need to be in scale with neighboring homes.
1	Parking ratio per unit or dwelling. This issue is not being addressed adequately and favors the developers. Regardless of the availability of public transportation or the number of bike commuters, most households have one or two cars and this will not change. We run the risk of becoming another Boston or San Francisco.
1	incentivize character or heritage retention by allowing greater FAR for ADUs or other accessory building or multiple dwelling conversion for these sites. Prioritize areas within 400m walk of a commercial node/center and transit

1	Removal of parking minimums Increase in transit frequency Zoning to encourage high density, mixed use neighborhoods Minimum height requirements in designated high density areas
1	Ensure that population does not exceed ability of first responders to reach all residents who call with an emergency. Great tighten noise controls on inescapably invasive, polluting machinery, most notably leaf blowers.
1	I see a lot of tightly-packed, poorly-designed single houses, where a zero-lot-line structure would allow for more space around the house(s) - provide some kind of bonus to encourage this. Also, low-density apartment buildings can mesh well with traditional neighborhoods. They seem to be older - perhaps a zoning change that allows them in areas away from busy/dense development streets.
1	Allow multi family units in neighborhoods where it makes sense. Enforce rules for folks renting out whole houses through Airbnb and similar. Rental subsidies for poorer folks.
1	Consider the character of the current area when approving large multi-unit buildings. Do not allow new buildings to be built that do not supply parking.
1	Strive to save and repurpose existing structures. Maintain neighborhood character and standards of living.
1	There should be more allowance for building an ADU in front of an existing house if the front yard is large. The city should eliminate parking minimums especially on commercial land allowing businesses to determine how much parking they need rather than mandating excessive parking that often sits empty.
1	You should try actually listening to what neighborhoods are telling you. To say demolition and lot splitting is somehow creating affordable housing is a total lie.
1	Actually notify neighbors on the block it is happening and have a community meeting for 50x100 lots that are being divided into two "tall skinnies". I've lived in my house almost 10 years on Grand between Rosa Parks & Dekum and only ONCE have I received a notification about this - and EIGHT HOUSES have been built in this time. The one next door to me finished this past year involved a large gash in my house and the window to my office being shattered when careless construction workers dropped things off the roof = injuring me while I sat in my own house.
1	Being mindful of existing homes' solar access, view, and air circulation should be top priority when allowing new construction or infill. Bonuses should be eliminated. I think of this as a "bribe" to allow additional height, etc. in exchange for amenities. If developers/builders truly want to provide amenities to the community, they should incorporated them into the building design anyway within the zoning rules.
1	Neighborhood specific regulations, significant disincentives for demolition, streamlined permitting for ADU construction and development, capital/interest incentives for renovation to existing structures to increase density.
1	Zoning and permit processes should favor neighborhoods' needs over the needs of developers, and should recognize that when smaller houses are demolished and replaced with gigantic houses, for the most part the families that move into the new houses are the same size as those that lived in the smaller houses. Developers are making a fortune building giant houses using cheap materials and techniques while damaging the character of our neighborhoods, and the new gain in density is exactly zero.
1	Remember that covenants trump ALL zoning. Allow developers leeway to develop lower density on lots within those covenants or land will go vacant for years. Educate landowners and neighborhood associations who do not understand the law.
1	Clarifying adu usage rules (airbnb etc) and adu property tax consequences so people can plan ahead! Also, adding more smaller houses is much preferable to replacing affordable older homes with hulking expensive behemoths that don't actually increase density. House size should be scaled to lot size!
1	Acknowledge that we have created a profoundly and dangerously bifurcated city, divided along the I205 borderline. Make a commitment to addressing the enormous deficiencies in infrastructure and amenities on the East Side and

	<p>understand that quality and aesthetics matter in this part of the city. Respect the character and density of the Gateway area neighborhoods that have yet to be devastated by the marginalization of the disadvantaged to the periphery of the city. Make a commitment to realize Gateway as the Regional Center it was intended to be. Capitalize on the enthusiasm of a rapidly growing percentage of Portland's population that now live east of I205. These are real people with real hopes, dreams and aspirations that want to engage but urgently need to see real commitment and investment in their area to fuel that engagement. It is time for REAL EQUITY for East Portland.</p>
1	<p>Infill is necessary but not at the expense of neighborhood character. Zoning should allow for more creative use of existing homes - live/work space on Division.</p>
1	<p>Most people recognize that density must increase, but there seems to be a lack of common sense in what is allowed to go in next to single family homes--multi unit buildings with 4 to 8 units (hopefully some modest parking built in) are understandable as part of a block of SFDs but multiple buildings with 20 or 30 units and no parking, as is happening in my neighborhood, is overwhelming and a huge negative impact to the block's quality of life.</p>
1	<p>house plan and style to fit in with the neighborhood architecture. Parking! Must have parking. Set backs from street must be safe with no potential for a car running off the road and into a house.</p>
1	<p>Require parking spaces for every residential and commercial unit, so there is parking on the street for shoppers, visitors, etc. Even people who use public transportation have cars! Local Oregonians are the ones profiting from the real estate boom not Californians: Sellers, Realtors, Contractors, Architects, Engineers, Carpenters, Plumbers, Painters, Interior Designers, Home Furnishings, Building Inspectors, City Planners, Landscapers, Hardware Stores, Auto Sales, Tax Collectors, and Survey Takers all have jobs!</p>
1	<p>The city should take into consideration that new taller houses block the light of existing homes. This decreases the quality of living for the existing home owners and it should not be allowed.</p>
1	<p>Most importantly, hold individual neighborhood cluster meetings to discuss city's infill plans in our area before approving and shoving them down our throat. Pay attention to the results of this survey about how neighborhoods view the City's aggressive stance on infill. In your next survey, if there is one: * ask how people feel about infill in their neighborhood and *how they feel about infill in their neighborhood to date.</p>
1	<p>seek out low impact alternatives. stacked flats, smaller homes around a central courtyard. microapartments in commercial areas with shared kitchens to get people off the streets.</p>
1	<p>Promote condominiumized SFR development density bonuses. Promote rowhouse, brownstone development. Development bonus for affordable entry-level homes.</p>
1	<p>Portland is blessed with original neighborhoods with irreplaceable vintage homes that are being torn down at an alarming rate. These homes should be protected via zoning changes that make it very difficult and expensive to tear down old homes in such neighborhoods.</p>
1	<p>Stop the tearing down of smaller houses that are in good shape to build these apartment complexes. Keep the neighborhoods character in mind</p>
1	<p>Traffic and parking need to be given more thought. Just because we have bike lanes and mass transit doesn't mean that will work for the majority of people.</p>
1	<p>Include Courtyard Housing options, along with the row house design option. This is a "zoning update issue".</p>
1	<p>Stop granting variances to zoning ordinances. If you buy and tear down an existing home with 15 ft setbacks you shouldn't be granted a variance to build a new massive home on top of your neighbors. Developers should be required to work within the existing zoning laws for the neighborhood.</p>

1	Integrate industry somehow within "neighborhood villages" to allow residents to work near home, commute less. Invite innovative industry to set up shop in a non-invasive, aesthetically pleasing manner (is that possible?). More walking "20 minute", neighborhoods; less strip malls; fewer suburban mass developments.
1	You've already got the proper ideas for the future - implement them! Preserving farm lands means increasing density. Since the city wants to increase bicycle use, markets, etc, need to be closer to more people, which means increased housing density. You keep saying you can't build your way out of increasing traffic demand by widening existing freeways, using existing arterials, collector streets, but you keep dropping speed limits and closing streets to through car traffic, installing bike lanes while cutting capacity for motor vehicles - either start using your heads or hire people with common sense to make traffic and zoning decisions
1	Ask the people living in the actual neighborhoods, instead being your usual clueless bureaucratic selves and imposing dictates that don't fit a neighborhood's needs!
1	Knowing that some of the buyers are a bit devious about there purchasing homes from people unaware the intent to tear down plans and actually misrepresenting them selves. Not sure what could be done on this but we seem to have a lot of fair homes getting torn down that would be great homes with little or no improvements.
1	Look at other potential historic districts and neighborhoods and make design guidelines for new housing that consider scale, setback, compatible materials, and right-size for lot.
1	Not sure if this is appropriate to this question, but it would be nice if the PNW vernacular courtyard-style apartment building made a resurgence. They are attractive and genuinely improve density at a house-like scale (height and mass).
1	Require parking for new condos and apts Stop allowing rent increases More affordable housing mixed into each neighborhood
1	Zoning updates coupled with step-back building design codes to allow for sunlight to cascade to street level and to allow higher density buildings that don't impose and are neighborhood friendly
1	Look at each case with an open mind after establishing the priorities. Allow for hearings or staff review to best meet the agreed upon criteria.
1	Zoning to limit how much a home can fill a lot--greater setbacks? Incentivize smaller homes to reduce purchase cost. Strongly de-incentivize cutting of large trees like a big cut in fees if the developer leaves them standing and works around them. Reinstate solar access rules so nobody can lose their vegetable garden by the height of a neighboring new house. (like I did) Prohibition of garage-front only design that isolates neighbors from each other. Require wider street planting strips to accommodate true canopy trees that last. Trees visually unify many architectural styles.
1	consider parking and character of existing neighborhood. Maybe less stringent restrictions for ADUs when used for affordable housing (versus Air BNB)
1	further relax rules about ADUs. Current rules prevent people with small houses form building adus due to max 75% rule. Many Portland neighborhoods have small houses on big lots, what purpose is it to limit adu size on these lots. ADUs should be limited only by the % of lot size, not % of home size.
1	Use the "optimum solution" for all infill plans. "optimum solution" is similar to doing things in such a way as to benefit the greatest number of people.
1	making sure zoning does not allow for or require using what was a lot for one house to build 2 to 3 houses
1	benefits to owner occupied development. for-profit developers are causing the quick flip price increase vs families adapting and/or looking for additional ADU revenue or living space.

1	look to other cities doing this well. talk to the ORIGINAL, existing residents of current neighborhoods. quality and care before money and development.
1	The current trend of buying up homes and then splitting the existing lot in half in order to build two homes where the one home had been is terrible. It increases needs for resources that are already in short supply. Even the number of toilets getting flushed put a big strain on existing resources.
1	Figure out how to incentivize developers to build more affordable housing, then more market rate housing closer in to the city core. Catholic Charities is a good model for affordable and market rate housing. Permit neighborhoods, BUT allow apartment dwellers to park. Zoning updates will be necessary, height bonuses etc might work, and absolutely avoid a demolition tax. That tax will be simply passed onto the buyer. A lot of homes demo'd in Portland are torn down because they were not maintained, and it does make sense financially for anyone to rehab them.
1	Rent control! Bonuses for sellers who sell to families at reasonable prices rather than the developers who are pricing hard working citizens out of the market (tax deductions on the sale for instance). Affordable housing is of the utmost importance. I have lived in Portland for 25 years (my entire adult life). I am a life-long Oregonian and I move to Portland at 18 because it is the only place I have ever wanted to live. I am being forced out of the city that I love and have invested in for so many years.
1	Legalize tiny homes on wheels! The most affordable housing and flexible housing available anywhere. Fresno, CA did it. It is possible. Stop saying no to tiny houses on wheels. Allow internal and external ADUs on a single lot. Get rid of parking requirement for ADUs. Tier SDCs based on size. Parks did it, but it doesn't reduce SDCs enough for very small units (under 800 sq ft).
1	Requiring realistic parking and adequate space for new development, developers should work to match the existing homes-tall skinny houses ruin the privacy for all the homes around them
1	Ensure that housing doesn't have spill-over impacts on other livability issues such as traffic, parking, water table or accessibility.
1	Disincentivize moving to Portland by people from other states. Put Oregon born citizens in a higher priority category.
1	Simplify building codes. It's crazy expensive to build anything here. It feels like I don't own my own land when I have to ask permission to build something that everyone knows is perfectly safe.
1	Increase all set-backs. Reduce the ability of developers to split lots. Have a maximum home square footage based on lot size. Maintain density in many areas of neighborhoods.
1	Look at the existing neighborhood. In Multnomah Village that mean cottage design in residential and quirky mishmash in the commercial area. Three stories in the main area, but maybe four along Multnohmah Blvd. Infill is not replacing a single family house with another. New house on Vermont St: weedy patch replace with house. That is infill.
1	New housing needs be affordable, what is happening now is that infull homes are very expensive and often too large. We dont need McMansions in the city, we need solid housing, Would encourage renovation or deconstruction rather than demoliton.
1	I would like the city to limit the amount of lot area a replacement for a demolished home can cover and require second-story setbacks for those homes. The current code allows huge replacement homes that loom over neighboring homes. I think those changes could reduce neighborhood concerns.
1	We need to allow duplexes/triplexes and other small scale multi family in our single dwelling areas right now. We have very few options for people that want smaller spaces and more affordable options in our inner neighborhoods.

	All the homes that are being torn down are being replaced with huge single family that limits the options dispersed increases in density.
1	Don't build any new units without new parking spaces to accompany the units. Include mandatory low income options for all new units, and enforce adherence to maintain low income offerings. Make sure all new units are built to earthquake standards. Limit rent increases to 5% per year, with a three month notice. Have a three month minimum notice for rent increases and eviction. Create infill housing options that are near the existing rental prices of the neighborhood. Provide special protections for groups that have historically been oppressed and marginalized - people of color, different abilities and the LBGTQ community.
1	zoning update, incentives to build affordable homes. Not "affordable homes" that are really not affordable to min. wage workers
1	Listen to the community. Portland is getting ready to allow a development in Sullivan's Gulch (LU 15-188653 LDS) and IT'S A HORRIBLE IDEA. It will reduce quality of life for existing homeowners, does not fit the character of the existing neighborhood, increase traffic, will eventually force us to pay to park on our own neighborhood streets if we can find a place..., and increase the density to a higher capacity than is acceptable for those particular corner lots. Better to buy the land and make it a community garden or park (since we don't have a good park for the area. Holladay Park is a gang-banger hangout and is not used by the neighborhood). Homeowners pay a lot of money in taxes in Portland and you just ignore us and support the developers. Staff Planners such as Stephanie Beckman don't listen to communities.
1	Require developers to fit homes to neighborhoods, rather than stuffing as many multiples of one style as they can fit. Not all homes should be in the same price range. Require that developers address all ranges.
1	Update zoning to meet current realities; create more opportunities for input from neighborhood residents when developers are proposing huge projects or demolitions of old homes.
1	stop demolitions of viable homes that are done strictly to subdivide the existing lot. You lose a lot of graciousness and 'elbow room' when you do that ... and it starts to become San Francisco (too much stress from too much closeness)
1	I'm sick of all of the skinny houses built on the same plan. They look out of place. Develop more alternatives.
1	First things first -- ensure sewer, water, etc will be able to support increased load on facilities.
1	Something needs to be done about the astronomical rent being charged in these new apartment buildings. The new units on SE Division, where I live, are disproportionately studio apartments, with the rent being as much as \$2k each! Why aren't there more units available for families who aren't ready or able to purchase a home? Wasn't there a plan to revitalize the neighborhoods east of 52nd? Maybe developers should be encouraged to look at all the space surrounding inner SE instead of destroying historic buildings. And can't the city do more to protect it's current residents? Why not institute a cap on what landlords can charge for rent? Maybe as a result current renters wouldn't be suffering so much, and property developers wouldn't be so eager to buy up everything in the city.
1	set zoning rules that are clear and easy to follow. if everyone knows the rules then its hard to complain when someone does something within the rules. clear rules make as-of-right development easy for everyone to follow. if someone wants a variation, then it can be approved on a case by case basis on a public setting with a chance for neighborhood objections. the should SHOULD NO meddle with aesthetics, leave that up to the property owner and the architects: in America, if you own land you get to do what you want within the law (zoning and code). this is a fundamental must.
1	The city needs to consider all aspects of livability in a neighborhood when looking at which and how many projects to approve... including access to schools, reliable transit, healthcare, and grocery stores. Consider adding incentives for demolishing run down houses rather than livable ones, and incentives for rehabing the livable homes,

	and doing things like adding a garage or basement apartment, or converting a large house into multiple units... maybe give an unsentimental by way of a tax break or not increasing property taxes for a certain amount of time on added dwelling spaces... these things can help to increase density and will also preserve character in neighborhoods.
1	Place traffic and environmental safety first, maintain trees/green spaces existing, increase access to bus/mass transit, encourage diversity in incomes and housing types in areas where that has already begun
1	Get rid of the 25X100 lots. Rezone the lots to at least 75x75. In Roseway they should all be 50x100.
1	True housing affordability is essential. Too many Portlanders are being priced out of the city. This includes both providing viable affordable rental options and requiring new home construction whose size is not maximized for contractor profits.
1	1. Maintain respect for the people and places that are already here, and what has come before, instead of ripping out existing functional homes and neighborhoods. 2. Ensure that new designs actually fit in with the neighbors. 3. Include greenspace. This should be paid for from the taxes that new homes pay. 4. Take out those stupid 4 foot bioswales. Water is quite capable of flowing into a standard 2 foot wide space. We desperately need those parking spaces back, especially on busy streets. Parking is the lifeblood of small businesses with a storefront.
1	Force them to renovate existing homes rather than tear them down to build new ones. Make it harder for riff raff to afford housing.
1	Be mindful of impacts of development on current residents, in terms of solar access, privacy, light pollution, size of development in context of surrounding properties and not allowing demolition of perfectly habitable mature homes, replace the tree canopy with mature trees when they have been cut down.
1	Don't over-increase property taxes for an ADU or basement remodel. If the goal of the city is to promote in-filling, give Portland homeowners an incentive to do so.
1	First and foremost, better manage the demolition and extensive remodel process to avoid environmental hazards. Lead and asbestos are no joke and the City has been derelict in its duty to prevent soil and air contamination.
1	Bringing more housing into smaller areas - taller, skinny houses, ADUs, etc. with a focus on affordability.
1	The city needs to ensure infill housing is dispersed throughout the city - not just the poorer neighborhoods like they always seem to do.
1	Obviously, the inability for the city to use tools such as rent control and inclusionary zoning prevents new infill housing from being affordable. Affordability is the #1 issue in Portland. Incentives to develop affordable housing may not be enough, unfortunately. We need better policies to help our most vulnerable residents maintain safe, affordable housing and to be protected from this epidemic eviction and rent hikes.
1	Lower property taxes for homes that maintain the character of the neighborhood, respect nearby height allowances, and incorporate Community features such as public garden space, fruit trees, bike lanes, etc.
1	I hate to say this given that I've served on neighborhood boards before, but they might have too much influence, leading to a lot of NIMBY issues. Sometimes a building needs to be big, or close to another building, or to serve a public good. Don't hide behind consensus processes, make good decisions and stick with them!
1	Stop the demolition of classic Portland homes! You are allowing the character that makes Portland Portland to be destroyed!!
1	1. Enforce front setbacks for house 2. Allow property line accessory buildings 3. Allow garages up to 3' from sidewalk 4. Allow off-street parking space to be omitted 5. Make ADUs as easy as possible

1	The most practical consideration to me, for quality of life for residents, is to control building requirements so that houses can't be enormous in proportion to their lot. Eliminating space between houses decreases green space, privacy, increases fire risk, and is an eyesore. New buildings need to proportionally fit in to the neighborhood. Density increase IS needed, but if we're not smart about it, we'll all pay the price. Developers should not be able to make a profit off our city building ugly, cheap, enormous condos. Yes, we need high rises, but keep them restricted to locations that make sense. Require them to contain low-income housing. Let's be smart about this for a better future for Portland.
1	They should be using tools that promote density and growth. These should be "carrots" and not punitive tools.
1	Understand that each area of neighborhoods have different characters. Allow much more input from neighborhood boards to help keep a neighborhood's character intact while still allowing for infill. Use common sense when planning - don't put multiple apartments on a 5,000 sq. ft. lot in the middle of a residential block with no parking - this is about the most absurd idea I've seen.
1	More stringent requirements or benefits for developers to use higher quality & locally sourced building materials.
1	Maintain and repair existing houses--they were built with quality materials, unlike many newer houses. Stop the "boomers"--huge houses or skinny houses that tower over existing houses. Require carbon budgets for razing houses or building on open lots--my guess is that most of them are carbon losses, regardless of "Earth Advantage". Require truth in advertising--new houses for the most part are not the "highest quality". Require builders to meet code--there are plenty of examples where new construction does not meet code and although reported to the city, nothing is done. Set a standard for community engagement. In my experience, the infill contractor gave excuses over and over that he uses around the city. Enforce safety regulations--does Portland really want subcontractors working with power tools in the dark?
1	Each neighborhood association, presumably, has a land use board. They could play a bigger role in making sure new development fits the scale and character of existing neighborhoods. BDS doesn't have a mandate to examine scale and character for areas outside of design districts. The result for less-affluent neighborhoods is loss of character and affordable housing. There are many great examples of houses that look like single family but are duplexes and triplexes. Good design principles are entirely missing from the infill in my neighborhood, Montavilla.
1	height restrictions on new construction, to preserve sunlight in neighboring back yards; lot width restrictions, to provide buffer zones between structures. Encourage building *down* rather than up and out -- modern basement construction allows for deliciously livable square footage.
1	We share our neighborhoods with other species, their need for adequate habitat to carry out their lives should be respected. High-value natural areas should not be developed. Encourage the building of smaller homes because the current trend of larger homes is eating up the benefits of energy-saving appliances and sustainable building materials.
1	Maintain neighborhood characteristics by banning "McMansions" that are built to cover 90% of the property. Enforce anti-demolition rules and regs. New construction should maintain the footprint of previous home, which preserves green space. There is NO PARKING provided in most of the new apartment buildings, which impacts street parking for homeowners and nearby businesses. PARKING MUST BE PROVIDED when apartment buildings are constructed. The city has not listened to it's citizens with regard to almost all of these issues. Apartment buildings continue to be built with no parking; demolitions and McMansions continue. It's a travesty, and as a homeowner in this city, I am being taxed out of my home, and forced to deal with traffic congestion that unfortunately TriMet has not decreased. Portland is being ruined by its politicians who only want more money from greedy developers who flaunt rules and regulations with impunity.
1	Keep lot size in perspective to size of residence. Absolutely preserve neighborhood character and keep existing homes next to infills livable, eg. solar access, privacy, etc.Keep homes smaller so in the future they are financially

	<p>viable as energy/maintenance costs increase so that residents can afford to stay in their homes. Maintain viable housing stock and enforce code regulations. Make housing/neighborhoods child and elder friendly and safe for families with access to the outdoors and not just parking lots. Encourage natural landscaping to keep homes cooler in summer and stop creating heat islands. Use deconstruction methodology to use resources wisely.</p>
1	<p>Bungalow courts and mini-apartment complexes whose overall scale is compatible with single family homes. A gentle (repeat, gentle) increase in density that still allows (requires) outdoor spaces where trees can be planted and some gardens too; all which visually contribute to a sense of well being. Smaller units that take advantage through careful design of common open areas with maximum glazing and carefully thought out window orientations. Lots of porches.</p>
1	<p>Incentives for infill development. Promote attached and detached dwelling units to expand housing options</p>
1	<p>Focus on increasing density that is integrated into the neighborhood (rowhouses) and better parking management using permits/meters.</p>
1	<p>Update zoning to require more space between low-density buildings, longer period for public input before approval or construction, limits on amount of land owned that is recently or currently in development</p>
1	<p>1. Incentivize development of A) Basements to reduce height from street level; B) Solar access agreements between neighbors; C) Preservation of trees 6" radius or larger (Maybe TDRs in single dwelling zones?) and detached garages (so larger setback apparent on one side of the house).</p>
1	<p>A minimum of two parking spots per unit on all apartments for there's no room on the street without taking a parking spot from the homes that are neighbors and that is just wrong</p>
1	<p>Tree demolition and heat zones created by lack of green space should be considered. Also, demolition of homes and asbestos release is a large concern. Maybe have neighborhood meetings to discuss new infill in neighborhoods.</p>
1	<p>I think that the city should carefully consider whether neighborhoods that no one but a select few can afford to live in really contribute to the character of Portland. It's getting to the point - particularly with the school boundary changes the city is considering - where living in affordable housing almost guarantees that a family will not have access to quality schooling for their children. How is that equitable? How does that make it possible for the people who work in this city to live comfortably?</p>
1	<p>keep high density buildings on main corridors and preserve the quality and safety of neighborhoods, allow for enough parking and create mixed use/creative use spaces in new buildings that include community rooms and/or outdoor access -- terraces/patios/courtyards/rooftops, etc. all new buildings should include a percentage of units that are affordable to create integrated neighborhoods not rich vs poor areas</p>
1	<p>Parking ability requirement on ALL new properties so street parking isn't further infringed. Property tax breaks for reduced footprints and ADUs. Size limitations on ALL neighborhoods, not just "historic" districts, which frankly smacks of racism and disregard for poorer citizens in traditionally lower income, minority neighborhoods.</p>
1	<p>Clear and transparent developer permitting process that is ENFORCED ... not backroom waivers. Zoning updates. Neighborhood meetings and information sharing</p>
1	<p>Neighbors should have an opportunity to give input before permits are issued. Developers of apartment buildings of more than 5 units should present their plans to the neighborhood board. Old trees should be given a high premium and not be removed if possible. There should be setbacks from public sidewalks. Extra floors should not be "sold" in exchange for very limited pro-social measures by the developers.</p>

1	Allow older houses to be zoned SRO to encourage house sharing and to discourage tear-downs. Don't tax ADUs. There should be car-free housing, verified by the city. R7 residential and above should be amended to R5 zones. Allow tiny houses on wheels by right.
1	Zoning: on streets with single family homes, no building higher than 2 storeys; REQUIRE developers to include PARKING facilities with their new properties. Don't know how you'd do this-- but stop developers from outside of Portland from swooping in, building monstrosities that are simply cash cows for them, and not giving a DAMN about the need and desires of people actually living in the neighborhood
1	Abandon Smart Growth ideology! Stop trying to increase density everywhere! Large lots, private yards & gardening space, on-property parking, and conserving our solid middle class SFR housing stock should be priorities!
1	Make it more affordable for developers to build smaller homes for first time buyers. All of the smaller homes in my SW neighborhood are being demolished and now, as a soon to be first time home buyer, I have to look elsewhere and move my child from his neighborhood and school in order to afford to buy a house. This shouldn't be the case. I have lived in my community and have been an active member in my neighborhood school for almost 6 years and now if I want to buy a home I have to uproot my son in order to do so. I'm also a small business owner in Hillsdale, which means I will have a longer commute to work, which translates to less time with my family.
1	City council needs to stop making decisions on their own without serious input from tax payers. The "we know best" attitude has worn thin. Stop spending money you don't have. Treat the budget like your own. If you don't have the money, save up, stop borrowing for pet projects and do what all of us have to do. Work within a budget. I would never buy a luxury item unless all of my basic needs were met first. The growth in this area is unbelievable and has happened so fast it hasn't been absorbed! Slow down. It doesn't have to happen overnight.
1	Zoning/lot size updates; also consider styles of houses to better integrate new houses so they don't stand out so much.
1	Stop bulldozing liveable homes. If homes must be removed deconstruct them so materials can be reused. Require that new apartment buildings include parking spaces for residents. Require new construction to follow styles and sizes of existing homes. Stop letting profit-motivated developers make decisions about what can be built and include more neighbor input.
1	The Comp Plan and the City are treating all neighborhoods alike and they haven't found a single definition that pleases any. There are so many unhappy people with the new development that is taking place in many areas and it is being replicated to others. My neighborhood is a good example of what poor planning has taken place and is being put in place for our future. There are 7 new houses on my street that were built this year by Everett contractor and he built within the code. But they violate every guiding principle you set forth in your survey. The Comp plan allows these sort of developers to freely destroy our wonderful neighborhoods even further. Unfortunately, there is no going back! Poor planning will be with us for 100s of years... I didn't complete the lists #2 and #3 because I could not prioritize any further. So much varies by circumstances. I am a huge advocate of public transportation but I live in an area that has almost none even though we are just a few miles South from downtown Portland. We have no infrastructure here to support any more volume of traffic and every time a better solution is proposed it is shot down due to budgeting. The urban growth boundary allowed huge developments to be built even more South of us and no mass transportation to support them. Now, we are all grid locked. I am a bike commuter myself and would love to get around more by my favorite form of transportation. But I risk my life doing it. I want this option and public transportation to thrive but it appears that no viable plans are being proposed or invested in. Just increased density and poor planning that makes the problems so much worse. I think an especially big concern for our area is that planners will consider more buses an inexpensive option and because they haven't implemented anything before building the only option. I don't know if planners realize just how difficult it is to share the bike lanes with our city buses. Most bus drivers do everything they can to be careful around bikers but there are a few who are out to get us and they scare me!!!! I am so small and soft compared to them. Also they

	<p>are bus drivers and have no idea the issues we face as bike riders. Sharing the same lane can be a nightmare. They pull in and out of the lane and sometimes we don't even know they are coming. They drive so close to us and I'm sure that sometimes they are very angry with someone or they would never come so close as to threaten our lives. I have been more than once thrown off the road by a bus whizzing by. And they unload people right into the bike lane. I have come so close to crashing with these people as neither they nor I know we are on a crash course. We cannot see them about to hop out the open door!! I want to point out too that bike commuters are not on the road to just pedal around for fun. Most are trying to get somewhere - often to work. This is the riders you most want because they take cars off the road and reduce the burden on mass transportation. It costs nothing in wear and tear to the roads. A complete win-win. These riders are on a mission and just as interested in getting places as the cars and buses. It must be an efficient way to get places or people will get in their cars! Solutions that put more buses means more danger for bikers due to the shared spaces. Fewer of us can take this risk. I am a mother of 3 children. They don't want or deserve to be mom-less. I feel I do everything I can to be a respectful rider and still it can be frightening!!! West Portland density cannot be increased nor that of the outlying communities without infrastructure improvements or West Portland will become unliveable!</p>
1	Zoning ! I am so tired of seeing large trees cut down, house demolished and 2-3 skinny houses built just feet from the nearby properties. Unchecked greed
1	residential parking permits and metered parking on business corridors to accommodate parking needs
1	Stop tearing down older homes in established NE & SE neighborhoods that are viable. These are beautiful homes that can easily be converted or restored.
1	More financing and zoning options for tenancy-in-common, co-housing, live/work, punk houses, age in place home sharing. more access to more transit options.
1	The duplex behind me that was recently built is close to the property line. But the real issue is their 1st story deck that is 4.5 feet above grade, and looks right over our 6 foot fence. The original plans showed the first story coming out at grade level. So what happened? Where is the oversight on that? I complained but no one ever came out. I don't mind infill, but some simple privacy requirements/common sense could have prevented this. Now I've spent 500 plus dollars on vegetation screens, but it will be years until my privacy returns. Please please please take privacy into consideration with design.
1	Fix the dichotomy between county taxation of ADUs which discourages them, and city's encouragement of ADUs. ADUs in our neighborhood are barely noticeable and blend in well. In other areas, all apartment buildings should be required to have parking areas in their building. There should not be any new buildings allowed without parking provided in the building.
1	I would encourage design guidelines for preserving the character of neighborhoods, height restrictions on new construction if it neighbors less tall buildings, rewards for the preservation of existing trees, and incentives to renovate existing housing rather than tearing it down.
1	Rent control, or all the members of the middle and low income levels will move out of portland which will cause an economic crash.
1	Preserve the existing character of the neighborhood by restricting lot coverage ratios to the existing median in the area.
1	CONSIDER THE DIVISION DESIGN INITIATIVE WHICH WAS RECOMMENDED BY THE RNA Richmond Neighborhood Association as a guide.
1	This survey is a great start. Please listen to what neighborhood residents are saying and then change the building codes accordingly.

1	Off-street parking must be required for apartment buildings with more than three units. The City seems to think that a gross lack of parking will force people to get rid of their cars and use transit, but that's simply not a reality and it won't be until Portland has an extensive transit system that's actually convenient to use.
1	preserve existing houses when possible. zoning and design standards that maintain quality of life for existing residents.
1	DO NOT regulate style. That is NOT your job. We should be incentivizing density. Increased density also addresses affordability. Reduce permit fees due oriented that increase density. You should have the same zoning rules in all areas of the city. Consistency and predictability are vital. Do not dictate or regulate style at all. I have to repeat this point because it is so important. You need to make the permitting process faster and more efficient. Why don't you have an electronic permitting system yet? It is embarrassing. The rest of the state has it. There is software available to purchase that will do it, yet you think you need to develop your own. Just use what works and others already use! It could be up and running tomorrow!
1	Requirements to inform nearby residents of when construction will be taking place and what to expect (sound, dust, road closures, etc.)
1	The city should promote maintaining the character of existing neighborhoods and promote infill in areas without such character.
1	barrier free housing and public spaces. More green space and less built space on lot - form based codes. Use GIS to map existing neighborhoods to create template of building footprint and setbacks.
1	The reason people want to move to Portland is because it is a "green" city, with a high quality of life. This quality of life is being reduced by the loss of our green canopy, high density without regard to existing big trees, demolished homes rather than deconstructing homes, large/tall homes without regard to existing neighborhood, and apartment complexes without parking. Would recommend: Protecting big trees Deconstruction Design review for new homes appropriate for neighborhood Apartment complexes must provide at least 50% parking spaces per unit
1	Facilitate neighborhood community input proactively. Stop profit driven developers from increasing scale for profit. Emphasize liveability..
1	Have neighborhood input on all new construction. Make sure all preservation/ restoration options have been considered before structures are demolished, Additional protection for city trees.
1	The house on 17th and Clackamas, owned by Holiday Park Plaza is tearing down a beautiful old craftsman to put in 10 townhouses and a 50 car lot, in doing so, they are railroading the project and changing the zoning laws for greed and with no respect to the neighborhood. Who's pockets are being lined? They already railroaded one building through, I am surprised the city is allowing the second one to go through and tearing down a beautiful gorgeous house in the process.
1	In order to encourage the acceptance of increasing residential density among current residents, you have to give them something tangible. If the number of people living in an area is going to substantially increase while the number of parking spaces won't, then the city should help the neighborhood institute permit parking, and give permits to existing residents for free (and allow them to sell them if they don't need them or would rather have the money).
1	ADU's in my neighborhood are being built for income from air bnbs. This increases parking limits and litter from them, adds people coming and going: not established long term dwellers. Air bnbs with turnover, require home owners to maintain fresh linens, which increases use of resources--just when we need to curb back for reduced climate change. I predict a pendulum swing: to get affordable rents, people move back to the burbs, from whence they came for city offerings. I am disabled and there's no way I could easily transport and get medical services, and nearby groceries if I moved out of central pdx.

1	Limit the number of cars or people or maybe number of bedrooms, to prevent enormous infill complexes destroying tiny neighborhood streets.
1	Limitation on excessively large development for few rich yuppie condo owners in our historic Communities of Color such as Boise/ Eliot/ NO Kaiser towers/ 14 condos in 8 stories is unethical
1	STOP DEMOLISHING VIABLE HOMES AND REPLACING WITH HUGE HOMES THAT DONT FIT THE LOOK OF THE NEIGHBORHOODS! TREES NEED TO BE SAVED!!! EACH NEW HOME MUST HAVE A GREEN SPACE! AND FOR GOD'S SAKE, ALLOW MORE SPACE BETWEEN HOMES!!!! WHAT HAS HAPPENED IN PORTLAND UNDER MAYOR HALES IS A CRIME AGAINST OUR BEAUTIFUL, AFFORDABLE NEIGHBORHOODS. PUTTING DEVELOPERS AHEAD OF CITIZENS IS INHUMANE.
1	Continue to forgive the SDCs for the development of ADUs. Ensure that the property taxes charged for any and ALL ADUs are fair and reasonable.
1	Growth is not always where it's at. What about valuing a middle road, where space and use is maximized, but green space, trees and peace are also valued?
1	Reevaluating zoning laws to keep older housing from being turned into business spaces. A percentage of homes with rent caps based on median neighborhood income. Potential for incentives to landlords that participate in said rent caps. Making it harder for viable homes to be torn down.
1	Preserve the communities, characteristics, cultural and family dwelling as you consist the development of a area.
1	STOP the big apartment complexes that dwarf the neighborhoods. They will be run down eyesores in 10 years. Build apartment of varying sizes 2 and 3 bedroom that people can continue to live in when and if they have children. And please make developers provide parking don't let them get away without it!!
1	stop demolishing viable buildings. the greenest building is the one already standing. rehab, renovate. stop demolishing Portland.
1	#1 strategy for a neighborhood is to have an actual vision of what is happening when viable houses are demolished and replaced with something radically more expensive; what is happening when large, old, healthy trees are cut down and replaced with saplings or not at all; what is happening when multi-unit dwellings are built with out parking for each unit. And this should be a vision that is 2 year, 5 year, 10 year, 20 year, etc.
1	There should be requirements regarding off-street parking. I worry that I won't be able to park my car in front of my house because of huge new complexes being built blocks away. I paid a lot for my house and expect to be able to park there.
1	encourage developers to build on vacant lots or demolish homes that are in poor condition. Too many viable homes are being demolished
1	The city needs to make it more affordable for developers to build more housing and then maybe rental prices would go down.
1	First, prohibit the demolition of existing single-family homes that are structurally sound. Make that a policy directive, not a financial incentive or an ill-conceived demolition tax. Focus infill on vacant lots or on demolition of derelict properties. And make sure infill means infill and not a 1:1 replacement of a perfectly good house. If we're going to lose perfectly good existing housing (and we shouldn't), we should get additional, well-designed housing units for the unnecessary loss of a perfectly good house.
1	Infill houses should not be a one to one replacement. Don't allow the removal of a house just to replace it with a bigger house. If new houses are to be built, use the available bare land within the Urban Growth Boundary. Don't raise taxes on ADUs if they are used for month-to-month rentals (in other words encourage the building of ADUs for

	monthly rentals. If ADUs are used as Air B&B, then tax them at a higher rate since this is a commercial and not residential use.
1	Create strong protections for large and/or old (100+) trees in residential areas to shield them from opportunistic developers. Eliminate minimum size requirements for ADUs, allowing tiny homes to be built on foundations. Create incentives for the restoration or renovation of existing homes, including sub-dividing homes into multiple family units. Multi-family units should be required to provide covered bicycle parking for residents to encourage alternative transportation.
1	Incentives to developers for creating affordable housing. Better PR about the benefits of infill development, particularly in terms of transit, affordability, and curtailing sprawl.
1	Restrict demolition of small, affordable homes. Restrict continued building of Hugh end apartments.
1	"Infill development" is a euphemism for multiple unit structures. The City of Portland should consider that. Most of the questions are geared in that direction.
1	Reduced propert taxes since these infill dwelling units is providing affordable housing to the community.
1	Tax relief for infill projects such as ADUs that create low impact, affordable housing and that preserve the character of original architecture
1	End the tree-cutting fines and replanting rules. Keep an eye on compatability and liveability and parking. We are still a car culture, and forcing people to drive around looking for a space does not encourage them to take the bus.
1	Significant fees for lot splitting to build skinny houses. Requiring that a new home fit in with the neighborhood (i.e. no "modern" style homes on a street full of craftsman-style houses). Lower fees and fewer requirements for owners looking to build a house for themselves, as opposed to a developer building for profit.
1	Infill is OK, demolition is not. Charlie's best idea got shot down by the developers - charge at least \$20/ sq. ft for demolition.
1	Affordability for all. More parks including pocket parks. All new construction needs to include landscaping and public art.
1	Consider parking minimums for development. Square footage is nice, because pushing parked cars on the street is a safety hazard for visibilty of all mods of transit (bike, ped, bus and car). Developers need to build with surface or sub-surface parking to match the capacity of the home. Everyone is not riding a bike and families need transportation. Especially to be able to age in place.
1	Keep things simple, keep government out as much as possible and keep permitting and other costs down.
1	design standards and setback requirements that allow for full sunlight and privacy for neighboring homes.
1	Allow construction of duplexes, triplexes, etc. Remove requirements that new construction homes have parking spaces. Apartments too!
1	Neighborhoods should be maintained. If homes are in good condition, they should not be demolished to create 2 homes on what has always been considered a single lot. Build more in the central city (downtown, waterfront, Lloyd district) that are condos WITH parking, but maintain portland's older neighborhoods as they are.
1	Very simple, stop the infilling. The occupant density is too high in some areas already. The city should be encouraging the remodeling/rehabilitation of existing homes before trying to fit more homes in a given area. This is like a college students semester project, some kind of Utopian community that looks good in theory & on paper, but is failing miserably. This is because the city only asks the public for their input after they've already decided to move forward on a project. I live in the Rose City neighborhood and own a business in the Hazelwood neighborhood, both of which have been the victims of the cities unrealistic "Infilling" projects. My residence

	neighborhood is filling up with poorly constructed homes that denigrate the character of the neighborhood, while my business is being affected by multi-family structures, that are poorly constructed and lack off street parking due to the proximity to the MAX line and bus service. We now have a former residential area of single family dwellings that is filling up with apartment buildings that are being used for Section 8 housing. The crime rate is through the roof, people are selling their homes and moving out, because the livability is very poor, but the prices for the homes are good so they are moving while they can still get a decent price out of the house. Yes, I am disgusted by the City of Portland and the city planners that seem to have no interest in planning common sense strategies for the future.
1	Been here 39 yrs, its a mess here in SE Portland. Infill caused it. We want a moritorium on any new building until this code change takes place. I do code enforcement out here and its a mess from the infill.
1	Implement design review standards for all neighborhoods based upon existing housing types. Charge developers high fees for demolition of existing homes. Require developers to deconstruct existing buildings and recycle materials. Fine developers for failing to do so. Stop giving leed certifications where existing buildings are demolished. All environmental efforts are cancelled out by the waste of existing building materials not being used or reused.
1	start building homes/multi dwellings along se 82nd ave eastward. Perfect opportunity for residential building by PCC 82nd and SE Division. Perhaps young folks could afford modest housing enclave there.
1	If you want people to "age in place" they need to be able to afford their property taxes on a fixed income. At the rate of the previous years increases I wonder if in 20 years I will be able to stay in my home.
1	Infill housing is an inevitability and, done well and gradually, a benefit to any community. The City needs to find tools to encourage developers who have a vested, personal interest in specific neighborhoods to create infill housing with soul, rather than effectively encouraging development carpetbagging. Of course much of this is only in control of the person selling the lot, but up until recently the City's frequent expediting of review/permitting processes that encourage developers with no vested interest in an area to teardown and build spec homes with inadequate review and community input has degraded trust in many communities. Density and diversity do not necessarily have to come at the expense of integrity and character.
1	Allowing more plexes (double, triple, quad) to replace single homes = zoning change. Allow splitting lots to be easier if one small home on large lot is replaced by two homes that are no more than 125% size of the original.
1	Infill housing *MUST* provide off street parking for residents. Also, don't build right up to the sidewalk.
1	So many of the multi family residential building that have been built in the last 15 years are studios and one bedrooms, with larger units only in the penthouses and for large price tags. I live in a Condo in the downtown area and as soon as anyone has children and they grow to a certain age (about 2yo), people feel they have to move out because there isn't enough space and the building doesn't have larger affordable units.. Portland should not be letting developers only build small units in residential developments. (of course they do this because it's more lucrative for then this way). Portland should require that 2 - 4 bedroom units be a much larger percentage of every new residential building in this city or we are going to be pushing families out and it will be a city of singles and couples without children. We need children and we need to have a downtown area or inner NE/NW/SE/SW areas where adults can have families and not have to move away. We need to make our close in city vibrant and balanced for everyone. I will also mention that even couples without children would like more space and still live in multi residential buildings , so larger affordable units will be a necessity to make density succeed and bring people into the heart of the city and keep them there. This should be a top goal for density planning.
1	Remove parking requirements for new units; it is holding back development of units catering to renters and buyers who want a low-car lifestyle. Financially encourage developers of infill to work with neighbors to reach a compromise between keeping character and growing up, not out.
1	1. TRAFFIC! 2. More people means an update to amenities ... pools, libraries, police / security.

1	1)Limit the height of new houses. 2) Increase setbacks of new houses. 3)Redefine zoning definitions. Example: R5 means 5000sq ft lots. 4) Severely limit the ability to confirm underlying lot lines.
1	Consider existing homes before permitting high density in a neighborhood. REQUIRE the builders to provide adequate parking per unit. Yes, that is a Capital requirement. Our close-in neighborhoods are being overrun with residents parking cars on limited street parking.
1	Encourage "skinnies" to be built as town homes, which are more energy efficient, and do not look as out of place, and encourage courtyard-centered multifamily units.
1	We need more density but not micro apartments which raise the cost of normal sized one and two bedrooms.
1	New homes are giant, maximizing building envelope, dwarfing neighboring homes, and not accessible for folks of all ages/abilities.
1	Single family homes rather than multiplex apartments so that density is not overburdening areas with limited parking and services. Quality builds to avoid long term degradation of established neighborhoods. No more apartments on small lots in neighborhoods like northwest Portland!
1	In fill should not be allowed- two houses to one lot, i.e. skinny houses. It hurts middle/low income housing areas. it's ugly. Have rules in place so new houses are not too tall, and that the setbacks of use of the lot do not overwhelm the lot.
1	I am really not liking what I see from infill housing. I'd like to see the city penalize developers for tearing down houses. I'd also like to see a huge fine for developers who trash everything they tear down instead of recycling it. I'd like to see planning books developed for each neighborhood. I'd like to see historic homes treated as such. I'd like to stop seeing houses built to the very edges of their lots. I'd like to see a stop to 5,000 sf lots allowed to be split into two 2500 sf lots. I'd like to see the city actually listen to neighbors when a developer requests a variance. I'd like to see a stop to the huge homes being built all over town.
1	Emphasize density increases in the drastically under-dense neighborhoods with R10 and R20 zoning. Perpetuate the rebates for ADU system development charges permanently. Recognize that to get 28,000 new homes built in Portland in the next planning cycle, NEW land will have to be designated for single family use or Portland's targets for population growth will need to be scaled back. Undertake a complete re-survey of the Historic Resources Inventory to include designations of more Historic Conservation Districts and other designations that recognize the irreplaceability of large chunks of our pre-1940 housing stock and our early Streetcar Era neighborhoods -- this can help prioritize what to save and what to let go of. Provide tax incentives for rehabilitations that increase the size and usability of existing housing -- and that provide for seismic retrofits. Make zoning mean what it says. R5 is R5 -- 5000 square foot lots. If greater density is to be imposed on an area, go through the public process of re-zoning (e.g. to R2.5) rather than stealthily undermining R5 zoning by allowing lot splits down to 2500 square feet in size. Be realistic about the amount of land actually required by time period: only upzone land needed in the next 3-5 year time frame and focus the upzoning such that the increased density ACTUALLY HAPPENS -- aspirational zoning for higher density across the entire region for 25 years is a catastrophic failure when it simply results in a scattershot of higher density units all over a low density area without ever achieving sufficient density concentration anywhere to support more transit and commercial activity!
1	Incentives to have homes go to families and disincentives for homes going to developers and/or rental investors.
1	A large demolition tax to discourage tearing old homes down. The tax should take the condition of the house into account. If demolition occurs anyway, requite reclamation and recycling of materials. Require new houses to fit in with the character of the neighborhood via building codes.
1	High density housing designs should be greenlighted faster when locations are close to transit corridors so as to maximize efficiency and potential. Better developer/builder transparency with community when new infill is

	proposed, and better educating existing neighbors as to the benefits of infill. Push for more modern/efficient, better integrated or more architecturally interesting design so as to enhance appeal.
1	It is important that the character of Portland and its neighborhoods be preserved. Too many fine historic homes and large trees are being removed and replaced by large box housing with no thought to how it integrates with the existing neighborhood. Please strongly consider the quality of life we have in Portland and work to preserve it before it is gone. Save the neighborhoods, save the trees.
1	New housing should not dwarf the neighbors in either size or affordability. Infill should NOT benefit only the developers. Removal of trees should be a serious and expensive consideration--the city seems to be schizophrenic in encouraging tree planting yet too easily allowing developers to remove them. Common sense and a consideration of livability for both existing and new residents should always be a top priority in City planning. Infill does not seem to be increasing affordability for either homebuyers or renters, so just striving for density is obviously not the answer. I know these are not strategies, but with flawed goals, flawed strategies only add to the problem.
1	Single family residential neighborhoods should not be blighted by apartment buildings with no parking. Our narrow close-in streets need to be taken into consideration when planning traffic. Right now, I have been sitting through some lights, such as NE 33rd and Broadway for as many as 3 cycles. It's a mess and will only get worse and more infill happens. And it is getting increasingly difficult to park. I am not able to bike or walk to many places and my little car is my best option. And it is scary to see how close cars and bikes are to each other. We are not really a "bike town" when it is so dangerous to ride on our narrow streets with no real protection from cars except luck. Three of my friends have had serious car/bike accidents with lasting brain damage.
1	Create stricter guidelines on what type of house is built. Does it suite the neighborhood and is it Eco-friendly. Stricter zoning with larger structures. Demand parking to be part of the structure.
1	IT IS UNFORTUNATE THAT OUR NEIGHBORHOODS ARE LOSING THEIR UNIQUE CHARACTER AND BECOMING MORE ALIKE THAN DIFFERENT. THE CITY NEEDS TO TRY AND KEEP THE FEEL OF THE NEIGHBORHOODS IN MIND AND NOT TAKE AWAY OR DETRACT FROM AN AREA THAT HAS TAKEN YEARS TO EVOLVE INTO WHERE IT IS TODAY. IT'S NOT ABOUT QUANTITY OF PEOPLE IN AN AREA, ITS ABOUT QUALITY OF LIFE IN AN AREA. OUR STREETS ARE BEING TORN UP BY ALL THIS CONSTRUCTION AND THE CITY IS NOT KEEPING UP REPAIRING THE DAMAGE FROM THESE HEAVY VEHICLES.
1	Demolition tax! Enforcement of existing laws and safety codes! I would love to see older homes restored
1	a survey that is designed to work for starters. better planning for quality of life for existing residents. parking is a big issue for congested neighborhoods where no parking is a part of some apt planning. repair of srteets after construction projects, ie: NE 57th between Burnside & Flanders. creatingblind spots where cars park up to the corner when apts are built up to the street Making access to mainstreets dangerous, ie: 56th & 57th At Burnside
1	Please no more "diseased berhive" apartment buildings. Please hold developers accountable to existing height and setback rules and to creating enough parking, if they can't do that and make money then perhaps they should seek to profit by ruining communities elsewhere.
1	There should be land surrounding each home so people don't live on top of each other unless they're in an apartment building.
1	Reduce real estate tax for adding an ADU. More ADU's is better than more giant apt buildings in single-family neighborhoods. More large apt buildings are better suited close to the downtown and pearl core.
1	fix the issue with the Multnomah county reassessing the property values of ADU builders. Assess only the new sqare footage for tax purposes. Skinny houses were never considered "infill" as they were dubbed the "Smart Living" program which expired years ago. Now they are just accepted by most as Infill which somehow justifies them in R-5 neighborhoods? Disallow all 25x100 ft lot development in R-5 neighborhoods. It is "spot zoning" and disrepects

	<p>the investment of the home owners who bought R-5 with the expectation that their values would be upheld by their elected officials. Promote ADU's and stop "Skinny Houses." Where allowed, attached row houses make the most sense. Skinny house are a waste of materials for teh space they contain and they are a blight on our City and neighborhoods.</p>
1	<p>Recognize that Portland needs to "grow up" literally and figuratively by embracing greater density, offering more housing options, and envision a more lively and compact city with more access to open space and natural environments.</p>
1	<p>Bottom line-we need more affordable housing in PDX. We need rent control and for christ sake stop making ultra modern highrises in older, charming neighborhoods!</p>
1	<p>Please keep the SDC waiver for ADUs in place. A lot of good infill is in the form of ADUs, and the City should continue to do everything it can to encourage ADUs. Design is key. The shape and size of infill is very important. There should not be dramatic shifts in shape and size between adjacent lots. The architectural style of infill is not as important, as long as there is an attempt to fit new with existing in shape and size. Saving trees is next most important. Trees can forgive a lot of poor design. I know that infill and saving trees go together, in spite of what homebuilders say. The designers of New Columbia built housing that was 2 to 3 x more dense than what was there before, and saved more than half of all the trees on site. Infill and density can be positive, but should never be achieved at the cost of trees, green space and compatibility.</p>
1	<p>Bonuses to maintain integrity of architecture, consider available parking & manage for less congestion (be sure to include need for parking spot(s) with new dwelling permits)</p>
1	<p>I just don't want us to turn into SF where people can't live and work means more and HAS to mean more than a meaningful life... Outside of making a living. I am not educated enough on the topic to give a better answer, sorry about that.</p>
1	<p>Maximize density, People over Profits, eliminate outdated, irrelevant near south east side light industrial zoning in favor of medium density housing. Start imposing some realistic off street parking requirements, at least 1 1/4 spaces per rental unit, 1 1/2 per condo, 2 per SF home</p>
1	<p>Ensure that new homes are smaller and appropriately fit the pre-existing footprint of a former home; offere tax incentives to homeowners to fix up rundown homes to avoid tear downs, make homes safer and more energy efficient, and allow for ADU or in-home rental space; change zoning to ensure infill homes DO NOT remove green space or air space and do not overfill the lot; require all new home construction to also construct/include parking for residents on or near home site.</p>
1	<p>Enforce nuisance regulations for builders. Many developers hire but do not supervise or oversee sub-contractors who then disrespect neighbors or even abuse the property of others nearby.</p>
1	<p>continue to waive the SDC fees for ADU builds, work with the county to ensure reasonable, measured tax increases on updates or buildouts of existing homes - prioritize, incentivize, and provide affordability tools for people who need to update their home - heating/cooling, replacing windows, water heater, etc. I feel this is particularly important for older adults who have been living in their homes for a long time and have been unable to keep up with updating /maintaining a quality and sell-able home. if they had resources to maintain their home quality perhaps so many 20s, 40s, and 50s homes would not be being demolished.</p>
1	<p>More communication about what is allowed as people purchase or move into an area that way they won't be surprised by what happens.</p>
1	<p>I think that keeping the land lots the same and avoid splitting lots to put multiple houses into small plots would keep me happy.</p>

1	We need to place requirements on developers the a portion of new apartments built include low income housing. We also need to encourage them to build condominiums instead of just apartments.
1	I'm uncertain; I believe in preserving existing homes and keeping a variety of affordable housing for residents.
1	Because most of the lots in Portland are already substandard in size, zoning must be held at the current level so that infill is not allowed in these tight areas. Streets are already of substandard width and more residents will increase the traffic which are already too busy. I would want to maintain some level of sanity for the homeowners by leaving their neighborhoods alone!
1	Concentrate on building small houses around a shared courtyard and common space so they have a little village effect. But keep infill development confined to the edges of established neighborhoods to minimize the impact on traditional neighborhood identity.
1	Either lift the urban growth boundary or start allowing development in the city core. Current public policy wants their cake and to eat it too. You cant have it both ways.
1	No more mcmansions in neighborhoods that have been here for more than 100 years. We are losing our history!
1	talk with neighborhood residents. go door to door and find out what they want and educate them about the benefits and drawbacks.
1	zoning updates, building code updates, removal/reduction of special fees, greater tolerance of ADUs
1	Charge developers LOTS LOTS LOTS of money to demolish existing small houses!!! it is a joke that a "remodel" is essentially a demo project
1	More incentives and support for ADU's, Duplex, Quads-plexes, and Cohousing, Apartment Co-ops medium sized condo buildings. Remove parking minimums ever where. Create a template for neighborhood parking plans, and require that neighborhoods opt out it or create their own plans by a certain date otherwise template goes into place as the policy.
1	Create a way for tiny homes to have a to have a legal way to have their own neighborhood. Leave old homes and have to fix in place. Go out farther for new development. Make it on the mass transits way.
1	Set serious standards for tree preservation and building quality. Involve architects who care about the neighborhoods and people they're designing for instead of allowing developers to dominate the changing landscape. (Not the kind of architect who thinks, as I heard one say, that building hutches for millennials is okay because they spend all their time at work or eating out.) In older neighborhoods, a duplex with character is going to antagonize people a lot less than two characterless, expensive houses on narrow lots. On main thoroughfares, new buildings don't have to be depressing, flat-fronted affairs. There are plenty of attractive apartment buildings in NW, both old and new. Zoning updates are fine as long as the methods are above-board (as opposed to, say, using original plats as a basis for change.)
1	Bonuses and incentives should be used to maximize community benefit through access to housing options that are affordable to all income levels and that discourage involuntary displacement and sprawl. Do not be swayed by fearful NIMBYs who are telling you that density is bad for Portland. We must grow up (in all senses of the word) to ensure we are a diverse city and that we keep our precious farm and forests intact.
1	Stop waiving or allowing barriers to public input. Preserve mature trees. Minimize developer bullying of neighbor's affected by development. Require adequate parking - especially in multi family. Incentivize better built homes and reuse of materials instead of straight up toxic destruction where possible. Stop being corrupt and work to earn community trust.

1	The city should encourage multi-dwelling construction on large existing lots instead allowing developers to build huge single-family homes after a demolition. Enormous new houses ('Renaissance Homes') for small families is not in keeping with the city's goals for density and affordability.
1	Keep residential character by restricting infill and multifamily housing to blighted commercial properties.
1	Many new apartment buildings are very close to the street. In many cases, valuable shade trees are cut without appropriate penalties. Trees on the City's Right of Way should be RENTED by the developer for a minimum of \$5000 per year. If they are cut by anyone other than the City (for good cause), the fine is \$20,000. After recently attending PP&R Conference on tree inventory in Portland neighborhoods, it was stated by conference organizers that we are losing many of our older shade trees. Conference leaders stated that the City wanted to replace those larger trees. There seems to be a complete disconnect between the leaders of the City Forester's office (through PP&Rec), and the developers. In the Sellwood neighborhood, one developer who is constructing off Bybee and Claiborne cut down a bunch of shade trees after the City told him/her not to. As a penance, the developer planted a bunch of one inch seedlings in a 12' x 6' plot and called it "good". Suggestion: There are citizens like myself that would gladly volunteer and work to ensure that development rules are enforced when it comes to preserving our tree canopy. Our largest plane trees and maples need to preserved if possible.
1	Demolition of viable homes should be heavily taxed and the money should be allocated to keep rents affordable. We need rent control. New Renaissance homes and skinny homes should not be an option. They are cheap and look terrible.
1	Affordability and connectedness in scale and distance from each other helps existing neighborhood connections between people and their gardens and animals to continue and for the new neighbors in new houses to become a part of an existing network, rather than a bullying imposition.
1	Developers need "skin in the game" -- require they participate in creation of housing for low income (by % of income off of developments, based on total cost of development or in-kind work on projects); enforce and increase the fee on cutting canopy/trees, and prohibit cutting trees of certain size/age; require infra-structure (schools, traffic, roads) BEFORE permitting multi-dwelling development or neighborhoods.
1	Lower Fees for smaller houses, incentivize smaller housing. Allow small multifamily - two to four units in new construction. Assess fees for demoing small houses and replacing them with much larger houses. Remove parking requirements for new or existing homes/ADU's
1	How is it possible that buying a house for 280k knocking it down and replacing it with 2 690k houses making pdx more affordable? City also allows Everett custom homes to knock down 3 almost 200 year old trees, but I don't live in Eastmoreland so it doesn't matter
1	Bonuses to new houses that meet passivehaus standards can be offset by a demolition tax. require garages or other off-street parking to keep the roadways clear. trees are great, keep them. tiny lots do nothing to help. if you're going to build, make duplexes or multi-family residences side by side with common walls and stay away from existing structures more than the minimum from the plot line.
1	better oversee the quality of demolition of old and construction of new homes built, prioritize maintaining mature trees, maintain the overall design character of the neighborhoods, prioritize environmentally wise demolitions and constructions (reuse, recycle, etc).
1	I already filled out the survey, but had additional comments after I submitted it: To preserve the existing character of neighborhoods, there should be incentives for building on undeveloped lots, instead of raising existing buildings. An inventory of undeveloped lots should be conducted and publicly available, outlining zoning, development standards and incentives, estimated permit & SDC fees. This was done for Metro for undeveloped Industrial land and a similar strategy/scope could be applied

1	ADUs are a great way to increase density without putting up a bunch more apartments/condos/ugly new houses. Extend the SDC credits and tell the County to get its shit together and figure out its taxing BS. Houses that take up the entire lot and leave no yard space are ridiculous. Cut that out, developers and quit allowing it code makers. Density is good if we plan it well.
1	Zoning updates should deal with house size--climate change dictates wise decisions about energy use (size and energy efficiency), adequate parking (on lot), and income levels.
1	Abide by existing zoning requirement. Enforce them vigorously when developers ignor them. Take developers off any type of governing board that they can directly benefit from.
1	Allow duplexes and triplexes to be built by right in all single-family zones to continue to provide a variety of housing sizes and prices, as land price increases.
1	Plan for 20-50 years, not just now; look at others cities that have done a good job with traffic and how they did that with housing
1	Please do something about all of the perfectly good homes that are being demolished to build big, overly priced homes with poorly done, modern designs. Modern can be great, but not here for some reason.
1	Stop demolishing homes. Repurpose them. If you want seven ugly houses on a lot where previously there was one beautiful on, turn the house into seven condos or apartments.
1	I think Portland has gotten a lot right and I live in a corridor that has had a ton of development recently. I love the fact that Portland is such a vibrant place but you have to force developers to provide parking. Parking is a nightmare! Many people ride, walk and public transit but they also all own cars. And get the County on board in promoting ADUs! The County is trying to kill the development of ADUs. It doesn't make sense.
1	-Punitive damages for developers that violate building requirements. -Eliminate the City's "educate into compliance" philosophy and start governing regulations with backbone to stop unscrupulous developers from manipulating the process in their favor. -Neighbors and Neighborhood Associations are stakeholders and primary investors in their communities. They are responsible for the health, safety and livability of their neighborhoods. They deserve a voice in the decision-making regarding the development and character of their community. -Property owners/developers should be held responsible for the property they purchased, including ALL limitations. Exceptions, variances, and waivers, etc should not be given to developers who submit inappropriate projects. They should be required to reduce the scope to fit the existing property regulations. -The City needs to quit chasing potential new property tax revenues and start respecting the established communities' that are directly affected by the decisions. - Tree and landscape mitigation should occur on site. Offset policies and fees that support unrelated areas of the City should not be allowed. -Title 33 Regulations should be rewritten enforced to actually protect the "character" and "livability" that are stated in the Codes. -Loopholes and exceptions in the Code should be removed and addressed through a more thorough vetting process. -Property owners choose to invest in neighborhoods that fit their needs (architecture, character, open space, safety, etc). New development and renovation should not be to alter an established neighborhood without the support of the existing community. Any changes to the footprint or profile of a structure directly affect the surrounding community.
1	Put pressure on the state to lift ban on inclusionary zoning. Stop building huge single dwellings, more small community-building multi units.
1	Consider scale! 5 or 6 story apartment buildings where no other residences are more than two stories are problematic. 3 or 4 stories would be much better. And parking spaces should be required, or zoned parking, or one-side street parking--it is now very difficult to get down my street because of all the parked cars on both sides--two cars cannot pass one another and it is very difficult to get out of the way in order to let another car pass.

1	ADUs are a good option, but many are too expensive to solve the current rental crisis. I would opt for promoting more lower-income housing further out especially along transit lines including special programs to encourage tri-met ridership
1	Amenities in currently less-desirable neighborhoods, with economic incentives to make them affordable for income levels and amenities that make them desirable to all income levels.
1	need to do more to promote affordable housing and reduce the impact of gentrification/displacement
1	Relax requirements and zoning restrictions for ADUs, encourage developers to include more than one unit when building new houses (this is extremely common for "Vancouver specials" in Vancouver, B.C.), work with communities to understand the benefits of denser development and simultaneously provide more good, efficient transit options (including better biking infrastructure!) to avoid major parking and traffic issues, raise parking rates particularly in the downtown core to discourage commuting by car and exacerbating traffic issues as the city densifies. Affordable housing also needs to be prioritized and it's time for Portland to institute some type of rent control, and there should be required quotas in major development projects for affordable housing for low-income families.
1	make sure anything that's built for more than a single family has parking. period. Also, all houses do not need garages. dis-incentivize garages. they're ugly!
1	Encourage better designs for multiple homes on one existing lot. Encourage attractive duplexes and 4 plexes. Have a better permit process for new construction that invades the privacy of existing homes. Enforce developer adherence to zoning requirements for trees and sidewalk improvements. Have more transparent communication with neighborhood residents and developers.
1	Focus some development in nearby suburbs in the metro area, making those areas highly desirable as well:
1	Keep new developments in keeping with the SCALE and STYLE (period look) of the existing buildings; keep residential streets residential (no ground floor retail); KEEP GREEN AND OUTDOOR SPACE!!! ----the city should require maintaining open space/front yards rather than building out to the street. For every square foot of open space they build upon, they should have to provide an equal amount of park or community garden space to serve the same neighborhood. While the developers and our city government are making loads of money, they are destroying the quality of life in our neighborhoods. The new housing is of poor quality --cheap interiors, tiny units, architecturally rather ugly--all for an unaffordably high price that will keep the residents in poverty. Another point: everyone moves here thinking they will live in an apartment until they find a single family home to buy. That is what people really want. Maybe its time to rethink this policy of accommodating unlimited population growth whatever the cost.
1	1. Make ADUs more affordable by permanently rescinding the Systems Development charges. 2. Align permit costs with size of house to promote smaller houses.
1	Revisit and amend the 2002(?) City Council decision to allow "lots of record" (i.e. 25'x100' plats) to be automatically considered buildable lots (if vacant for 5 years). In many cases this undermines the dependability zoning is supposed to afford and can have significant impact on established neighborhood character.
1	Does infill housing affect the property taxes of current residents? I.e., does the new Overlook complex going up have an impact on Overlook residents?
1	Get rid of lot segregation policies; new infill should be compatible with the existing fabric rather than squeezed into a 15' wide rectangle. Get rid of requirements to provide an on-site parking space; there is nothing uglier and more disruptive to the streetscape and sidewalk than having garages at the front of a building. Setbacks and height limits should be based on existing fabric; newer houses that replace older homes are built to the setbacks overwhelming their neighbors and leaving very little yard area. Strengthen the tree preservation requirements; paying to get rid of

	trees is a drop in the bucket to developers paying cash for tear down rebuilds. Develop better incentives for preserving older homes.
1	requirements for developers to reserve a substantial number of units for low and middle income people and families
1	I think it's important that new single-dwelling homes match the overall character of the neighborhood. I also think that repeating the same house design over and over on the same block should be avoided - it lacks character and creates a "ticky-tacky" suburban feel that does not fit Portland. Viable existing homes should be kept whenever possible: demolition should only be used for unsalvagable homes. I do support allowing homeowners to add additional dwelling units to their properties while preserving the main home.
1	Zone for future vision, not current character; let the markets work; stop responding to every complaint about change
1	Create opportunities for "missing middle" housing stock, including 2/3/4plex, courtyards. Increase incentives for deconstruction vs demolition (where applicable). Update property taxes when significant remodel/tear downs take place.
1	Require parking spaces for all apartment buildings. Do not retax entire property when adding adu.
1	1) More low-income housing requirements for developers. 2) More restrictions on older houses being destroyed to make room for new buildings. 3) Programs specifically designed to help people of color become homeowners and to prevent people of color from being displaced. 4) Not overwhelming neighborhoods with development that brings too much traffic to neighborhoods (see Vancouver/Williams).
1	I personally like the infill homes, they are what people are looking for vs. if they were looking for fixer-uppers, they would have been snatched up. If there is the impression that builders are removing inventory before there is a chance for builders to buy a property, perhaps there should be a "wait period" for sellers to consider older homes before a builder can buy the older home.
1	Twenty years from now NO ONE will be clamoring to buy the houses and condos/apartments that are now being built to replace 100+-year-old homes! They are cheaply built to make a quick profit for the developer. They are ruining our historic neighborhoods now and they will become the slummy houses of tomorrow. Please maintain our existing neighborhoods. A "poorly maintained" house is NOT a candidate for a tear-down. It is a candidate for a facelift and update which will improve the neighborhood. Come visit my house and you will see what I mean. Stop catering to the developers = let them build on open land in the suburbs, NOT ruin our old neighborhoods.
1	The City should stop encouraging growth to prevent infill. The City should declare a moratorium on demolitions as part of the housing emergency to stop the displacement of current residents. There should be a moratorium on cutting trees to incentivize developers to incorporate the existing tree canopy into their designs. I oppose bonus densities. The zoning code should be revised so to remove the provisions that allow corner lots to be split to sizes smaller than the base zones and that recognize historical underlying lots that are smaller than the base zones.
1	Keep heights to 2.5 stories or less in single family neighborhoods, and don't require or encourage peaked roofs, which can lead to taller buildings. Focus on areas with good transit service and access to parks where yard size isn't as big an issue. Don't restrict architectural character except in truly historic neighborhoods. Continue incentives for ADUs.
1	Encourage smaller homes, duplexes, and four-plexes no higher than 2 stories with shared common areas, built around existing trees, especially large, healthy ones. Absolutely have inclusionary zoning and incentives for builders to provide housing for low-income, elderly, and people with disabilities.
1	Lobby the state to get rent control on the table. Stop pricing low and middle income people out of Portland. Stop No-Cause Evictions. Be far more proactive about cracking down on slumlords. Increase density requirements in just about every neighborhood so we can get enough housing built for everyone, not just the wealthy elite.

1	Make sure there is enough access to parking related to the population in area. Make sure there is enough Parks and Green Spaces in each area(these help with over population stress)! The Gateway area has no Parks, just promises to build one! Make it easier to built-on to your family home when needed.
1	What difference does our opinion make? You won't listen. Just ask Steve Novak to overrule what a majority wants and install what he wants.
1	Stop large apartment buildings with many, many people and not parking. No split lots. Do not allow McMansions.
1	Developers should not be able to build apartments/condos or homes without examining the existing neighborhood homes and determining what type of development is best suited on the available land space. The city should have a process in place developers (both private & commercial) go through to ensure unsightly large or non-characteristic of the neighborhood type of structures (row houses as an example) that ruin the integrity of the surrounding neighborhood that have have single family houses. More single family homes should be built along other single family homes and that should be determined by a procedural process developers must follow in order to build or demolish perfectly good existing homes.
1	Create incentives for home owners to rent out apartments, second properties and ADUs as long term rentals instead of VBROs/Air BnB. Create better protections for existing renters against rent raises. Discourage new development in already dense neighborhoods with narrow streets (such as Division) and encourage development along larger streets with better traffic flows/potential for parking/access to transit.
1	I would like to see zoning updates that will prevent the demolition of existing, affordable housing. Developers should be building more housing on vacant lots and having to pay for the expense of installing infrastructure. Parking should be required. The city government is beholden to big-money developers, and we want to see some accountability.
1	Houses on a residential street should conform to the average size and height of the other houses on that block. Trees should be protected. There should be a way for certain houses/ streets/ neighborhoods to obtain historical designation. There should be incentives to fix-up an old house.
1	How about not demolishing every single smaller sized house in the city, not taking down healthy trees, and only one house per lot, not two gigantic houses?
1	From my understanding the city should continue to lobby the state to allow inclusionary zoning. Gentrification is a very difficult and complex problem. From my limited understanding inclusionary zoning appears to be one of the better methods of alleviating the economic homogeneity of gentrification which leads to homogeneity in many other forms.
1	1. Consider a contextual form-based code to prevent setbacks and heights incompatible with immediately neighboring properties. 2. Measure residential infill by volume, not just floor sq ft, to prevent adjacent homes from being dwarfed by high ceiling infill that otherwise conforms.
1	Better parking options. Parking = livability. Studies have shown people in newer housing still own cars and then impact whole neighborhoods when they can't park because no parking options were including in building desitgn and review. Need to increase parking for each new housing project to protect the culture and livability of each neighborhood. City council has gotten this horribly wrong so far and the negative impacts have been felt all around the city.
1	Allow conversion of single-dwelling homes into duplexes, triplexes, etc, as long as the appearance from the street does not dramatically change. Loosen regulations on ADUs. Legalize tiny houses on wheels--treat them as ADUs, so they have to settle in a spot that meets the same setbacks, heights, etc, as ADUs. Promote garden apartments, rowhouses, etc, to increase density in a way that is compatible with low to mid rise neighborhoods. Remove parking minimums so we don't encourage people to build driveways when they don't need them.

1	Permit fees should be adjusted to incentivize the types of development that an area is hoping to encourage. For instance, home demolition should be very expensive while developing affordable housing should be very inexpensive. Also, affordable housing should be developed in every area of the city, and not around the edges. Every neighborhood or planning district must bear its share of affordable housing.
1	Close loopholes so unscrupulous developers can't cheat the system. Give residents notice (and chance to appeal) before older houses are torn down.
1	Limit to single dwellings, require design approval to ensure in character with neighborhood, deny permits to demolish houses which could be updated. In my neighborhood decent affordable houses are demolished and replaced with unaffordable ones, often too big and out of character for the neighborhood . Portland is being gentrified and uglified and quality of life diminished with loss of green space, tree canopy, traffic, pollution, lack of parking, etc.
1	When a question arises and there are any doubts, unless an outcome would help the whole community, the answer is no.
1	Parking is key - the less parking there is the less livable our city it. One of the best things about Portland is that you can live close in and still not have trouble parking in front of your house. Not the case when apartment units go in with no parking! Stop allowing building of super large houses or skinny houses that all look alike. Large houses dwarf the houses around it and a bunch of houses (large or skinny) that all look alike ruin the neighborhood feel.
1	Create more walk-able neighborhood centers. Allow more dense housing type developments close to walk-able centers.
1	I'd like to see more family businesses and homes built in outer SE Portland. There's too much gang violence and drug users stealing from our neighborhoods. I want to see a safer place to live. I'm willing to bring in better, more expensive housing if that's what it'll take for our city government to spend more money and resources on our area. I'd like to push out the strip clubs and marijuana dispensaries that are too frequent in our neighborhoods. Encourage small businesses like restaurants and family establishments.
1	I support infill development for a variety of reasons. Using existing busier streets to create new (modern, smaller, different) housing options makes the most sense, because it converts what are primarily transportation thoroughfares to vibrant retail and residential areas without changing the abutting neighborhoods' character internally (that is, without demolishing existing usable housing stock in the neighborhood and replacing it with McMansions), and locates the vast majority or nee residents on streets that make needing a car unnecessary.
1	Infill should be spread all over Portland not just in the outer east side. Zoning should take into consideration adequate space between buildings.
1	Allow more houses to be turned into multi-unit apartments. Increase density. Require mixed-income housing within same development. More housing for low-income (most new housing built for top 15% incomes). Ignore the people that don't want change - change gonna come, let's make it work for everyone.
1	Allowing for cottage court housing developments on larger lots, allowing shared wall garages or garage rows on alleys, providing targeted incentives based on the types of housing *missing* from neighborhoods so that there is income diversity.
1	Stop letting developers ruin the city. Oh. Wait. Too late for that. Thank you for destroying neighborhoods, streets that used to be bike-able and for unleashing Reagan-style greed. Thank you for making the city unaffordable, thank you for gentrification, thank you for sky-high rents, thank you for the endless stream of idiots moving here.
1	Above all, there needs to be affordable options for people. Portland is becoming so expensive that it's going to lose the qualities that people move here to enjoy in the first place. Diversity is going to be lost.

1	Revisit the demolition tax on developers! Incentives for preserving urban canopy. Developers bear the costs of infrastructure to accommodate increased density.
1	I'd like to see the city focus on making existing housing more affordable. I think the ideas of accessory dwellings and small houses are good. I wish we could do something about the extremely ugly huge tall boxes that are being built all over town.
1	Neighborhood design review that is paid attention to by the city; zoning to restrict size of infill houses to reflect neighborhood.
1	Discussion and education on population awareness of cities, towns, neighborhoods. There must be coordinated efforts of population count to succeed in any given living place, ie city, town, neighborhood.
1	Consider size of surrounding homes, preserve existing access to light, limit construction of extremely large single family homes within urban core
1	homes for 60% median income, at current income levels, does not meet the need of the lowest income populace. Prioritize keeping residents in their historical neighborhoods. Incentivize long term residency. Discourage cash sales, Increase capital gains period to 8 years.
1	Creating a process for easier zoning changes to lots, -- allowing for the "missing middle" of rowhomes and multiplexes (not apartment buildings) where currently only zoned single-family
1	keep high density housing to the main roads where transit is; don't let new homes build to the limit of the lot lines, crowding other houses; create historical neighborhoods where new housing design must get approval; some variation is ok, as we see in established neighborhoods that developed over decades, four-squares next to bungalows, etc; but extremely modern homes in historic neighborhoods should be discouraged.
1	Maintain the character of existing single dwelling neighborhoods. Require adequate off-street parking for new developments.
1	smaller houses like ADU's to keep the neighborhoods flavor. If I wanted a huge new UGLY house I would have moved to the burbs. I LOVE the older neighborhoods with BIG TREES and character. I hate seeing unnecessary demolition...too much going in the the land fill that could be saved.
1	We have lived in Portland for 23 years and loved it. After adding an ADU, our property taxes increased from \$8,200 (already high) to \$12,200. NOT sustainable for us financially, so we had to move. We feel that we were forced out, because our income (even with the ADU) can not sustain that type of annual hike! We are now in Washington County and miss living in Portland. Limit property tax increases on those homeowners over 55 so they can age in place. We are starting over now.
1	Focus on tools for affordability: incentives for land banking, allowing a liberal range of sound housing types, allowing people to split houses into apartments or making co-ownership situations easier. Shared green spaces and encouraging development near parks seems cool. In theory, a planned infill development project (say, someone got hold of an entire street) could integrate environmental measures that include earthquake retrofits, water storage, solar panels--the works. Really though, it's just about affordable sound housing for me.
1	The impact on traffic is huge. Also the preservation of green spaces and creating livable neighborhoods with good transit options is critical.
1	Give current residents more notice and time to object to demolitions, poor design, loss of property values for neighbors. Put policy in place that prevent these problems.
1	I would like to see zoning updates that respect the neighbors living around infill housing. With minimal setbacks and new larger homes, existing homeowners are losing light, curb appeal, parking, etc.

1	Inclusionary zoning, community land trusts for apartment or multifamily dwellings, ADU's for duplexes, not just single family dwellings. Required off-street parking at least one car spot for four people.
1	More space than 5' from property line. We've gone from "skinny house" to cram as many sq ft as allowed.
1	The input from homeowners who have property near the new developments. The lack of street parking, which is already an issue. The increase of traffic--it's now nearly impossible as a pedestrian to cross Milwaukie.
1	Consider allowing AUD's without huge tax increases. Taxing the AUD as an improvement to the property seems fair but reassessing the entire property and considering the AUD a zoning change seems out of character for the integration of infill. I strongly object to the demolition of existing homes that are fine to be replaced by the large homes I see in my neighborhood. You are forcing single people like myself out of the neighborhoods. We definitely need affordable housing. AUD's also help with this issue.
1	When small homes are replaced with monster houses the diversity of the neighborhood is diminished and the neighborhood becomes less affordable developers target sought after neighborhoods and redevelopment pushes middle to lower income people out
1	Not sure what is meant by "bonuses". All neighborhoods change, naturally and eventually. Promote positive change. Neighborhoods should be allowed to have some self-direction/self-selection. Don't force people out with shortsighted zoning, leaving nice neighborhoods vulnerable to greedy developers.
1	I think the most critical zoning update would be to relax the regulations on ADU's for all Residentially zoned property, so that they are less prohibited by less-than-productive setback limitations [especially for homes located on corners, with side street lot line setbacks].
1	The city needs to realistically plan for increased auto traffic and not gamble that a very high percentage of new residents will rely on public transit. The city should enforce a minimum parking allotment for new development that meets true expected demand or provide specific, guaranteed (funded) public transit solutions for the increased demand.
1	Pay better attention to architectural design that fits into the character of the neighborhoods. Require off street parking for at least 1 car per dwelling unit. Maybe require architecture review panel to approve design before permits are allowed.
1	This is a difficult question for me to answer because I'm not sure what ideas the City of Portland is already considering, but make sure you are considering what elements are essential for considerations like neighborhood character, livability, and conservation/sustainability. Then throw out as many non-essential elements as you can. Housing is a complex market with so many individual factors, if your regulatory system is similarly complex you will weed out a lot of small interests that could otherwise contribute to the housing solution. Keep regulation as simple and vague/generalized as possible.
1	-Land trusts for permanently affordable housing. -Support the push for inclusionary zoning. -Stronger incentives that reduce SDCs for developers in exchange for affordable housing. -Cross laminated construction for affordable housing.
1	The SW area around Maplewood and Garden Home has a lot of good mixing of different kinds of development; old homes, apartments, streets of new homes. Whatever has allowed that to happen should be done more.
1	Incentives for permanently affordable homes and rental units. Community benefits agreements for developments that ensure local hiring & the ability for communities to increase stability & stay in place.
1	I think that the city does not need to integrate new infill housing in single-dwelling residential areas. That said, if the areas for city centers spelled out in the new comprehensive plan were developed then there would be more than

	<p>enough room for everyone. To encourage this growth the development fees for these places should be lowered. Taxes in the future would more than offset the lower fees.</p>
1	<p>You must address the underlying zoning that allows R2.5 homes on corners to be replaced with 2 full size houses. Disingenuous. And move back ADU's to at least 5 ft from back and side lot lines. Preserve solar access</p>
1	<p>The idea building new homes to fit in with "existing neighborhood character" is kind of an empty idea to me, and I'd be disappointed to see the city codify something as vague as "neighborhood character" into their formal plans for new development. It's impossible to recreate the past, and more often than not, I hear "neighborhood character" as shorthand for "keep the new people out." It's also a term used predominantly in the wealthier neighborhoods, and manifests as an anti-density, pro-parking approach to the urgent need for more housing stock. If anything, I'd love to see areas that are zoned single-dwelling changed out of that designation. I think the city should be encouraging more multi-family units, but perhaps through means that are not simply by building apartments. Existing stock can be converted into multi-plexes, and we can and should build more townhome style housing to maximize use of precious urban space.</p>
1	<p>Bonuses for adding ADUs; access to experts who can advise on best practices and tax implications for adding ADUs; guidance for home buyers who are considering buying a property and adding an ADU.</p>
1	<p>Work to allow IZ, incentives/tax breaks for density and including affordable units. Relax ADU regulations</p>
1	<p>Planning rules should only allow replacement house of same or smaller size. Too many trees and viable house are being destroyed.</p>
1	<p>Provide builders a monetary incentive if they build "green" homes or if their homes meet an objective standard of "affordability."</p>
1	<p>Greater involvement / control by neighbors in the design & construction of new development. More control over developers / landowners to provide affordable housing to serve needed demand. Taxes on expensive housing. Make neighborhoods fit the needs and plans for improving livability. More parks and recreation near higher density housing development. Greater use of alternative transportation and reduction of car ownership and use.</p>
1	<p>My biggest complaint about older home demolition being replaced with flipped homes: huge & out of character with style, and over-priced for our neighborhood.</p>
1	<p>Longevity of materials. Building cheap, disposable materials means condos/houses/apartments will be a burden and eventually create more waste. Also we need more properly affordable options.</p>
1	<p>Use financial incentives to encourage the construction of Accessory Dwelling Units. Also, re-write zoning as needed to include another parking place on the lot for the ADU, to minimize impact on street parking.</p>
1	<p>The city should not allow giant house built up to the property lines and outlandish designs should be avoided. Parking needs to be provided for all dwellings. There are areas of the city (NW) where it's very hard to find a parking place.</p>
1	<p>Determine overall density goals for each neighborhood with neighborhood buy off. Quantify net increase for the neighborhood to apply to individual lot decisions. Identify individual houses that degrade from neighborhood livability to be replaced with new development. Identify individual houses that shouldn't be replaced. I.e., provide quantifiable analytical tools to base decisions upon.</p>
1	<p>Make it easy for neighbors to understand what infill is being proposed and where before it's a done deal. Give people a chance to react and respond. I've seen a small house demolished with two large houses taking its place with no yards, I've seen a huge monster of a house go up -- not sure what was demolished to make way for it, and a small bungalow demolished with two very tall, very narrow houses going up in its place. These tall skinny houses look ridiculous and have almost no windows between the houses. I'd rather they were connected than be even</p>

	skinnier and have narrow alleyways between them that don't feel safe. I know they tried to save this last house -- it was up on stilts for a while with them trying to redo the foundation, but ultimately it was destroyed. These are all within 3 blocks of my house in the past year.
1	Lack of parking (garages used for storage since narrow houses do not have basements or adequate in house storage) has created on street parking density which has created dangerous intersections. 1) Please have city install All Way Stop signs at all neighborhood intersections. Builders should cover the cost since they have created the problem. 2) Require infill builders to create room for at least 2 vehicles to park side by side for each house. 3) No multi-residential buildings should be permitted unless adequate parking space is provided with provision of no parking in adjoining neighborhood allowed. 4) Residents of "normal" houses should be allowed to mark off space(s) for their own and guests' parking along their residence's curb.
1	Develop design standards tied to the character of broad areas of the city, i.e., the Five Portlands (or 11 Portland, or whatever). Provide direct funding for housing for lower-income residents.
1	Regional or district specific "rules" because each neighborhood has unique character. Variety of fees which differ depending on "private" vs. "developer" applications.
1	Restrict businesses when it comes to tearing down homes that have history and fit the neighborhood to replace them with multi-family or ridiculously expensive single family homes.
1	The most important idea is to have livable—that means walkable—neighborhoods. This is accomplished by having a mixture of density and amenities. Density makes it more likely that more people are closer to places they need to go (grocery stores, restaurants, public services, &c) given appropriate zoning. When people can walk to these places traffic is reduced and more pedestrians (I call them 'people') and bicyclists are on the streets. This creating an exciting, interesting environment and one that is safer as well. Density also makes public transit more feasible. The closer people are to bus routes the more they will use them. The more people using them the more efficient they will become. The one feeds the other. I cannot believe how undervalued the mixed-use building is. This creates homes for people as well as a place for the places they want to go to. The mixed-use building is the best way to this end. It is my firm belief that all commercial buildings should be required to have a residential component. I think that single story buildings are a waste of space, particularly commercial buildings. Density has the added benefit of The best way to go, I think, would be mixed zoning (with generally increased heights, especially in the central city) throughout most of the city. I see no reason why the urban growth boundary should be expanded within this century. We have the resources within these limits already, we just need the will to make it work. We are capable. If our boundaries are maintained we can keep our farms and natural areas (things people love, by the way) in their best condition and as close to us as possible. What's more important than that? Putting tops on freeways (or getting rid of some of them) creates new spaces for mixed-use dense neighborhoods that are connected to each other. Connectivity is crucial to livability. Highways divide our neighborhoods and create obstacles to travelers. This is expensive, but could be a great land use development plan. This should be done in the central city (e.g. I-5, Banfield). Cover them and put a park on top, I say.
1	Better outreach to neighbors to notify them when a developer files permits to build a multi-unit building that will result in the cutting down of older trees and the razing of an existing home(s). Also higher fees for cutting those trees down to encourage developers to incorporate them into the design. Additionally, there should be a fee that is built into the per unit cost that the developer contributes to the neighborhood association where the building is built. This could support certain types of programs for existing neighbors, since none of these new apartment dwellers pay property taxes yet they utilize the amenities (parks, etc) of the neighborhood.
1	better parking; people buy their current homes based on many factors, including parking and we are now sandwiched between 2 new high rise residential buildings and our street parking has gone from ample to extremely tight.

1	Increase density and remove restrictions on multi family housing. Build more affordable apartment buildings.
1	Parking and traffic are becoming the biggest issues. Even if we want everyone to bike/bus/carshare the estimates of how many people don't own cars seem out of touch with reality. For instance, we moved primarily because traffic had become so bad in our SE neighborhood 5 years ago the commute was 15 minutes to work. Commuting to the same place has become a 45 min affair over the past year. Parking is a serious concern for current residents because so few houses have off street parking currently. When the new structures aren't required to build their fair share, it only hurts current residents.
1	Is there a tax that can be levied on out of state residents to keep the housing market from being warped by outside influence? It seems like out of state home buyers are the likely culprits and are easy to blame for the dramatic rise in home prices. Also, is there a way that we can take away the tax benefits of second homes to discourage landlordship of multiple homes when people are looking for primary residence options besides perpetual renting? I am in my early 30s and single, rent a house with two roommates and work in portland with 20K in the bank for a potential home purchase. I would be interested in an affordable condo, but all the developers seem to be building is apartments.
1	Allow more duplexes or garden apartments. (so, zoning update) Solar access rights for neighbors to the north. Design for context within the neighborhood (yes, I know this is pie in the sky but I can wish). i.e. if the average home build was from the 20s or before, design accordingly.
1	Require Parking for all new Construction. Stop Tearing down Houses that are a part of the NW housing landscape. Rich people are coming into our NW Neiborhoods, and building (after tearing down houses) big houses that don't fit the nieborhoods style, and historic style. Look at 25th and Raleigh, corner house, demolishes, and some new mansion is being built. It doesn't fit our neiborhood..
1	Stop building big boxes on major throughfares with no parking. You are driving out the small retail and businesses that have made these neighborhoods vibrant and desireable. Not to mention the number of cars on our inner streets have increased. Most of us have no garages and park on the street. It is a real pain in the ass to come home and have to walk several blocks with groceries at age 71 with rheumatoid arthritis for 48 years. As I sell real estate I cannot get home before the yuppies who have a better ability to walk.
1	High density apartments with ground floor shops with underground on site parking along major streets. Maintain the neighborhood R5 density with accessory dwellings, within the neighborhoods. No more tall skinny houses! They don't allow elders to age in place, are NOT more affordable and they wipe out on street parking. Skinny house residents park over the sidewalks because their garages are used for storage!
1	Maybe you should place a restriction on the percent of square footage growth per dwelling unit? For example, a 1000sf house shouldn't be able to be demo'd and replaced by a house that is 2000-2500sf. That isn't helping improve density or affordability, it is simply allowing a big expensive house to tower over the neighbors. It also affects resale values on neighboring small homes, which see depressed values because they are more likely to become tear downs. Property line set backs and height restrictions are also important to maintain quality of life for neighbors. The taller the unit is, the greater the setback should be to limit the impact of a new house towering over an existing one.
1	sustainability bonus for units that drastically conserve resources and work toward a healthy environment.
1	The city has continued to turn a blind eye to development within historic conservation districts, by neglecting land use codes and enforcing new dwellings meet historical conservation district standards. It appears the nothing is be "conserved" within these districts.
1	make sure to provide off street parking for all residential dwellings - whether they be single or multifamily dwellings. parking in our neighborhoods is already maxed out; building dwellings without parking is foolish, just plain stupid.

1	Fees/penalties for demolishing a home that could be rehabbed or deconstructed. Penalties for destruction of viable trees/tree canopy. Actual oversight of developers and their sub-contractors who break many, many rules and are only "reported" by citizens in the neighborhood who are paying attention. Actual fines for these violations.
1	all i can ask is that you consider all your options and keep the best interests of those among us who are the least fortunate and most vulnerable.
1	I am for residential infill, especially if it's affordable. I think good design can go a long way towards alleviating some of the concerns, however I know the better the design, the more expensive the house. People need to understand that if we are in favor of the UGB, then we have to grow denser. I like a lot of the new density, but to much of it is unaffordable.
1	As a private home owner, it is currently not cost effective to build an ADU on my property, due to the increased real estate taxes levied. If Portland wants to increase density, this needs to change.
1	Make it harder to people to use investment properties for Airbnb. Create incentives for landlords to provide affordable housing. Help people who have been here a long time afford to stay here.
1	Offer bonus to builders who include parking and/or garage facilities in their designs, in order to reduce on street parking congestion.
1	Figure out the county tax issues that are making ADU's unaffordable. ADUs are good for the city & reasonable density. More integration with public transit to better increase transit options as neighborhoods get denser. The argument about parking is antiquated and does not serve the city's 20-year plans. But we need less growing pains that are causing these complaints. Zoning updates/bonuses to reward residential lot green space retainment, and preservation of larger trees.
1	Do more to promote development of multifamily housing in close-in areas. Current restrictions on multi-family only make it a viable option in areas coded for business. The suburban sprawl, post-war era code restrictions against multi-family housing in close-in neighborhoods was never a good idea and it is a much worse one in this time of huge population growth in our city.
1	Legalize and incentivize "missing middle" housing: duplexes, fourplexes, garden and courtyard apartments, etc. Portland is still fairly low density, but not all multi-family construction has to be expensive towers.
1	Easement or height bonuses for creating housing that's affordable to mid and lower income families.
1	Taxing demolition of old homes, at least in areas where the homes are fine but just "too small."
1	Infill will be necessary as Portland grows so we don't experience too much sprawl into our rural, natural and wilderness areas. But, the community should be able to provide consensus on what is necessary so that all points of view are heard including residents of neighborhoods, developers, incoming residents and other special interest groups.
1	Be sure to consider reasonable access to mass transit in the approval of large scale residential apartment buildings in area where parking is a concern.
1	I think all areas should encourage higher density and more mixed use. We need more small businesses in the the residential areas.
1	Limit infill houses to single family homes to help maintain the livability of the city of Portland. New structures should have available parking onsite off the street for ALL units.
1	Stricter guidelines for tearing down existing viable houses, especially when the demolished homes are being replaced by more expensive homes.

1	Portland must encourage and foster historical overlay zones to prevent developers from creating cookie cutter neighborhoods. It has been shocking to me as an active member of my neighborhood organization to discover the extent to which our "progressive" city indulges developers. Shamefully, with out regard for maintaining the character of our neighborhoods.
1	1-Charge developers a higher fee for demolitions. Redefine what a demolition is-say if over 1/3 of the house is removed, it is a partial demo-charge a fee based on the percentage of demo rather than calling it a remodel. 2-Add this to the building code-Do not allow the height of any new structure in a residential neighborhood exceed the height of the average height of all the houses on a given street. Why does anyone need 3 stories? Promote more basements by reducing the contractor fee- basements are easier to heat and the added storage allows folks to actually park one car in their garages.
1	Provide parking for apartments and condos. Only update zoning in underdeveloped areas. New tall buildings do not fit in with lower profile condos and homes.
1	Start with zoning. Stop calling R10, R7, R5 it's false and miss-leading. Close all the variance loopholes that currently allow developers to exploit the codes that result in homes that look out of scale & character. Reward builders who build smaller, higher quality homes that leverage energy efficient practices such as solar, geothermal, gray-water etc.
1	more options for zero lot lines, to have townhouse style construction instead of awkward gaps between homes. Provide more zoning opportunities for duplexes and multiplexes
1	Stop all of the deolition and history of the city. Stop being greedy with money and letting developers build ugly skinny houses on top of each other and putting 4 houses on 2 lots. If I wanted to live in San Francisco or NYC I would. I like Portland because we have yards and driveways and can still walk to things. ..stop ruining that! !
1	Cottage Housing http://mrsc.org/Home/Explore-Topics/Planning/Specific-Planning-Subjects,-Plan-Elements/Housing/Cottage-Housing.aspx
1	Permit new houses relative to the size of the lot and cap house size for any lot. A 25x100 lot should not have bigger houses on them than 50x100 lots next door. Smaller lots should equal smaller houses. As average family size has trended downward over the last few decades, houses have gotten bigger. Why?
1	PARKING REQUIREMENTS! Multifamily properties especially. Portland's parking position regarding multifamily properties is ridiculous and doesn't work. 70-80% of renters have cars - and where are they suppose to park them? People move to portland to take advantage of the beautiful city and the outdoors. If you want to anything outdoors here, you need a car, and it would be great if the city recognizes that and required multifamily properties to put in more parking. I feel like we have to ability to correct the situation, but we have to act now, otherwise driving and parking in this city in ten years will be impossible, not to mention how unsightly it is to see every neighborhood street lined with cars everyday from multifamily properties that weren't required to provide parking. The density situation has my family and I contemplating a move to Bend. This city is dense enough - humans weren't meant to live on top of each other.
1	Limit garages to reflect character of existing neighborhood. Putting garage at street rather than at tear of lot fundamentally changes character of the street. While I feel strongly that housing affordability is a major issue needing action, I don't see zoning/comp plan as an effective tool to address it.
1	Increase density of the city Consider lifting regulations on infills especially in areas that have poorly maintained properties. This will attract people to move in and invest in the neighborhoods
1	The new infill homes in our neighbor, are cheaply built, the finish work and materials used are abominable. Poor paint, unsanded wood, staples instead of nails, nails are not countersunk and filled, all evident from the sidewalk in

	front of the house. Also a story taller than existing large homes , and not Old Portland or craftsman style . Ugly no street trees or garden, and the new apartments have no onsite parking.
1	Will proposed development harm the nature and character of the existing neighborhood? Parking! So many places are being built with no parking and the fact is EVERYONE has a car. It's how they get to the mountain and the beach. So even if they use public transit for work, they still have to park their car. Building complexes without parking is just foolish.
1	We need GOOD public housing. The fact that capitalists can come in and make a fortune off of neighborhoods that are only as good as the community that is there is a tragedy. These developers have lost their minds coming in here and knocking down our old portland homes, homes that would have out stood the new ones they are slapping together. It's a crime against this city. Save portland homes, save those tree, this is your job. Yes people are coming but we can not destroy portland if there is public housing and rules about not knocking down solid old house and mature trees. For the love of god!!!! You work for the community because you care right? Work for the community! Work for the public! This is pure evil these developers! They don't care about portland! Don't you know? ?
1	The urban growth boundary is a great tool to mitigate urban sprawl, but it should not simply be the driving reason for creating more density in older neighborhoods. Growth needs to take into account the character and livability of the older neighborhoods rather than encouraging infill simply to avoid the extension of the urban growth boundary. Close-in historic neighborhoods should have more stringent building and design codes so that new construction compliments the neighborhood.
1	Ignore the ridiculous outcry of people terrified of change to the look, feel or property values in their neighborhood. The city is growing and diversifying and this is a positive thing as long as there is enough housing and services to go around and home owners are paying their fair share into the pot. Create more commercial infrastructure in outer, underserved neighborhoods to better serve all residents, cut down on commute to necessities. More side walks, more bus lines, more max lines to improve traffic and cut down on the need for driving children all over the place. Give middle schoolers free tri-met passes.
1	Make sure that as infill increases we adequately manage on street parking by using pricing mechanisms to match demand to supply. Use the revenue to improve transit options.
1	I do not want to see the integrity of my neighborhood destroyed. Beautiful homes are torn down and giant homes are put in that do not fit into the the neighborhood. I purchased a home in my neighborhood because I loved the beauty of the older homes and the trees.
1	Revoke the loophole for developers to build on lots based on the 100 year old zoning plat. This is an embarrassment to our city and our citizens at the least and a willful gift to developers at worst.
1	Low-interest loans for updating existing houses to add ADU options. Consider the interest stays low as long as the ADU is renter occupied.
1	Zoning updates, incentives promoting (1) *desirable* (increased but balanced density; interesting, quality architecture, preservation of green areas and parks, affordability, mixed use, neighborhoods with mixed socio-professional profiles) and (2) *realistic* goals (it does not make sense for city officials to force "ideal" development and housing options that they do not choose for themselves...)
1	Remove auto parking requirements for residential zones. Up-zone residential neighborhoods for more density.
1	Portland should consider making it more affordable for developers of affordable housing units to expedite the process of building these units.
1	The need is for a "step down" provision when new multifamily proposals abut or are within a reasonable distance (100 feet for example) of existing Single family residences in lower density zones. This same concern (although

	less crucial) is for new Single family home construction in developed neighborhoods to try to ensure that the new home does not exceed two stories (as a "guarantee") and/or limitation to new building height based on an average height of all abutting existing homes (taking into account topography differences also).
1	Supporting infill through the addition of ADUs is low cost for the City, and it removes the burden of construction from the City. The largest barriers for us are the potentially significant increase in property taxes and the high cost of permitting and utility hookup. An ADU is pretty simple and straightforward to construct and we would love to have one, but the initial costs in permitting and utilities that are holding us back.
1	Fix the roads. Portland has over 60 miles of unpaved road. Having accessible streets will have a positive effect on communities and traffic.
1	Update zoning to allow more multi-family dwellings near arterial roads and transit points. Also zone for more businesses to increase walkability. Continue the ADU permit fee waiver to encourage density that does not change neighborhood character.
1	Portland needs to address existing neighborhood (often NIMBY) concerns about parking, density and affordable housing (probably in that order) before we can realistically succeed in achieving other infill development goals. Zoning updates and bonuses are great in theory, but when developers are the ones to defend approved zoning regulations, it stifles intended development AND angers neighbors. Not a recipe for success.
1	I would like to have existing trees and plantings protected as much as possible, additions that keep to the character and size of existing homes.
1	zoning changes that address obvious loopholes like using old lot lines to split lots; fees on development that reflect the true costs of lost trees, parking needs, etc; use of news fees for affordable housing, neighborhood based zoning that more accurately reflects height, size, setback averages already in place;
1	-Incentivize deconstruction over demolition and/or energy efficiency upgrades with regard to existing housing stock - Require more affordable housing be built -Support more projects like Portland Mercado that will allow low income or minority residents to remain in their homes and neighborhoods
1	Allow & incent conversion of existing single-family homes to duplexes, triplex, etc. so that small lots can minimize impact of new households. Encourage micro-apartment development in each neighborhood along transit corridors. Encourage courtyard style developments over tall, large single-family.
1	I don't know, but something about putting a cap on rent. This predatory rental system needs to end. It's driving out native Portlanders, it's driving out minorities. Don't let us become the next San Francisco.
1	Enact design standards that drive our values: new construction should preserve green space, reuse existing materials, aim at smaller dwellings (no homes over 1800 sq ft), build "down under" before building up, aim for quality over quantity, curb excessive profit on new construction, aim for mixed incomes. Charge system fees based on how well builders do this and bank the overage in a land bank. Require density zoning to be the same EVERYWHERE, including wealthy neighborhoods. Don't ghettoize density on busy streets only: every block group can contribute multi-tenant solutions. Do this more like a surgeon than a bulldozer, please. Neighborhoods are delicate organisms.
1	Look to update existing houses in neighborhoods instead of tearing down and replacing. New homes should fit in with the historical characteristics of existing homes and new homes shouldn't be so expensive that they increase the existing gentrification problem.
1	clarify the rules/codes regarding house height limits, developers are building "up" foundations which are allowing for taller homes to be built. A more transparent and accountable protest method for neighbors to provide input for new houses.

1	Portland (Oregon as a whole) needs to adopt Inclusionary Zoning practices. Affordability and displacement of underprivileged populations is the biggest challenge. Also, aesthetic should not be taken literally (i.e. cornices, thick window trim, etc.), but be thought of more critical in regards to massing, front porch, street frontage, etc.
1	Tax incentive remodeling of existing structures. Affordable housing incentive for developers of low income housing.
1	New houses would integrate better if adequate parking were included for them. More traffic and construction vehicles ruin small neighborhood streets that longtime residents with large lots have to pay the most to replace. Build the infrastructure before you over-pack the area. The cars can't park, the roads have gone bad and the bus service hasn't improved.
1	Off street parking needs to be provided for all new builds. Impact to neighborhoods without parking only increases "car clutter" and impacts-negatively-local businesses. Also why so much density...why try to attract so many people so quickly? The influx is changing the character of neighborhoods (new people don't have adjustment period, so instead of becoming more "OREgon" they're changing us into them. As my wife says, "if I wanted to live in San Francisco, I'd move there." We are losing our quality of life--that which made PDX special and unique. Where's Tom McCall when you need him??
1	Consider the Lifecycle Impact of demolition of smaller homes for significantly larger construction that consumes more energy (carbon) - the new infill is counter to the City's commitment to reduce carbon emissions. We do not need larger single family homes - we need more density and affordability. This will help everyone - except the developers.
1	It is frightening to see how quickly the prices are rising and condos are churned out. We need to create more affordable housing options to prevent further displacement of the families that made Portland what it is.
1	The character of Portland is being wiped out - I want more \$\$ in PRESERVING these old homes. Developers are ruining Portland
1	Consider scale and livability issues. Certain areas of town should be designated high density, not forcing high density into established neighborhoods that cannot accommodate it.
1	New condos and apartments absolutely need underground parking. Street parking in NE and SE Portland is insane and resulted in our household leaving the neighborhood. Support small businesses that serve the neighborhood.
1	zoning updates to allow the construction of duplexes and fourplexes in historic residential neighborhoods; increasing density, while still allowing residential character to be maintained.
1	Maximize infill around established neighborhood centers for medium density. Preserve neighborhood bungalow home character by reducing new high market "crapsman" boxes. Continuing pushing for building department fee schedules that promote repair/remodel/ADU of older homes while making demolition of single family homes undesirable, i.e. "Demolition Tax" Zoning updates where possible around existing neighborhood centers. Promote development projects of mixed sized units to appeal to a broader spectrum of income diversity rather than a sprinkling of low income units here and there.
1	Limit the size of houses and apartment buildings so they proportionally fit better on their lots by better zoning. Improve public transportation by actually building sidewalks and maintaining bus system so people can use cars. But please don't let developers build huge apartment buildings with limited parking in places like Multnomah Village and ruin the character, the shopping and cause hate and discontent between the apartment dwellers who have limited parking and shoppers to the village. Please show some constraint and limit developers from building outside houses and tearing down perfectly good houses too.
1	The city needs to find ways to preserve the historic character of neighborhoods. I'm seeing so many beautiful 100+ year old homes destroyed because the buyers can stuff multiple houses on the same property and sell for much

	more. On the other hand, I see parking lots or other decrepit buildings where this type of infill would not destroy a neighborhood's architectural integrity, but those remain untouched. I don't get it.
1	The city seems to believe that building new homes without parking results in fewer cars, but that is demonstrably not the case. Sufficient parking should be provided for new homes - meaning at least one off street parking space for each residence. Also, the city does a terrible job enforcing its code with regard to housing - there are falling down houses in Portland and something should be done to address them -- those are the houses that should be razed and redeveloped, not the perfectly good houses that are just normal sized (as compared with new giant infill development). Notice should be provided to neighbors regarding building permits so that neighbors have some chance of meeting and discussing their concerns with developers. That should also be the case with lot line adjustments that allow infill development on lots that would not allow development without the lot adjustment. The lot coverage allowances, and height allowances, for new homes in historic neighborhoods needs to be addressed - the houses are too big and reduce environmental and human quality of life.
1	PLEASE we need affordable housing and we need it now! Stop the wholesale demolition and profiteering by a few development companies. Portland is being destroyed from the inside out. We can no longer afford to live here. Prevent homelessness by providing income restricted housing and rent control!
1	Portland needs to step up, work with other cities in Oregon, and lobby the shit out if the legislature and make affordable housing a requirement in all development. We have worked with incentives and developers aren't using them. Housing is a right. This city needs to stand up for poor people. Affordable development can be profitable. Maybe lower the price of land.
1	- Require at least 2 SUV sized parking places on the property (not on street), and maybe 2 spaces for giant McMansions. - Require adequate sized sidewalks everywhere and possibly bicycle lanes on some of the larger, busier neighborhood streets. - Look at height in terms of the shadow a 3 story building will cast, e.g., will this destroy a neighbors garden?
1	Carefully conducted surveys after people understand shorter and longer run constraints/trade-offs.
1	Have requirements for the types of building materials used or have a certain style for different areas of the city that developers have to adhere by. Portland has so many unique urban districts, each with their own architectural style. Maintaining that unique style is important. letting too many modern style houses can disrupt an urban fabric that had been created over the span of a century.
1	Get multnomah county to back off on adu taxes. Eliminate skinny houses. Demand parking be part of house plans. Not everyone bikes!
1	There needs to be more allocated green space. With infill housing removing personal green space there needs to be more small parks and community green spaces. I think at least one 1 lot small park per every 4 block area.
1	Encourage higher density development close to transit/transportation corridors. Encourage replacement of poorly maintained properties with new development.
1	people who are older and own homes are treated poorly in parking and biker attitudes require garages for all homes and apartments
1	15' front setbacks. Narrow lots. ADU's. Concentrate density on corridors and centers. Build smart park garages where density is overwhelming neighborhoods. Don't mandate up zoning. Allow rebuilding on oversize lots. The market will catch up in time and the anger level will go down in the present.
1	Keep promoting 4 and 5 story apartments along major transit corridors, while maintaining the residential character off of transit corridors.

1	Consider dormitory-style/communal living areas to develop villages in the communities. Attach miniature schools within the communities and teach sustainable living/gardens as a part of curriculum. Teach relational interactions that limit the use of social media/technology, promoting higher level social skills. Allow classes to adapt and build these communities into micro cities with architects and city planners as guides.
1	Affordable housing and extreme poverty are poorly addressed in SE. Transitional housing is absent in SE, and desperately needed.
1	Instead of tearing down houses and putting in monster houses that are twice the price as the original. Build character duplexes that fit into the style of the existing houses. Duplexes should be cheaper than the original house and how two families can live there. Do not build large complexes as along division that are higher than 3 stories. Parking is now a nightmare for residence along division. I fear that happening in my neighborhood. I like the small town feel of Hawthorne and hope it doesn't get destroyed by all the new development. If development does occur the City should make the developer create buildings and public spaces that enrich the neighborhood. Also have parking for all residents of the building. Big box apartments such as the one going in on Division and 50th are ugly and add nothing to the neighborhood. Cash grab for developers and the City is letting them do it. More oversight. Developers will do more if you ask them to they are making a killing anyway.
1	The city must lock the current property taxes when an additional living unit is added to a lot. If no affordable housing will never be accomplished.
1	Mixed use project seems to be moving in the right direction; carefully considering the impact of multi-family housing on single-family households. Encouraging conversion of large homes into multi-plexes v demolition. Remove bonuses for everything EXCEPT affordable units and ADA approved units.
1	Possibly some incentives for home ownership rather than enabling slumlords, tax breaks, subsidized loans, etc.
1	Please keep the new buildings in harmony with current surroundings. STOP raising the property taxes on local owners who create ADU's on their property. If anything GIVE a tax break, just like we do for the large developers and corporations. REQUIRE buildings that are torn down to be recycled, all parts and pieces. Stop filling up own landfills with construction debris. REQUIRE parking. Rent control measure on new buildings. Keep the MONEY in Oregon, we should be building the affordable housing with companies that live and work in Oregon. Update and USE existing structures. STOP tearing down our trees and classic buildings in the name of more money. STOP pushing through building permits when EVERYONE IN A NEIGHBORHOOD OBJECTS!
1	enact requirements that protect green spaces and canopy; incentivize smaller, more efficient family homes; promote appropriate-scale ADUs and penalize new construction/renovation of large single family houses; demolition only when necessary and rebuild at same scale/style; sto scaling back bus service to make ALL areas of Portland accessible to public transit.
1	Require the new properties to respect the existing character of the neighborhood. Preserve trees and sun rights. Require appropriate set backs and mandate reasonable space between the edge of the structure and property lines. I sold my condo in downtown to buy in a neighborhood so I could live near neighbors. If I wanted to have soaring structures with marginal green space and sun light and neighbors on top of me and buildings in touching distance of me, I would have stayed in the city. Respect residential neighborhoods and don't try to over crowd them with structures.
1	make it easier to develop the "missing middle": duplexes/4-plexes, small apartment/condo buildings
1	Zoning updates and perhaps bonuses to make it easier for homeowners to make changes on their property.
1	-When a home will be torn down, provide strong incentives for deconstruction (like the Rebuilding Center does) rather than demolition. -I doubt this will ever happen, but it would be great if developers had to receive approval for their projects from a vote of the neighbors. In fact I think that would do so much to improve Portland.

1	There needs to be a sense of parity. Certain neighborhoods (outer east side) bear the brunt of massive higher density / lower income development, while not getting any amenities (sidewalks, street lighting, traffic calming, etc.). East side residents pay disproportionately high property taxes but receive much less in project funds / representation from dollars spent throughout the entire city. Don't inundate one area with the burden of density, but provide for a more holistic approach to development - support the neighborhoods by encouraging walkability (tax breaks to small businesses, facade improvement funds), and support residential growth at ALL scales, not just large scale / low income development
1	At this point, I'm more interested in restrictions on negative behavior than incentives for positive behavior. I'd like to see more neighborhood input, and less ease of access for out-of-state, out-of-mind developers. And if we just have to have towering, ugly, sloppy, plain buildings, the least we could do is have some affordable long-term housing for the residents who are already here.
1	Allow more multifamily, there's too much SFR zoning. Allow old buildings that have been divided up into apartments to be grandfathered in so they are still legal, as they once were. Allow more ADUs, more than one per lot, etc. Incentivize smaller SFR buildings so not every new SFR house is huge. Thanks.
1	Zoning updates to reduce or eliminate demolition of perfectly good homes, limit the size (no more than 20% larger than average of what's on the street), restrictions on reducing lot size.
1	There should be more community voice as opposed to outside investment interests being catered to because of the money they bring to the crooked folks that are in Portland city government
1	I certainly appreciate the need for more density, but that need can't force the city to be blind to poorly planned development. The allowance for multifamily homes to be built without dedicated parking has been criminal - as a nearby resident of SE Division Street, I've seen firsthand the negative effects of this.
1	Synchronization with transit options, i.e. With more density have mass transit available 7 days a week in neighborhoods further from the core
1	affordable housing, rent control. Better protection for renters. Infill can be great but evicting people so it can be filled in with costlier housing leaves the most vulnerable and weakest at the mercy of the ones who care least about people and most about money.
1	Boarded up and/or vacant properties privately or bank owned need to be made livable to prevent squatting. Either fix them up or sell them within a specified period of time.
1	Don't play into the entitled in eastmoreland. People can do whatever they want with their own land, following current guidelines, don't be bullied by elitist wanna be sorts
1	Try to keep our tree canopy the same size as it provides for our health as well as the value of our homes. Make sure new structures do not impede on the light in our homes or shade our gardens so our green areas are kept healthy and providing food for us. Allow for some kind of parking permit(free) for one spot in front of our homes and any other space can only be used on a short term basis like a few hours.
1	Zoning must be changed to allow for duplexes and other multi-family buildings. With the demand for walkability and access to transit, there simply isn't enough housing to accommodate the number of people wishing to live in the city center - and as a result it is becoming incredibly, painfully expensive. Duplexes and other similar structures could help maintain the character of Portland's neighborhoods and also aid in accommodating the population spike we're experiencing.
1	Design Overlays to Maintain Neighborhood Character; Residential Building Height Limitations; Increased Residential Setbacks; Residential Lot Coverage Limitations.

1	If the city wants to infill then the city needs to think about how to accommodate and FUND the overcrowded schools, ie all inner city schools. These developers are making a lot of money - I wonder how much money they are contributing to increasing capacity at existing schools. You can't just keep doing more and more infill without considering the impact on existing public structures which were not meant to accommodate such large numbers
1	multiple small homes on one regular sized lot, creating a mini village. more multi-plexes that combine rentals and condos to own.
1	Ban ownership of more than one single family residence..No rental slum-lords or commercial companies sucking up all of the available homes that prevent young buyers from ever having a market of affordable homes to have ownership.
1	The value of each new residence should be inline with the value of existing residences. In other words, no apartment buildings (low-income) in mid-up income areas (it devalues existing house values. Secondly, regulations on look of house to reflect the look of the neighborhood.
1	Bring fairness to property taxes, so that people can improve their existing properties without being penalized.
1	Not a fan of perfectly good houses being torn down. Remodel would be more appropriate. Replacement of houses should mirror what was existing. Extra lots could become new construction.
1	It has been said by members of the city council that people moving into the new urban canyons, such as the one being slammed up on N Williams Ave won't need parking because they won't need cars to get around Portland. But people who are moving here aren't just coming for Portland. They're coming for the gorge and Mt Hood and the coast. These people have cars, and they travel. Parking is getting ridiculous in some areas, and traffic is gobsmacking. There are streets which I used to traverse regularly that have become nearly impassable. What tools do you need? Less thought about packing the city, and more thought about what the monstrosities being built are doing to traffic, parking, property taxes, gentrification, and the rest of us.
1	limit ability to tear down older homes that can be renovated; limit size of new homes built in existing neighborhoods
1	New or remodeled structures should be similar in size, setback, and style to nearby, existing structures; use the neighborhood to define the code. Solar access should be preserved.
1	Treat honestly with neighborhoods. The city's willingness to ignore the promises it made that skinny houses would have porches, not garage doors, across the front has drained its fund of credibility.
1	Stop demolishing perfectly sound homes that fir the neighborhood and replacing them with uber expensive and ugly Soviet Gulag Prison looking giant boxes. When I5 was built, many of the affordable family homes were moved into the Mississippi neighborhood for affordable housing.
1	Stricter requirements for developers. They should be held to higher standards for preserving the existing character of the neighborhood. They should not be allowed to build homes that are in stark contrast with the prevailing look of the neighborhood, or that adversely impact the livability of adjacent homes due to height or insufficient setback.
1	With every high end rental prop it need to incorporate median and lower income unit as well. Why can't we live side by side.
1	I think that discouraging demolitions with a tax is the most important. And new construction should be discouraged unless it serves more populations than the wealthy.
1	Encourage builders/developers to salvage as much as reasonably possible rather than just bulldoze. Incentives to encourage "fitting in" of new homes being built in older neighborhoods. Incentives to build real "affordable" housing. The current standard rate of "affordable" is not all that affordable to many people.

1	The top priority of housing policy within the city of Portland should be DENSITY in order to preserve our existing farmland! I feel compassion for my neighbors who hate seeing their neighborhoods change...but WE MUST BUILD UP if we are to insure that farmland will be protected.
1	don't treat Portland as a monolithic entity. Pay close attention to housing modifications and how they align with or impact school redistricting - particularly elementary schools. It's not a single solution. Encourage diversity in many of the "lily white" neighborhoods through variance in housing style and price.
1	require development of units for all income levels in ALL areas of the city, not just less "desirable" areas. Zoning more than bonuses, I think, as I don't think bonuses are doing the job.
1	Making it fit in the neighborhood and dwellings nearby, if they are also in good condition. Otherwise redevelopment does refresh delapidated areas.
1	Zoning updates. Why are so many areas zoned single-family residential? There is no viable reason for that, and it increases the cost of housing and the homogeneity of neighborhoods, making them less interesting.
1	The number one priority should be to protect our existing trees. We are losing so many trees due to developers destroying the yards so they can make a larger house. Please make it ILLEGAL to destroy trees and attach jail time to the penalties.
1	Not sure which tools but should maintain greenery, views as much as possible within existing city limits. perhaps more tear down and rebuilding closer together - splitting up lots where possible within pushing into green spaces.
1	Maintain tree canopy & wide setbacks, incent rehab over new construction, incent use of non-traditional homes (eg containers, tiny homes) in non-traditional neighborhoods/lots (eg abandoned strip malls or other deteriorating late 20th century properties).
1	no parking apartments are a disaster. does not lower car ownership. does not solve traffic problems and ruins neighborhoods.
1	Demolition tax, inspection & big fines for unsafe demos, incentives to refurbish & add efficient ADUs, & to deconstruct as last resort.
1	Demolition of viable housing should be severely restricted. Incentivize remodeling and updating existing homes. We're losing our beautiful historic homes built with quality materials that can never be replaced. Stop demolition!
1	Please keep the ADU fee waiver for new rental units dedicated to long-term tenants for at least the first five years. No fee waiver for people who use their unit for AirBnB or other day to day rentals. this will help our housing crisis since ADUs tend to be smaller and more affordable than standard apartments. ADUs are a great success story for increasing density and housing options in existing single family neighborhoods.
1	Be the green and environmentally considerate city we have spent generations to become. Equity and diversity are key to creating a vibrant and successful community. "Only when the last tree has been cut down, the last fish been caught, and the last stream poisoned, will we realize we cannot eat money." -Cree Prophecy
1	Integrate community spaces for the neighborhood on the lower floor of new buildings. Provide sufficient parking for new residents.
1	The desire for density needs to be balanced by the transportation needs of Portlanders. There appears to be a sense of gridlock, now, because the infrastructure cannot handle the number of people that are moving here.
1	Large sidewalks and common spaces that are street facing. Infill brings density, walkability, ease of improving transit, but sometimes miss the front porch / backyard, and Portland doesn't have enough nearby city parks to fill that use case for everyone. Would like to see apartment buildings with front porch style sidewalk spaces

1	Bonuses for multifamily buildings, scaling back parking requirements, bonuses for affordable housing. Much more use of "air rights" sales. Building higher and bigger with "air rights" (technically FAR rights) allows preservation of low rise buildings that contribute to neighborhood charm, atmosphere, accommodate small and start up businesses, etc.
1	Tax deferrals for adding infill, or rebates if renting below current market rent rates for an extended period of time. Plus, continuation of waiving SDC charges for adding ADUs. Better tax advantages for builders to add lower-income options into their large scale projects. PLEASE.
1	Do not fill the good neighborhoods with so many new homes. Keep space for parking, and room for children to play in their own yards. There is lots of space in the world. Why put people on top of each other? Build neighborhoods YOU would want to live in.
1	The City should work to encourage more low-impact residential infill development including: the removal of the current zoning restrictions on multi-family development in residential neighborhoods by allowing duplexes, garden apartments, or remodels of existing large homes for multi-family use; working with Multnomah County to solve the property tax issues surrounding residential zoning and ADUs; continuing to focus major development along corridors; and implementing the recent parking district proposal for intensely developing commercial/residential areas, like Division and Williams.
1	Limit size and height of infill housing according to the average size and height of existing houses on that city block. Encourage infill developers to preserve the aesthetic integrity of neighborhoods.
1	Update how home owners tax is distributed. Neighborhoods with higher taxes are funding "improvements" in more affluent neighborhoods while some neighborhoods still lack sidewalks and paved roads(even when the legal documents for portland annexing new neighborhoods stated that these streets would get paved and sidewalks. Look up the contract for Brentwood-Darlington)
1	1) A master street plan, 2) A character based code for each neighborhood that allows for multifamily units on every lot (duplexes, etc.), low density commercial on corner lots, and ultra high density commercial/residential on corridors. I would also allow for workshops or low polluting manufacturing in all commercial zones.
1	Updates that value the existing character of older neighborhoods. Eliminating the "renovation" loophole that if one wall stands, it is not new construction. Require a character point system similar to the LEED program, where construction has to meet a certain number of points.
1	Requiring low income units in all new multi level housing buildings. New construction isn't made for Portlanders, it's made for the people moving here and pushing us out.
1	--Wilderness Awareness ala Jon Young, so kids and adults have access to nature -- wildlife corridors -- Light pollution, using down lights and less blue spectrum lighting -- homelessness
1	Force developers to provide onsite parking for multifamily units. Division St from 30th to 39th is impossible for parking, yet so many of the buildings are new.
1	Stop favoring the massive home builders who create nasty looking homes with terrible setbacks and close-to-property-lines buildings, doing so by "technically" following all codes. Create an equal playing field that allows neighbors to actually have some clout (without being rich).
1	Deconstruction regulations,environmentally responsible deconstruction, preservation of old buildings by favoring remodeling or additions over tearing down and building anew.
1	Preserve neighborhoods. Stop allowing developers to cut down trees that are beneficial to a community and city
1	Encourage adding dwellings into basements or units above garages or large yards. Right now the rules are complicated and permits are too expensive.

1	Review board on viable homes before they are torn down. City needs to stop issuing variances to homes, for density purposes Parking... Parking... Parking... our streets are small. These high density housing, with no parking, is not sustainable for the traffic and parking issues these projects create. Let's not be naive to the idea that folks in these protects are going to use mass transit. The fact that the city allows for this density around the Max and bus lines, is not working out like they would have planned.
1	Incentives for affordable housing/low income housing. Zones with greater restriction on house hight and setbacks to maintain neighborhood feel, preserve greenspace, privacy and light
1	Incentives that help us contribute to low carbon infrastructure in both built environment and neighborhood design
1	DON'T INTEGRATE OR LIMIT INTEGRATION MUCH MORE THAN YOU ARE! Streets like Division should be treated as Neighborhood Corridors, not Commercial. Enough with high density apartments. Such streets are snug within neighborhoods. Development is destroying their surrounding neighborhoods in myriad ways. The City needs an emergency moratorium on construction all around. Creating urban centers where they have not been is not equivocal with livability. Pursue low/no growth strategies. We do not need to chisel out space for every trendy person with a fat wallet. The U.S. is a big place. Oregon is a big place. Institute strict zoning laws to govern these restrictions. Maintain mature trees and spaces. Sorry, the space can't be miles away in the country. Have we learned nothing about that? What is the environmental cost, the human stress cost? Why does the City blindly march into urban madness? Stop the outrageous choking of once nicely blended city/suburban-feeling areas east of the river. Apply some common sense! Who among the deciders has actually lived in a residential house as an adult in one of the assaulted neighborhoods for more than 8 years and doesn't have a personal/ financial/job stake in greater density? Qx. 3 choices do not really offer any viable benefits worthy of compromise or don't require higher density to be achieved. UGB comes closest but even that should have been expanded this time around, coupled with reduced, more sensitively targeted infill and a low growth strategy. Many of the choices in question 2 are equally important, but is lost with forced ranking. This qx should have just asked to rate their importance individually. Bad data. Qx 1 is similarly problematic, especially to the extent that it's unclear what the impact of some of the strategies would be. But I essentially, I don't agree with any of the choices because they all assume too much infill, ie, too much DENSITY, which is the main problem regardless of how you thinly slice it. Qx 8 you didn't include choices to reflect plans to move due to being fed up with infill related congestion or unaffordability, etc.
1	Stop catering to developers and rich-would-be residents who haven't yet moved to Portland. But most certainly will. ADUs, Air BnB, etc. are not a solution but they're certainly handy options if your trust fund runs out and you want to alienate your neighbors. I have no idea how city hall folks sleep at night (probably well, as you're nestled in beds made out of bags of money from developers. Division is a mess, and what's coming to Division and 60th (and on 60th itself) is a total nightmare. And all the developments are ridiculously large and unsightly. As are what's being erected in the blocks near the downtown Safeway. I suspect you don't care about any of this, though, as you seem to envision a perfect city being composed of wealthy rich baby boomers and 20-somethings.
1	Requirement to maintain or expand greenspace and transportation options for those who do not wish to rely on cars.
1	Encourage multiple, modest sized homes on a lot instead of one, oversized, home. Waive fees for affordable housing developers.
1	My feeling is that the area should use the Urban Growth boundary the way the Fed uses interest rates. They could cool down the housing prices by expanding the growth boundary.
1	Discourage lot splitting in established neighborhoods, and discourage demolition of perfectly adequate smaller homes.
1	Include a lot of green spaces within single-dwelling residential areas. Like trees and bushes, not just small flowers.

1	Limit height and style (good example of too tall, overshadowing the neighbors and not fitting in: SE 21st & Claybourne). Keep high density housing on arterials and collectors, and out of residential areas.
1	Promote affordable housing, inclusionary zoning, and allow lot splits for smaller houses. Incentivize developers to provide a garage/driveway.
1	Stop the infill. Expand the urban boundaries. Streets are clogged. Traffic is terrible. More is lost than gained by density. If people want to move to Portland, fine. But don't destroy the livability of the city in the process. Let them move to the suburbs where there's room. Then if they want to battle traffic to come to the downtown core, that's their option. Don't destroy what we have in the name of "progress".
1	Update street curbs (install, paint yellow where dangerous to park), install stop signs (North Portland is a war zone), etc. when allowing new development into an underdeveloped area. Encourage property management that discourages car ownership to keep cars off of the street and people using transit. Look at the numbers - are people that live within city limits WORKING within city limits? I think a lot of folks are having longer commutes and buying cars vs. using transit because it's so far away to find a job.
1	Zoning updates, while preserving Portland's old trees would be great. Tax credits/bonus scheme would also be helpful.
1	Shared driveways, smartly placed hydrants and setbacks to avoid lost parking, minimum house width, incentive for renovation over demolition
1	the city needs to encourage more density and more alternative housing options throughout the city. many neighborhoods are large areas of R5 and all you can build in those neighborhoods is just 1 bigger house. more skinny homes should be encourage and zoned to be built because they provide affordability. attached homes should be encouraged as well to provide increased density. we need more density to help our housing shortage and this will also provide more affordable options in neighborhoods that have recently become unaffordable for most portland residents. MORE DENSITY!
1	Increasing density without additional infrastructure and the availability to stores and grocery is a disaster. We can't keep adding density without compensating for the impact it has on the streets, etc.
1	zoning or setback updates to better orient bigger homes on lots. I understand and support that we need some bigger "family size" homes, but it seems ridiculous and ugly that they end up with just small strips of useless grass all the way around the house, rather than 1 decent sized yard. Consider more attached home styles- courtyards/duplexes/rowhomes that would maximize density as well as green space and trees around the homes rather than everyone having a useless buffer all the way around a house. Also, require a certain amount of affordable housing in all new developments, and City should proactively acquire vacant lots to reserve for affordable housing in the future when funds are available.
1	Be sure to improve upon current homes that exist on lots, instead of tearing them down (unless they truly are unsafe to live in)
1	Be mindful of the on street parking. many new apartments are not adding parking which adds to congestion.
1	An open house/road show with different infill examples illustrated so folks know what planners are talking about.
1	Zoning to make sure the replacement property fits in the neighborhood. Mandatory affordable housing for all new apartment structures. Mandatory parking for certain percentage of apartments.
1	In my NE PDX neighborhood, people are building large ADU units which sometimes destroy the privacy and can limit the amount of sunlight in the neighbor's back yards. I think impact to neighboring property's value needs to be taken into consideration when issuing such permits. Also, 'modern' architecture is often just a cover for a shoddy and cheap design. lots of cube buildings with some bright patch's of color being put up in my neighborhood and are

	somehow passing as acceptable designs because they are 'modern'. How do we improve and diversify the review process?
1	10' setbacks, height limits, taxes/penalties for demolishing perfectly good or renovatable homes, assure food garden space for future residents, preserve mature trees
1	Irvington is an excellent example of du and quad plexes that fit into the neighborhood very well. In neighborhoods where housing is entirely bungalows, City should not abide by neigh or hood character rules as it becomes too restricting to add new units. A lot of pressure has been put on the city to quell demolitions, but I feel the city should incentivize demolitions if more than one unit is being built in its place. Incentives could be setback/height allowances, expedited review/permitting processes or other non-monetary incentives. The city MUST push back on NHAs that refuse to accept any demolitions or new development that does not look exactly like current neighborhood. Too many inner city neighborhoods are being too well preserved that it is not allowing the city to mature and evolve into the diverse, sustainable, and affordable city so many want it to be. The same people advocating for no demolitions are saying those old homes preserve affordability when actually they don't as those same houses are only affordable to those earning well above the median income. We must densify, we must allow old homes to be converted into multiple units whether through rehab or new construction, and we must ignore frets about overcrowded parking.
1	Codes requiring all new builds/remodels conform to footprint of the existing house being demo/remodeled (retroactive for permits currently issued). Develop/enforce codes that prevent building out the lot to the extent there is no yard. Codes to prevent multiple family units built in single family residential neighborhoods. Require infill projects/developers to provide off-street parking sufficient for number of residents housed particularly for apartments/multi family units and to accommodate business needs (such as eateries, retail shops, grocery).
1	Allow more duplexes, triplexes and quads in single-family neighborhoods. The enormous boxes being built in my neighborhood add little density, and some have actually decreased density by replacing homes that were more appealing to multigenerational families.
1	Tell Joe Zenger that his Stalinist, dictatorial approach is not needed or wanted in Portland and that it is time for him to find another city in which to work.
1	Limit infill to only existing empty lots as is the true meaning of infill. Do not tear down existing houses since new houses cannot be as affordable or as green as a home that already exists. Even when building on lots that were historically empty, do not allow new housing to be built so close to the lot lines that there is limited space for growing food and absorbing storm water runoff on the property. Do not allow new construction/remodeling that takes away solar access from neighboring properties, allows stormwater runoff onto neighboring properties, or destroys trees. Change code to restore truth in zoning, i.e., if a neighborhood is R5, do not allow houses to be built on lots of less than 5000 square feet. Do not allow ADUs for new construction. ADUs are living units built on a lot in order to preserve old houses; extra units built with newer construction are plexes not ADUs.
1	Updates to the zoning code to include setback and height averaging based on surrounding homes, decreased building coverage, other tools to limit the scale of new construction to make it fit in better with existing neighborhood character.
1	Listen to the voices of the existing Neighborhood Associations instead of trying to impose ideas which neighborhoods oppose.
1	Require deconstruction of old homes. Something that prevents older homes from being bought and turn down. The stock of starter homes is being replaced by homes that are out of reach to the people that have lived in Portland for years and who have made it what it is. Portland homes are being sold out from under us because our standard of living does not allow us to buy a home in the city we live in.

1	A high percent of affordable housing should exist per new building, at least 25%! I'm not anti new apartment buildings, but they are way too expensive. We also need better tenant rights! Also, we are losing a lot of old growth trees to developers.
1	Make up their mind and stick with the plan instead of granting a variance in one neighborhood and denying it in another. A better system to make the builders comply with right of way issues, construction noise outside the designated hours and keeping their sites cleaned up and not garbage dumps. Now the neighbors are required to police the situation and contact the city making for tension between builder and neighbors . The city needs a better way to police the situation without involving the neighbors.
1	A simple survey for those directly neighboring the areas of potential infill housing asking their opinions to come to a satisfactory compromise while allowing building to happen and welcome new folks, while protecting important natural spaces that noticeably benefit neighborhoods. Also, strict and very high penalties for any violations of the agreed upon premises when building new infill housing.
1	Small lot subdivisions, similar to what is being done in LA. Developing design guidelines that protect the privacy of neighbors - i.e., windows of second floors do not look directly onto neighboring rear yards.
1	Eliminate ability for developers to re-open underlying plat lines, they should adhere to existing zoning for the neighborhood they're in. Adequately staff the agencies responsible for monitoring and enforcing code, noise, labor, etc violations. Award developers AFTER they build affordable housing units, not before. Give incentives to developers who preserve existing viable housing stock via renovations or improvements.
1	Change laws to allow splitting of houses into multiple dwellings. Take away the required driveway for homes. Building to the property line should be ok for accessory dwellings.
1	incentives for preserving viable housing stock, permit fee waivers for non-profits building or restoring affordable housing, ability for neighborhoods to identify significant houses for preservation.
1	Provide incentives for people who sell houses where there's a requirement that they're sold to homeowners residing there (not developers); provide disincentives for demolitions and incentives for recycling building materials; educate homeowners on options for covenants requiring that a sold house be preserved (not demolished); continue tax breaks for ADU's; INCLUSIONARY ZONING!
1	There should be some sort of "sunlight" law, requiring permission of existing landowners if new development will block sunlight. These laws exist in many states. Sufficient parking should be mandated for current uses, rather than for an imagined future of fewer cars per capita.
1	Living on SE Division and 37th - every day i'm scratching my head wondering what tools have been used to even answer the question "can division handle this much infill?" it would appear no tools are being used or no one has asked the question...because during peak morning and afternoon commutes - SE Division is a freaking parking lot from lower SE - all the way to 39th. how about publishing results of some traffic studies to see if the infrastructure supports the infill that BDS is simply rubber stamping, causing a once very livable neighborhood to become nearly intolerable.
1	I like the recent move toward a fee for demolishing homes that are in good repair. Also consider changes to allow for multiple families to live in a structure that matches other structures in the neighborhood (e.g., looks like a single family house but is two units) if this isn't already allowed. Work with Tri-Met to increase bus service and other public transportation options in areas that are experiencing a lot of infill development.
1	Stop building giant luxury condos that can only accommodate a narrow demographic. Stop trying so hard to "influence" neighborhoods, let them grow and change organically.

1	The 4 to 5 story units on Vancouver and Williams seem to dwarf the street. They seem out of scale to me. It is not an area I would like to live in. When neighborhoods are then turned to towering buildings I think it decreases the appeal.
1	Portland has a housing crisis. Zoning rules and review processes that prevent new construction and higher density should be relaxed or eliminated.
1	I think if blocks were developed~ so there were 10 town houses in one area, not just plop a skinny house 3 story houses in a block of ranch houses. sticks out like a sore thumb
1	Respect the established Neighborhood and residents who make it their home. Massive developments with no setbacks, no foliage, trees to offset the huge structures makes Portland just another big city. Shame on us
1	zoning updates to limit the destruction or almost total rehabilitation of existing functional houses. Any infill must provide for off street parking. Existing large trees should be maintained.
1	Infill translates to apartments, condos, multiple units with minimal parking for residents. As proud as Portland is of its commitment to bike paths and public transport, the additional vehicles in the neighborhoods due to the infill creates clogging traffic.
1	Are there other cities that have dealt with these problems? What I mostly see are much larger houses going into neighborhoods of smaller homes, extremely narrow houses, sometimes replacing dilapidated buildings that should be demolished but replaced with similar sized houses.
1	Need more affordable, reasonably sized homes. Too many monstrosities are being built in neighborhoods that traditional had smaller single family homes.
1	Informar a los miembros de la comunidad con la mayor transparencia posible y tomar en cuenta su opinion. Darles oportunidad de ser parte de las decisiones que se vayan a tomar.
1	lot confirmations should not be allowed - the lots are smaller and the separation of houses from each other are sometimes only 10 feet.
1	Current residents of Portland should be given priority in regard to all available housing. Infill housing should not be integrated in a neighborhood if it means tearing down a usable structure (demolition should be avoided whenever possible).
1	Create a program to finance, build and lease ADUs from homeowners to create low income housing. After 10 years, give the space back to home owners. The city would be responsible for low income tenants and how they affect the property.
1	Consider limiting the number and size of new homes being built as infill. In my neighborhood we have a typical lot that used to be one one storey house with a big yard and is now 3 two storey houses. One house on a double lot has become six modern homes. Please. That's insane.
1	Strategic analysis of properties of highest potential, then reach out to those homeowners and hold focus groups to determine difficulties the program may face.
1	Top priority is lobbying for changes to state law to enable inclusionary zoning or other market mandates to require, not just incentive, the provision and maintenance of affordable and diverse housing products.
1	Don't allow perfectly good homes to be torn down so that a monstrosity can be built on the lot. Enforce set backs Keep mature trees whenever possible
1	Stronger zoning, active enforcement of existing requirements, much stronger standards for what constitutes a remodel or renovation

1	Design Review, neighborhood input, massing guidelines similar to the concept of matching existing setbacks.
1	New apartment buildings should have height limits, at least when adjacent to a single Family home. Rules for commercial areas can be more flexible. A great example of apartments & single family residential mix is in Selwood/West Moreland neighborhood. If a house is deemed viable- then there should be a higher "price", to demolishing it, a tax of some sort. I know there can be a fine line between "fixer upper" & non-viable. Perhaps it can be defined. What bothers me most about houses being demolished is they are not always recycled or materials Salvaged to their fullest extent. All that old growth Douglas fir and so much more going to the dump, doesn't seem right. I know that is expensive, perhaps that would be the "tax" on demolishing viable/fixer upper homes.
1	No multi-family dwellings (read: apartments) in single-family neighborhoods. DO NOT remove existing old-growth trees, ESPECIALLY not indigenous or heritage species. If a tree has been there 100 years or more, it's NOT a hazard, unless a builder CREATES one by cutting too close to the root base, etc. Such actions on the part of a builder should be severely punished by stiff fines, and possible jail time in the case of flagrant violations, exceeding the limits of a permit, especially for proceeding without any permit. If a tree has already lasted this long, (having survived the 1962 Columbus Day Storm, by the way) chances are excellent that it will well outlast most of the crap housing that's being thrown up by developers. DO NOT demolish perfectly sound, acceptable housing in good to excellent condition, especially if it is good enough shape to be remodeled or expanded. All remodeling and enlargement should be designed to harmonize with, or fit with the existing architectural style of an existing home. Both of these last two are especially important in the case of designated historic or heritage homes. Finally, the size of any new home should be in keeping with the existing neighborhood; no monstrous houses built right up to the property lines with no front or back yards, no excessive heights, and if other homes on the block feature garages and driveways, any newly built property must also have them. No usurpation of street parking space just so you can maximize the square footage of a new home. There MUST be adequate parking provided.
1	The City should incentivize the retrofitting or rehabbing of older buildings/houses, so that we don't completely lose the historical character in our built environment. Also, there should be bigger fines for taking out mature trees.
1	Stop destroying neighborhoods and old Portland homes. Give native oregonians a break. Overtax the foreigners buying your overpriced, crappy, ugly new "infill" homes.
1	Zoning updates, tax abatements, more housing in industrial zoned areas, and definitely no tax penalties for ADU's. Tax incentives for density infill near high traffic areas.
1	Infill areas should have neighborhoods upgraded with sidewalks, curbs, etc. as the infill should showcase the neighborhood
1	Take parking into consideration when zoning for multifamily construction. It's naive to think all new residents will bike/bus/max everywhere when it rains 9mo out of the year.
1	Please listen to what local neighborhood associations are saying about proposed infill and development. For example, the Multnomah Neighborhood Association is so often voicing opposition to infills here and is being consistently ignored. I oppose the demolitions occurring at such a rapid pace and the building of homes that are not affordable for most of us and do not fit in at all with the rest of the neighborhood. Stop the demolition of affordable Portland homes!
1	input from neighborhood associations should be mandatory. Developers should not get a blank approval to demolish and old home and replace with huge new homes with a tasteless design
1	Parking structures where people can store their cars Even if they use public transit, bike or walk most of the time, most people have cars. Too many cars parked on neighborhood streets create safety hazards and destroy character of neighborhoods.

1	Require parking availability for all residential and retail development. Instead of implementing a single \$25,000 demolition fee, make a smaller fee per unit, such as \$2,000 per unit for a large apartment complex or fake guesthouse-type building.
1	Definitely figure out a way to make homes more affordable in ALL neighborhoods and work to make schools in ALL neighborhoods worth sending our kids to. Everyone wants a quality school for their kids AND a nice house that won't break the bank!
1	The city should limit infill in neighborhoods with historic homes and architectural integrity. There should be a design review of homes in these places. Weird modern homes should not be build in Ladds, Laurelhurst Eastmoreland etc.
1	Stronger planning oversight from Planning Department, slowing down developer plan review and change. We have new homes in our neighborhood that are so poorly designed and built that they could not sell and now are rentals. These rentals will not age well and do not appeal (who wants 25 steep steps up to a front door for example). They appeal only to a small demographic segment. There is no room for gardening for trees between homes so the urban heat bubble grows. No more than one parking place so street parking is impossible on our block and the next block over now. This is chaos, out of control and these are only a few things. Left out are the monster "box" homes that do not integrate into the neighborhood, that dominate a block, staring into the windows of the houses next door. How can those things get through a design review by planning? Unbelievable but now our reality that we have to live with. We are selling the City out. Where is the developer donation to parks, trees?
1	Prioritize development of the "tear-down" houses that sit vacant for months, becoming trashed, vandalized, decreasing the neighborhood value and safety. No one complains when those houses are developed.
1	Ensure that new developments, e.g. apartments, have adequate parking for residents. Ensure that new building reflects the character of the neighborhood.
1	We need to find a way to make family homes affordable for the average Portland family. If incomes don't increase how are people going to continue to live in the city. The incomes provided in Portland don't support housing costs.
1	Education and individualized marketing should be a part of BPS efforts. People apparently are uninformed of the potential scale and form of growth around them. They should be given the information when they move in.
1	Discourage teardowns that don't actually increase density (1:1 replacements) and just decrease affordability and allow for spec McMansions. Set a max FAR and setbacks that won't look out of place when new houses are built in existing neighborhoods.
1	I think the city really needs to address whether the infrastructure in this city can handle the increased population. We can build all the infill we want but if we don't have the roads, water, sewer, etc. to handle it then we are in trouble. I know the builders feel picked on but they are making big profits at neighborhood's expense. A possible tax or at the least repair the streets they have destroyed with the heavy equipment they are using. We seriously need to look at the reality that people will not get out of their cars as the bus and biking system does not work for all people. Parking is essential!
1	Develop incentives to builders/investors who keep existing housing stock and incorporate it into their designs Require new buildings to conform to tone of existing neighborhood Provide incentives to homeowner's to improve their own homes
1	Zoning updates could help. Given the prices of new housing, I'm not sure bonuses would help. I'm not aware of all the tools that might be available but surely creative types could come up with some.
1	-Clarify what constitutes demolition -Slow down demolition process for demolitions removing greater than 60% of structure -Bonuses for protecting existing setbacks/max bldg height/footprint, solar access, and existing trees

1	More nature, less development, natural area protection and development in high density areas where green space has already been developed for years. No new greenspace development when old existing space can be developed or remodeled.
1	zoning updates. Not sell land to rich investors who have no stake in the neighborhood in question.
1	I love the look Division has, as it is still pedestrian friendly, but the addition of rent control or affordable housing in areas that are high demand for living would be a bonus. It would increase diversity in the city, which is needed.
1	Don't price existing homeowners out of Portland with outrageously increasing property taxes. The increases are well above inflation it seems.
1	Require apartment/condo buildings to provide parking. People in Portland love to bike, but most also own cars. If a developer wants to build tons of units they should be required to pay for parking to be built into the plans. It's the responsible thing to do. And I think it's the city's responsibility to require this extra cost to make our neighborhoods more livable.
1	If we're only talking about infill single units and not the multi-unit monstrosities that are being built: Start getting ahead of the curve on grey water usage infrastructure. Stop the underhanded taxation drama and get a clear tax code on ADUs that doesn't surprise homeowners with 100% property tax increases based on new non-attached ADUs. Continue with grandfathering building permits for adding ADUs. Give bonuses for green/LEED certified builds. Give support for community friendly infill.
1	Work with the county so that people aren't discouraged from adding ADUs by the fear of huge tax increases. Incentivize infill that will be affordable rental, rather than for Air BnB etc. Make it easier and cheaper (permits) to upgrade basements and attics into finished space, so that growing families don't have to choose between living in too-small space or relocating in such a tough market.
1	Our current current super rapid rate of growth has not been matched by increased infrastructure. The idea of vast swaths of apartment dwellings being occupied by pedestrians or cyclists only is ludicrous. It appears thoughtful growth has been subverted by development interests. Our lovely city now feels less friendly and more aggressive in the last several years of my 35+ years residence here. The desirable qualities inherent in each unique Portland neighborhood has been lessening and with that neighborhood pride is diminishing. Longtime friends and neighbors are talking about moving out of town prompting me to consider the same.
1	Instead of tearing down old houses, tear down ugly commercial buildings. Also replace "adult businesses" and pot shops with attractive housing.
1	zoning laws which prohibit grand increase in dwelling value of new properties in order to maintain affordability. Ie new dwellings can't leap in value and must remain somewhat in line with other homes in neighborhood.
1	Create multiple houses around shared communal outdoor area. Don't allow trailer parks to be sold off and developed. We also need much more housing designated as permanently affordable.
1	Please stop destroying the character of existing single family home neighborhoods by allowing multi-unit buildings that dwarf the block.
1	The history of a place is important, you can have a modern house on the inside at the same time as fitting in with the style of a neighborhood. The needs of residential and guest/consumer parking need to be considered. We may be a bike friendly city but that doesn't mean cars shouldn't be taken into account.
1	Infill, in general, has ruined Portland's livability. Proceed cautiously, carefully and slowly, so to not exacerbate the current problems. Before Portland can handle any more density increases, we need to update infrastructure to accommodate the increases made so far. The answers in the survey hopefully will give decision-makers reason to pause as they think about continued increases to our density, and decreases to our livability.

1	Increase energy code for more sustainable new homes. Property tax breaks for ADU projects that are increasing density on existing lots.
1	1. There must be a higher cost associated with the demolition of the structures. If you want to remove a house you should have to partially deconstruct the elements or pay a large mitigation fee to address the embodied energy being sent to the land fill. 2. The city MUST not allow historic properties to be de-designated and demolished. 3. We need to change the zoning to allow duplexes by right in all single family zones if they are within the existing house as way to address affordable housing and neighborhood compatibility. new house could not have this right as a way to discourage demolition. 4. Be wary of the Pandora box of quality review on new construction and tree removal in single family zones. There may be an easier way to encourage keeping homes
1	updates to zoning. bonus for certain infill designs. restrictions on less desirable design aspects of current infill.
1	Parking is a major problem. Each home has an average of 2 vehicles. This is real and must be recognized. New multi-family housing must address the issue of where people will park, other than the already crowded streets. My home was built 100 years ago. I purchased it 40 years ago. It has never had off-street parking and I have no way of providing it. Yet, within a block of me is relatively new housing with no provided parking. Who thought that was a good idea?
1	Concentrate development along commercial corridors. And add much more housing to residential neighborhoods--but in a sensible and context-sensitive way. Build lots of ADUs, for example.
1	Consider the size and character of the housing being built. Also, look at revising property tax so people currently living in the neighborhoods don't have to leave for more affordable living.
1	Houses, apartments and businesses, need enough parking. Apts and business should have underground parking where possible. Homes and apartments need to be affordable for the poor and medium as well as the wealthy. Something needs to be done about rents. It is a crime when people who have jobs have to be homeless because they cannot afford rent.
1	stop raising rents , create more section 8 housing for the people that are on the waiting list forever. Housing is bad enough in the Portland area, Without forcing people onto the street so the landlords can make a buck.
1	Inclusionary zoning; mixed income developments; holding developers (such as Hoyt Street) accountable to their promised ratio of affordable units.
1	Current live-work codes limit options in more industrial areas that would encourage and enable the "creatives" that people are saying are being pushed out. Housing doesn't have to look like houses.
1	Offer down payment grants and low interest loans for residents trying to buy a house, not just first time home owners, maybe go on income geared toward middle class wages. Rent is outrageous in Portland. We need more home owners. More home owners mean more taxes for City improvement. More residents are receiving benefits of owning a home ie tax write offs, pride in owner ship etc. Zone more areas for single family dwellings rather than apartments. Even low income rent is outrageous. There is no such thing any more as low rent in Portland.
1	Listen to the neighborhood residents. Understand why they love living there and try to preserve that.
1	Unclear what is being asked. My primary concerns are two-fold : demolition of smaller houses being replaced by much larger ones are changing neighborhoods so that poor and middle income residents (many of whom are people of color) can no longer afford to live in the neighborhood, and the size of the new homes are incompatible with the typical 50 x 100 lot size, adversely impacting the contiguous homeowner's light, airspace, and privacy, all,of which impact quality of life in an urban environment.

1	Where possible, I would like the city to apply residential zoning to dirt roads and dead ends that will never be paved. For example, the south side of SE 51st and Woodstock could be rezoned as a 100x50' lot or smaller. In turn, money from the development could be used to fund paving and adding sidewalks elsewhere.
1	Deal with the affordability issue by increasing supply of homes (while preserving the UGB). Adding apartments and condos on transit corridors makes sense but existing neighborhoods also need to bite the bullet and allow more infill. The city should encourage narrow homes, row houses, pocket neighborhoods, etc.
1	Consider who is buying these properties with little to no regard or knowledge of the neighborhood. PARKING!
1	Don't allow contractors to build homes that dwarf the homes around them and lower their property value.
1	Stop infill until all the new apartment buildings are on line then rethink infill. Preserve trees. Preserve neat old houses and buildings. If I wanted to live in Los Angeles, I would live in Los Angeles. Perhaps we cannot accomodate all the people who might want to move here -- them's the breaks. Oh, and all multiple family dwellings need to have built-in parking. None of this if it's close to public transit nonsense.
1	Leave older neighborhoods alone. Stop encouraging demolition of older solid homes that can be renovated. Change zoning so 2 plus houses can't be built on single family lots. Concentrate infill in underdeveloped, depressed areas like outer NE and SE or place mixed use development on busy streets like Barbur Blvd and Sandy Blvd. stop tearing down our older wonderful inner city neighborhoods.
1	Intelligent locations, place these higher density buildings along mass transit, not quiet neighborhoods. Build mixed use buildings that cater to all types of businesses, not just upscale restaurants, bars and shops and include affordable housing on the upper levels.
1	ADU permits should require notification to all property owners within a 200 foot radius. Parking and access should be clearly defined in the plan. Turning alley ways into parking or a busy street effects decisions on leaving children to play in the back yard, especially when renters who come and go in a neighbors alley. All large trees should be required to remain. Builders should build to accommodate them, so some properties will not be suitable for large ADUs. New street trees should be maintained for one year after sale by the builder (a simple matter of watering through the hot months) rather than allowed to die as soon as the inspection is finished.
1	Plan for adequate off-street parking in multiple unit dwelling like apartments or condos, please. Limit multiple unit dwellings so that infrastructure can handle traffic pattern changes.
1	Stop letting developers tear down already viable housing. Stop letting developers create so many buildings that most people can't afford. Stop letting developers create huge buildings without parking.
1	I am so upset with what has happened to our city interms of tear downs, the buildings that are being built, and the trees bring cut down. Why are perfectly good homes being taken down to build high priced monstrosities? There needs to be rules so this does not continue to happen.
1	While infill to increase density is, in general, a good goal, respect for and consideration of the flavor of the existing neighborhood and its property values is very important. Allowing developers to stuff buildings into established neighborhoods which are incongruent with existing structures and which reduce the value of nearby houses is stealing from long term residents to enrich these transient developers all under the "umbrella" of infill. Portland is a city of neighborhoods and that is one of its charms. Encouraging complete homogenization of the city would be sad and disservice to a great place to live.
1	Emergency vehicles need to be able to get to houses. We have many narrow streets that cannot be accessed with big trucks. Less available parking clogs the streets. Perhaps banning parking on one side of the street will help
1	1. Consider side and rear setbacks that are related to building height, similar to what City of Lake Oswego does. 2. Consider some provision to require additional articulation of massing for taller structures and those that maximize

	the coverage requirement. 3. Offer some kind of zoning or other bonus for providing affordable housing. 4. Actually enforce all of the zoning regulations during construction and at final inspection.
1	Let's look at our own communities and the needy before we look to bring in newer, more affluent families. Is it feasible that newcomers be mandated to volunteer within the community you are moving to?
1	End the "historic lot lines" loophole that is allowing developers to destroy the character of our neighborhoods with ugly, cheap skinny homes that have no yards and negatively impact their neighbors' privacy and quality of life. Halt the destruction of our tree canopy by prohibiting the tree removal without oversight-- which is practically what we've got now. I'm disgusted at how Metro and our City Council is willing to bend over backwards to help developers while they gleefully bulldoze average homes and replace them with \$800k mini-McMansions with slammed lot lines, way out of scale for the neighborhood and built to shabby spec by Everett Custom Homes, etc.
1	Don't just ask for input from residents, please listen to us and act upon our input. This is an expensive process and we need to have a plan that citizens value and that provides racial and income diversity in all neighborhoods.
1	Encourage new home construction for infill modern design through a pilot program that leads to new, young designers teaming with new young contractors if they agree to provide green building and innovative infill design.
1	Give current dwelling/ citizens a chance at having a say - public forums- photos to paperwork completed by builders.
1	Assess close in neighborhoods with large lot zoning i.e. 7,000 to 10,000+ sf and rezone lots esp. Deep lots that can accommodate R2,R2.5,R5 zoning. Then set design standards that suit neighborhood character and respects existing architecture. Also encourages aging in place families singles partners diversity children nature spaces walk scores gardens and more!
1	Remove the parking requirements for infill. Driveways and garages kill pedestrian experience and sidewalk character. Old homes have landscaping up to the sidewalk not driveways. Do more to protect median street trees. The city should take the lead in giving neighborhoods that will increase density additional amenities like pocket parks, street improvements, and bike/ped safety projects. There has to be a visible benefit for existing residents. Also in single family zones adjacent to parking limited commercial/multifamily zones we need to institute a permit based parking system for the entire neighborhood including multifamily residents - nobody has more of a "right" to park than anyone else. Housing affordability needs to be addressed. It comes down to increasing supply for the low/low-middle income residents . More homes need to be built and fast. I would gladly pay a tax to build more low income and workforce housing.
1	Not clear what you mean here. Create incentives to preserve large trees, maintain character of neighborhoods.
1	Ensure new homes fit within existing character of the neighborhood. Quit encouraging gentrification. Lower taxes on older homes, let the new construction take the bulk of the taxes.
1	Please allow tiny houses on trailer beds, build low income trailer parks for tiny houses in every city
1	Create a committee of locals from each neighborhood and give them the deciding vote when changes are proposed that would affect their neighborhood. Require that committee to convene meetings to get a vote of all residents in the neighborhood so they also have a say in what happens.
1	Zoning is the first step. Humans had an affinity for history. Much of Portland's history is being lost with the demolition of beautiful historic homes. These homes are replaced with low quality homes so close together families cannot enjoy the outdoors on their own property. Our neighborhoods will soon have no yard big enough for a family football game at Thanksgiving. Nor a trampoline, a badminton or volleyball net, or a place for children to play tag. Its is said to witness the stacking and cramming of families into ever smaller homes and yards. And what is the payoff? Money lining the pockets of sudo-developers. The homes I have seen destroyed and replace makes my heart ache.

1	Two of those architecturally embarrassing, tall skinny houses should never be allowed to replace a single home. It destroys the character of once great streets. Ban them by any means.
1	More engagement on the ground level with member of neighborhoods being affected by changes. Surveys, maybe? I.e., coming to the people to provide opportunities to dialogue.
1	I believe garages should be kept front and center as well as off street parking for large multi-family complexes.
1	the city should ensure that new homes do not exceed height, footprint of existing homes and efforts should be made to allow entire affected neighborhood to weigh in on design before approving a project
1	Design standards to ensure new homes fit at least fit the scale of homes in the neighborhood. Multi-unit dwellings MUST offer off-street parking. The demolition fee was a failed idea and would only have served to pass along costs to homebuyers and further decrease affordability.
1	Don't use infill. There are several infill houses near me. They are right up against the next house. They are extremely taller than the house next to them even three stories next to one story houses. Their design does not fit with the other houses in the neighborhood. Also when one of them was built the builders chopped off the roots of 3 very tall Douglas fir trees to make room in the lot. (We watched it being built and my neighbor is really concerned about the trees falling on her house. She did report that but nothing was done). I am totally against infill.
1	1. maximum lot coverage requirements could be adjusted to reward fewer stories. That is, the maximum allowable lot coverage decreases and building height. 2. More enforcement of zoning requirements and greater penalties for developers who repeatedly violate requirements.
1	Number one strategy should be to not squeeze out residents because of lack of affordable housing, as is happening now.
1	Encouraging density along transit corridors and maintaining quite neighborhoods--e.g. big buildings on MLK, but not 6+ stories on NE 7th street (as is happening right now)...
1	I would like to see more innovation in design. One example would be "pocket neighborhoods," in which you have 6 or 8 houses that share some of the amenities. Things like communal gardens and parking spaces could be "pooled" in such a fashion that one would serve the 6-8 homes, rather than having separate parking spaces, etc. Playground space might fall into his category.
1	I support all of Eli Spevak's ideas here: http://www.orangesplot.net/blog/ . Especially, cottage clusters, missing middle, scaling of SDCs, and increasing residential densities around parks, transit, etc. I believe that too much of the inner city is reserved for single family homes. There are many areas along popular bus routes and near commercial corridors that could benefit not necessarily from large apartment infill, but more of the missing middle developments--there has to be another option for residential infill beyond enormous new homes and fancy townhouses that most people can't afford.
1	Expand UGB and you will have less to worry about your deep unjustified concerns regarding too much growth in City. Portland wants it both ways.
1	Plant trees to mitigate noise, density, and infill. This can help with our climate goals which I expect we are not meeting with the addition of thousands of cars yearly. Watch for too much at once in any neighborhood. Parking and traffic problems increase when roads are closed and detours are required. Look to areas just outside City Center, like Parkrose Area that has possibility for some development, if they want it. Otherwise we need more parks for all these new residents. Don't push out all the poor Portlanders who live in run down homes. Gentrification hurts us all. Ask neighborhood associations to meet with neighbors to identify areas of concern and come up with solutions that have local support. Require healthy trees to be saved, plant trees like mad. Check out the re-greening of Louisville ,Ky. It would t look so awful here if we had tree cover.

1	Property taxes should be grandfathered for those who have maintained their homes for at least 10years. Higher tax rates for viable homes replaced with new construction. Use average height of current homes to make sure newly constructed homes are not 10% or more above average height of new homes. Ensure that new construction is built on lots that are at least 4k sq. feet. Any multiple dwelling homes should offer at least enough parking to accommodate 50% or more of their tenants.
1	Portland should encourage development of condos and townhouses that are large enough for families. It should also make it clear that new dense development actually furthers the goal of affordability.
1	Tearing down old homes is not the answer it's changing the complete design of these old neighborhoods. Need more sidewalks if homes are going to be built in neighborhoods better access to transit
1	Require developers to repair the street & deal with water/drainage/erosion problems when building new homes, particularly in SW.
1	Please Create Minimum Bikeway Requirements and include with other transportation-related requirements made of new development. We should be taking this opportunity to improve the cycling network throughout the city. All of these people mean more transportation demand, and SOVs aren't going to cut it.
1	Parking would be nice. People who live in the neighborhoods like Division St. are justifiably frustrated. Huge apartment complexes with little or no parking are poorly planned.
1	zoning updates requiring new homes to preserve yards and gardens around them and height restrictions, enforce existing codes in construction quality and materials, enforce rules on asbestos and lead containment during demolitions, preserve historic and unique homes to keep neighborhood quality and livability high-people choose an area for what it is and do not expect when they make the serious decision to purchase a home that their quality of life and property value will be reduced by the loss of gardens, tree cover, parking and historic home views when large new homes are built that take up entire lots and loom over their neighbors
1	Look at Houston Heights for building standards. Fix zoning and maintain the infrastructure before allowing saturation of the city to the point you cant recover.
1	Providing a percentage of affordable housing in every neighborhood - not just studios and small apartments that do not house a variety of family sizes. Require some design review of new homes such that new in-fill homes do not reduce privacy of neighbors. Increase minimum parking spaces for multi-family units.
1	Really take into consideration how the infill is going to impact the neighborhood and especially those houses located adjacent to the new housing. For instance, will the height and mass of the structure change or completely obscure light? Deplete privacy? If so, what can those neighbors/neighborhood do to request/require modification? Right now it is the builders who hold all the cards and know and use the code loopholes for their financial gain. I doubt any would want infill built next to their property or in their neighborhood - but they continue to permanently change ours. Let's truly practice what we preach about recycling. Why not offer tax breaks, lower permit fees or bonuses to builders/developers and/or homeowners who rehab and remodel older homes instead of demolishing them?
1	parking bonuses; more individualized (street by street, or block by block) decision making around building standards/codes; more oversight over demolition and environmental hazards associated (i.e. its harder to strip and repaint your house than it is to tear it down to the ground, yet emitting more particles in the air on the later approach)
1	Require more offstreet parking for large complexes. Increase hours and frequency of public transit to make carless life more attractive. Increase diversity along with density--mixed incomes, mixed demographics, and mixed ages are all important for creating a diverse streetscape.

1	<p>Make sure builders who select houses to tear down are better off being demolished rather than remodeled. We have a new house (2013) and it's 3700 sq ft, three floors and 6 bedrooms, but the house that was there previously was only 890 sq feet and one bedroom. It was also a utilities hog and extremely inefficient. It makes complete sense to tear down houses that have outlived their original use from 70 years ago that can fulfill the families needs that want to be in the neighborhood rather than a single person living like a hermit. There have always been houses that "stand out" from a variety of building design eras in neighborhoods and right now is no different. It is wise to seriously consider designing homes that fit the neighborhood, but also don't make it a "cookie cutter" suburbia. Nobody wants Portland to look like Beaverton, so if there are multi building homes being built near eachother, make them slightly different - not exactly the same.</p>
1	<p>Encourage seniors to buy and make the physical accommodations and changes needed for aging in place. Properties that developers are building in my area do not meet my needs and are too expensive.</p>
1	<p>Incentivize zoning for housing for affordability/ types of dwellings in scale with existing neighborhoods. Disincentivize demolishing houses and trees just because they aren't "up to date". Portland is turning into homogenous suburbia. Require parking for multi unit development.</p>
1	<p>Please allow small duplexes/triplexes/quads, garden and cottage style apartment complexes, and ADUs. I live in a triplex right now, and it's a very good size for one or two people. Encouraging smaller houses by lowering developer fees also strikes me as a very good idea.</p>
1	<p>Infill homes should blend in with existing homes both in architecture and size. I would rather have infill single family homes than apartment buildings, both degrade from old-style neighborhoods built in the 1900s-1930s.</p>
1	<p>ensure new builds provide their own off street parking. provide more access to updates and discussions by using internet for feedback/sharing more, use libraries and noticeboard areas of supermarkets to post ongoing development plans and information. provide grants/incentivise existing homeowners to upgrade their properties. create new neighbourhood hubs: retail, cafes, libraries - with better local amenities for the growing populations in neighbourhoods. create better safer bike pathways.</p>
1	<p>Give neighborhood associations greater autonomy and influence in helping determine what infill makes sense for their specific neighborhood...</p>
1	<p>I think there needs to be a slow down in tear downs right now. I am for increased density, but there are better ways of going about it than what I currently see happening. First we need much more low income housing as it is very short sighted to be building so many complexes that many working in the city can no longer afford. Secondly when anything is torn down companies should be reusing all the lumber, glass and hardware in future development rather than just throwing it away in the landfill. Thirdly many buildings and homes can be redone inside to accommodate more individuals or repurposed or added on to... Portland use to stand for recycling and reuse, something the current developers seem not to understand. Fourthly there is despite the sound of good intentions a real mistake being made when not enough parking is provided for the complexes and homes as even when many bike to work and share cars when younger or older, when one has a family a car often becomes a necessity and if not for work, just to get to the mountain or ocean until this city provides fast rail trains out to the mountain and coast and until the different areas of Portland don't take over an hour to get to when by car only 10 minutes, you need to provide space for at least on car per unit as there will always be visitors to all the newly dense units being put in as well also putting a demand on parking. I live close in in Portland and have used public transportation for most of my life here and my husband bikes to work, we are in our 60's now, but I finally had to break down and get a license when I was 45 as there was no way to get son to school and me to work in the allotted time going with the public transportation we had used in the past and on the weekends there was no way that with all the errands and other things throughout my life here in Portland with a family that we did not need at least one car. We only had two cars briefly in our life, much lower than most people here as I have used public transportation, rented cars, etc. but see the mistake being made dropping the requirement that at least one parking spot be made available per unit. Finally we</p>

do need to consider green space as many moving here want small gardens and will be influenced here hopefully and encouraged just as they are now to use public transportation and bikes to also use local products including food and become involved in growing their own food. We in fact need more space for community gardens and inner SE needs a community center - something it was promised years ago, but I do not see it happening. I would have thought the property over on SE stark and SE12th-14th would have been perfect for a community center or at least to be rebuilt there and also additional community gardens, but I see no movement in that direction. There has also been for years a movement to create homes that fit in with the neighborhood. This I also miss in the newer constructions, in at least the older neighborhoods such as inner SE and NE, I am very sad with the development I see lately too with little regard for the older valuable trees. I use to be proud of the thought and planning that went into development in Portland, but no longer. I hope we can return to the goals of reuse of standing structures and if not that at least of reuse of materials so that we are energy proud again. This is also the very time when Portland is so popular with developers to require a certain percentage of any newer housing be low income especially in each and every complex throughout the city. So that income variability is spread out and not all low income housing is concentrated in one area or one building. Lastly I would like to see us encourage the use of public transportation and bikes, but not at the expense of providing sane parking availability in our neighborhoods unlike other cities, while we provide and build more mass transit. I would like to see a high speed train out to the mount hood area and several out to the coast. I want to see local food encouraged as well as gardens which means leaving some green space and not just roof tops on apartment complexes, but on homes as well if no green space is provided. This city needs to return to it's innovative self and not use these developers who just swoop in and tear down, throw away and pollute neighborhoods and landfills with lead and toxic chemicals when tearing down homes without safeguards as we are currently seeing now. We are better than this and our planning must be better than this or it is not a city that will be known for leading the nation much longer and it will lose it's popular edge which has caused this boom in movement and desire to live in Portland. I am for density and livability. I am for a strong mass transit system and bike culture, but we now have the most expensive mass transit systems without covering the territory most systems do elsewhere and we have lost many of the incentives such a free bus in inner core of city, etc. and paying according to distance, that showed innovative thought. We must while encouraging public transportation and biking still provide at least the minimum in parking within each neighborhood. Most people do not want to pay for parking through permits as in other cities and some areas around here. If that becomes the case many will leave to the outer areas and you will see more congested roads as they will stop using mass transit and biking for work and errands during the week and move back out to the suburbs and drive. Please think of all the innovative ways we can increase density and don't let this lazy form of development tearing down and filling in with little thought and few requirements continue. It is not an example of the thoughtful innovative city we once were and should be again.

1 The city is ignoring the disruption and decimation of the plant and animal wildlife that relied for centuries on the web of back yards providing cover, food and nesting space. This transforms Portland from a garden city, the reason many choose to locate here, to a wet grey concrete desert. As large trees are removed legally by builders paying a small fine, tiny replacement trees planted on the street or in yards are not native species, provide little food for birds and often die soon after the inspection...I have seen this many times in our north Portland neighborhood. The lack of outdoor backyards means children spend more time inside, as parents cannot leave them unsupervised to play outside. Due to the greatly reduced outdoor education program, our next generation of citizens will grow up without intimate connection to our soil, water, plant and animal ecology. The outcome will be a population that does not care about keeping an urban boundary or wild lands in reserve. The lack of yards translates into no home gardening spaces to supplement food. A limit should be placed on every neighborhood for the number of split lots. No more than one third. These additional units skew the value of properties in each block, artificially raising value and property taxes on near by homes, making it harder for lower income people to pay these taxes and stay in their home. ADUs in existing garages etc. must keep the original footprint. The covering of open space and loss of tree cover increases heat holding in the city, requiring more use of energy for summer cooling, or if you cannot afford it, more emergency spaces for heat vulnerable populations. A strain on city resources like sewers is also built into the

	<p>infilled model as well as increased stormwater runoff from added rooves and hard surfaces. Split lots additions should be required to mitigate this strain on resources by building rain gardens, eco roofs and planting trees recommendd by Stormwater management specialists. The number of parks and green spaces is not enough to compensate for this loss. We need many more green spaces. We need more Community Gardens to compensate for lost home gardening opportunities, especially in the less wealthy areas. The planning body should listen to advisors from Audubon, East and West Multnomah Soil and Water Districts, Columbia Land Trust and not ignore their studies on these issues when developers complain it is too difficult. Send the message that if you want to build in Portland, you have to be smart, committed to environmental health on all fronts and carpetbagging shoddy building will be called out. Developers/ builders need much more supervision and spot checks on site....please hire more inspectors. The last years' release of asbestos through demolition, because no one was making spot inspections, CAN be remedied. More inspectors could make the process less miserable and dangerous, less bullying by big guys who do as they wish despite laws, as neighbors cope with garbage, chaotic wrong direction parking, blocking sidewalks and street crossings. Encouraging remodeling for homes by giving tax incentives rather than encouraging tear downs would help in historically one family residential neighborhoods. If an owner could affordably remodel a garage as an ADU or add facilites for rental of a basement apartment or attic, this at least means a rental stable neighborhood.</p>
1	<p>Housing needs to be appropriate for the neighborhood. Allowing suburban builders to build out an entire lot in a neighborhood with smaller houses and open yard space is detracting from the charm of neighborhoods and looks cheap and suburban. This is ruining Portland and making it look like Beaverton or Hillsboro. The city needs to be more selective about which builders are allowed to build in the city.</p>
1	<p>The tree canopy is really in danger and needs to be top priority. Sub-dividing lots without preserving the nature of the neighborhood entirely ruins neighborhood appeal, decimates insect and small animal population, and goes against the strategic plan of the city to maintain an urban forest.</p>
1	<p>Find a more effective way to communicate with the actual residents/homeowners than through the neighborhood associations which represent a very small portion of residents.</p>
1	<p>I think zoning updates would help so that smaller houses or mother-in-law style dwellings can be used more frequently. I think we can also encourage more bicycling to help reduce traffic from newcomers with improved bike lanes and paths. On that note, we should encourage use of public transportation for newcomers. I think we should also asses Air B n' B establishments and ask if having a perfectly good apartment used for tourists part of the year while Portlanders are being driven out of their city is the best way of encouraging new business in this city.</p>
1	<p>Tax breaks for homes/owners that keep within the original aesthetic design plans of each building. Keeping Portland neighborhoods cohesive in its visual layouts. All new dwellings should be cohesive as well.</p>
1	<p>1. Consider refurbishing existing structures--do not demolish and rebuild. 2. Identify areas of town where infill housing works best--some neighborhoods have been infilled, but the neighborhood is no longer useable (due to traffic, parking issues, rent increases, etc.). The recent mess made of Division is one example.</p>
1	<p>Do not allow the cutting of trees over 25 years old. New trees no not "replace" mature ones. Only offer incentives to independent homeowners to build on existing lots or to development of low income housing.</p>
1	<p>Turning big old homes into dulpexws and triplexes as done during the depression. Better renter protection laws for long term existing tenants. Rent control! Rules regarding the demolition of long term viable structures. Consideration of surrounding architecture when considering new buildin plans.</p>
1	<p>Consider how parking requirements are impacting neighbors and businesses. Presently our neighborhood had reduced bus service and people moving into new buildings may have a bike, but may also own cars that need to be parked somewhere</p>

1	Please STOP advertising nationwide for people to MOVE here - this is the brunt of the problem. Portland has always been a small-scale city, and simply doesn't have the room to sprawl. The infrastructure is aging, and more people using those various functions (surface streets, high/freeways, sewer lines, etc.) put a further strain on it. Not to mention the DECREASE in livability of putting so many rats in one small area together. The city I once loved has changed its tune, and those running it seem to be all about the almighty dollar over a city that values its history & historical structures, small-town living, access to green spaces and nearby farming communities. Sad state of affairs.
1	That all newly built homes must not exceed the existing foot-print and height of the previous home on a lot.
1	Allow ADUs to meet community design standards, allow one internal and one external ADU per home on single lot planned developments, and allow multiple ADUs on lots with no development as long as it wouldn't exceed the total sq footage of the single home. Support cottage cluster developments, and small-plexes, and middle income housing that is more affordable because it is right sized, which could in some cases fit on an existing lot but not just look squeezed in like a skinny house. Allow internal conversions of larger older homes (say 80 years or more) to duplexes or more which would help increase density without squeezing more development into single home lots, and would reduce pressure to demolish these homes.
1	It's too crowded and the impact on utilities- especially water- is unacceptable. Beautiful homes and trees are being destroyed and ugly apartment buildings (with no parking) or mini mansions that destroy the feel of some neighborhoods. You can no longer visit neighborhoods (for shopping and dining) like you used to because both the traffic and no parking prohibit it. We used to frequent NW 23rd, Hawthorne Blvd, and NE Broadway but no longer for these reasons.
1	I think that some of those who now oppose the new infill housing often fight it because some builders are thumbing their noses at regulations and getting away with it. The builders are paying fines and don't care, such as the houses across the street from friends which were built several feet taller than "allowed" and then builders were not made to dismantle that...this meant that the friends who had lived across the street for years now had much of their view erased. In Switzerland, for example, a pole is put up, and a horizontal bar put at an angle of the height and slope of a roof adjusted, so that all who live around there have ample time to contact the authorities as to whether this proposed house or building will unduly block a view or make the existing residents feel too confined. Seems like a common sense idea to me. Surely the local government here could find out how to contact someone in a Swiss government office to find out what this is about and see if this is something that would make sense for us in Portland.
1	zoning eliminate conflict of interest inherent in the permitting processes/ over sight responsibilities of the Bureau with that of the developers (Bureau's funding dependent on the number of permits, etc. - really?!? Developers have what too much power, especially the unethical ones who don't care about existing residents' solar access, etc.)
1	Not allow houses on 25 x 100 lots that have existing houses on two of those lots. Do not allow two houses in place of one existing house. Do not allow good housing stock to be demolished.
1	Clarity and consistency in the codes and those reviewing them. Form based codes may help this, consistent enforcement and clear definitions will help too.
1	Allow at least 2 adu's per R-5 lot. At least one ADU allowed per R-2.5 lot. Allow duplexes, triplexes, fourplexes, on R-2.5 and R.5 lots. Eliminate parking requirements in any residential zones for developments under 31 units.
1	I'm all for infill and putting more heads on smaller pieces of land. That said, If you're going to put a new apartment building into a residential area that will add tens of cars, you need to offer them *some* parking. I've heard that not doing so, or not requiring that developers do so, is a technique to reduce cars in the city. It seems like a bad one. If instead people weren't offered a parking spot with their apartment *and* had to pay to park on the street or in a nearby lot, that might do the trick. Instead they just park for free on the street and clog up the neighborhoods. This

	dynamic coupled with shoppers and restaurant patrons on the streets near Hawthorne and Division, thus making the people who live on those streets and their visitors park blocks away. It's just not a good plan.
1	Consider the concerns of residents of older neighborhoods who are seeing homes destroyed and historic structures lost. Please provide forums for neighbors to voice concerns by coming to our neighborhoods and having Portland City council members present.
1	How about ousting all the developers building the skinny houses and splitting lots, and subsidizing the renovators and even the developers who really care about preserving the character of the neighbourhoods and the trees.
1	Incentives need to be given to small scale builders who will consider the neighborhood and disincentives need to be there for large scale builders who build cookie-cutter homes that do not belong in the neighborhood. Also, existing trees should be protected.
1	Provide for parking of every new unit built, regardless of public transit availability. Do not re- zone areas where single residences are dominant. Keep apartment/condo buildings in restricted similar areas.
1	I really don't know. All I know is that right now I'm living in the same, old house (read: falling apart, with old wiring, glass fuses, and poor insulation) because I'm terrified of giving it up and being left without a place that I can afford to live in.
1	Cluster types of housing for a more homogeneous feel, layered, from densest at collector streets to quietest the deeper into the discrete development you go. Make discrete pods of housing, mixed use, and light industrial to permit local trips to the store, services.
1	Yes to zoning updates. Also, not thrilled with allowing these CA developers to come in and render neighborhoods unaffordable to even middle-class Portlanders. Some are not even putting in sidewalks in front of their \$550,000 homes! Before we destroy more already-existing homes to build shoddy-yet-overly-expensive replacements (or tearing down Lloyd Cinemas to put even more unaffordable condos with little parking), consider "filling in" the huge lots that continue to remain empty, such as at 92nd and Halsey, or Alberta and MLK. Have town halls in different sections of the city, and include spanish, vietnamese, and russian interpreters!
1	Zoning better to encourage infill closer in to the city. Allow zoning to reflect close-in neighborhoods serve more people.
1	Require off street parking for new business and homes. Require affordable housing as part of de people t or charge fees to contribute to affordable housing.
1	Parking should be considered, not everyone rides a bike in this town, affordable housing should be placed in EVERY neighborhood like a "community reinvestment act" for minimum wage workers, Trimet should expand its hours. I really like that there's something different that can attract people to every neighborhood in town and I'd like to continue that vibe in Portland as well as clean up outlying neighborhoods that are in need and maybe infill there with more housing, sidewalks and street lights.
1	Requirements that multi-family units provide parking (underground or whatever) instead of relying on existing on-street parking. Require neighborhood review before an existing home is torn down and replaced.
1	offer home owners the opportunity to erase underlying lot lines at no cost. Update codes to preserve the character and canopy of neighborhoods. Increase set backs and limit heights. Insist developers deconstruct homes rather than demolish them. Update the requirements for the quality of the building of new homes. Offer citizens opportunities to work on the change of code. Remove developers from sustainability boards.
1	I believe that density requirements should be focused on building attractive apartments with bike storage and access to buses, not on squeezing two single-family homes into one lot. Require enough of a margin at the property line to allow trees to grow and sunlight to reach windows. I don't know what tools are already at the city's

	disposal and what would need to be created. But I think it *should* be in the city's power to have more oversight over new development designs, either at the city level or at the neighborhood level. Stop letting developers decide what these houses should look like and where they should go -- often they don't seem to care about the eventual residents or their neighbors. My neighborhood (Foster-Powell) has seen giant boxes rise everywhere. We are already tree-starved, and not particularly dense; the new developments aren't helping.
1	City of Portland should address infill housing on a neighborhood basis, not city-wide policy. Policy that works in east Portland may not be the right policy for west Portland. Topography and infrastructure deficiencies in west Portland affect infill.
1	zoning updates, parking parking parking! monitoring asbestos removal. taxing developers who remove viable good housing in order to put up 40 unit developments !
1	incentives for building smaller homes, ADUs, or repurposing existing homes to house increase dwellin gunits and/or occupants
1	People have cars. Stop filling parking spaces with restaurant additions. Stop building multiple market rate unit buildings without parking. Zoning updates may be needed to allow the addition of additional dwelling units, but only those WITHIN the existing feel and style of the neighborhood.
1	The density should not be a lot more than the nearby properties... however the city has already ruined outer south east
1	stop the economic apartheid which is overtaking Portland and pricing out working class people. Require adequate affordable new housing; regulate rent increases--rents have risen 41% since 2010, while real wages have been flat or falling. Put a stop NOW to developers destroying old single homes and buying up apartments and warehouses in order to create high-end rents which present tenants cannot afford. Stop allowing developers to build houses and apartment buildings which are so hellbent on maximizing square footage in the name of profit that the resulting footprint and heights are completely out of scale with the rest of the neighborhood.
1	Get rid of the ban in inclusionary units--require developers to include low-cost housing and make it stick! Require adequate off-street parking. Review new construction design against style of neighborhood. Require de-construction rather than allowing destruction.
1	Need to consider the impact on the neighborhoods. Traffic flow & parking can create havoc on residential neighborhoods.
1	A malleable, community approved design platform created for each neighborhood bearing in mind the social and economic values of, and the design of existing structures within, each particular neighborhood. Where the input and concerns of those directly adjacent and most affected neighbors are considered at a higher weighted value, possibly even the highest. This would mean, of course, that each all new designs or structures would have to be considered on a case-by-case basis with much more community input on what is or is not acceptable for their area. For the most part " people in one area of the city have no investment or care in zoning and regulation of structures elsewhere in the city. Therefore, I believe, there should be an every evolving set of rules and guidelines for each and every particular neighborhood within the city limits. And, those living within, and most affected by, the regulations should be the ones whose ideas and opinions are considered the utmost important and of highest regard. Sincerely, Peter Brown
1	Tax incentives for smaller footprints. Of two houses of equal market value, the one with a smaller footprint would face a lower tax.
1	1) Encourage/incentivize or require "green" standards for energy efficiency. 2) Create an architectural review process (similar to building permit process) to ensure that the proposed home design is consistent with

	neighborhood character, or falls within pre-established architectural guidelines. Allow builders or new homeowners to appeal or make their case, etc.
1	Incentivize the construction more duplexes, triplexes, and quads to give developers profitable options other than enormous single-family homes and increase density income diversity in neighborhoods. Reduce fees on conversion of basements and garages into apartments in addition to construction of new ADUs.
1	Lifting the ban on inclusionary zoning; stiffer fees for variances on undesirable actions (e.g. mature tree removal)
1	Quit making it so easy to drive everywhere. Actually enforce the speed limit. Close side streets to through auto traffic and make neighborhoods for neighbors instead of cut-through out-of-town commuters. All of this lawless traffic makes it scary to ride a bike, and people who drive don't want to give up ample free parking. Businesses don't want parking, they want customers.
1	We need to preserve neighborhoods that are historical in nature to the extent possible, and ensure tree canopy and houses with yards. For example Eastmoreland has a variety of home sizes and prices, for young and elder families and rich and less wealthy neighbors. Almost all lots have yards and trees attractive to families. The value of this is in the neighborhood's support for all types of families, of all ages and diverse incomes. In EMLD, many smaller houses are now being torn down for McMansions not in accord with the neighborhood founder Ladd's populist beliefs. Most 'hoods have borders or sections that present opportunities for many types of housing stock, including apartments and greater density homes. Not the central part of EMLD. Like Londoners, we should not want to destroy all our historic neighborhoods. We must commit to conservation as well as density. Not all small house stock should be destroyed for huge homes, in EMLD, or apartments as elsewhere. There is still plenty of rooms for apartments and condos in the South Waterfront, Lloyd Center area, Pearl, West Slope, and actually the city center. We need low-cost apartments, but there is still a lot of apartment stock that could be replaced and updated without destroying historic neighborhoods. Once they are destroyed, they can never come back. I, for one, do not want to see all the small, affordable house in EMLD replaced by McMansions and make the neighborhood unaffordable for new families, elder families and others. It is unfair to suggest this neighborhood is entirely composed of rich folks. Yes, we don't have a lot of truly poor people, but we have admirable diversity. There are definitely other neighborhoods that include more low-income and middle-class homes. It is true some substandard homes will be replaced, but regardless, history should be considered, as well as more dense development along main arteries.
1	Please consider different solutions for different types of neighborhoods (zoning?). Please consider using vacant city land for residential development, especially affordable solutions. Please DISCOURAGE demolition. PLEASE PROVIDE INCENTIVES TO NOT CUT DOWN TREES!!! It's ridiculous that in my neighborhood, Roseway, healthy 100 year old Douglas Fir trees are being cut down to clear lots for houses in a city that claims to be on the forefront of responsible urban planning. Incentivize housing/zoning solutions that preserve mature trees.
1	Focus density and height on main thoroughfares. Preserve the lower density housing in-between the main thoroughfares. Minimize the subdivision of lots that are less than 50x100; lot size needs to be preserved to maintain neighborhood character and livability. No lot should have a frontage less than 40' for a single family home. When possible utilize neighborhood groups/associations to define zoning code and acceptable density and mixed-use development along thoroughfares to create neighborhood hubs. I.E. Hawthorne, Division 20th-50th, Foster to 92nd, Woodstock 39th-52nd. Provide density bonuses for mixed use development, density, and height increases for developers with projects in these primary thoroughfares.
1	Allow multiple family units to live in single family homes in R5 and R2.5 zones. Allow more creative site design to facilitate cottage housing. Take bold measures to address affordability.
1	Knocking down existing homes and replacing with multi family units is ruining the neighborhoods. Portland has character. Let's not ruin that by filling every space with a gigantic modern structure that fills up the whole lot. We will just become a generic city.

1	Cancel or veto / block the proposed Macadam Ridge development. The hill is unstable , the lots are too small, the houses are too big and close together And the area can NZoT accommodate more traffic without becoming a total nightmare. The inter section of SW Taylor's Ferry and Terwilliger is always backed up and especially so at peak hours. You have huge inflows of Lewis and Clark traffic, all the people commuting from Sellwood, clackamas, lake Oswego and beyond passing thru the macadam ridge area up Taylor's Ferry to Terwilliger or up Terwilliger to TFy in the reverse direction and these are massive flow patterns. You cannot just look at the property and say Oh we could put some houses in here. You HAVE to consider that the roads already cannot handle the current traffic.
1	Change zoning. If we want to keep the urban growth boundary we must create density. There are plenty of R5 lots that could be split or oversized lots that could create more housing options.
1	There needs to be a more robust process for the community to comment or object to development within their own neighborhood. Notices for demolition and splitting of existing lots need to be more highly publicized and provide for community feedback, and opportunity to block such action.
1	Destroying good older homes is a crime. The new buildings and homes do not 'fit' in with the size and style of the older homes. They are VERY poorly built and expensive. They are TOO big! They do not offer parking!!
1	Tax benefits, similar to what was done in north Portland, for the eastern portion of the city to encourage replacement of run down structures.
1	streamline the process, make it more affordable for ADU's to be built. It's a nightmarish procedure, and quite complicated/expensive, plus the property taxes skyrocket when the ADU is added. Not much incentive for average folks to go that route.
1	Old growth trees and existing green spaces should not be optional to cut down. Zoning should be such that developers cannot simply "buy out" and still get to cut down trees. I live in Oregon (6th generation from the southern half) and in turn, Portland, because of the lush greenery"something virtually all Oregonians appreciate and new developers clearly do not respect.
1	Require parking as part of new apartment structures. Promote condos or townhouses instead of all apartments. More set back from the sidewalk. Require a percentage of every lot be green space. Focus on design.
1	Construction ruins existing street. Those with larger lots get taxed for infrastructure because of larger lot size.
1	Design/Zoning regulations that new structures fit the character of the neighborhood. No more 2500 sqft lots with narrow 2 story cookie cutter houses if that doesn't fit the neighborhood (which areas of ne and se are definitely of an earlier era). Keep the old Portland charm! It's what makes Portland great! The ugly infill and poor design can go to suburbia.
1	Streamline development/planning process for affordable units, IZ and cross-subsidy for community land trust homes, more flexibility in zoning code to encourage more appropriate units.
1	I personally intensely dislike infill. But if you insist on doing it, look at how Tacoma has blended new construction over time, into really fine established neighborhoods, especially in the areas just north of downtown to Point Defiance.
1	There are few places where row-houses are available in Portland. This housing type allows a household to own their own home on a compact lot with more utility of the outdoor space.
1	Please think of maintaining the charecter and soul of our neighborhoods not just giving developers free reign. Sure some development is a good thing,but when you destroy livable houses just to build two or three tall skinny boxes that are not affordable for most long term residents you are killing what makes Portland a great place. With all the new housing I have yet to see a price drop in rents for my friends, as a matter of fact it is the exact opposite. Lots

	of them are being priced out. It is horrible. We need more rights for renters. We need to stop siding with out of State developers all the time.
1	My biggest concern is historic, we'll maintained homes being demolished. That has got to stop. If they're unlivable, ok, but otherwise, no. Encouraging homeowners to rent out rooms and mother-in-law cottages could make a big difference both in the amount of housing available and in terms of helping homeowners pay their mortgage.
1	Zoning updates, existing tree protection requirements, better design review process, affordable housing requirements, green building requirements
1	Stop the destruction of historic homes! Portland is unique and beautiful and it is being destroyed by money-grubbing developers with no taste and no care for the community.
1	Make it mandatory to provide houses a garage or a driveway. Otherwise they have no place to park and take spots from existing neighbors.
1	Maintain integrity of neighborhood by requiring developers to keep new housing in scale with neighboring, immediately neighboring, houses and plant trees.
1	Stop building apartment/multi family units with no parking and add more low-income accessibility to every new multi-family building that's built.
1	In our neighborhood engaging the neighborhood association works well. Many of us are first time homeowners and want to ensure smart infill. Too many viable first time homebuyer homes are being taken out and being replaced by huge inaccessible homes on treeless, yardless lots just so developers can make an extra \$100k. But the neighborhood is being permanently scarred.
1	Keep in mind that restoring a house is WAY MORE 'GREEN' than tearing it down and replacing it. Also, the character of the neighborhood is important and not to be thrown away as it has been in Clinton/Division neighborhood.
1	Please pay high attention to how infill housing affects schools in a particular area (i.e. overcrowding of an already overcrowded school), and also the major traffic and parking impacts on existing neighborhoods.
1	The rules for density need to parallel what the established neighborhood has. Green space and parking are important not to loose.
1	Less small houses with poor construction popping up all over than well constructed or remodeled houses
1	Enforce existing codes for building height and set backs. Follow up to make sure approved plan are what is built. Developers are just doing what they please. Penalize developers heavily for cutting trees where banned and flaunting rules. Every neighborhood should not have to battle serial rule breakers, who know they will get away with it.
1	increase density - decrease auto parking and auto use in general - help walking, biking, and public transportation
1	More multi-use zoning for small businesses within neighborhoods, Need for sidewalks for more walk-ability and walking access to shops.
1	Don't remove lanes of traffic for useless "bioswales" (e.g. SE Division) --these are fine on neighborhood streets but ridiculous on main throughfares. Don't pretend condo-dwellers don't drive cars, parking is part of new development. But mostly, be aware of the stresses you are putting on auto transportation networks (examples: SE Division is now a two-lane street and worthless for anything but local traffic, sending traffic to Hawthorne, Lincoln, Clinton, etc. Front street should be two lanes the entire way, not drop to one near McCormick Pier. FTM, why is I-5 two lanes in DOWNTOWN PORTLAND?! These transportation bottlenecks are going to put a serious dent in livability if the city keeps ignoring them.)

1	Designate areas for multifamily dwellings within the master plan. Identify areas along the major transit lines for high density housing and offer incentives for purchase.
1	Lower fees for permitting homes that are of similar size and style to existing homes in the area. Bonuses or lower taxes for homes that are retrofitted, updated, or remodeled rather than being torn down and replaced. Make sidewalks a requirement for all new structures or make developers pay into a fund that goes toward providing sidewalks in neighborhoods without them.
1	Keep new development in scale with existing structures. Stop demolition of good & historic house stock. Demand parking be included on all new apartment or condo units. Consider sunlight impacts on existing homes. Stop incentives to developers.
1	incentivize homes to be sold to first time homebuyers or people - not to developers. incentivize restoration of homes to preserve neighborhood character.
1	Bonuses for maintaining the look/feel of the neighborhood; bonuses for providing sufficient parking
1	I live in the Brooklyn neighborhood which is in transition. Most homes - big and small - are well maintained. What isn't maintained are the businesses on Milwaukee between Powell and Holgate -- the street is a mess of abandoned looking buildings, a hodgepodge of out dated buildings, old man bars and cheap convenience stores. This area should get the development help as the Pearl or Division or Alberta or Mississippi has benefited from.
1	Work on infrastructure. Be careful to not allow ADUs to pop up like food carts. People simply building ADUs as income properties could be disastrous.
1	look at the % of the house foot print on a lot. We seem to be squeezing larger homes on smaller lots and that gets people upset. I have no problem whatsoever with infill, but there has to be a compromise.
1	I think the City has to be much more conservative in issuing demolition permits. Portland's housing stock has always been one of its greatest assets, and that is being destroyed, along with the green canopy.
1	The character of neighborhoods needs to be protected as do homeowners Not developers under the guise of more housing
1	The biggest one is the destruction of large native trees and viable smaller homes to put up apartments and skinny houses. This is short sighted and not all an issue for metro and city government. native trees are being destroyed and nonnative twigs are put in their place.
1	Match new home character and size to existing homes in the area. New home should NOT block or obscure existing homes line of sight, view or sun exposure.
1	I think a single-feeling is unnecessary. We are the only country that has a zone like this, and it is a detriment to our cities. We should promote multifamily dwellings (duplexes, triplexes) in our single family neighborhoods to promote diversity and affordability, as well as preserving existing open space. Whatever happens, dictating style is not an option. Just because one person likes an old style doesn't mean their opinion is more valid than someone who likes modern style, and restricting diversity of housing styles will make for boring, faux-historic buildings.
1	Whatever the city decides, we need to meet the needs of lower- and middle-income citizens first. Developers have carte blanche to demolish modest homes and replace them with unaffordable houses. This is unsustainable and is driving long-time residents out of their city.
1	Settle the issue of reMAV with Mult Cty clearly and deliberately. The conflict between the goals of the City on ADU/infill/Affordability seem to directly contradict the County's new valuation methods. Allowing for the possibility of Tiny Homes, similar to the food cart movement. Bring back boarding homes as a legitimate type of housing, different from Adult Foster.

1	Loss of neighbor privacy and light space. Higher density is not always good. The change in our neighborhood has significantly decreased our community friendliness and well being as well as increased auto traffic and congestion in Hawthorn. Aged neighbors have had to move out. Very sad
1	If the infill becomes too intense, the residents will leave. If my neighbor sold and a large structure occupied the entire lot and block the sun to my garden I would feel as though my privacy in utilizing my property and the value of my property was infringed upon. I have seen homes purchased and now 3 story apartments occupy the lot - all of the lot except for 5 feet around the border - that should not be permitted, however, putting a 2 story duplex would seem okay.
1	Don't allow several identical houses squished in a row. Encourage more interesting design/look/feel.
1	Communication communication communication with those who live in the neighborhoods affected. A dialogue; not a one way conversation
1	Homes being built in existing neighborhoods should not replace existing, homes - that's pure waste. New homes should be consistent with the neighborhood. I would suggest incentives for affordable housing and maintaining existing structures. I would look at options to include local residents in neighborhood improvements - financially, credit options - to limit displacement.
1	London England is using Building Downward. having finished sub basement some as big as the lots they sit in , its an interesting way of building
1	I want to see duplexes, triplexes and open space for the community. I don't want to force new development to provide provide auto parking. I love the character of inner se with pre ww2 shared community space surrounded by housing. Having parking is not the reason people want to live close. They want the walkability, bikability, and we and to have some peaceful outdoor space. We can't get it all if we pave it down for currently required auto parking.
1	Zoning updates for sure, stop clearing of substantial trees, greater attention to height of new houses compared to existing houses, allow for green space and not fill every square inch.
1	Portland has an affordable housing problem. The city needs to either tax these builders so that tax revenue goes to building or maintaining affordable units or require some sort of affordable unit minimum in new apartment buildings. This city is becoming just like San Francisco - the people who work in our service industry jobs can't afford to live within city limits anymore and have to commute 2 or more hours just to get to minimum wage jobs. I don't know what the zoning updates or bonuses you're referencing in the question but the city needs to take the lead in affordable housing. No one else will.
1	appropriate tools to bring affordable housing opportunities back to downtown/close-in neighborhoods; multi unit and multi function (walkable & bikeable neighborhoods) targets/requirements
1	Create incentives for ADA accessible housing, mixed income, Sec. 8, STOP gentrification- decimates communities, -> homelessness, violence. Restart retrofit of existing houses. Portlandia has national prominence. SET ANOTHER PRECEDENT. We should have the smallest number of homeless in the country. Shameful how fixed income, low income, vets housing is ignored
1	encourage rehabilitation of existing smaller homes by making permitting process easier and providing tax or refund incentives. encourage more tiny homes by not treating them like houses and being more flexible in zoning.
1	Size and style are of importance. People buy into neighborhoods based on characteristics that appeal to them. No one wants a new huge house next to them that doesn't fit with their area. People of Portland care about the history of Portland and want to preserve that piece in all neighborhoods. It feels like the City will allow anything for the right place. I do not know much about how zoning codes work etc, but I would like to see more to help preserve viable houses, and zoning restrictions on homes that upset the neighborhoods.

1	Use step ups to help preserve the sunlight on taller developments. And emphasis on use of materials that help maintain access to the sun.
1	New structures should match the existing character of a neighborhood, and/or the scale. Preserve light and solar access to existing homes and yards. Develop context-specific zoning rules and design guidelines. Stop demolition of viable housing stock. Require deconstruction where structures cannot be saved.
1	Encourage ADUs with permit & zoning considerations & tax incentives. Limit building heights & footprints in residential areas.
1	Reward home owners with bigger lots to build on their own properties. Diversify housing. Single Room Dwellings are nowhere to be found.
1	Until all abandoned or run down homes and vacant lots are gone, stop allowing lot splitting in single family neighborhoods.
1	Have a plan for parking. Let houses be small and affordable. Don't allow more than one dwelling to replace one dwelling. You are allowing the greed of developers derail the intent of infill!!! I know my adult children will never be able to live in the neighborhood they were raised in. Stop the GREED
1	City of Portland should consult with neighborhood associations and coalitions to better understand needs of the community. If City of Portland intends to infill and increase density to urban neighborhoods, PLEASE make sure there is good access to greenspace, this is ESSENTIAL to the health of children, and people of all ages. PLEASE consider adding low income, home/studio living for our artists. Look at what cities like Toronto, Canada are doing to ensure that our communities and city are healthy, vibrant, and able to retain the valuable citizens they contain.
1	Density is a fantastic objective but placing a priority on mixed income would be good as well as timeless design > with few exceptions, the current surge does not strike me as having staying power on any count: affordability, function, aesthetics...
1	Impact on neighborhoods during new housing development (streets torn up, garbage management from contractors throwing fast food wrappers on ground, nuisance nails scattered in street, increase in dust, etc.) Management of developers and their contractors seem EXTREMELY POOR.
1	Infill housing is an efficient way to accommodate new residents and use existing infrastructure. Many concerns about infill are related to fear of change. Well-designed homes should be more acceptable, so design standards should require a basic level of design and respect for adjacent homes. I'm not a fan of requiring certain "styles," I think many of the modern homes are really interesting.
1	I am not concerned about infill housing, I am just concerned about the quality of materials and design. There is so much new construction that just isn't that great of quality or design. I like modern homes and would not want to see those legislated away. Is there a way to get improved design?
1	Encourage use of vacant lots rather than tearing down existing homes and or businesses. I find it incredible that a city who professes to be 'green' allows the number of homes to be demolished and sent to the landfill with little effort made to recycle or restrict contaminants and toxic material from going into the waste stream. It's inexcusable and embarrassing.
1	DO NOT CHANGE EXISTING ZONING!!! I bought my house in this neighborhood because I like the neighborhood and existing housing stock. DO NOT LET DEVELOPERS TEAR DOWN THESE OLD HOUSES TO CRAM A BUNCH OF CHEAP APPARTMENTS IN JUST TO PRAY AT THE ALTER OF INFILL!!!!
1	Do not allow destruction of viable homes in existing neighborhoods by DEVELOPERS (not the same as home OWNERS) for lot splitting. Continue to support existing ADU policies.

1	Would love to see denser housing prioritized (versus larger single-family homes replacing smaller single-family homes).
1	A reasonable design review process integrated into the building permit process. By reasonable, I mean not an in-depth, expensive, time-consuming design review process like you'd see in an historic district, but just an additional criteria addressed during the permit process. Just add one more desk to the long list of desks already involved in getting a permit. ie: "Does this reasonably conform to and enhance the surrounding neighborhood?" Simple. No added cost, delays, submittal requirements, etc.
1	Zoning updates. Loosen requirements to include garage And 1 parking spot on property to avoid "snout" houses. More strictly enforce zoning code.
1	Encourage developers to mimic the prevalent housing styles? It is going to be denser, but if houses aren't jarringly different from their neighbors it might quiet down some of the complaining.
1	education and outreach, most of the people in my neighborhood do not understand why the ugb and density are good, the "sustainability" people do not get it, please explain it to them, explain it to us. provide funding to update neighborhood plans do each group can deter,und the appropriate infill standards that work best with each of our distinct communities.
1	Moratorium on no-cause evictions and end to developer sweetheart deals. Require deconstruction rather than demolition and strengthen and enforce remediation requirements. Listen and respond to citizen input at frequent, accessible, well-publicized public forums. Require public transit to run 24 hours a day to reduce need for autos. Enforce traffic laws (speeding, distracted driving, road rage, failure to yield) for all modes of transportation.
1	zoning updates, incentives to update existing houses or build houses that fit the neighborhood, rules against unnecessary demolitions
1	Consider more mixed zoning. Not to encourage trendy stores below apartments, but maybe more mixed office space with residential, mixed types of residential. How can the city encourage more duplex and multi family dwellings in single family neighborhoods? There are some really cool multi family units in Richmond, and I'd love to see more. Give homeowners more clear ways to prevent selling their homes to developers. Seems like this isn't always what the home owner wants. Some incentive to avoid removing perfectly good houses. Even if we can build multi family units, it doesn't make sense to deconstruct or demolish existing homes.
1	Maintain the massing and set-backs through zoning by-laws. Allow for variety of lot widths and allow for smaller houses on those narrow lots. Remove restrictive on-site parking regs. You only need one space on a lot that may accommodate up to 3 residential units.
1	Incentive to maintain character of neighborhood or improve existing viable homes. Insist builders are responsible for improving sidewalks, alleys surrounding homes. No removal of old growth trees and more planting for the investment in future home, street, and neighborhood. Tax breaks, rather than tax increases, for homeowners who are improving land or property. It can then be seen as investment in neighborhood and community rather. Some homeowners dont improve because they fear the tax increase. That does not help anyone and it certainly encourages neglect and in some cases dilapidation. It keeps people in their homes too rather than gentrifying.
1	I think height restrictions are appropriate in a lot of neighborhoods. Towering new homes take away sunlight to yards and homes, strongly affecting quality of life for the neighbors. Also, routinely homes are torn down because they're smaller, although perfectly fine, and replaced with much larger homes. Infill is not accomplished in this scenario at all, but waste sure is. There should be regulations on when it's ok to tear down an existing home - a tricky political move but worth at least looking at. If a developer is tearing down the home, there should be assurance that it will be replaced with something that will meet the same income level that the demolished home would have done, and justification for why the house is getting demolished. The Fines for cutting down

	neighborhood trees should be increased dramatically to make it less attractive to cut down the trees on property. Right now it seems that neighborhood activism is the only influence that saves some of the lovely old trees.
1	Variations should be all but eliminated. However, as long as a house that's built meets code (including setbacks, max. height, etc) then a person should be able to build what they want to build. I do think neighboring dwellings/lots should be considered, though (e.g. a taller house that will significantly impact a neighboring lot's sun exposure, etc). That just makes sense. Bonuses for building energy-efficient homes and size-appropriate homes could be considered. However, responding to merely the loudest extremes (pro- and anti-development contingents) is the wrong way to go about any such evaluation process.
1	Please consider limiting the size of new homes to be more consistent with the neighborhood character. New homes should also have off street parking due to already overcrowded streets in Portland neighborhoods.
1	I am 100% AGAINST the City's infill efforts, period! I do not want Portland to look like San Francisco! No more "infill"! We are already full!
1	Make sure there is parking. I am sick of clogged streets with cars. I work at a large company that has a big fleet and through our GPS system data we are spending significantly more time behind the wheel while our mileage is stagnant. This is increasing pollution and wasting time for everyone. We also need more light industrial inside the city as pushing everything out to the burbs is just creating more congestion. We are losing our quality of life. I am also sick of elitist bikers who speed down Mt. Tabor with no regard to pedestrians.
1	Allow higher density development so that builders can afford to build smaller housing units at more affordable prices to buyers. If an infill lot costs \$250-325k, and the R5 zoning allows for only one house on that typical 5000 SF lot, they can't offer "affordable homes" that portlanders desire. And it's simply not practical to preserve 800 SF bungalows on full-size lots so that we have affordable housing to 2 people per 5000 SF lot. Promoting ADU construction is a great way to preserve small homes, but increased density zoning will be required to accommodate Portland's growing population.
1	New higher density developments need to integrate parking for those residents to avoid overwhelming the streets. Definitely update zoning. For the love of everything good we need rent control! Get to work on changing the state laws!
1	Consider height of existing adjacent homes. When a large home comes in closer to smaller homes, it decreases privacy, access to sunlight, and the open feeling for those with smaller homes.
1	I am disgusted with the monster sized houses being built with no regard to neighborhood. These homes are NOT affordable, they are ugly, appear out of character. The only style I see being thrown up is faux old Portland with barely any windows towering over the mid century ranches in Woodstock. When affordable housing has been built it looks cheap. Why can't affordable have good design? I have seen some very nice infill homes that are normal to small and nicely designed but suburban style contractors seem to have the city in their pocket. I don't live in a beautiful home (1960s ranch) but still care about how ugly and unaffordable the new development is. I just saw an ADU 700square feet for 1450 a month. How does this contribute to affordability??? They got reduced price permits for this? I really feel bad for young people. I don't see how Portland will stay a viable city for them. I also feel terrible for low income renters, there is nothing out there for our vulnerable citizens. The city needs to focus on affordable housing. Please force developers to have to put a percentage of subsidized units in their buildings. Give ADU owners a tax break if they rent to students or lower income individuals so that they can charge less. Tax the heck out of developers and use that money to house our elderly, disabled and homeless citizens. 3 year wait lists for subsidized housing, shame on you city government for letting it get to this point.
1	Prioritize owner occupied or rental housing vs. 'stripping and flipping'. Make developers wait a period of time before they are allowed to bid on housing. Allow sellers to inquire as to future use of dwelling, they should have a choice to sell to a family vs someone who wants to demo and put up high density housing. Protection of historical

	homes/buildings- offer rehab loans at reduced rates to buyers who are interested in keeping less well-maintained historic homes intact. If a historic/viable home is sold to be torn down, why can't those dwellings be moved to other sites? Historic Societies in other towns do this.
1	We need to consider parking and how density effects the single dwelling. Additional infill apartments and such negatively impact tree canopy as well as the light availability of the nearby single dwelling.
1	First and foremost: listen to the neighbors... do not fall prey to the high-pressure and wealthy developers. Neighborhoods are for the neighbors, not to be exploited by developers from outside the neighborhood!!
1	Somehow strongly encourage developers to provide smaller more affordable new homes to replace those torn down. Charge fees accordingly.
1	Consider not issuing permits to demolish old portland homes and consider not issuing permits to build row houses/multi-unit dwellings on those lots. The city of Portland is a special place that is obviously a very desirable place to live. The reality is we can't keep our lovely city and simultaneously allow massive inner-city population growth. They both cannot simultaneously occur. Just look at what has happened at close-in SE Division st....aweful. If this is the direction our city is heading I am sad.
1	Make permit process easier and train inspectors better . Too many times inspectors give different opinions on same issues
1	Require street setbacks consistent with adjacent houses, height limits consistent with tallest existing housing on block, design styles that are harmonious with existing housing styles.
1	Require that off-street parking be provided with all new residential building, at least one car space per residential unit
1	I'm not sure, honestly; it seems unavoidable that in order to grow into the future without sprawling like Houston, we have to become a denser city, and that will necessarily make some people unhappy.
1	moratorium on demolitions immediately....inspect asbestos/lead safety violations of the builders...close zoning loopholes that allow demolitions of viable vintage homes
1	It is a commonly held belief that some if not all City Council members and the mayor are in developers' pockets and benefitting financially from the current infill projects. Destroying viable homes and green spaces/tree canopies is appalling. No one in government appears to listen or care.
1	I understand in Europe if a huge new house is built next door and they block out your sunshine, the builder must compensate the neighbors for loss of sunshine. Bigger is not better.
1	We should move cautiously to make sure the character of neighborhoods is preserved. Except in rare cases, existing homes are assets that can be updated and preserved, versus torn down. It takes more resources to start from scratch than to rebuild and this notion should be encouraged. Heritage trees should also be treated as jewels to cherish, not impediments to development. Zoning is critical to managing infill which I support as long as it is done in a thoughtful way.
1	Anything that encourages builders to build housing that accommodates more income levels and mixed income levels. Hold builders to the creating of low and middle income housing.
1	I think the tree canopy is very important and one of the main factors keeping this city from become a swath of concrete like many other cities. I'm glad it made it into the survey
1	Perhaps an education campaign, focusing on the consequences of failing to provide affordable housing. I'd hope that even longtime single-family neighborhood residents who are very attached to low-density neighborhoods, could begin to think through the fact that their children will have little chance of living nearby if the city follows the path of

	San Francisco and other cities that have prioritized "neighborhood character" over providing adequate affordable housing.
1	Portland needs to take steps to place more of the burden for additional infrastructure on developers. As it is, the developers are walking away with bags of cash and leaving it to the city and tax payers to figure out how to handle the additional students in schools, additional traffic, additional sewer volume, additional water resources and so on.
1	Allow people to pay to 'permanently reserve' parking spots outside their house, except on commercial streets; use this money to provide incentives for including off-street parking (including for houses not just new condo blocks)
1	Stop letting developers shape the future of our city. Lack of affordable housing is not a supply side issue. More units will not solve the problem if developers/landlords are allowed to dictate terms.
1	Throw new West Quadrant Plan in the trash. Maintain existing height limits. End the corrupt links between the Mayor and Commissioners and Developers.
1	Residential design criteria with teeth. - matching predominant style of surrounding neighborhood. - encourage multi-family conversions of existing homes: ADUs, period additions, garage conversions... Transitions between large apt buildings and homes. Sound barriers, commercial use of residential properties that border commercial zones (i.e. Businesses run out of existing homes can create both physical and use transitions).
1	Lack of street parking seems to be a major concern for people when discussing infill housing development. I think that more neighborhoods should pay for residential parking permits. It is difficult for me to find parking in my inner SE neighborhood, a permit system might help.
1	Ensure the infill housing is of good quality, and addresses affordability objectives. Ensure parking concerns are addressed.
1	Your infill ideas destroy our communities. Forcing our kids to use your unsafe parks. You allow zoning where it really shouldn't be. Porn shops don't belong anywhere kids catch buses.
1	Doing whatever might be necessary to keep home prices reasonable so as to not displace... anyone, especially lower income individuals.
1	The city should establish a posture of standing firm on policy/code and not allow small special interest groups to cause havoc and turmoil in the process of developing this city. The code works, council needs to support city staff and stop playing politics with a few loud neighbors.
1	Make it easier for "mom and pop (and their kids)" developers to increase density by infilling their property. Advertise and promote to them, make good designs easy to access and implement, reduce delays to development. And yes, don't begrudge them to make a bit of money as that will encourage others to develop and improve their properties as well.
1	Zoning updates. At the moment, it is very difficult to build a duplex/triplex/fourplex in the close in east side even though a 5000 sq ft lot could easily support it.
1	Making in fill easier fo rdevelopers will increase supply to meet demand and reduce home prices without increasing urban sprawl.
1	Stop demolition of historic homes. Stop allowing developers to create their own ideas of what neighborhoods need.
1	Fee for demolition of viable existing homes is a good start. Work with Urban Forestry to update tree code and other tools so that trees and green spaces are valued more during processes and less likely to be eliminated as part of development. Incentives fo providing affordable housing. Stronger guidelines for parking spaces provided on site that are more congruent with actual number of vehicles that will be utilized by residents. Stonger rules for containment of dust (possible containing lead and asbestos among other substances) from demolition sites. My

	house has a film on the exterior left over from a recent demolition next door that was not appropriately contained. Limits on unaffordable, suburban style homes that take up entire parcels and do not fit with character of other houses nearby in terms of size and height.
1	Coordinate planning with schools, transportation, etc. Make sure you are truly addressing concerns of residents. Many people are willing to move forward with these changes and see benefits, but their valid concerns need to be addressed. For example, much of the infill in my neighborhood is of extremely poor quality, and does not add value to those residents or the rest of the neighborhood. My own home, a back lot of a flag lot built in 2001, was affordable for my family, but extremely cheaply built. Finally, hold builders and developers accountable. They are business people, not sustainability experts. They are in it to make money. That's fine, but not at the long term expense of the neighborhoods.
1	No exceptions to zoning. Remove loopholes that allow developers to split R5 lots. Respect the investment that existing homeowners have made, not the one-time profit grab of current development that diminishes the neighborhood value. Create appropriate development, not smash and dump replaced by bombastic structures that block all sunlight to a neighboring home. Give the neighborhoods the right to first refusal on inappropriate development of cheaply built housing selling for \$600K+ on skinny lots with no yards. Authorize a 120 day moratorium on demolition in any residential neighborhood, until reasonable and neighborhood friendly rules are crafted. Prevent, not encourage, developers from extorting money from neighborhoods to not tear something down, like trees. To prevent the rash of demolitions without permits, demolition should be inspected like every other trade. An inspector is called to the first day of demolition to review the scope and hazmat process. Hire more inspectors at BDS. 50 unfilled positions there. Only one ADU per existing home, if additional off-street parking is available. Increase parking exemption from 150' to 600'. Stop encouraging development that puts more vehicles on the streets. It is hard to believe that professional planners think 50 unit apartments with no parking are not going to increase congestion. If the planning goal is to accommodate more population, then vehicle density must, not maybe, reduce at the same time. The only affordable (not subsidized) housing is already built. Stop allowing the easy removal of the affordable inventory. This increased density idea has never worked. It drives congestion and "gentrification". It reduces livability by overcrowding in cheaply built new structures. There is no long-term value or livability in that approach, but you won't give it up. Once an affordable home is demolished, you will never get it back or replaced. It's not the drinking that is the problem, it is the excess.
1	Stop demolition of houses that fit the style of the neighborhood for "modern/skinny/monster" houses.
1	Multi-family dwellings that replace single-family ones should have parking, especially if they are 3 units or more. Residential zoned parking in high density areas. Perfectly reasonable to tear down a dingy two bed one bath bungalow for a modern two story home for a family--urban families want to live close in in walkable neighborhoods. Continue to develop and make parks, green spaces and public spaces a priority. This is how big cities thrive
1	When the statement "to better integrate infill housing in single-dwelling residential areas" is promulgated, why are citizens being asked to share thoughts? The decision has already been made, right? Why not "just shut up and pay your taxes, we know what's best for you".
1	Careful create true neighborhood plans that develop areas for a variety of housing options that draw into structure and retail within easy access. Infill with large box apartments are destroying the character of many neighborhoods. Remember that available mass transit does not reduce the number of cars.
1	Do the folks who are making the decisions impacting infill and development actually live in the neighborhoods that have been most affected? Are they a panel of developers and builders who stand to profit from the infill and development of million dollar homes? MORE neighborhood input please! This survey is a start. Unfortunately I do not trust the folks representing my neighborhood association.

1	Find developers that have an understanding of the existing community and an artistic feel for what type of structure could blend in with the surroundings. The only "feel" the developers have now is a feel for how big their wallet is getting.
1	Encourage or require developers to respect the character of the neighborhood with regards to exterior looks/size/type of housing. Encourage or require developers of high density developments to provide a decent amount of parking spaces to reduce parking congestion in the surrounding neighborhoods. Identify and prioritize nuisance properties as targeted opportunities for remodeling/replacement to help rejuvenate neighborhoods.
1	1. Infill plans should include overall neighborhood walkability/ sidewalk-use plans, even regarding existing commercial and industrial (ie: PCC Structural in SE should be required to flank Johnson Creek and Harney with sidewalks) 2. Additional parks should be planned along with infill 3. More sidewalks and bike lanes should be added 4. Nearly all urban streets should have speed limits max at 25. No more 30 or 35 in neighborhood areas. 5. remove all permits for billboards/ large signage in neighborhood areas (ie: on SE 52nd and SE Johnson Creek) 6. Standardize look and feel of all bus stops so they are functional and pleasing. No nicer stops in nicer neighborhoods---make them all nice! 7. remove the grey steel boxes from our intersections (computers for the traffic lights? telecom? internet?). 8. remove the grey steel boxes from the fronts of properties
1	whatever is needed to get people closer together, more sustainable, more affordable, and better access to transit & biking.
1	Portland needs more townhouse types of housing that can help folks transition from an apartment style housing without the burden or expense of a single family house. Ideally these should be located near centers, transit, and parks. Portland's parks are ideal locations for density and a diversity of housing types so that many people can enjoy the benefits of living near green space, not just a few single family houses. ADUs and townhouses should be restricted from being used primarily as air bnb which doesn't help housing affordability and housing diversity goals.
1	Allow more of the "missing middle" housing types to be built. Remove or pare down off-street parking requirements. There's no reason that a "parking space" has to be a "parking space" length away from the sidewalk - that requirement ends up requiring TWO de facto spaces where someone can park for every single family home, which is more than is optimal for the city's health.
1	I think it's incredibly important to involve the local community and neighborhood associations where infill will impact the character, quality and style of the neighborhood for generations to come. Buildings last more than a lifetime and for developers, banks, architects and investors to be the sole decision-makers on the destiny of a home, piece of property or land isn't appropriate.
1	PARKING must be considered. Every infill housing should include parking spaces. We want to think that people will bike more, but as people age, their dependence on cars will increase. Airb&B needs to be regulated or taxed, or something-- everyone with an ADU shouldn't just use it as a hotel. Tax breaks for those who rent out ADU's? something to encourage renting over airb&b-ing. affordable housing is becoming impossible. Economic and racial diversity should be encouraged in residential areas. We need Green CANOPY! Old growth trees should be protected; incentives for planting native old growths maybe? We will need more OLD growth trees here in 100 years. Sustainability over growth!
1	Encourage mixed use development to increase neighborhood compatible commercial use so that there are more small grocery stores and other amenities within walking distance for every neighborhood.
1	Face the fact that people still have and use cars even if they use public transportation. My point is the concept of no off street parking is just setting us up for failure and angry home owners with no place to park when friends visit.
1	More multifamily units. There is no reason to build huge single family units when what we need are affordable options. Duplexes and Triplexes would easily blend into neighborhoods and allow more people to have access to

	housing. Some of the big older houses could even be preserved by converting them into multifamily units. It is really frustrating to see the huge eyesores being built and noticing that they are only intended for one family.
1	Only highly efficient houses should be built. Use, LEED, passive and living building standards.
1	Meet with neighbor's. Address parking issues BEFORE allowing apartments. Review noise ordinances and enforce them especially where commercial properties impact residential areas. Monitor intersections and signals as traffic increases for congestion and safety, especially of pedestrians.
1	The developers need to include parking in their apartment buildings. New construction in existing neighborhoods should not block or impact sun/trees for existing neighbors.
1	I'm not sure what the answer is but I do know there needs to be better inspections by the city to insure these new homes are safe and livable. We have a situation on our street that the family is having to move after a year because of very poor workmanship.
1	Not sure, but something needs to be done! How to create incentive for the houses that truly need to go, while preserving the finer and well-built dwellings that have a lot of life left? How to create "good materialists" when there is \$\$\$ to be made?
1	Encourage remodels (not near teardowns) of viable existing homes to keep the flavor and character of neighborhoods. If new is justified (such as when old home isn't salvagable) keep the new architecture consistent with neighborhood.
1	While the bike coalition has done a great job, it seems as though bikes should be completely separate from cars. Are we moving toward 'permitted parking' on the east side for residents?? How many parking permits which each resident get?
1	The city should not allow developers to tear down livable houses and build large, expensive houses that destroy the character of our neighborhoods.
1	While I am loathe to facilitate developers and land speculators making tons of money (since they already *have* money and there are lots of people who don't), Portland needs more housing. A LOT more housing. A person should be able to choose which zip code they want to live in (within the UGB) and then find housing they can afford in that specific zip code. Please make it happen. To answer your question about what tools to use: Zoning changes. We need dense residential spaces. Ideally this would include 20-story apartment/condo buildings, though the upcoming earthquake creates some problems there. Anything that helps alleviate poverty. Higher minimum wage, universal health care, laws that are friendly to labor, etc. I recognize the city lacks jurisdiction in some of these areas but please do everything you can. Set a positive example with your own employees, e.g. don't outsource. It's better to increase someone's income than to compensate for their having low income. I don't recommend specifically creating "projects" or other housing that's designated as low-income, since that seems to be fraught with problems. Enable the creation of vast quantities of additional housing and that will drive down the prices.
1	Stop ruining Portland by trying to make it more affordable. Let the market determine housing prices. People can't afford to live here? Tough shit. Life sucks. Move to Salem.
1	Better coordination with the goals of Portland's climate action plan - E.g. Reducing per capita GHG emissions and creating environmentally sustainable communities by encouraging lower per capita energy and resource consumption should be a priority.
1	It's important that existing smaller, single story homes don't get left in the shade of 2-3 story homes built around them. Additionally, these bigger homes are more costly, but don't necessarily increase density. I am not knowledgeable enough to propose a mechanism for that to happen. More trees could be planted in parks and road margins to enhance green space.

1	Maintain the character of the existing neighborhood. No ugly row houses! Be sure there is enough sewer, electricity, street width, and safety measures (crosswalks, speed bumps, corner cuts). If developers get bonuses, provide for penalties if the dwelling/building has construction defects that are discovered down the line. No destruction of trees more than 50 years old--think Frank Lloyd Wright. We don't want to just pack in people, we want aesthetic elements and room to breathe. Keep Portland green!
1	I think it is most important to maintain the character of our unique neighborhoods. Once that is gone (which is happening) Portland loses its uniqueness and values will suffer. It seems to me that there isn't a plan that takes neighborhood character into consideration and I think if that is done, then most of the issues we have will work themselves out organically.
1	Consider the burden you are placing on current property owners by removing setbacks and allowing development without requiring parking for both ADUs as well as apartment complexes.
1	Consider a bonus for owner-occupied housing or apartments or another method to discourage absentee/corporate property owners from speculating on real estate and buying properties without a commitment to the community. In some areas of California they have problems with foreign investors buying property they never intend to occupy or rent in order to sell it later for an appreciated value. That takes housing off the market and drives up the price.
1	Please consider the "hilly" topography of close-in Portland. Many hillside lots run from street frontage at the front of the house to street frontage at the back of the lot. Existing homes are close together with long narrow back "yards". Smaller homes could be built "behind" the existing homes with the new homes having addresses on the street below. This type of infill together with reasonable setback and height limitations would retain the feel of the neighborhood and allow higher density in the close in hills.
1	Biking and public transit centered, high density neighborhoods. Easily mix retail / residential zoning to increase walkability.
1	The infill process should be put on hold until a comprehensive plan is developed. The hodgepodge of demolition and construction currently taking place in our older neighborhoods is disgusting. In my neighborhood, within 3 blocks, there are two empty lots where homes recently stood. There is no rush to build on these lots and they are an eyesore. Other homes have been replaced with multiple single family homes. On these decided lots, the homes seem to cover 80% of the property. No yards for children to play in and families to entertain in. Our neighborhoods are becoming storage units for people rather than homes. The people that live in these homes are never outside, they don't interact with their neighbors. It is a shame. I am so happy that my home sits on a "double lot." I just can't imagine living in one of these new homes without outdoor areas to enjoy. I'd really like to see a plan that tries to keep the character of the existing neighborhood. At the very least, a plan that does not allow for more than a 50% coverage on new construction. We are losing communities to money hungry developers that do not care about the livability of the homes they are building.
1	The City sponsored meetings that are supposed to engage the folks that live in the community are awful. City folks talk at residents; the City needs to listen to the community. Surveys are a very poor way to do solicit opinions.
1	The character of the viable neighborhood, and most neighborhoods are distinct, should be preserved. Neighborhoods that are not viable---crime, disintegrating structures, should be candidates for change.
1	set-backs maintained,heights of buildings in keeping with neighborhood,on-site parking and storm water management, minimize destruction of mature vegetation
1	Portland real estate is being used to maximize profits for land owners without any regard to maintaining the ability for lower income residents to ever have a chance of buying a home someday. We must find a reasonable way to limit the profitability of buying and selling real estate. Housing should be preserved for the purpose of living, creating a life, not encouraging wealthy transplants to capitalize on the increased demand for housing.

1	Can we get more architects and fewer developers involved? Architects tend to be more sensitive to context and quality over quantity of house.
1	Need zoning updates. Very discouraged by the tearing down of homes to put up massive buildings that don't reflect the neighborhood and increase congestion. Very upsetting.
1	Our residence are now getting more violence in the area and our streets can't sustain the in fill in the SE & outer SE to handle all of the traffic. Stop over developing our neighborhoods . Your not improving your changing portland in a bad way.
1	Create monetary incentives and zoning updates for new housing structures over X amount of households to build integrated/underground parking in order to mitigate the effect of infill housing on street parking.
1	We live in our neighborhood for a reason. Safe streets, large trees, families who are progressively minded and involved in the community, beautiful old houses individually painted. It sends to me that east Division near PCC is much more appropriate space for the large, single unit complexes that are currently being built in our old neighborhood. Losing the charm and family neighborhood feeling is a large concern.
1	The city invested millions into public transportation. I believe we should increase more density so people can take advantage of infill communities.
1	The City needs to look at encouraging new residential development by dividing large existing lots, where it can be done consistent with good development standards that fit in with neighbors. Consider merging R7 zone into R5 for instance. That would encourage infill.
1	Parking is a major concern. Too many condos/apartments are being built without consideration of the impact on the surrounding neighborhoods. Laws need to be changed.
1	I support the idea of big demolition fees for developers looking to tear down liveable homes for monstrosities. ADU incentives (lowered fees) seem to be working too.
1	Larger Lots. Not everyone wants to live on a 3,000 to 5,000 sf lot. Don't penalize homeowners to sell off their property if they want to have larger lots aka 20,000 sf.
1	Builders need to design for the lot. Saving mature trees has to be mandated. Blocking the sun of other homes because the size is so big is unacceptable. Imagine loosing all your sun light and your garden. Builders should have to go through a good builder program and post contact information.
1	Address the reality of the increased demand for on street parking and the challenges it brings when insufficient on site parking is required.
1	PLEASE stop the REVERSE Gentrification of the outer SE neighborhoods. When I sold my house in Laurelhurst 20 years ago, the value of my Mt Scott home I purchased in Pleasant Valley was the same. Now, the Laurelhurst home is worth at least twice as much with more amenities. Address our needs please!!
1	Rent controls, rules on allowable rent increases. Current and long-time renters are getting priced out of neighborhoods where they've lived for years.
1	Better and more timely review process. Better responsiveness and support of established Neighborhood Associations and their input.
1	Zoning updates or other requirements to lessen negative impact on existing residents, including on-site parking, reasonable setbacks that are consistent with the majority of existing homes, etc. Quality of life issues are very important and should be part of the overall goal for city housing regulations.
1	Make it easy & affordable for people to legally add tiny houses on their property if they choose. Should not raise property taxes, permits should be affordable, so they are actually used and development is done to code.

1	Building publicly funded income-based public housing, providing tax bonuses for construction of low-income non-market-driven "truly" affordable housing, and remove any kind of tax bonuses or rewards for strictly market-driven housing and upmarket housing to make building housing that targets only higher incomes much more difficult and expensive.
1	Remember the contest the city held for housing designs. Architects submitted designs and citizens got to vote on their preferred designs. Whatever happened to that? Take the top 10 designs (paying the architects appropriately) and reduce/eliminate fees if builders use these designs that the taxpayers approved. I would also like to see smaller houses with shared courtyard/gardens to allow single people and older adults to live in communities with families.
1	Tiny House on Wheels (THOW) - Make them legal please!!!!!! I am willing to work with the city and public at large in any means possible to make this happen.
1	I am very concerned about the amount of infill and how it affects existing neighborhoods. Green areas are being replaced by houses with accommodations to setbacks and regulations in place. I don't think we should give up quality for quantity!
1	Encourage affordable housing through a bonus program. Encourage diversity of design - Not every house has to look like "Everett" Construction home.
1	Remodels should be required to retain all four walls and the existing height and footprint should not be exceeded. To exceed the existing height, footprint or to remove a wall should require neighborhood review - especially those affected by the increase in massing. These types of "remodels" do not maintain affordability!
1	my taxes are really high in East Portland and services are limited. I wish the city would pay for sidewalks as it would go a long way to improving the safety of streets. East Portland houses so many people and receives little in return.
1	Zoning updates, limitations on height and size so that new construction does not ruin the quality of a neighbor's home and property. Maintaining greenspaces and historic trees.
1	Implement simpler zoning regulations that are less subject to erratic interpretation; having zones that actually regulate the size of the lot and of the structure that can be built, apartments, townhouses, or other rentals that are places people would live for reasons other than financial stringency
1	The huge amount of new apt. buildings going up in NW neighborhood (approx. NW 16th to NW 23rd or so) are cheap & ugly, with no architectural integrity. We welcome architectural diversity, but not these dormitory or 'tenement' brick styles. Is there no architectural review in Portland?!
1	The city should NOT give variances to allow anyone to build new homes in Environmental Protection or Environmental Conservation zones. Infill should be promoted outside these zones.
1	Design Review by professionals. This is time-consuming but is the only way to go. A Checklist approach cannot work, as it is a one-size-fits-all approach. This means untrained, uneducated people can "enforce" but not on a case by case basis - this is important enough that it deserves better than simple checklists.
1	There should be more design consultation by immediate neighbors if the home built is within 15 feet of the property line rather than today's standard of less than 5 feet.
1	Stop allowing homes to be built so close to the sidewalk. It was my understanding that the rule was 15' or more but I see new homes going up that are much closer. Also REQUIRE at least one off-street parking spot/carport/garage space be built for all new home construction. If it's apartments, require the builder to put in off street parking or build a garage level with their project. At least one space per unit.
1	Protect renters rights, more laws preventing no-cause evictions (often so more profitable, higher-rent places can be built). Require new buildings to provide some percentage of low-cost housing.

1	A 250K home should be replaced with a 250k home. Demolition is fine if the home isn;t safe, but by destroying a 250k home and replacing it with a 500k home means the neighborhood is no longer available to the one that cannot afford the 500k home
1	think of ways to incentivize the development of smaller single family homes for purchase or rental, so that middle and lower income people can still find a house with a yard. In neighborhoods with large lots, allow cluster development with several cottages on one lot - more families plus preserving character of open space.
1	Let the free market do its job. While many older homes have character, just as many are simply old, dilapidated and should be torn down. New homes are also environmentally friendly, especially with Gold or better ratings.
1	Consider the wishes of the neighborhood who object to houses that change the character of the neighborhood. Continue to improve sidewalks and unpaved streets fir equity for all citizens. Not one neighborhood is more improved than the other.
1	Infill is not appropriate in every neighborhood. It feels like developers are running wild. We are starting to wonder if there will soon be a glut of these dwellings that will tip the scale of supply and demand so that they start actually hollowing out the real estate market and driving down home values. Zoning should protect the character and integrity of neighborhoods. Developers should not be permitted to approach homeowners to buy them out and demo their homes -- especially homes on double lots. Developers should not fell mature trees that are critical to help manage storm water and stabilize hillsides. Infill in our quaint little neighborhood amounts to giant charmless soul-less houses on tiny lots sold to people from out of state for inflated prices. This fall, on my block, developers cleared a wooded lot of eight mature 80 - 100 ft. tall Douglas firs to make way for an imposing, modern house that fills the lot from edge to edge and covers any open areas with concrete. It completely blocks any sunlight that used to fall on the older home next door. Everyone on the block is upset about it. We are not close in to downtown or a village center. There is not mass transit. This is not a walkable or even bike-able neighborhood. It is suburbia. Infill serves no purpose here, and yet the developers have arrived, knocking down older homes and big trees. It's not right.
1	REQUIRE PARKING on site to accommodate residents. Do Not allow business developers to steal everyone public benefit: right to on street parking because the developer wants to use HIS land, space for income producing units, he should be required to include parking on his property
1	More affordable housing projects and incentives for developers working on them. Quicker permitting processes
1	Do not compromise parks, trees, green spaces. As the areas beyond 82nd are developed, the same standards for having parks interwoven into every neighborhood should be mandatory. Make parking (underground?) mandatory for all new apartment units being built. I see a tremendous building frenzy and no parking! People are not going to stop using cars because the city doesn't provide parking. This is Portland, Oregon -- not New York City!
1	updated development standards/design guidelines to better fit character of existing neighborhoods;
1	DO NOT PUT MULTI-FAMILY DWELLINGS IN SINGLE DWELLING COMMUNITIES. any police officer will attest that they bring crime rates up.
1	Continue to promote ADUs rather than building of more apartment buildings in residential areas. Work with State officials to encourage tax breaks or other incentives to homeowners to build ADUs. Work with Multnomah County and State to eliminate the "reMAV" that was done this year to homeowners with new ADUs.
1	FOR GREEN SPACE NEIGHBORHOOD VIABILITY, NEED less infill with multi-unit housing that HAS NO PARKING AND BUTTS RIGHT UP THE TO STREET. SICK AND TIRED OF CONSTANT NEW MULTI UNITS WHEN CURRENT MULTI UNITS REMAIN UNFILLED, AND REMAIN UNAFFORDABLE. CONSTRUCTION CREWS RANDOMLY SHUTTING DOWN ACCESS TO THE NEIGHBORHOOD IS GETTING OLD, AS WELL AS

	LOTS OF DEBRIS AND WAY TOO MANY VEHICLES TAKING UP PARKING. ALL THE NEW MULTI UNIT SPACES ARE ENCOURAGING TEMPORARY RESIDENTS WITH HIGH TURN OVER.
1	Don't ruin my neighborhood. We, most citizens, don't want our city to grow. So stop trying to promote it. It will grow, but don't encourage growth. When you do allow more density you don't require roads, parking, etc. to be upgraded to accommodate the growth. As an example: Boise street east from S.E. 122nd has seen growth of more than 600% in residences since the 1980's but the road has not been improved. If we want any improvements we have to pay for them while the developers benefit. In 1976 the residents of Boise collected money and had a layer of blacktop put over what was the a hard-pack gravel road.
1	When new multi-family united are built, they most include one parking space per unit. The availability of on street parking is becoming a larger and larger issue.
1	Realize people have had taxes increase more than they can afford so they have to make improvements like add extra units to help pay those higher fees and try to stay in their homes .
1	Stop allowing destruction of exisiting homes especially when they are replaced by large homes for high incomes. Support affordable housing close in, stop driving people of color out of the city
1	Fitting in with local neighborhood "look" and culture. There is parking off street for residents.
1	Zone R5 would be good for neighborhoods closer to downtown area, but we need new hwy's to be build as more people are coming to live in Portland.
1	Please consider that not everyone has thousands of dollars to throw at housing every month. If housing costs continue to rise at the current rate, it won't matter what kind of infill projects you do. I'll be forced to move out of Portland, away from a dear community, away from a fantastic school that supports my autistic son. I find it highly probable that we'll have to leave here in the next 2 years because we'll no longer be able to afford it. I wish tiny houses were more acceptable, and that groupings of them on single lots were an acceptable option. Building monstrous apartment and condos is great for folks with money to burn, but that's not me.
1	TALK with CURRENT residents and businesses BEFORE making new plans and be 100% sure that the "on paper" parts of plans TRULY develops into reality. There are WAY too many new places all over the city that do not provide parking and/or green spaces and/or functional designs that work WITH the existing neighborhood feel.
1	devrlipets should be required to involve community in a more active way. There is a lot of frustration because developers will start a project but people living in the neighborhood will hardly get a chance to have their say.
1	Infill is a poor idea. I know I can't stop it, but I don't welcome it. I already live in a dense neighborhood, and if the nearby land was turned into more houses it would only further devalue my house. So my strategy? Don't do it. Tear down old houses and put up new ones, but don't add houses.
1	Broad brush zoning changes at a city-wide scale is problematic. The BPS need to provide additional neighborhood planning and then create implementing zoning ordinances that reflect the land use framework of the plans. Generally: Simplify the code. No bonuses! No down zoning! Increase density by right.
1	Home size maximums based on lot size and proximity to neighboring homes. Maintaining and ADDING canopy and landscaping that isn't just grass.
1	Make sure integrated parking plans are considered to accommodate parking for residents, business employees and visitors.
1	Create better rules that do not allow old trees to be cut down so 4 tightly packed houses cab be built where 1 house use to be. Limit number of lots split in a given area- encourage use of vacant lots first for development. Stop the infill it is ruining our neighborhood!!!!!!!

1	Better oversight on quality (of materials and design) of new development; more incentives for affordable housing; require additional green space and/or green features such as bioswales where density is increased; if single-family homes, make garages/carports part of development; find ways to generate more money for affordable housing by charging developers; part of revenue generated should go to local parks and schools specific to neighborhood where development is happening.
1	Involve the neighbors more. Stop allowing massive McMansions to loom over older homes and segregate people by income. Affordable housing that fits into the neighborhood is needed, not McMansions for rich people who cut themselves off from the community with big fences, massive houses.
1	Anything to help gentrification and create laws to hinder predatory behaviors of large investors. Making it easier for the average family or individual and small business/investors.
1	Infill housing should be used to create more housing for low income and lower middle income Oregonians. They should be designed to fit the needs of Oregonians and allow them to grow old comfortably in neighborhoods that have amenities. They should not be built out to the sidewalk with no backyards.
1	I am in favor of most of the new infill housing. In many cases, the new buildings are replacing functional yet dilapidated housing. The city should not let the squeaky wheels get all the grease and try to keep in mind that not all of us agree with the NIMBYs and naysayers who are against change.
1	Residential areas should be zoned R5 or higher - too much lot splitting and McMansions are destroying the character and livability of our established urban neighborhoods. Developers should pass an asbestos and lead testing prior to demolition. Too much leeway with the term remodel - leaving one wall standing does not qualify as a remodel to the common person. Should pay for the loss of tree canopy when larger trees are cut. Keep the characteristics of our neighborhoods - everything is becoming homogenized and developers are making money while those living in the neighborhoods see their quality of life decrease.
1	I'm torn on this issue. On one hand, I really appreciate the likely scarcely populated Hollywood district neighborhood I own a home in now. On the other, I understand the housing challenge and would like to limit the sprawl of just building outward. Having lived in NW Portland around NW 23rd, I have experienced the 'higher density' neighborhood living and became a bit jaded to the benefits after scrolling for parking or putting up with noisy neighbors a wall away. Moving to NE Portland was a place where I could still have that 'personal space' and sense of owning vs. 'sharing' my space while still living in and near downtown and not in the burbs. In that I feel fortunate and am aware I'm lucky that I was able to buy a house here while there are many others not as lucky who need affordable housing and it would be great to not increase those individuals cost of living by pushing them further into the outskirts of town. One thing I see that rubs me the wrong way is that, individual homeowners usually aren't financially able to drastically reshape their house to increase density (i.e. remodel to add a granny flat or a basement apartment) so these infill development/remodels end up being done by firms who are trying to maximize their ROI and may not be as interested in preserving the feel of the neighborhood. Would it be possible to incentivize homeowners to help the situation in some way? Much like a solar credit or energy efficiency credit, how about a landlord credit or similar to encourage people to make smaller changes to their existing homes. This would get individuals more invested vs. creating animosity where they see someone sell out and (from a neighbors perspective) have a company come in to tear down and cram in a duplex townhouse as fast as possible, seeing that property as only a way to make some cash vs. a home.
1	There are too many multi-floored apartment complexes being built on a single home lot which crowds the street, that existing homes when they built up to 5 feet from the property line and shades out vegetation/gardens in existing homes
1	If an existing home and its property is in good shape and marketable as is, developers should not be allowed to tear it down and build a bigger house or two or more houses on the property.

1	If you want more housing like ADUs, then work with the county tax people so they don't discourage everyone from bulding an ADU because of a huge increase in taxes!
1	zoning, permits, better layout review for the new shoe boxes homes too close together, reduce property taxes, rental \$ cap to make it affordable.
1	You have to consider affordability from an equity lens and make sure that housing is affordable to historically marginalized populations.
1	Limit the time homes purchased for development can sit idle. Currently homes purchased by smaller investors sit unoccupied and boarded up in areas that would rent or sell to tenants in less than a week. Limit this and incentivize developing a purchased property within 6 months.
1	Implement some sort of design review. The houses that are being built in SE Portland are mcmansions made from crappy materials and look to be plucked right out of the suburbs. These houses are out of scale, do not add any additional density, are LESS environmental as they will not last 100 years and just plain ugly. Let's send a message to developers that ugly crap is unacceptable and doesn't belong in our city!
1	Incorporate off-street parking or expand streetcar or MAX to SE Hawthorne. Try to put townhomes behind the big apartments/condos on Hawthorne. Single family dwellings lose value when the only view from the backyard is a wall of windows.
1	I think the city should regulate and enforce statutes that will encourage visibility. Blind corners are dangerous, as are trees and fences that block your view of traffic. I also think it would be lovely if new housing were designed to fit seamlessly into the aesthetic of the neighborhood they're building in.
1	There should be some way to legally curtail or prevent the demolition of old homes; this practice, piece by piece, is changing the look and feel of Portland. Not every street should become SE Division and not every city should become Phoenix.
1	Let's revised the ADU program to be more flexible. Allow 2 ADUs per home. Find a way to encourage folks to build one. Let's try to get an ADU in every backyard. I think Vancouver BC has some more progressive ADU codes??? Let's start charging for all of this free parking. Northwest has a parking permit program. Let's initiate the same program throughout the inner east side. Don't wait for the neighborhood association to inmate them programs. Just do it.
1	All demo permits should only be issued if builders will have the building recycled. Get rid of R1 and R2.5 and have an R2 and and R1.25. Bonus for 3 bedrooms and offstreet parking. Encourage sustainable construction above all else.
1	Lobby the state to allow inclusionary zoning. Mixed income developments are good for communities and developers don't build affordable housing without incentive or requirement.
1	Overall, the city should look at organizing the development as something that will have effects for generations. Our city is so unique and beautiful and must be preserved, but also updated and allowed to grow. Preserving old while adding new is not at all impossible, it just has to be done smartly and responsibly. Parking must be considered. Though we have great public transport, just look at cities like London or Paris... even though parking there is a nightmare, people still own cars. Always count on some residents keeping their cars and allow for parking. Also, consider different family sizes. I see buildings in my neighborhood being built with only studio or 1-bedroom apartments, but that doesn't allow people to stay there and become long-term residents of the neighborhood. We need apartments where people can have families and live for a long time. Building tons of studio apartments does not build a community, it only makes people temporary residents, soon to be searching again when their needs change.

1	Introduce FINANCIAL incentives to encourage development on existing lots. Reduce SDC charges for building on previously developed property. Reduce the utility connection fees for connecting to existing infrastructure. Discourage and/or penalize the use of pristine farmland for commercial development (suburban sprawl).
1	incentives for affordable housing inclusionary zoning increase ability for density, duplexes, townhomes
1	Allow more ADU's so low-income people can afford to live inside Portland (and not have to move somewhere else).
1	Listen to the people who live in the neighborhoods before giving developers a free hand. It has been awful.
1	The city should require zoning changes to be made instead of arbitrarily trading corner lots differently even though they are still zoned R-5. Follow their own rules and listen to their constituency who they are supposed to represent rather than a few developers who are destroying our neighborhoods and enriching themselves.
1	Zoning updates, an even dispersal of tax rates throughout the city, proper mix of housing according to income levels.
1	I think the most important strategy is to put yourself in the place of a resident of any neighborhood where you are issuing permits. Oversized houses look out of place overshadow neighboring homes and block sunlight, make parking a problem etc. Ask yourself the question would you want this to happen in the neighborhood where you live?
1	when it comes to zoning updates: remove the requirements that make illegal the "missing middle" style of development (as covered by bikeportland http://bikeportland.org/2015/06/19/11-buildings-illegal-portland-144633). also, eliminate any requirement to have driveways. the curb cuts are killing livability because children lose continuous sidewalk space that is safe from cars. in general i would rather see us follow density building that mirrors places like paris: fewer detached single family homes and more 4-5 story buildings and rowhouses vs. the current sorry trend of building 8 or more stories up.
1	My experience is that there is a need for real, written criteria that can be accessed by the homeowner, builder, architect, or developer. There is far too much left up to the "judgement" of the City of Portland planning dept with no way for the applicant to know what is expected or required.
1	Make the addition of an ADU at least tax-neutral, if not incentivized, particularly the addition of a granny pod to increased aging in place options.
1	Affordability. Tightening existing restrictions in all neighborhoods on the new homes' height, how much of a lot they can take up and how far houses must be from the property line. Move faster to address the wave of development.
1	Thanks for asking! It's very important for developers to consider their surrounding homes and trees. This is often not the case & sad to see continued over the past years. Please consider more stringent policy for developers who typically slap something up to make a buck.
1	Encourage development of lower cost housing with incentives, for example incentives if the infill will stay below market rate and/or guarantee not to raise rent more than x % a year
1	Too much infill too quickly. The infill is outweighing the employment opportunity. Fence height laws do not allow for privacy from infill long, narrow & over 25' townhouses. The COP employment should reflect a larger percentage of people living within the city.
1	Require increased public transit before changing zoning to encourage density. Put bioswales in neighborhoods without high demand for parking, and only on side streets. Require a percentage of each block or private land parcel be kept "green space," without housing or paving on it.
1	I would like to see incentives for those that are 1. Preserving existing structures by either adding additional living space for single home conversion to multiple dwellings. 2. Some type of bonus for recycling demolished product 3.

	And bonus for sustainability. 4. Incentives offered to a renter or home buyer, in high density areas for not having an automobile. This doesn't mean penalizing those they do, to create revenue for the city.
1	Preserve established neighborhoods that define much of Portland's character as a very desirable place to live. Stop demo of viable existing housing which is replaced by more expensive / less affordable housing. Do infill in areas where existing neighborhoods are declining.
1	More notice on demolition of existing home Actual preservation of trees, not just leave the tree but cut the roots so much it dies later. More thought about the canopy More effort to fit houses into neighborhoods. An Infill house that looms over the neighboring homes and eliminates privacy and sun access is not good for neighbor relations, existing homes property values and quality of life. I
1	Let the actual owners or renters benefit from updates or bonuses. If all of the bonuses or tax breaks are solely for the developer, it misses the mark of offering affordable housing to a variety of income levels and family sizes.
1	Tax reforms so new builds aren't taxed at a higher rate than pre-1996 homes. It's quite ridiculous.
1	I feel strongly that the current demolition "epidemic" needs to be stopped or significantly slowed. Here are some concrete strategies and policy suggestions to do so: 1. Enact a demolition fee or tax of at least \$35,000 per house. There should be no exceptions or loopholes, because these will be abused. Demolition imposes real costs on the city, and developers profit handsomely from building these new homes. Yet the city cannot even afford to provide affordable housing or fix its streets. A demolition fee/tax would begin to recapture some of these windfall profits for vital affordable housing and other infrastructure needs. 2. Enact strict limits on height, density, bulk, setbacks, lot-splitting, and non-conforming designs. If homes are demolished, the new homes MUST match the character of the existing houses in a neighborhood. In particular, houses that are higher, boxier, and with less setback than others on the same block destroy the existing fabric of a neighborhood, generate resentment among neighbors, and erode Portland's character. 3. Permanently ban the practice of using pre-existing or historical lots to force more homes in than current zoning allows. Seattle has banned this practice, and Portland must do so. Homeowners who buy in an R5 neighborhood, for example, have a right to expect that the R5 zoning will be enforced. Along these lines, the current practice of allowing lot-splitting on corner lots in R5 neighborhoods must be stopped. Thank you for your attention.
1	Allow more than one ADU, such as a basement apartment AND garage conversion, instead of having to choose one or the other.
1	Work with both neighborhoods and developers to manage infill projects so that neighborhood character is maintained, affordable housing is created and run-down houses get upgraded. Developers don't have any investment in quality of life for neighborhoods, but the city should.
1	Stop developers from building 800,000 dollar houses on lots where 200,000 dollar houses previously existed. Stop gentrifying Portland and giving developers free range to make money and force them to build more housing that is affordable for more people.
1	Expanded design review.. More sensitivity to the existing fabric. Strengthen demolition requirements(i.e work with what we have first.) Encourage smaller scale multi-family units, i.e duplexes/four plexes. Possible developer incentives for lower density multi-family. Address parking in a more realistic way. We aren't a carfree city yet.
1	Bonuses for residential area buildings that help decrease off street parking and are closer to transit.
1	Construction styles/facades should be required to fit neighborhood, even if the nature of the construction (multifamily vs single family) is not the same as old constructions.
1	Better notice to existing homeowners/renters adjacent to the site. Smaller lots ok, but building to edge of lot and decreasing space between houses is not ok. Incentive to owners of very large lots to subdivide

1	Frontage improvement requirements should be eased to better fit the needs of each particular neighborhood. Bonuses for building high efficiency homes (energy efficient, solar, net zero..)
1	Stop the taxing of older houses with a new ADU built out back as if the old house and the ADU are both brand new - that will freeze ADU development or drive it underground. I can see a proportional elevation in taxes, but an old house is not a new house, and shouldn;t be taxed as such.
1	- Allow internal division of existing houses into duplexes, triplexes, four-plexes (whatever the existing residential structure can withstand) in all R5-R1 zones. - Disallow demolition in most circumstances in favor of deconstruction (for health reasons as well as preservation of old materials) - Consider height limitations on new single-family developments based on average height of houses on that block - Encourage new construction to be for multi-family dwellings in a single-family dwelling style; ie a pre-internally divided home (and adapt zoning code to allow this; better a tri-plex built in an R5 zone than another McMansion if they're going to be the same size building anyway) - Remove parking requirement for new single-family construction - Adapt the zone for existing non-conforming multi-family dwellings (e.g. old apartment complex in an R5 zone) IF there is no on-site parking, to better allow the building to be financed, renovated, etc. - Renters and people with low income have a right to live on quiet residential streets too! But most apartments and affordable units are now on major roads and other unpleasant places because zoning disallows multi-family housing on the more pleasant streets.
1	Parking should be a required part of development projects. Height restrictions should be established so that light and views of nearby homes are not impaired. Even with parking included in structures there needs to be parking plans in place in neighborhoods, i.e.. permits, time limits...
1	How about enforcing existing housing codes, for a start? How about proper testing, containment and remediation of asbestos, lead and other toxic materials? We absolutely need to stop letting developers demolish beautiful classic, structurally sound houses, just because they can make a quick buck at the expense of neighborhood character. And for crying out loud, when they do demolish houses, they should be required to salvage (or allow other organizations/companies to salvage) usable parts of them. How is tearing down a big old house and throwing all the pieces into a landfill sustainable? Such waste alone should completely eliminate new developments for any LEED ratings or other awards. We also definitely need to stand up for the trees by charging developers more the larger the tree that they destroy. Lastly, new condo/apartment developments (at least, outside of downtown) absolutely need to include parking. I am an avid bicyclist and advocate, but you can't force people to ride bikes more by just making every driver's life miserable.
1	Raise taxes on vacant land Help preserve privacy of neighbors when taller homes are built Remove parking setback requirements Tax incentives for ADUs in owner occupied homes.
1	Making sure sufficient parking is required for large apartment buildings. Considering the effect of huge buildings on smaller streets not designed for them. Making sure sufficient public transit is in place to support new developments. The situation on Division street, for example, is terrible.
1	Mixed income housing is a priority. Making it harder for people to own cars and providing more public transportation and infrastructure for other types of transportation and pedestrians. Increase urban density as much as possible to reduce need for individual car ownership.
1	Take a hint from Great Britain, where new construction that obliterates a next door neighbor's access to sunlight is considered to be such antisocial behavior that there are laws to prohibit it.
1	We live In a newer home in an older neighborhood, and we love not having to worry about 80 year old pipes or other issues that come with old homes. Every home has a useful life and if there is a smaller home that will be replaced by a larger home (that will appeal to families) that Should be encouraged. We would not have moved in our neighborhood without a home that met the needs of out family. Kids don't share bedrooms like they used to and

	barely shots a bathroom these days. Encourage density and allow hosting to be built that encourages the immigration of families from the burbs.
1	Infill fees (the fees that Hales just abandoned) for affordable housing; zoning (I don't know the word for it) to prevent the construction of housing that puts garages in front and minimal porches (which drastically reduces people's ability to easily integrate into their neighborhood); stop expanding URAs nonstop, the PDC doesn't need more money; prioritize affordability by all means necessary.
1	design and best practice guidelines. diversity of housing types appropriately scaled to neighborhoods
1	Set backs should be similar to surrounding homes. Size of house should be similar to neighborhood average.
1	Incentivize construction of smaller houses, multi-dwelling courtyard clusters, multiple ADU's, etc. De-incentivize investor groups and absentee landlords taking profits, but not contributing to neighborhoods. Create and enforce neighborhood-specific design guidelines for development in existing neighborhoods (re: character, setbacks, massing, etc.) Active collaboration between BDS/developers/neighborhood associations in planning and implementation of housing options to assure success.
1	MAke sure that plans are put in place before neighborhoods become completely congested dues to too many people moving to an area that cannot accomodate increased traffic. Put bike lines on side streets rather than clogging up streets used for commuting by reducing their lanes of car traffic.
1	Penalize developers for destroying homes to build bigger ones by making them pay a high fee. Make developers provide parking so it doesn't ruin the neighborhoods. Some low income appts need to be provided so there must a % that's required to be offered.
1	IF there is an apartment complex made, there should be parking in the apartment complex (not rely on street parking)
1	Incentivize development along existing and future transit lines and particularly in areas outside the close-in core where development already seems to be concentrated. There's a lot of history in Portland's older neighborhoods so there should be some effort to preserve them while there are other development opportunities within city limits.
1	Considering that most of the houses being torn down would be starter homes, affordability is at the forefront. However, with the mill closed and these thousands of houses filling our landfill, I think developers and officials really need to consider the big picture. This is not sustainable. I have yet to see better, affordable housing replace these starter homes. Out of state developers are killing the city I love.
1	More rules regarding size snd placement of homes. New construction shouldn't be much larger than what is being replaced.
1	More flexibility with what R5 can accommodate if the house/property has potential for more than 1 dwelling unit - not including ADU. Incentivizing developers to build smaller homes like 1000-1300 SF that fit better in some neighborhoods maybe by swapping density in certain neighborhoods that can accomodate additional units. Bring back the Affordable Home Builders, like HOST Development.
1	Zoning updates. Very specific bonuses. I have seen some developer's projects added to their development' s that did little to enhance the neighborhood. A specific example would be the new building on Se Division and Se 33, south side that added a courtyard. A nice design with benches and fire pits but it became too noisy for tenements as people smoked there and visited late at night. No one uses it now.
1	Green spaces are essential for physical and mental health, yet many infill homes have no yards, making it unlikely that children have easy access to yards and neighborhoods for healthy play. No or undersized yards also detract from neighborliness because there is little reason to meet neighbors in the course of working in the yard. Streets are littered with an excess of cars and feeder streets are getting to be a nightmare. Houses need to be designed

	with garages, livable yards, and older trees need to be retained with regard to their environmental impact and their positive impact on emotional and physical health. Soon Portland will be a city for only the privileged instead of a city of positive diversity if the status quo remains.
1	I like the idea of bonuses or tax breaks, and feel it's critical that commercial ventures like groceries and restaurants are walkable.
1	Duplexes seems like a good alternative to single family. Smaller, single story multifamily complexes (up to 4 or 5 units) don't ruin neighborhood character as much as a newly constructed, gigantic single family home.
1	It would be good for neighbors to have a voice in the process before an older home and any large trees are demolished. In general, I think the message that the City is trying to prevent urban sprawl via increased density, needs to be emphasized.
1	Ease restrictions for existing home owners so we can ameliorate some of the reduced livability infilling causes. Fence heights, for example.
1	Look at building first in industrial areas like Swan Island, NW industrial and by the airport/along the columbia. Scale infrastructure w/ increased density - traffic is already becoming a major headache and livability is decreasing.
1	1. Banks should be required to rent, sell or provide reason a house is left vacant. Give them a set time limit. This hording of houses (5 vacant on my street) creates a false housing shortage. They manipulate the housing market. When houses are few, then rent and sale prices go up. If their hording was eliminated, a lot more housing would free up. 2. Housing homeless is not a solution unless you make it conditional. First separate the ones not on drugs or repeat criminals. Help them separately with temporary housing that includes job search and internship like training. Train to work programs. Those with drug and criminal backgrounds must have Drug treatment, drug testing and no criminal activity and mandatory job training and work as conditions of temp housing. You cannot change behavior unless there is something to lose. Drug addicts should not be enabled. They lose food stamps, housing and other benefits if they screw up.accountability is the answer. Work is not a punishment.
1	Cut down on huge condo/apt. blocks added to primarily single home neighborhoods (e.g., Division). There are areas where such high occupancy units could be built with less splintering of neighborhoods (inner eastside, close to 82nd, inner westside esp. NW).
1	Don't let developers be a leech by putting up junk/eyesore. the people that made the neighborhood have to live there- where as the developer sells and is gone forever.
1	Do not continue building skinny houses and tiny houses inside neighborhoods where there is no fit. Looks extremely odd. Provide incentives for owners to update their existing properties. Do not build multi-family on lots surrounded by single family residences. Pay attention to character of neighborhoods and don't sacrifice appearance and function in lieu of other factors: affordability, density.
1	Sufficient inspections to be sure that dwelling replacements are not falsely reported as renovations to existing buildings.
1	Stop getting rid of the yard. Yards are as important, if not more than parks. R2 zoning with no offset makes my once comfortable neighborhood a less desirable place to live.
1	Protect the big trees. Increase availability and frequency of public transportation as parking becomes more difficult. Limit construction of huge houses that are making our neighborhoods unaffordable.
1	Zoning updates would be helpful, less onerous processes to access the incentives to build affordable housing, better incentives for building affordable housing, more consideration about quality-of-life in infill housing and for neighbors.

1	Infill housing should fit in to the existing neighborhood and not stand out at the "modern or big" house on the street. Demolitions should be banned. Disassembling home should be allowed on home that are condemned for safety reasons.
1	The infill needs to be appropriately scaled. I'm seeing really tall houses that push the limits of the property boundary and are GIGANTIC compared to what they replaced. Maybe a limit on the increase of square footage from the demolished home. Focus on replacing derelict houses before functional ones can be demolished.
1	Setback and green-space requirements should be set and enforced to avoid excessive lot splitting. Subterranean (basement) development should be encouraged to limit excessive building height
1	Approve new construction only when old homes don't warrant repair. Ensure that new homes fit into neighborhood (height, setbacks, garage, yard)
1	Continue to encourage density. Encourage development of density by enforcing allowable building code on lots that are meant to be built up and for multi-family.
1	A building inspector must sign off on all tear downs including proper disposal that all hazardous materials meet EPA standards. On new homes, quality standards must be established on all materials and fixtures and builders will have to comply. Also, permits should not be issued to a builder if there are more than three active complaints on file at the permit office.
1	decouple mailbox count ("number of units") from building envelope size and lot coverage do-away with "one front door per structure" rule -- nobody complains about the existing, non-conforming duplexes (and occasional triplex) scattered throughout SE portland. These builds are rare and shouldn't fetch a premium based on zoning-induced artificial scarcity.
1	Maintain ADU development fee reduction. Allow narrower setbacks, combined structures. All conversion of parts of a home to something like an "apartment" without requiring some of the electrical/plumbing separation, to reduce the cost of creating a suite in an existing home. Perhaps a new category of dwelling "apart-lite" between "apartment" and "room" so that people know what they're getting.
1	Allow more mixed use and multi-family dwellings, and allow them to be built with less parking. Increase incentives for developers to build affordable units that can hold families as well as single people.
1	Quit allowing builders run the city !!!!! Discusteded with what has happened to my lovely neighborhood in se portland. I've been a resident for 25 years here. FED up with smash and grabs and cars hit on our street. So many cars parked on our once quiet street make it good pickings for vandals.
1	Some new homes are beautifully integrated into their neighborhood, whether they are single or multi-family homes. Others look as if they were dropped in from another planet. It hurts our city when the character and history of the neighborhood is wiped out by tearing down an old home and replacing it with one that is terribly out of place. Perhaps part of the building approval could include an evaluation of whether the style of the new building fits the existing and surrounding homes and establishments.
1	Tighten zoning regulations: 1) Keeping one wall does not a "remodel" make. If the floorplan of the house is substantially changed, the project should be subject to much higher zoning/permitting fees and with higher oversight than adding a single dormer or other true "remodel". 2) Zoning regulations regarding height of building, distance to property line, etc. should be tighter -- I have neighbors who have lost all sunlight to their homes because of towering new projects on either side. 3) Designate and enforce different zoning in mixed use areas from purely residential areas (eg, Fremont, Killingsworth have a different zoning (height, stories, property line distances) than the residential side streets (NE 5-99th). I'm not against mixed use buildings in the mixed areas, such as near the Hollywood Library, but building 2 stories over your neighbor's house is not ok.

1	STOP! STOP!! STOP!!!! allowing apartments to be built without parking!!!! Some old neighborhoods only had street parking which is now FILLED by apartment dwellers, making it difficult for elderly and impaired people to reach their own homes safely. It is very difficult to navigate narrow streets ENTIRELY filled by cars. A breathing impaired friend had to sell his house near Division because he couldn't walk the long distance between where he had to park his car and his home any longer. He used to easily park in front of his home. I drove around once for 15 minutes trying to find parking less than a mile from his home, where we used to just park at his house. It is a pipe dream to think cars will disappear!!! STOP IT
1	1) Promote tiny homes and ADUs through tax credits. Unless they are used for short term rental. 2) Having children is in most cases completely a choice - in fact it is FAR more of a choice to have a child than to own a car. Yet we implement policy that encourages people to go car-free. New units should be encouraged to be small - perhaps radically small. If we are all asked to live in a more dense neighborhood, new units being built should have a square foot per occupant maximum. Adults in other major cities share 600sq ft apartments, and people hoping to rent in new units being built in portland should encounter similarly confined spaces. It is efficient from any vantage and in my opinion very progressive especially if it allows for aging in place.
1	Rather than tearing down smaller historical homes assess alternative unused commercial structures in the area for potential for repurposing and for new commercial buildings- require upper floors used to provide affordable housing and parking. Provide tax breaks to home owners who provide safe, affordable and to code room or apt rentals or adu's.
1	Need to require sufficient parking with high density infill as to not overwhelm and ruin livability for existing homeowners.
1	Truth in zoning - base zone development standards should mean what they say, with far fewer exceptions or adjustments allowed. This provides much-needed certainty to both residents and developers. Also, whatever policy tools come from this study, they should be applied to some multi-family zones such as R2, because smaller multi-family projects can often have as much or more negative impacts on their neighborhood.
1	Don't allow it! Don't allow developers to cut down mature trees! The character of our neighborhoods is disappearing. If people want a huge house devoid of character they can live in Beaverton.
1	Provide other opportunities so that single-dwelling residential areas are not carrying the load for what should be mixed use and higher density areas.
1	Pay attention to the impact on unique neighborhood character. Require new developments to address the impact they will have on the existing community, i.e. parking.
1	Incentivize maximizing the number of units in any infill development. Incentivize smaller units. Support active transportation! Eliminate the public subsidy of privately owned vehicles -- begin charging market rate for parking on public streets. Eliminate parking minimums in new developments.
1	Instead of going through Neighborhood Associations, have outreach to areas affected through social media, town hall meetings, e-updates
1	Tax rebates or other incentives, zoning updates, higher taxes and extra fees for developers who tear down good old homes, or build large expensive homes which drive housing prices up. Extra fees for removal of large old trees.
1	Blend the commercial zone corridors that border the residential zones into being mixed commercial use rather than strictly residential. Particularly along busy thoroughfares that are strictly zoned residential, but have the ability to be housing and mixed business use. On a small density level continue to waive the SDC for ADU to encourage some additional density to increase in residential areas, which improves affordability.

1	don't know how I feel about the notion of 'bonuses' unless they go to existing residential areas. I'd definitely make sure you pay attention to offstreet parking/neighborhood crowding issues and do your part to offset those where possible.
1	The city should be zoning for more density throughout the city. The fact that 60% of the land area is zoned for single-family is a primary reason that we have a housing affordability crisis. At the very least, this huge land area that is zoned single-family should have many more options for increasing density.
1	Zoning/setbacks, assessment of quality of materials and labor, better consideration of the neighborhood (FYI: everybody HATES tall, skinny houses), green space. Pretty much do the exact opposite of what you're doing now.
1	Do not allow lots to be re-established (confirmed) when the resulting density is greater than allowed by current zoning. It's an unintended consequence of old lot lines and and it's creating infill and densities that the neighborhood and infrastructure cannot support.
1	Solar rights! Every homeowner is entitled to the sunshine and air that were present when they bought their home. Many new houses tower over neighboring homes, placing them in permanent shadow. Any new homes should be designed to preserve the air and space that were there previously.
1	Bonus for not tearing a house down. Automatic 120 day demolition delay for HRI properties and eliminate owner consent.
1	Zoning updates, maintain the green space , more parks, more accessible to groceries, walkable score
1	East Portland has fallen victim to heavy infill without incentives to provide amenities, limiting residents access to services that people closer-in can reach. Consider requiring neighborhood improvements as a complement to developments. (A new multifamily complex could be required to improve a bus shelter near by or improve a play structure in a park, for example.) New developments should be required to contribute to street improvements, particularly sidewalks, crosswalks with signals or LEDs, etc.
1	Zoning updates to remove lot splitting as an option, update to the tree code to make removing an existing, mature viable tree extremely costly
1	We're losing too many starter homes (and even mid-size homes now) to demolition and replacement with high end suburban-style construction. And the city's implementation of new eviction rules was done so poorly that I know more people who were evicted in the last month than in the 20 years I've lived here combined. Also, the city needs to help the county understand how the new tax assessment scheme for ADU's runs counter to the city's intentions for infill.
1	The feeling that the City Council really has NO thought of the disgust we as home owners have on this recent change in our neighborhoods.
1	Allow smaller multi-family units (4 or 6-plexes) in neighborhoods. Allow larger homes to be sub-divided.
1	Require parking for any size home--single, duplex, multiunit--through garages or underground parking for each unit regardless of the number of units. Require design to fit in with the neighborhood houses. And have different designs instead of the God awful box design for multiunit structures. The look of new development is becoming very boring with very little character.
1	More ADU's on existing large lots and retaining existing viable homes. Less intrusion on historic neighborhoods. More intrusion on transitional or at-risk neighborhoods. Focus new homes in neighborhoods where new construction will benefit the neighborhood aesthetically as well as raise property values. Make developers stop building McMansions on microscopic lots. Promote more practical and less intrusive home styles for new construction. Low income housing is always critically needed, but developers must understand that these folks, while deserving, are not always the best neighbors. This fact needs to be discussed in terms of adequate parking,

	<p>storage, noise control, facilities for children to play, laundry and refuse collection. Too often, junk cars on the street, loud noise and garbage create serious problems for the whole neighborhood. Planning for this before construction would make a big difference in whether the project is a neighborhood success or not. There is a serious lack of communication between developers and the existing neighbors before these projects are launched. This obviously creates anger and distrust. Too often, the developers are all about profits to the detriment of quality of life in the neighborhood. And last, but not least: How about exploring a different esthetic for new construction home styles? I think the city has reached critical mass for new phoney four-squares. Why don't we build phoney bungalows for a while now, or maybe phoney English cottages? If the skinny houses could be made to blend in with existing architecture in the neighborhoods it would be great, but the developers don't seem to want to cut into their bottom line at all, so this might be a hard sell. It sure would be nice tho</p>
1	<p>Simple, put new homes that fit the existing neighborhood. Be thoughtful of existing home owners. Try not to put apartments or businesses where homes belong.</p>
1	<p>Keep or change zoning to align with the existing home sites in a neighborhood. Do not make lots smaller in a neighborhood with traditional large lots and deep setbacks.</p>
1	<p>The definition of a historic retrofit needs to become stricter for general contractors. I've seen perfectly adorable and livable 1200 sq ft historic houses torn down to the foundation and rebuilt as 3000 sq ft modern monstrosities. It breaks my heart. It would be great to see more affordable (\$700/mo for a 1-br) apartment complexes built.</p>
1	<p>keeping housing affordable, the buying of property to divide and unreasonable profits at the expense of others. Additionally, seeing rents increase dramatically...I am home owner yet these huge increases of rent are insane.</p>
1	<p>I liked the idea of a tax that removes the incentive to demolish homes and replace them with mansions that take up an entire lot with as much square footage as possible. Also I believe there should be a height restriction based on surrounding home heights. Peoples houses are getting completely shadowed. And something to encourage keeping old trees standing. Also there should be an incentive for builders to do deconstruction whenever possible to reuse materials. New huge buildings have a huge environmental footprint.</p>
1	<p>I don't think bonuses work. Big developers with huge budgets don't need bonuses. There should be real regulations in place that require developers to do more to preserve the character of the neighborhood and the variety in housing sizes and characteristics that allow for more affordable housing.</p>
1	<p>While I'm not terribly informed, review the building code to facilitate mixed use building types without onerous fire/life/safety requirements that may be outdated. Enable small-scale residential over commercial development where zoning allows (mixed use zones).</p>
1	<p>promote smaller homes with accessory units. Instead of splitting a (large lot) into two with two massive homes, promote two smaller homes with two accessory units. Potentially providing 4 - more - affordable units instead of two unaffordable units.</p>
1	<p>Traffic is bad enough as it is- please don't cut cars off of "bike friendly" streets- which will only make traffic through our neighborhoods worse than they already are...Please make more bike lanes-not "bike only" roads.</p>
1	<p>1. New zoning rules to eliminate businesses on a residential street. 2. No tall homes in the middle of a block or small ranch homes. 3. Tear down old, vacant, unused homes to allow space for building of new single-family dwellings. 4. No apartment buildings on a street of single-family dwellings or built between two single-family residences. 5. No more than one large apartment complex in a residential area or on a single residential street. This area has entirely too many apartment complexes built hodge-podge on residential streets and many of them are run-down, poorly run and filled with transients who have no connection to the community and it ruins the liveability, environment and enjoyment for the residents of single-family neighborhoods.</p>

1	Better construction is rewarded. Crap homes by Renaissance are demoted and discouraged in favor of community-building and more sustainably and beautifully constructed housing like AnkenyRow pocket community. Fee for demo of sound, appreciated older homes with character. Massive incentives for stuff like AnkenyRow or whatever Eli Spevak's company is up to (though he could up his design quality), require affordable units or massively reward people who include them, encourage ADUs all over the place so that average citizens can benefit from the building craze and need for housing (not just rich developers), allow ADUs on large duplex or triplex lots and continue to wave utility/Dev fees, restrict new construction heights right next to little homes, allow for more units in big homes.
1	zoning updates addressing existing neighborhood fabric, location and size of garage doors, location and elevation of front doors (avoiding 2nd story entries)
1	Allow for more cottage style housing with shared open space; incent cottage style housing using density bonuses; waive design guidelines for ADUs under a certain size and height; make it easier to build detached ADUs, including attached and detached on the same lot, subject to total sf limits; permit existing homes to be divided internally; eliminate household size definitions; scale SDCs for new homes based on size; adopt new rules for moveable, temporary and/or extremely low-income housing, including tiny homes (both wheels and no wheels); allow more attached housing in SFR zones; allow corner lot duplexes in all SFR zones; consider a density boost near key amenities, like parks, so that more people can live near them; allow detached bedrooms, subject to design guidelines.
1	I would like to see more formal input from the neighborhood. Possibly a design review process to make sure that new house fit the neighborhood.. I would like to be harder to demolished older via houses just to maximize square footage of a new house. I think new in-fill should not only fit in the neighborhood but also on the block and in with the houses on either side.. I'm not saying the style should match or that the size should match exactly but there should be some consideration of set backs relating to the houses near by and lot coverage possibly... I also believe that while we have a housing shortage now we shouldn't build so fast that we cause a problem down the line... I worry that neighborhoods like St Johns will end up with a glut of giant new houses and suddenly the market will correct its self and then we'll have problems... slow it down a bit..
1	Bonuses to homeowners who build ADUs. Cutbacks on developers destroying decent homes. Use some sense before cutting down trees.
1	How about you stop creating more urban renewal districts, stop stealing our taxes to pay for bicycle projects that don't work and stop encouraging homeless camps in our parks, freeway underpasses and every other vacant space?
1	I'm not too keen on fining owners or developers for replacing older homes. If the city wants to move older homes that are slated for demolition and offer them to lower income families at an affordable price, that seems like a win win. I'd also like to see more emphasis on interspersing multifamily units into neighborhoods, and on developing co-housing for mixed generations. Finally, I think we have to be careful about special treatment for specific (especially wealthy) neighborhoods, who seem to have a 'not in my backyard' attitude when it comes to infill.
1	Eliminate the Urban Growth Boundary; AFTER you FIX THE STREETS The City's REAL priorities should be Police, Fire & Roads. All else is 'fluff' which can be better done by Private Industry.
1	Let the Market decide. There is way too much emphasis on homelessness and the free market. Get rid of the homeless drug people and focus on the homeless people that are there because they have been kicked out of state programs for the learning disabled or mentally challenged people.
1	- Reduce the number of land use regulations aside from basic density regulations to reduce the cost basis of construction - Prioritize the usage street rights-of-way toward public transit, pedestrian, and bicycle usage - Eliminate loopholes like using historic underlying lot lines to divide plats so that neighbors and neighborhood associations have some understanding of the density implications of current zoning - Allow for more creative,

	inexpensive ways of doing affordable infill (cohousing; converting older, larger homes into multifamily; allowing smaller plexes and other "missing middle" styles of housing; allowing smaller housing types)
1	End "single dwelling areas" -- start by zoning every North-east block corner for multi-unit tall development to mitigate solar contention. Allow this on every contiguous lot the developer can acquire. Maybe require tall hedges on side / rear boundaries. Minimally zone neighborhoods based on distance to city center so as not to force all redevelopment in any particular neighborhoods. E.g. "Any property less than two miles from the Morrison bridge is at least R2.5" Investigate whether some development fee or other zoning bonus to direct neighboring properties (which owners of these properties would receive) can reduce opposition to redevelopment.
1	It needs to fit the character of the neighborhood in terms of size, height, and style. ADU's need to be regulated and reviewed with how it fits into the lot, parking, door entrances etc.... Busy vacation rentals need additional regulations.
1	Reduce the cost (incentives) and allow large older homes to be converted into multiple units without tear down. I.E. 1909 6 bedroom house converts to upstairs 2 bedroom apt, main floor 2-3 bedroom apt, and basement studio-1 bedroom apt, with possibly an ADU on site as well. Reduce the cost to home owners who wish to increase density on their residential lots. Set height restrictions to match existing character of the neighborhood. Increase close-in affordable housing (studio apts for under 700, 1 bedrooms for under 900, 2 bedrooms for under 1200, 3 bedrooms for under 1500.) Create incentives for home owners to increase density either by dividing a building a 2nd home on the lot or with ADUs. Charge out of state developers more to make money in our city - try to keep development local. There's not a ton of benefit to infill that's all super expensive.
1	Solar rights! New homes often tower over their neighbors, blocking out precious sunlight and air. New homes must be designed to preserve access to the sun.
1	Accessory dwelling unit where lot sizes allow. Flexibility with setbacks when appropriate. Someway to limit exploding property taxes so an Accessory Dwelling unit owner isn't forced to sell.
1	Zoning Updates for Neighborhoods to correct previous errors or oversights & not allow infill on lots less in size than the base zone, I.e. 5000 sq ft in R-5 and some design standards based on the residential character of the Neighborhood. NO infill development on 25 x 100' lots in R-5 & R-7 zones
1	Bonuses for developers that update rather than demo. This is the only way to level the economic disadvantage of renovation.
1	More effective incentives for Developers to build *Affordable* housing, because what we're doing now *clearly* isn't working. And STOP IT with the 4 story apartment behemoths, like SE 50th & Clinton.
1	That ADU incentive turn around was a dirty trick. I don't care if it was a Portland initiative and a Multnomah tax. One hand washes the other and well intended home owners get hurt and the city loses trust.
1	We need more affordable housing, as well as a plan to stop demolishing the existing Portland homes, use deconstruction instead of complete demolition. Houses should fit the neighborhood in character and income level!
1	I understand that developers need to make a profit, but right now the market is out of control. Consider incentivizing infill developments that support smaller houses that are to be sold at or slightly below the market median (which is swiftly moving out of reach of middle-class folks.) Restructure the credit system, with input from developers to get a handle on what they would find attractive, as clearly our current incentives for lower-income housing in the downtown core are useless.
1	Stop tearing down the beautiful victorians and preserve Portland. Too much of Portland state charm is being completely demolished. New is not always better.

1	End the state ban on inclusionary zoning so we can include that in some new projects. Allow narrower setbacks for some new houses in exchange for keeping front and back yard green space.
1	Increase affordable housing funding, actually hold developers to agreements to build affordable housing. make developers build 50/50 affordable housing to market value housing.
1	I want to see the city do more to protect the tree canopy. I don't think developers have to pay a big enough price when they remove trees and have seen far too many trees disappear. The huge houses I see being crammed into our Multnomah neighborhood don't fit the character of the area because they build on every available square inch, cutting any tree that stands in their way. These giant houses not only tower over surrounding homes, they are so expensive they drive the price of housing sky high. So I think the city needs to impose stricter restrictions on size, height & set backs of new homes.
1	There should be bonuses/incentives for home buyers that maintain and update the existing home. There should be incentives for LOCAL buyers and LOCAL buyers that plan to LIVE IN THE HOME. Pardon me if these things exist. If they do, there should be better advertisement of them!!
1	Please allow multiple ADUs per parcel. Please allow subdivision of all single-family homes to create interior units without restriction. Please allow missing-middle type development in the single-family zones. R7, R5, R2.5, etc.
1	promote public awareness of the benefits of high density housing and utilizing available space, rather than pushing UGB
1	Infill is ruining this city. The roads are not built for this amount of traffic (cars bikes and pedestrian). I bought my house because I liked the neighborhood. I didn't buy property next to an apartment building for a reason. Now my neighbors can rent out rooms increasing traffic and bringing vacationers into this once quiet neighborhood.
1	The city really needs to be conscious of the ramifications of the rules it puts in place, and give some serious review to what's already there. The City doesn't seem to be able to deal properly with the tools it ALREADY has in place - demolition/renovation loophole, easy to demolish deteriorated houses and replace with oversized infill that doesn't actually increase density, ill-considered lot splitting at corners, language about being consistent with the neighborhood character that isn't actually enforceable and that the city ignores anyway - to need to put more things on top of it. One minor point that should be considered are FAR limits in residential neighborhoods, or size regulations based on average massing of contextual buildings.
1	Higher demolition fees coupled with ADU incentives and ADU rent subsidies (to maintain affordability).
1	Take into consideration current residents. Towering, gigantic homes destroy light and liveability of current residents. Enforce rules that are already in place like noise, parking, etc. Stop prioritizing new residents above the old.
1	I think it's unfortunate that the city finds it necessary to infill housing at all. People want yards and green spaces that are private. I think the city should not allow zoning to place those skinny houses on small lots, nobody will live in those homes for any given amount of time and they will and have already become eyesores in many communities throughout Portland. People need some space and don't need to be piled in on top of one another.
1	I believe you should instill some tougher zoning that developers have to abide by! The planning is starting to look like a California town already. Trees should be replaced, multi-housing should be required to have underground parking. Look at how proper zoning is working in other cities, and be tough. Stop the gentrification of all the Portland neighborhoods please!!!
1	I am having difficult time answering this question, as I feel the development is happening way too fast and the integrity of the neighborhoods are being lost. Builders are taking advantage of old zoning laws that should be changed. Opposed to additional infill. Concern about how the already weak infrastructure will support so much more density.

1	- Reconsider off-street parking requirements. - Create an architectural style guide that embraces our built heritage and responds to our climate. - Abolish modernism.
1	Look closer at modern design options. Half of the problem is the design of these new buildings. They share a current aesthetic of trailer trucks stacked on top of each other. The other half is the price tag on these buildings. I am a single mother of two and if reach.org hadn't stepped in I would have been screwed. I've also has to move my at studio twice now because of out of state developers turning my warehouse into condos. Could the city possibly become a landlord and rent at spaces cheaply in the downtown/ inner se area? The Saturday market brings so much tourism that I could imagine a city run gallery would be amazing for the community. Thanks for letting me rant
1	Just STOP! We are adding more people and not more livability! Every park, school etc is PACKED with people. Portland is becoming Seattle, which SUCKS. Please stop. Every single spec of land in Portland is for sale to the highest bidder and they can do with it what they want.
1	Look at new parking rules. Building size that has to have parking. Driveways of new house laid out so there's still space for cars to park.
1	The demolition permit needs to be so costly that it makes it more cost effective for a developer to restore rather than demolish. The only reason that so many homes with character and soul are being demolished is because it pencils and the "highest and best use" are executed. The city is at fault not developers. The city needs to use simple economics to preserve what makes Portland so cool. Old cool shit that has soul and is REAL. It's being replaced with new garbage and if the pace continues, generations to come will be scratching their heads at why this was allowed. The city needs to get strict and charge more money for demo and use that extra money to subsidize restorations.
1	PLEASE make sure to include (underground) parking structures to accommodate families cars. Consider more brownstone/walk up style homes that look good and include front stoops/porches.
1	stop allowing new homes to have an 80% footprint. how do you take away the financial incentive for a developer to squeeze every nickel of equity out of a property?
1	We need rent control and we need inclusionary zoning. There are not enough affordable options here and it's becoming too much like San Francisco in that regard.
1	New houses MUST be energy efficient & sustainably built. Bonuses for Solar-PV, solar- hot water, LEED & Earth Advantage homes (incentivize) Make utilities publically owned (think Eugene's power grid)
1	1. Re-evaluate property taxes in the neighborhoods to be fair and equal. 2. Reconsider property boundaries when selling half or smaller than standard lots so that it does not affect the property values of the houses surrounding proposed new builds. 3. Neighborhood associations reviewing planned builds to vote on the type of dwelling be proposed and helping manage the vendor producing the home to make sure quality and standards are being met.
1	The City should enact financial disincentives to the destruction of existing homes, in a way that benefits the City financially. For example, a tax on demolition, large enough to encourage developers to renovate existing homes (within reason) rather the demolish existing structures.
1	Encourage property owners to maintain older structures that preserve the integrity of the city. Not a small pittance amount that is actually a tool to encourage developers to tear down old homes and put up the most inexpensive option possible to make the most bang for their "Portland is a gold rush" buck. Make it harder to take away the historic status of buildings and make demolishing historic buildings (Homes, the Lotus, etc.) more lengthy of a process. Heavily fine property owners who allow purchased properties to go into disrepair, so they can get the neighborhood to "support" the demolition of a older home (which happened to the White house with the Monkey tree on Hawthorne). Preserve our timberland, farmland AND our character and culture at the same time. Stop the gold rush.

1	Work with Metro to ensure bus routes keep up with new housing in areas. Mandate parking in multi-dwelling buildings. Build with similar styles to existing neighborhood to preserve our history.
1	Require developers of infill houses to update nearby infrastructure affected by the increased load (sewer, water, sidewalks, etc.)
1	Consider more infill development types, such as duplex, triplex, courtyard apartment, etc. that help people age in place. Find ways to preserve trees and green spaces! Increased density shouldn't mean death to all big trees
1	incentives for building sustainably: energy efficiency, sustainable materials etc. zoning updates that include affordable housing more than today minimize the ability to build monstrously large single family homes
1	1) Multi-dwelling developers along retail corridors should not be given incentives to build units with little or no off street parking. Street parking is a valuable community asset that benefits retail and makes the neighborhoods more livable.
1	Encourage ADUs, multi-family dwellings where appropriate, and use parking permits for on-street parking. Encourage even taller/denser multi-family housing in hubs ala Hassalo on 8th so we can achieve density goals while maintaining character of single-family neighborhoods
1	As our inner neighborhood become more desirable need to maintain and provide affordable alternatives for all incomes.
1	Please stop infill development in established Portland single residential areas. You are destroying the city's character. Urban density should be in the downtown core where tall apartment buildings are appropriate.
1	Match the surrounding homes, not giant houses that fill the lot or tower over neighboring houses. We are losing the character of our PDX neighborhoods. Integrity of design and better planning is needed.
1	Density projects should start at the city center or commercial district of a neighborhood and work their way out. Place density projects where they make most sense, not just what the zoning designation allows.
1	balance between central and neighborhood planning when considering infill and home remodel/tear -downs; keep neighborhood architectural design consistent; protect trees in neighborhoods for livability, clean air, water retention, etc.
1	I'd prefer to see more modest sized homes on modest lots, rather than fewer large homes on large lots. Height and massing requirements should allow homes to fit in.
1	Someone in your office has it all wrong. You are butchering Portland neighborhoods all in the name of "infill"? I don't buy it and I can't believe what I am seeing happening around our city. You're not doing infill right the way you are currently allowing it to happen. Who is managing this deplorable situation? For me this started about three years ago when a beautiful historic home at 26th and Hawthorne was torn down. The house next to it was lovingly saved and moved by a caring couple. Back then, I didn't realize that this was soon to become an epidemic. Each demolition was like a miniature bomb being dropped on the city and no one can stop it. So those two beautiful, well-kept and magnificently preserved homes that housed several businesses were replaced by one of Portland's first 'glass boxed', mixed-use, apartment complexes. I thought nothing of it until I saw it happening everywhere. These homes weren't dilapidated, crumbling or falling apart. They were strong, sturdy structures. The tear down was bad enough, but how you, as city officials could allow the space to be filled with that block of ugliness is beyond me. I was shocked! And so close to the street! Where were the restrictions? Where were the guidelines? Where are the aesthetics? You all have lost it! Seriously our city is going to the dogs. You want tools and strategies now? Aren't you the educated professionals who should understand City Planning 101? Scale, density, height, aesthetics, architectural heritage, preserving neighborhood character? C'mon, I mean it's not rocket science is it? Suggestion: look at corridors like Barbur Blvd that are perfect for large scale infill projects that could house hundreds of residents paralleling two transit corridors (I5 and Barbur itself), close to OHSU, Lewis & Clark, PSU, PCC, schools and

	<p>amenities. You could build along Barbur enough housing to cover about 1/10 of the projected population increase. Suggestion: improve and infill deep SE/NE PDX making sure you keep it affordable. Lots of potential for carefully planned and developed infill there. Suggestion: Stop giving license to demolish to greedy developers who have managed to circumnavigate current zoning laws to access historical lot lines. It's destroying our city. Please try to be rational during this time and find ways to curtail the level/amount of demolition until a 'plan' for the city is in place. Be considerate of the many PDX neighbors, tax payers and residents who have funded and stood by this city for generations prior to this madness. Tool: Listen to people! Listen to reason! Stop demolishing until you have exhausted looking at land and space that can truly be developed!</p>
1	<p>Keep houses smaller and more in keeping with surrounding houses. Require REAL parking garages or driveways. Currently, new houses have tiny, one-car garages, which are not really for cars, but, rather for storage, as these new houses don't have adequate storage space. Require developers to use a variety of landscaping plantings and trees. Arbor vita, and the like, don't cut it. Ask developers to consider using neutral colors, so their big box-style houses, crammed in among older neighborhoods, don't further rob light from houses they eclipse.</p>
1	<p>Portland is growing, and needs to do so, based on the number of people moving here. We need to become more dense and not allow this growth to infringe upon our farmlands. Which means that we need to focus growth within the city. Do not allow the naysayers to sway your thinking into thoughts of preserving things as they always have been (although do preserve historic buildings if at all possible because this is important) - this is not possible nor logical, as our city has become a magnet of sorts, bringing all walks of life into our city searching for a place. However, we must maintain the character of the city, which means it needs to remain affordable. We need not lose sight of this because this is what made this city become as popular as it has become to begin with. In short, make it dense, interesting, and cheap. Good luck with that.</p>
1	<p>I own a house near SE Hawthorne and SE 33rd and all of the new condos (on Hawthorne and Division) are not mixed income or low income. This is wrong. The city needs to require all new condos to have low income units available. Stop segregating low income apartments to outer SE Portland! INTEGRATE. Also, stop the law that allows low income apartments to become regular income apartments after a certain number of years. This is bullshit! You are creating pockets of poverty and it is wrong. This is like the new red-lining. I am a white, upper middle class homeowner and parent and I want there to be affordable housing all over the city and especially in my neighborhood! I am near 2 New Seasons, a Fred Meyer and a Safeway and our neighborhood elementary school is rated a 10. I think all socio and economic classes deserve to have access to these resources. It's so awful to live in a city that does not care about integration and diversity. I've been in Portland for 20 years, fix this. It actually isn't that hard.</p>
1	<p>Actually enforce regulations that exist for AirBnB units. Abusers are ruining our neighborhoods - the data is available in the tax system, nobody is following the rules, and the city is ignoring the problem even though it is a source of lost revenue.</p>
1	<p>Consider cohousing, pods of tiny houses with substantial surrounding yard space, apartment housing with adequate parking and similar height and setback to surrounding commercial areas (unlike new condos on division that tower over adjoining backyards.)</p>
1	<p>Monitor the zoning and development of tall apartment buildings being erected in neighborhoods comprised of single, and 2 story homes. (NE 7th and NE Russell St.). Shame on you.</p>
1	<p>Is there any way to entice pet friendly establishments? I'm basically stuck in a rental I don't want to be in because I have 60lb dog that's considered a bully breed. Not even with offering large pet deposits and having pet and rental insurance would any of these new places accept an application. Portland has always been such a pet friendly city and I really don't want that to change.</p>

1	Consider a permit system for parking in neighborhoods rather than providing free parking on-street for residents with street frontage. Use zoning codes to discourage demolition, rather than taxing demolition uniformly. Continue to promote and encourage accessory dwelling units as a way to achieve incremental infill and maintain existing housing stock.
1	Bonuses for building and remodeling that protects existing green space and old growth trees. Bonuses for projects that maintain existing structures.
1	Let the laws of supply and demand dictate the housing market. Quit punishing some developers while rewarding friends of City Hall. Quit shoving homeless people into our neighborhoods. These people are where they are because of the BAD CHOICES the made, and continue to make. Outlaw mayors trolling for 17 year old boys to have gay sex with.
1	Sidewalks and easy access to public transportation. Street cleaning and pot hole filling must be done on a regular basis. Also allow as many trees to remain in place as houses are being built.
1	Close loopholes in new tree code that allow developers to just wait for appeal timeline to expire then chop 'em down. Proactive outreach to elderly that helps them stay and gives new owners upgrade grants of existing homes upon sale. Establish parameters on ratio of rental vs for sale units to encourage stable residents vs transient millennials. If 40000 of new 45000 units are rentals, what does that say about the character of the city?
1	New infill should match the characteristics of the surrounding neighborhood, e.g., no big square modern boxes in a neighborhood of bungalows. City should move back towards small neighborhood schools. The current situation shows that closing small schools to force big ones to get bigger does not save any money in reality, and provides a substandard education.
1	Vary SDCs based on density and housing size, particularly varying transportation SDCs. Give a pollution-reduction bonus to infill. Deregulate. Remove all parking requirements -- which are a huge subsidy of cars at the expense of housing affordability. Loosen set-back requirements. Loosen design consistency requirements for ADUs. Allow ADUs to be up to 70% of the size of the existing house, no cap on square footage. Give bonuses for affordable housing provision. Tax parking lots and spaces more.
1	I don't know what those things are. I like the idea of allowing huge older houses to be broken into several units.
1	Lower rent in new homes Stop tearing down perfectly fine housing, instead fix it. Bonuses for lower rental prices
1	Elevate the importance of reducing or eliminating economic displacement in housing planning and policy.
1	scale of new infill, green space accessibility as lots get filled in with housing - with no yards. Zoning flexibility. ADU taxes and fees - needs transparency and predictability in order to safely advocate the cost effectiveness of building one. Rentals- change the code on being able to have short terms house rentals - what's the deal?
1	1. revise the current process which let's developers leave ONE WALL standing and call it 'remodel'; then increase foot print and height to have house 3x bigger + 3x more price. Another starter home for young family is gone - do you ever think of future impact on schools? 2. Heard of Issaquia development where City gave away a lot to have developer build clustered net-zero houses around central courtyard? 3. Find ways to promote residential blocks to be allowed to build micro-grids for energy resilience + emergency power supplies. 4. Do not let SUPER Block development to be oriented ONLY to interior - they should connect to existing neighborhoods. 5. Consider shared back yards for gardens and common areas. 4. 2.
1	design standards that maintain neighborhood character. allow housing development that encourages and values the "outdoor" space of a dwelling. runoff from these monster, everett homes is silly when we are paying for swales willy nilly!

1	Give jobs / bonuses to builders who agree to make the homes fit in to the neighborhood and that do not tower over the other homes and take away the light. Also that they not cut down any more trees. The larger homes have more cars, so more traffic.
1	limit demolition of older smaller homes, change permit process to encourage building houses that match the neighborhood
1	Enough parking to keep the cars off the in a safe place and off the street. Mixed use, so that a few of the houses.. are for low-income or transitional families. Fees paid by builders to upgrade schools, roads, green spaces so they all don't get over-crowded and not any place for cars to park and people to have recreational activities.
1	Get out of the office and actually go see the neighborhoods that you're approving these horrible houses! Quit allowing blanket demolitions of perfectly acceptable and habitable homes!!
1	The city needs to invest in better public infrastructure (roads, sewer, and water services) so developers can build and provide NEEDED housing at a reasonable to cost.
1	Sidewalks and road improvement in East County would make our streets safer. I want my high taxes to pay for this.
1	Care about residents more than developers. Remember the city needs parking. I ride a bike everywhere but most people are to lazy. You can't change that. More bonuses!!!
1	Traffic analysis for residential side streets whenever proposing new developments. Make it available to the public!
1	Energy efficiency, LEED design. Sustainable management of existing neighbourhoods. provide affordable quality homes for all financial means.Keeping strict zones to maintain quality of established neighbourhoods, schools and parks.
1	Modern architecture does not equal "bad". If scale, density, and form are properly integrated with the neighborhood, traditional and modern developments can co exist in harmony.
1	Portland should rid itself of exclusive and unequal NIMBY zoning in the inner city. In particular, we need residential zoning that allows development of the "missing middle" and low-rise apartment buildings throughout inner portland. It is really unfortunate that Portland is the only major west-coast cities that lack this type of zoning. IMO, restrictive residential zoning has had a terrible impact on diversity and equity in this city. Current policy encourages gentrification, car-oriented transport, and fails to meet the goals outlined by the climate action plan, the bicycle plan, and the pedestrian plan.
1	Protect existing historic neighborhoods. Encourage deconstruction. Vary the architecture of new homes. Consider "brownstone" type row house architecture instead of multiple skinny homes in a row.
1	Homes should not block the sun or solar options of the homes already there. People should not be able to build giant ADU's that destroy privacy and butt up against existing homes.
1	don't encourage ADUs for affordable housing, then slam the homeowner with giant property increases. The homeowner cannot then earn their investment back.
1	Zoning to preserve a portion of each lot with new infill housing with outdoor space adequate for useage. Restrict the size of the new infill home.
1	They should always be mindful of not taking away any of the current amenities such a slots of light or parking for each house
1	Developers need to pay their way and use care when demolishing existing homes. Affordable housing is the issue which will make or break (feels already too late to most of us I think) Portland's character. We have lost so much and gained megamansions which house so few.

1	Remove the R5 5 year demo moratorium to encourage more development and removal of houses in poor shape.
1	Incentive for going beyond 'code' for home performance and responsible building practices. Tiered taxes and permitting fees for development based on size and type of dwelling (1200 sq. ft home vs. 3000 sq. ft home). Tax incentives or property tax tiers for building smaller infill houses or ADUs, or community / cohousing (two smaller well-designed homes with common space on a single urban lot). More stringent code regulations for tear downs / developers - the minimum is just enough and large scale buildings and developers who are repeatedly infilling after tear down should be more accountable for implementing better building and energy efficiency practices. There should also be a cap on the amount of square footage a new dwelling can be, relative to the neighboring homes, as well as the house that once stood in its place. Set backs are sometimes less important than overall scale and house on lot placement considerations.
1	Maintaining the character of the neighborhood is paramount! Height and setback limits are a must. Affordable homes need to be a priority
1	Allow new development to be built without off-street parking. Charge more for on-street parking. Enforce existing parking laws, more parking zoning, increase the cost of existing parking zones. Encourage existing developments to develop land previously set aside for off-street parking. Encourage certain step backs to single family homes when larger multi-story developments abut single family homes such as near Williams Ave.
1	Split up larger lots to encourage smaller-footprint homes. Can't stand the rampant McMansion building that is happening in neighborhoods like Sellwood where I live, making the cost of the neighborhood skyrocket and bringing in new neighbors that don't have as much connection to building community as more modest-sized homeowners/renters have.
1	I think they need to stop building all of these huge homes, driving up rents in neighborhoods, pushing people out, and stopping others from coming in.
1	Only regulate the exterior of each dwelling (size, bulk etc). Let the market decide how the interior is arranged number of kitchens bedrooms etc. With the intention that multiple households could occupy the same dwelling.
1	I think infill is the best option for allowing portland to grow without expanding the urban growth boundary. Practical development is key in doing this. The city is slow to respond to the rapidly changing demographic of the city. Being born and raised here if have seen the city mature over the years. Smart development , like the pearl district and south waterfront, add value, create new neighborhoods without displacing people or completely ruining old neighborhoods, like Division St. and Mississippi Ave. I love this city and understand that change is inevitable and part of growth. As a landlord, I have benefitted from this greatly. One idea for changing zoning would be to look at areas with wider streets and less population density. Make it easier for homeowners in those areas to add ADU's or divide lots. Require owners to provide 1 off street parking spot for each ADU. Allow owners to add 2 ADU's. i.e. basement remodel and separate building. Also ease up on raising taxes on tenant improvements. Everytime I have done tenant improvements a county tax assessor wants to schedule a viewing and my property taxes go up. Which gives me two options, stop making improvements or raise rent.
1	New homes should not make a larger footprint than the home it's replacing. Allowing more ADU's.
1	No parking minimums Partner with Trimet to improve transit and access to transit Ensure pedestrian safety Reduce permit fees and tight code restrictions on ADUs
1	Not let them cut down massive trees that are habitat to animals and insects. Not let them build suburban monstrosities. Let churches be turned into community centers for each neighborhood, if the church is being sold. Houses that are empty, as two are on my block for over 25 years! should not be allowed. You should have to rent them or sell them.

1	Consider parking. People are not going to give up their cars no matter how badly Novick and the minority want to turn Portland into Copenhagen. Question three was misleading as we are not seeing any of those benefits in our communities that experience infill. Instead our communities are more crowded.
1	Urban Growth Boundary needs to be extended to preserve quality of life in urban areas. "Infill" AKA - rats in a maze - has its limits.
1	Apartments MUST have adequate parking, new housing should be to scale, more new development should occur in Gateway. Existing houses should be very difficult to demolish - especially when they have a useful life left
1	Implement rent control. Consider strategies to incent commercial landlords to attract and keep local and small business leases.
1	These 4 story apartment buildings with no parking or consideration of the integrity of existing homes/neighborhoods are ruining the character of this city.
1	Promote the rehab of existing homes over teardowns. If a house can't be rehabbed then a higher density replacement in the scale of the existing neighborhood should be encouraged. I don't see how Portland's chronic affordable housing shortage is helped when a \$250K 1200sqft single family home is replaced with a \$700K 2500 sqft single family home. I would be much more accepting of the new construction in my neighborhood if that 2500 sqft single family house was two \$350K 1250 sqft townhomes.
1	ADU and more small builds. the city needs no more million dollar homes. we need creative affordable infill. And, the city needs to recognize the difference between the individual and positive ADU infill vs a large commercial developer's intent who has the ability to shoulder these additional fees and taxes.
1	Change the zoning law from 30' high to 5' from propoerty line. Unethical developers are taking advantage to build massive houses for the rich. Make it MUCH HARDER for the unethical developers to cut down trees. FINE developers if they don't show proof that they have informed the neighbors of their actions. FINE developers if they break the rules and MORE inspections. There is too much trust that they are ethical and doing the right thing. Everett Custom Homes got a permit for cutting a tree on BOTH our proerties and I had to fight. City said they didn't know it was on both our properties and "trusted" the plan shown to them. Don't just trust them to be ethical or honest.
1	If cannot remodel, then at least save the concrete parts of old homes and build new structure with it, to save the carbon expenditure/wastage. Give builders who demolish the least some kind of incentive / honour / award/ prestige/ priority to incentivise them. Do market surveys ahead of construction and ask immediate neighbors what would ease any discomfort with a potential new construction (i.e have some green space and or parking space included , consider placement of windows for privacy and solar blocking with height.
1	smart setbacks, better parking space rules, height limitation to preserve light and not create tunnel effects, not making developer profit the guiding principal to building a great city, and they will still benefit.
1	Continued discount on ADU permits. Additional "restoration" permits discounts. Grants that help current owners of moderate or normal incomes preserve existing historic homes. Fines and fees on contractors who demolish incorrectly (DEQ standards ignored). Lastly, Bring parking spots back to Portland! Every single person moving here brings a car maybe 2, admit it!!
1	All new apartment buildings must have sufficient parking spaces included in the development. BIKE COMMUTERS NEED PLACES TO PARK THEIR CARS. Rent controls laws need to be changed to allow long time residents the opportunity to remain in their homes.
1	Override the clause that allows developers to fit in skinny houses wherever possible. Laws need to protect the well-being of the citizens, not the developers.

1	The city of Portland needs to realize that just because we have a large # of people that commute by bike, that doesn't mean that those people don't own cars. They do- and when you plan a bunch of infill housing without considering where those people are going to park, it's like a giant middle finger raised at the people who have lived in those neighborhoods for years. Letting development companies come in from California to ruin our neighborhoods by creating huge houses (some are labeled 'historic' by the companies but are just huge boxes with front porches) and condos with shops instead of parking garages is ruining this city. How are the elderly and people on fixed income supposed to afford their newly jacked up rents? Your survey asks pointed questions about how infill housing creates diversity in neighborhoods, but the only diversity it creates is differing kinds of rich people moving in while the poor move out. You are all elected officials. We know Mayor Hales quit his run at mayor for being too cozy with development compaines and bending this city over for them. His rebid wouldn't have survived the anger and outrage this has caused. We will all be watching which elected officials are taking up where he left off.
1	1.Block Face Restrictions to minimize tear down impacts over time. 2. Affordable Housing Surcharge for elimination of affordable housing unit(s). 3. Green Construction Required for demolition of affordable housing and replacement building. 4. Replace to Maximum Density on single family tear down sites. 5. Demolition Fee Surcharge (similar to your proposed fee). 6. Non-Profit Housing Organization Purchase Option. 7. Permit & Fees Relief for Housing Rehab
1	Fuck developers. They have no idea how to build a house which fits within its lot and neighborhood. Yards, not tv rooms.
1	The City of Portland should stop dumping on East County especially east of 82nd with all the infill. They have encouraged so much infill in David Douglas that they have overfilled the schools without helping to provide services or assistance. Try sending the infill to North Portland, inner SE or the west side of town. Stop rezoning residential to put in apartments that look down into the backyards or houses that have been in place for 50 year in SE Portland. You TAKE from us and give nothing. STOP the infill!!! You shouldn't be allowed to infill in areas where the schools are overcrowded already.
1	Limiting professional builders permits as they are over-running neighborhoods. Require neighborhood approval of proposed structures.
1	Consider how to integrate the infill housing and its residents into existing, surrounding neighborhood. eg, schools, grocery shopping, health and dental clinics. How can new residents become welcome members of an established neighborhood?
1	Strategy: locating the home further back in the lot allows for parking and/or yard space, as desired by the resident. Could help mitigate the street parking concern.
1	1. expect multiple housing to also having parking on top or under building--- or space not on street . 2. reward buyers financially if they keep existing home on property and remodel instead of tear down.
1	1.) disincentives to demolish existing homes 2.) incentives to replace rundown existing homes with homes compatible in character (in terms of size and footprint) and affordable to entry-level buyers
1	Preferential options for homeowners vs developers before allowing tear downs of existing homes on residential streets
1	Reasonable water meter upgrade requirements/costs and development permit costs. Zoning that promotes densification (ADUs).
1	I think that it is a mistake to knock down existing homes to put in residences that are not in keeping with the neighborhoods character and history. I also feel strongly that simply putting in boxes that have no aesthetic appeal, but are purely built to meet a lower economic amount only temporarily creates a bandaid and is a detriment to the neighborhood. I like town homes that are well made instead of two story boxes that look like tall garages and I think

	that live and work apartments are crucial to helping keep creatives in the metro area. I think that mixed use apartments are the direction Portland and its counties should be heading rather than allowing existing homes demolition.
1	Try and establish some incentive for energy efficiency aspects of building and quality of craftsmanship.
1	Keep single family dwellings. Please stop giant condos. We've run out of parking. Make condos have off street parking. Please no permitted parking in Elliott
1	In some cases neighbors may be willing to purchase a house and upgrade it rather than seeing it destroyed. As far as possible, please try to preserve the trees. Replacing old trees with saplings just doesn't cut it.
1	Require parking of at least one space per unit and secure bike storage for all new multi-unit projects in the form of parking structures. Reduce Gentrification and forcible eviction for monetary gain. Require demolitions/new constructions to be approved by neighborhood residents.
1	Require that building heights be determined with prescribed heights based on existing grades of property and not based on allowing retaining walls, berms, backfill around perimeter of buildings to be new basis of building heights. Also better define building height measurements concerning points of a building's roof design. Side/backyard and front yard setbacks should be increased. Lot coverage maximums should be enforced. Solar exposure regulations should be reimposed as they were in the 90's. Lot dimensions and lot sizes and lot coverage should not be reduced to the extent that the present zoning allows beyond the base zones. ADU buildings should be better controlled and their lot coverage should be included in the whole lot coverage formula, and the total of all lot coverage should have a formula that is less than the base zone lot coverage allowance. This proposal acknowledges that two separate housing units on one lot has more impact to the neighborhood and adjacent properties than just one housing unit. Off street parking needs to be applied to all housing/mix use zoning.
1	I think you should leave it alone. Stop trying to ruin the existing Neighborhoods that we have and like.
1	The new buildings need to consider the existing character/style of the neighborhood. New buildings need to have more green spaces and parking. Many people (especially families) will own cars whether we want them to or not. Let's focus on getting people to drive green cars and provide off street parking for these cars, rather than pretending that they won't be driving one at all.
1	Fewer overall restrictions in order to allow for more infill housing. This could include reduction in setbacks, relaxing of parking requirements, and lifting the maximum density per zone. For example, zero lot line development would be appropriate in some areas and would encourage the development of rowhomes - an efficient and dense housing type needed for to allow for more families to live in the inner neighborhoods.
1	Restrict demos of good housing stock going back a few years in history to ding potential developers that milk a property before demolition.
1	Zoning updates to allow for greater user. Tougher regulation enforcement to prevent poor or illegal implementation.
1	What's happened on Division is beyond appalling. What continues to happen on 50th (and on the corner of 50th and Division) is shameful. What monstrous, and monstrously hideous housing. Stop knocking down churches, please. I can think of three that have been destroyed.
1	Extend the ADU SDC exemptions that expires in 2016. Stop City Council AD HOC interference w/ existing codes without proper public notice and DRAC response. City Council pandering to vocal minority neighborhood associations and UNR pressure must be mitigated with a fair process for change. City must be transparent and truthful with METRO in how it will fulfill urban growth requirements. Policies that prevent and/or create difficult and expensive requirements for building must be analyzed for how they effect METRO's mandates. The now postponed demolition tax is an example of AD HOC interference; approximately 400 homes per year (most of which are derelict) does not constitute an emergency to prevent demolitions and save affordable housing. Houses have a life-

	span and any buyer may purchase these homes to renovate. If a developer buys them, it's because no other buyer sees a value in the home as-is.
1	Not demolish older houses just for profit. Actually follow building codes and design elements, not let "favored" developers do as they please.
1	I live at approximately 57th and NE Fremont. I don't mind the smaller bungalows being replaced by houses to the lot line. (And if you look through the neighborhood, there is actually quite a few big old farmhouses or foursquares.) However, I would like to see more of them turning into duplexes. I personally think any infill on a corner lot should be mandated to be a duplex.
1	Provide incentives to home sellers to sell their homes to actual people/families, not developers. Currently, sellers have to accept taking less money for their home to sell it to a real family because the developers are outbidding everyone. If there was an incentive to make up that difference, we could keep more historic homes and have less tear downs replaced by mcmansions.
1	Allow Small Homes On Wheels to park within city limits, legally. This is a no cost solution to the existing housing problem. We are willing to build our own little homes to live with dignity in the city that we love.
1	Fight OR legislature on inclusionary zoning. Encourage sprinkling of infill within SF neighborhoods. Don't try to fit all infill on high-traffic corridors, creating new housing on streets with poorer air quality.
1	Parking should be a foremost concern. Too many neighborhoods are being ruined by the commercial developments near by. Or even multi-house units. Most of the multi-units in our neighborhood have the smallest driveway possible and no on street parking in front of them. This means vehicles are crowding the streets.
1	Better zoning language to preserve scale and mass compatibility to existing residences. Diversity in transitional zones between mixed use and single family residents zones.
1	homes in a four block radius of new development should be able to know of new development in great detail, to reduce the negative shock factor of another monstrosity in their backyard/neighborhood. SE 50th and Tolman case in point. WHO GOT BRIBED TO ALLOW THAT HUGE HOME ON A TINY LOT??? OUTRAGEOUS!!!!!!
1	Limits to cutting down trees, demolishing old houses to prevent dispersal of lead & asbestos, limits to encroachment on solar access; careful consideration on building design to maintain neighborhood character: if we wanted Troutdale, we would move to Troutdale.
1	Encourage ADU's with builder/homeowner incentives. This allows additional income or helping family who would otherwise be placed in expensive assisted living.
1	STOP tearing down homes!! And crowding them in. What happened to the standard lot HAD to be 50ft?!?!?
1	Allow attached and detached ADU's in single family zones (2 additional units per single family lot) and continue waving SDC's as incentives- Also work w/ State to fix tax issues with ADU's. Density bonuses for inclusionary zoning for rental projects. Remove parking requirements- we don't require affordable homes, but we do require parking... seems backward.
1	Expand the Urban Growth Boundary. It is the only way to keep housing affordable. Tight supply = high demand = higher land prices = higher housing costs. Stop focusing on new construction builders as the answer to affordable housing. Low income citizens typically buy/ rent existing home stock. Infill is the response to the UGB and builders are portrayed as the bad guys for building in the only available land. The consequence of the drive to density is density-- less parking, more dwellings per acre, crowding, gentrification, higher traffic in neighborhoods.
1	Stop new infill housing. This is stupid. Taking away our neighborhoods and making us look like The Pearl district. Your questions were not aimed at getting to our real thoughts, only for those that think like you.

1	Pay attention to ALL existing neighborhoods of Portland, including those not in the inner core of the city. (Montavilla, Tabor, Lents, etc.) Improve existing infrastructure like roads and sidewalks and encourage access to better grocery stores.
1	Maintain the unique character of the Portland neighborhood, rather than simply make money for the builder and developer.
1	Tax developers more. Require many affordable housing units be in every new multi-unit development.
1	Zoning Updates to allowable height of new structure. Some are much taller and up to 2x larger than surrounding structures.
1	Fully legalize ADUs, tiny houses, and surface graywater treatment. Get rid of parking minimums for new construction. Implement/extend tax breaks for ADUs or new suites in existing buildings.
1	Reconfigure zoning to be more open and diverse. Allow for greater development along TOD corridors through higher height limits and density bonuses.
1	I think there are lovely duplexes and triplexes that were built prior to the 1959 re-zoning. It would be good to allow that kind of development again.
1	Residences need adequate parking. Portland streets are becoming too congested. Keep older homes as much as possible
1	Stop giving money to developers. Mandate something with rental laws. Rent should only be able to increase by x%. People are being priced out of their homes.
1	Zoning updates would be great. Maybe even a little common sense. Right now, neighborhoods are suffering and the development companies are thriving. They don't care about the neighborhood, or how they are effecting the yard next to them, they are only interested in profit. Extremely disappointed in the city for allowing this to happen.
1	Change zoning regulations in order to allow for a wider variety of affordable housing options with existing single family dwellings (tiny houses, communities with a greater number of freestanding structures or detached bedrooms)
1	Tax breaks to owners who have stayed the course and provided stability by remaining as stakeholders in a neighborhood. We need support to better integrate new people into an established community to improve relations and build community. Portlanders are what have made Portland what it is... Not money from out of area developers and investors. Keep Portland, Portland!
1	Allow garden apartments and multi-plex buildings. Stop putting the interest of incumbent homeowners ahead of those pushed out of the City because overly restrictive land use/ zoning rules limit the development of needed housing units.
1	Stop letting developers operate with impunity. You need to regulate them better/closer. Currently, the perception is that developers can do what they want with no regard for the neighborhoods, as long as they throw money at city government.
1	Examine permit process with regards to demolition vs. remodeling existing dwellings. Examine and evaluate the granting of variances to the existing 5ft property line rule. Outreach to existing neighbors before demolition and infill structures are built. Concentrate on bringing services to all parts of Portland. (grocery, gas, parks, etc...)
1	Zoning updates and community meetings. Current residents need to be able to voice their concerns about growth will affect livability
1	The promised 24/7 public transportation system we were promised 20 years ago, and I am not talking one bus every hour between 1 AM to 6 AM. No more homes or businesses built on the property lines!

1	Please stop razing beautiful old homes only to be replaced with chintzy 'suburban-esque' boxes. If I wanted to live in a tacky neighborhood, I'd move to Staten Island, NY. Please stop building tall buildings that reduce sunlight. Please build parking lots. Not everyone wants to or can ride a bicycle. Please stop forcing this upon Portland's citizens, it is unethical.
1	-Verify and inspect that developers are replanting trees that they remove during demolitions. -Require that a house has been on the market for at least 90 days before allowing demolition applications -Implement hazmat controls and inspections at demolition sites. Other OR and US cities already do this -Cut down on the approval rate of new McMansion buildings so as not to undermine Portland's reputation as a "green city" -Mandate deconstruction instead of demolition since 1/4 of waste going to landfills now is from demolitions.
1	Keep an eye on public health issues such as population density leading to increased pollution, crime, economic disparities and can PPS keep up with an increase of kids? I think not, look at the stats presently.
1	Educate residents as to the implications of adjacent zoning when they are moving in (or considering) purchasing, so that they are not surprised in the future when development happens. Also, revised zoning to allow for "missing middle" housing types
1	Encourage builders to keep older homes and build additional small homes on lots by converting to condo! Make going condo more affordable by partnering with County to reduce taxes..
1	Offer financial incentives to encourage sustainable building practices and the building of homes that fit in with existing housing styles and sizes.
1	Incentives for affordability for people with low incomes. Density bonuses that reward design that best integrates with surrounding homes.
1	You are forcing a change that many do not want. You are not listening to the people. We do NOT want to be another Chicago, NYC or San Francisco in 10-20 years. Extend the boundary of Portland further or build tall apt buildings in the core area, not in the outlying neighborhoods.
1	Please stop creating slums. Lents, St. Johns, and Hazelwood should NOT get all the low-income housing. Each neighborhood should get some.
1	My husband and I live in an 800 sq ft home. Plenty of space which encourages us to be mindful consumers. Why are single family homes four times this size being built next door when a perfectly good home was demolished? This is a waste of preexisting resources and a change in the socioeconomic aspects of this neighborhood brought on by developers that do not even live in here.
1	Assess if our infrastructure can accommodate more homes.....parking, sewage lines, etc. Do we have the personnel to work on roads and sewage line replacement, etc. Also, height restrictions are very important and do not seem to be adhered to very distressing to many neighborhoods. Property value decreases if view is lost, but taxes do NOT decrease.
1	Design standards that address bulk, height and relationship to the street that are tailored to existing areas.
1	I think density should be restricted to mixed use / retail or commercial areas. We need to preserve the character of our residential neighborhoods and keep this city livable and green, not just turn it in to Seattle.
1	C of P should strategies that will allow more people the opportunity to live in the city proper by increasing transportation options and limiting parking to make mass transit more viable. Housing can be smaller, like in Europe, multi family, and on public transportation lines. Small lots should be allowed for developing, with building going up rather than spreading on the ground.
1	Hire Mark Lakeman before Portland looks like utter hell instead of just densely packed full of godawful AUTOCAD buildings and neighborhood character goes down the toilet!

1	set square footage standards based on existing stock and scale charges so that bigger homes cost proportionately more to build
1	A demolition moratorium, require parking, new construction heights and setbacks limited to average of existing adjacent properties.
1	Homes are being built too close to the lot lines and the set-backs are not appropriate. They tower over other homes in the neighborhood, create a fire hazard and look out of place in our neighborhood. Consider requiring a minimum number of required offstreet parking spots for mulit-family dwellings to improve the flow of residential and commercial traffic in SE and NE Portland.
1	Zoning updates, new guidelines for ADU development (build within setbacks, etc), potential 2nd ADU on single-dwelling lot, co-housing developments
1	Form based code! Get rid of single family residential zones. We need to increase density - even moderately - and affordability in all neighborhoods. You should be able to build those courtyard style apartments, cottage developments, and townhomes/rowhomes in "single family" neighborhoods. No parking minimums even for single family homes. (The garage ruins the design of skinny homes --- and I live in and love my skinny house but I hate how the garage sticks out). Develop design standards that de-emphasize the garage or don't require a garage or off street parking. (We don't own a car so we like the storage but the storage area could be elsewhere and a front porch would be beautiful). Maybe provide incentives for tuck under garages because builders say that makes the house more expensive, which defeats affordability goals. Allow and incentivize cottage developments. These look and feel like single family homes. Allow big old homes to be split into apartments or condos. Tall homes and narrow lots don't bother me that much -- some families, like mine, want a yard but want a small one and to get a decent sized home means getting a tall home. I think better design standards for the architecture of infill homes and no required parking/garage would go a long way to the new homes being more accepted by neighbors.
1	require rooftop extensive vegetative rainwater filtering / heat island reducing roofs. require gardens over lawns. either do sidewalk and curb installation for the whole block at once or don;t do it at all - silly and ineffectual to install a section of side walk in front of the infill house but to not continue it
1	I'm hoping for a trend of shotgun style homes with daylight basements to reverse the tall-skinny trend. The City of Portland has already allowed fast development with little oversight and this has resulted in the loss of tree canopy and too-quick-to-be-sustainable rent/mortgage rates. I don't trust the City of Portland so I suggest figuring out some heavy-handed damage control and more transparency. I only found out about this survey from a friend, for example.
1	Demolition delay on existing houses to keep useful houses from being torn down, stop allowing variances on setbacks for new buildings, restrict the size and height of new buildings, keep trees
1	Not related to infill, but it needs to be said anyway...stop building taller buildings in the city and expand the urban boundaries!
1	Revisit zoning densities for the city, give incentives for restoring/rebuilding/repairing older homes, make it easier for developers & individuals to promote residential uses to existing commercial & industrial buildings. Penalize demolitions of buildings only if they are economically viable & environmentally viable to keep.
1	I think infilling has been carried way beyond what was anticipated when we voted to maintain urban boundaries. Developers should not be allowed to destroy older homes in good condition in order to build larger structures that do not fit in with the character of the neighborhood. Greed and profits have overtaken common sense! The neighborhood personalities that make Portland wonderful are being destroyed!
1	The loss of green space and trees is of great concern. If we are to increase infill, then more parts, greenways, gardens and trees need to be purchased and installed in common areas in neighborhoods.

1	Enact written and graphic COMPATABILITY Rules for each neighborhood district. Enact large tree preservation standards.
1	Don't allow a 3 story monstrosity to be built in a neighborhood full of single-story bungalows. Those old crappy houses that are being torn down ARE the affordable houses. Stop tearing them down and replacing them with a huge brand new house that doesn't match the neighborhood.
1	Keep ADU development affordable. Do not allow massive tax increases on ADUs. Continue to waive the development fees for ADUs!
1	In order to save our cute authentic neighborhoods I think it's important to build more dense housing in the inner industrial east side area and where surface parking lots are now in the downtown and NW areas.
1	Stop allowing average sized homes on average sized lots (being sold at affordable prices), to be demolished only so gigantic single family homes can be built, one to a lot. This does nothing for density! And it's happening all over our city. Not to mention the trees developers are also taking out. Make it easier/more affordable for homeowners to build adus.
1	Mandate development standards to meet our societal / cultural preferences. For example, the issues addressed in the previous questions should be addressed via requirements in the development standards (e.g., off street parking, buildings are designed to look like other buildings or homes in the neighborhood). We demand that the City hold developers to regulations that serve our community interests and not just their profitability.
1	The City should prioritize affordability and neighborhood cohesion with new infill housing, i.e. smaller, more affordable structures that fit within the size/price/character of other houses in the neighborhood.
1	Portland should allow "flats", up to 4 units per lot, by right on streets adjacent to high density commercial corridors. This is the missing middle everyone talks about. It necessarily has to displace some single family zones because right now that's all there is once you step off a corridor.
1	Flexibility on parking standards for new homes. More multi-family building housing types (see: row houses, duplex/triplexes, condos) that are oriented towards transit. Reduction of SDC fees for development that increases density or utilizes small lots.
1	Better oversight of houses being built would be a good idea. Lot sizes should be bigger, not smaller. No big houses on really tiny lots.
1	Allow and encourage smaller homes to be built ala courtyard apartments, duplexes (no ridiculous setbacks like "skinny houses"), scale SDC to housing size,
1	Update zoning to include transitions between single family residential and high density multifamily residential.
1	When potential projects are in the pipeline, residents should have some say in those that might harm family/single living conditions in their neighborhood. Inform residents of new housing projects in their neighborhoods & invite them to participate in the process. Consider residents who pay hight taxes over builders with money to burn. Give residents legal channels to help the process. List online and through neighborhood associations bids, housing projects and legalities that are upcoming for the year. Open disucussions of projects to the public in advance. Create and update standards every 5 years, or more often if needed.
1	neighborhood character, perhaps more reasonable building fees so builders don't "over build" on a lot which creates a house that is out of scale to the lot and surrounding homes.
1	Higher regulation on preserving remaining green space and developing properties that are landscaped to fit in with the neighborhood.

1	Perhaps the City should try and decide a certain year built cut-off so to speak, in an effort to maintain historic Portland homes. For example, if the City decided 1920 as a potential cut-off year, that would mean any developer/investor/etc. wishing to demolish would need an extra inspection or permit or appraisal to determine if a home built before 1920 is decrepit and unusable, or if there is potential for simply major remodeling rather than outright demolition. Perhaps an extra step for the more "historic" homes.
1	Let's start addressing the Developer's in-fill zoning by-right, e.g., Hawthorne Gardens. Insure it does not blindside neighborhood association land use committee limiting height of infill housing. 2. Monkey Tree house, Infill condos along transit corridors in exchange for one or two 0-30% affordable studio units. 3. The Comp Plan 2035 shall include mandates where the Developer will include X# highly subsidized 0-30% MFI studios in every building permit. To that end, we must lobby for Inclusionary housing and JUST CAUSE EVICTION both in the House and Senate during the next Legislative Session. 3. Take for example the five-story rental units constructed between two single family bungalows, located near the Hollywood Trader Joes. Five 200 foot units, sharing a kitchen X 10 = 50 units, and two washer/dryers just off a kitchen on the main floor. At the time, I contacted the Developer by telephone -- strongly suggested he consider adding a washer and dryer in a hall-closet on each floor -- tapping into existing plumbing. Apparently, not his problem -- profits come first, so tell me, who really cares about the tenants living in these expensive units. Thinking Golden Girls, when I asked a BDS Planner if four quilters moved in -- renting five units -- to house our Caretaker-Housekeeper-Chef-and to monitor Rx... ? Her immediate response was NO! Why not? Senior "fire" exit down the stairs was a serious public safety issue. What I find missing here? BDS failure to acknowledge Seniors monthly Assisted Living Costs anywhere from \$3,000 to \$7,000, plus a \$8.00 point system. Take for example, my friends Mother, age 97, who sold the family house for \$275,000, then lived to be 103 years old, in a Assisted Living Facility. Four years later funds spent, she continued living in the same facility. The good news, thanks to Social Security, she received \$25.00 a month for toothpaste, etc. What she found troublesome was knowing SS covered men's monthly hair cuts; however, SS does not cover shampoo/set for women.
1	Keep those areas ONLY for single-dwelling homes. Don't allow apartments to be built in single-dwelling neighborhoods.
1	Get rid of METRO and build more freeways, like the I-5 bypass through Beaverton, and another bridge or 2 over the Columbia.
1	Stop destruction of viable historic houses. Maintain tree canopy per sq mile to keep neighborhood air clean and cool.
1	talk to the residents BEFORE permitting. Before building permits issued on a lot which hasn't been built on in past 10 years, re-examin land conditions e.g. my area hadn't been built on for 50 yrs. the Army Corps & the State both said it was out of the flood zone according to 1950's records (true but now it floods.) In past 50 yrs construction and weather changes make our creek wetter and more prone to down stream flooding. New construction tore out flood mitigating swamp lands. The City should have allowed new construction with setbacks protecting the creek/swamp and replace removed trees w trees of like size and Willamette Valley natives appropriate to the site. Not paying for mitigation some where else. Now, because the creek floods their property, neighbors built concrete walls sending scouring flood waters down stream. And where we once had trees and birds and other wild life we now have 3 story houses and flooding. You could have saved the creek/swamp by pusihing back their property line. But you didnt look at the neighborhood or talk to the neighbors who know the issues. You just looked at a map and \$\$\$. I was also told by someone in BES that the City had no real say if the Army Corps & the State say it's ok to distroy and build. Well, then why are these people, at BES, being paid?
1	Character of infill does matter. When new large homes are built next to older small homes , the character of our lovely neighborhoods and city is destroyed. Careful considerate infill is imperative. So, some subjectivity is

	needed. All we see in the recent development is the need to increase profit for the developer, not a motive for affordable housing. Developers are running the show.
1	The city should increase the allowable square from 800 sq ft to 1000 sq ft, which would allow an ADU to have two functional bedrooms and bathrooms on one level instead of an 800 sq ft home with steep stairs and elderly person could not use.
1	Set, and for a change, dammit, ENFORCE strict rules for developers, to respect context and prohibit overlarge, over-intrusive, zero-set-back homes in established neighborhoods. Promote three-story commercial plus apartment building in commercial areas like Woodstock, and at the same time, rid such areas of cinder-block, shoebox buildings. And free-standing banks, etc. Your question was about residential areas, but more dwellings in commercial areas relieves at least some of the pressure on purely residential areas.
1	City should strictly maintain rules for space (8') between houses in established neighborhoods. Monster single family houses should not take up complete lot. Infill should be occurring in all neighborhoods not just those close-in. Parks should be created based on density of housing. Off street parking should be provided for all apartment buildings.
1	1. broader citizen participation in zone changes 2. consider quality of life for existing properties in addition to "raw number" of increase dwelling units 3. look at existing large tracts of land available for high-density development rather than shoe-horning in over protests of established neighborhoods
1	Stop fooling yourselves that the residents of new multi-family won't have cars. Make developers include parking in those buildings. Also provide mass transit that goes somewhere other than OMSI or downtown.
1	Incentivize remodeling or improving existing older homes (adding an ADU, for example) rather than demolishing them. If they must be demolished, have the materials carefully deconstructed so they can be reused rather than contaminated with lead and asbestos. No unannounced demolitions. Get adjacent neighbor approval for new plans.
1	Strict building codes so that new homes match existing homes. In residential neighborhoods on site OFF street parking should be required. Higher density/infill homes should not be allowed in areas without bus service.
1	Modifications to existing zone definition. E.g. if a 5000 sq. ft. lot in R-2.5 can accommodate two rowhouses, each with an ADU, for a total of 4 units, why not just allow a 4-unit (or 5) courtyard apartment on the same 5000 sq.ft. lot?
1	In-fill housing must be managed to maintain the character and appearance of the street where the in-fill is happening.
1	Better zoning recognizing that viable and historic homes are often the remnant of pre commercial zones, encouraged increased density on larger main roads by improving g walk ability and transit options rather than increasing g density on already maxed out streets like SE Division, and incentives to not build to the max allowed sq ft but stay in character
1	max height of new infill dwellings should be the same as the demolished structure, or average of the buildings on either side, whichever is greater. Max square footage of new single-family infill dwellings should be the same as the demolished structure, or the average of the buildings on either side, whichever is greater.
1	Consider an FAR limit instead of just relying on building coverage/height. This could encourage a wider range of house types (1-story accessibility etc)
1	Rezone SE Industrial for high-rise apartment complexes. We need a MASSIVE supply of units to accommodate incoming residents, and unless we rezone / allow for newer cheaper large complexes, everything in close-in PDX is going to be 4-floors-and-retail apts.

1	Actually encourage single dwelling houses in single dwelling zones. Forget about bonuses for developers that allow them more height and more bigger buildings.
1	Inclusionary zoning for multi-family or some other requirement for a mix of unit sizes and income levels. A infill fee of \$25K per new house is a great idea. No flag lots all units must have Minimum 25 feet street frontage.
1	Listen - and pay attention to - current residential associations. Bureaucracy seems run amok at the moment.
1	Maintain setbacks and provide incentives for preserving green spaces and trees. Incentivize affordable housing more as many residents continue to be priced out. Consider upgrading bus system with express routes for areas greater than 4 miles from downtown.
1	Infill development should seek to increase the affordability of the neighborhood. If there is infill development, it should be for low income people--no more huge homes on tiny lots and cheaply built luxury rental housing. Through zoning and penalties the city should prioritize keeping the existing character of neighborhoods and stop the PDC from increasing profits of developers who build without concern for aesthetics, quality construction, or social sustainability. More programs to help long term homeowners in traditionally african american and poor/working class neighborhoods to improve their homes and further invest in the community.
1	the flow of traffic is terribly managed. To move 10 blocks can take 20 minutes. Making it mandatory to have ODOT and city planners and developer invest in the flow of traffic for public transportation, cars, pedestrians and bicyclists should be thought through and implemented so that the flow of all traffic is not negatively impacted. Also, zoning areas that are filling quickly like the Alberta where I live. The hardest part too is that many homes have many many cars. Many of these cars do not have updated registration. Enforcing existing laws like illegal parking, unregistered cars which means uninsured drivers will positively impact the issue of too many cars, and if tickets need to be given then the city will receive the funds to support the meter folks that need to be in other neighborhoods outside of the pearl.
1	Um, one of my biggest issues is traffic. You keep doing infill without considering traffic and you'll have a city that's ready to strangle you because you didn't consider added traffic with infill. I live in southwest and Terwilliger is a nightmare to deal with in the morning and during rush hour. Clearly nobody considered traffic when planning out building in southwest.
1	Incentives to upgrade existing structures over new buildings; zoning laws that prohibit new construction over a certain size/dimension of the home around it; incentives for saving old trees; affordable housing!!!!!!
1	The more the merrier! If you build it, housing prices will fall. I really couldn't care less about stuff like house size, or narrow lots. Places change, and for people of all sorts to be able to afford living here, we need more housing. I am more interested in maintaining/creating a city for a diverse population than in keeping neighborhoods exactly as they've always been. I've lived in the same house for 11 years, and I would be very pleased to see additional growth in my neighborhood.
1	Allow affordable housing developers to add additional units on a property; Encourage multiple modest-sized homes on a parcel, rather than a single large house; Waive fees and expedite the development process for affordable housing projects;
1	Do not allow large, healthy trees to be cut down. Charge \$200 per year of age as a fine for any old trees removed. Don't let new houses block the light of old houses. Every one of those new apartment buildings should have at least 20% affordable units, using a sliding scale, including large apartments for families.
1	Zoning updates to stop the building of the huge single family houses that block light and air for their neighbors. It would be one thing if the structures were big to accommodate many families, but for single families they are obnoxious.

1	Create zoning ordinances against smoke and noise so that infill and single family residents are aware of rules of closeness. (i.e. bbq's within x feet of air intake). Enforce sound ordinances (parties after 10 pm etc.) Ban any infill development or new building from being used as an AirBNB or other short term rental. Require developers to allocate a certain percentage of new development as affordable housing. Work with transportation agencies to create more and protected bike lanes, better and more frequent transit scheduling, and reduced speed limits to encourage walking, biking, and transit rather than single-occupancy vehicles thus reducing or eliminating parking woes. Public relations campaigns/education to remind people that the street is a public place and parking is not guaranteed to a single user (when I was a child in the 70s in NYC, we parked our car in Queens at a friends' house and only went to get it on the train when we needed).
1	Good mix of single and multi family housing and special attention to affordable units and homes for 1st time buyers!
1	There's already a demand for people to move into the neighborhood, otherwise they wouldn't be building new houses! Instead of giving the new houses property tax abatement, existing long-term home owners should receive the subsidies!
1	Consider type of housing going into neighborhood. Consider needs of community. For example, a new and very swanky housing complex just went up in the middle of low income housing complex and very near food stamp office in an already controversial and gentrified neighborhood. Poor form. Create a historic homes program to protect Portland's historic, architectural history. Limit what kind of housing can go into an area/lot size zoning/zoning around how far a house has to be from property line, etc.
1	Decrease setbacks, particularly from front yard. Also, encourage creative use of outdoor space (parking strip gardens, encourage front yard use). Remove blighted property quickly
1	I am concerned for the elderly getting pushed out due to tax increases. A freeze on taxes for elderly that are financially stressed
1	My biggest concern is with aging infrastructure and its ability to handle the infill. Also the stormwater injection program (infiltration swales and the like) may be causing unsafe soil stability to oversaturation and could cause failure of existing home foundations, private sewer lines and city streets, especially in the case of an earthquake. The city needs to offer some relief of liability to private property owners should their work cause damage to private property
1	Increase the hours of operation for the MAX and bus routes. Third shift workers and early morning workers whose schedules are synchronized with east coast clients (e.g. programmers, legal document services) or simply require early start times (e.g. bakers) do not have reliable access to mass transit due to their work places' hours of operation. Increased traffic and density are not a problem but a lack of reliable transit options simply contributes to the demands on the road later in the day (since early and late night workers have few other options).
1	Lobby the state legislature to make the property tax system more equitable. Adjust zoning to allow more mixed use along main corridors. Provide financial incentives for owners of oversize lots to subdivide.
1	Government should keep a hands off attitude to our evolving residential development. Too much bureaucracy adds to costs/taxes. Recent practices and proposed actions drive us to San Francisco like problems.
1	Building sizes should fit into the existing neighborhoods. Houses should not be built lot line to lot line. New houses and apartment building should have off street parking.
1	Portland needs to prioritize housing for people over housing for cars. ALL parking requirements should be lifted. City wide fee based street parking should be implemented. Restrictions on the type or number of ADUs should be relaxed. Height restrictions on apartment buildings near max stations should be removed entirely. Height restrictions elsewhere should be relaxed. The roads are at capacity. Why would we encourage more cars as we grow?

1	-policies to discourage tearing down existing viable homes and cutting down trees -rules encouraging construction styles fit in with existing homes -require sufficient parking on site for new apartment buildings - most units will own at least one car
1	Provide smaller multi-developments in single-dwelling residential areas - i.e. 2 unit - to 10 unit housing options.
1	Make it so that residents of varying income levels (or fixed income) can afford to rent or purchase housing in Portland! Make residential streets safer by building more off-street parking near housing developments and commercial areas with popular shops and restaurants. Preserve older Portland homes instead of demolishing them! Preserve lot sizes - stop cramming multiple, multi-story new construction homes in neighborhoods where they're out of character and where there is limited green space!
1	The city should require dwelling units to be similar in style to adjacent structures. Sustainable demolition - recycling, retaining landscape/trees - should be given high priority if a structure must be taken down. Limit density of structures placed on plot.
1	Impose a penalty on demolition of perfectly good housing stock. Increase setback laws to make sure houses are not too close to property lines.
1	Portland must continue to meet the demand of migration into the City, 120,000 of new people coming to portland by 2035. Portland should not limit the market by thinking they can outsmart the economy and what people want today and into the future. Portland will run out of single family lots soon enough and the only viable options will be tear downs for single family. Not only does affordable housing need to be looked out but housing for the affluent Buyer needs to be looked at. It is not enough to just concentrate on one side of the equation. Portland does need to continue to grow and change so it can sustain otherwise we may end up like Detroit.
1	Equal distribution in all neighborhoods, Tax abatements for current residents, Increase of services (police, infrastructure maintenance, etc. to meet current population needs before adding even more people, Banning the destruction of viable houses and trees.
1	I love the increase in ADUs. But the city needsto make sure that the county doesn't punish people who build them by raising taxes to such an extreme,and not just on the added value.
1	Adjust zoning so lots can't be split so small. Give incentives for renovating homes instead of demolishing.
1	I hope there will be a financial disincentive to developers who demolish and re-build low quality, high occupancy housing so that home-buyers who plan to occupy a house are more competitive bidders with developers. The developers care less about taking down beautiful trees, building within inches of the neighbor's fence, and making the most profit possible. Home owners are more likely to be considerate with their choices as they plan to be neighbors.
1	Consideration of neighborhoods and neighbors, in relation to both green space being reduced to size of new houses shading smaller homes and yards so that residents aren't able to grow food.
1	Implement Iclusionary Zoning (lift the ban!). Require developers contribute a portion of costs to Community Land Trusts to be used exclusively for affordable housing. Protect trees from new developments.
1	Create high density housing near key transit hubs. Do not increase density where there is inadequate mass transit. Do not destroy the tree canopy in Portlands traditional neighborhoods
1	Stop with the tear downs and chopping of mature trees. Replacing huge trees with a bunch of bushes shouldn't count
1	Follow the City&County Climate Change Action plan which includes maintaining large tree canopy and NOT creating heat islands caused by large apartments, etc

1	Make more residents aware of the intentions to make changes, so that they have a say. Do a mass mailing.
1	the parking issue needs to be addresses. until we have a transit system that rivals NYC for all parts of the city it is unreasonable to expect us to give up our cars. we are developing lovely neighborhood centers with amenities we would like to use but we can't park there whether we are going out to dinner or trying to unload our groceries at home. wishing cars to go away doesn't get them off the streets. we have to work within reality. when assessing permitting of new buildings the entire situation in the neighborhood needs to be paid attention to not just that one building in isolation.
1	Keep style of neighborhoods intact. Affordability-making sure you have MORE affordable homes and apartments being built compared to high end Too many high end homes/apartments are being built and moving everyone out of the city who makes 40k and less.
1	Zoning updates, while also working on adapting other facets of city code enforcement, i.e. parking and traffic laws, in manufacturing neighborhoods with a growing residential population, such as the Central Eastside.
1	Cottages or ADUs are shown to help people live closer to where they work (or to family). This is currently done in Vancouver, BC. Additionally, I think it's far less important to consider neighborhood conformity than it is to make maximal use of the space afforded to it. This can easily be done by adopting a common-sense code that allows flexible use of a lot. A building should only be considered a nuisance if it is actively endangering a neighbor, not just making a neighborhood look less like its former self. Another good way to re-do the zoning could be to enforce graduated height covenants - ie: Building A can only be 10% higher than the adjacent building - instead of a zoning based on style, use, or form.
1	Actively encourage car-free households by pricing parking through meters or passes, pricing driveway access (yes!), removing garage and driveway requirements for new and old construction, and requiring developers to pay for street improvements that make it safer and easier to travel without a car: protected bike lanes, wider sidewalks, traffic calming, improved bus & train service.
1	Change zoning to allow for multi family housing, skinny houses are truly hideous and low quality. Increase the number of new dwellings in the 800 square foot size range, a sustainable size for energy consumption and density as most of the city population is households of only one or two members.
1	Tax breaks for home dwellers to keep rents low and to lower the incentive of out of state people buying property solely for rental property. Portlanders can't afford to own or rent right now
1	They should definitely look at the height of new buildings. Tall infill homes and apartment complexes are taking away sunlight from neighboring homes. No sunlight in the home or no sunlight for the garden is a big problem. Also, the city traffic is becoming out of control. Also, parking is a huge problem off of Division, Hawthorne and other major streets. I am so disappointed in Portland for not managing the growth. I have lived in Portland for 26 years and will probably move due to the current problems that I see happening.
1	Are you talking about trade-offs? If I don't tear down old house A, I can build house B out of zoning compliance? I don't like that at all.
1	Zoning and parking are important in NW Portland. We already have high density now we need livability to be considered.
1	Be considerate to those that were there first. I don't want to live next to a condo or multiplex. Encourage ADUs and consider parking situations.
1	New infill housing is not providing increased density, even when several structures are built on lots formerly having one single unit. The costs of new 2800+ sqft units is so high that only empty nesters or high income couples can afford them (not the families who are the imagined occupants of infill and who constitute only about 1/3 of all household in the city now (and fewer and fewer, as more middle income households are priced out of ownership

	and even rentership in the city). You will view this answer as non-responsive, however the way that the question is posed there is no opportunity to question whether any of the mechanism available suggested (zoning or bonuses) are at all viable. Clearly they are not in most cases in the current real estate market.
1	Stop placing homes so close together. Limit size on lots to preserve green space. Make large apartment complexes and condos provide parking lot.
1	Listen to neighborhood associations and follow the rules. Do not tear down perfectly good home to replace with new, cheaply built homes.
1	Stop tearing down homes that can be repaired. Give extra money/tax credits to those who repair homes and create high tax/fine for demolishing homes. Parking needs to be a consideration. No more narrow homes!
1	Limit new houses to + or - one story of the surrounding homes, or require daylight access. Hefty fee for demolishing of good-quality viable existing homes. Transparency: Don't allow developer to demolish if seller was told house would be kept. Zoning updates: Don't allow apartment buildings right in the middle of existing single family homes.
1	Affordability is key to reduce forced displacement and variety of home types is necessary for varying lifestyles.
1	Building on the existing character of each part of town is a way to accommodate diverse priorities and maintain a wide range of options.
1	Density reduces overall city operational costs. Tax all properties according to current value, and the per-capita tax burden should go down. Cities like Portland should encourage weird and dense, without significant limitations, and tax accordingly. No "tax credits" should ever be given, regardless of development size.
1	Zoning updates, involvement of neighborhood associations in setting standards for each neighborhood.
1	Require developers to include off-street parking. People may ride public transportation to work, but they still have cars they drive for weekend getaways. It's a big part of the reason people move here.
1	Encourage small-lot development, but limit allowable FAR Encourage narrow-lot development as attached housing, to improve energy efficiency and aesthetics Continue to consider some form of demolition tax (this doesn't increase housing cost; cost is set by the market) Reduce the minimum average lot size in R5 zone, perhaps to 4800 sq ft (this is a common lot size already)
1	Preservation of the character of established neighborhoods is really important to me. I like the idea building up the main arterial streets with dense housing- with parking included of course!
1	Style or height limitations. I think refreshing housing stock is GOOD. New homes are energy efficient and more earthquake safe, electrically safe.
1	Limit height of new rental developments to the average height of the tallest three buildings currently in the neighborhood.
1	Parking and green space. Many newer housing are not considering parking for the amount of people living inside the new dwelling. Congesting streets and creating an unsafe environment. A certain amount of green space should also be maintained, just as when creating a parking lot.
1	zoning updates to maintain setbacks and green space incentives to rehab existing houses rather than demolish
1	Grant less exceptions already exceptionally generous zoning rules. Additionally neighborhood volunteers have to find time around their paying jobs to fight against aggressive developers who are literally making \$100k ++ in profit per infill house. This is a skewed system that is driving up housing costs and preferentially benefits for aggressive developers. There is very little protection to existing housing infrastructure- developers are buying lots with small houses for 200-300k and replacing them with multiple 600-800k houses. Where are the starter houses for young

	families? The new tree code is another band aid to a deeply flawed system that is clearly skewed toward the developers. Ohh I see there is a tree that has been here for 100 years, well let's cut that down to make way for out \$800k house. Ohh I have to pay a \$1k fine. Amazingly the developers are saying these fines are burdensome and decrease their 100k profit margins. If they were really hurting would they be buying these properties with cash above the asking price?
1	Affordable homes are the most important priority, including the options to purchase homes with yards. This means affordable to real people with salaries that exist here in Portland, not just for people bringing in large pots of money from other states or live within the top 5% of income levels. Allowing "affordable" to mean lower cost than the rest of the area does not mean that regular people with median or perhaps minimum wage jobs can actually afford those units. As far as I can tell, Portland does not have any units for all the people working full-time, minimum wage jobs. There also needs to be housing that allows all types of people, including ex-offenders. This classification excluded folks from all rentals, even if it is affordable.
1	Decrease size of houses, encourage green space around the house. DON'T paint them all gray! Don't build out to the sidewalk. Consider adding a second story or expanding a good house before demolishing a house. Bigger windows on sides of houses.
1	Encourage more adus to keep existing homes but add density. Bonuses for working around big canopy trees, new construction shouldn't have connected storm water drains
1	Keep infill density to already dense areas. People who have chosen to live in quiet, not dense areas have invested there for a reason. It is not fair to change an established quiet neighborhood into something resembling Hawthorne or Downtown. Tall, skinny houses loom over their unfortunate established neighboring house, blocking views and sunlight, and more cars clutter the streets.
1	Greenspace/yard requirements; disallow horrible, ugly skinnys that diminish local aesthetic and splitting of lots; increased taxes for new builds; tax incentives to restore old houses
1	1) Design standards developed by neighborhoods. 2) Notice in multiple languages. 3) Height bonuses for affordable housing (like SF and Seattle, 1-2 floors extra) 4) Extra high street parking fees for trucks and vans. Transit passes for those who go without cars. 5) Require TDM for all new homes that aren't 1-1 replacement
1	Set tolerances for height/size to match neighborhood. I'm in favor of replacing homes in disrepair, but not old grand homes just because property is valuable.
1	Extend fee waiver on ADU construction or conversion and place a heavy tax on demolition of viable homes. Preserve the safety and passability of side streets by prohibiting demolition / redevelopment which reduces the number of off-street parking spaces per household unit within a neighborhood, or only allow parking on one side of narrow street which exceed a certain household / parking space ratio.
1	Portland has been one of the most livable cities in the country for years, and there is a reason for that. The urban growth boundry, access to culture, used to be less traffic. Strategies should embrace livability, accessibility for all income types over profits.
1	Provide education to neighbors about what is allowed (and not allowed) on lots adjacent to homes. Make it really difficult to cut down larger trees on lots. We don't allow people to cut down street trees that way. Why are we not heavily regulating tree cutting for development? More workshops and education sessions for folks who want to understand why more housing and density is needed to accommodate growth and some information about the benefits for transportation with more density.
1	Consider the long term effects of policies on older established neighborhoods. Protect the history of Portland, by protecting structures of character or historical value and maintaining or expanding green areas. Changes should require "walking the neighborhood" and thinking about consequences.

1	Incentives to build ADU's, Less restrictions to the home owners building footprint when not affecting anyone but the homeowner.
1	please include all traditionally single dwelling residential areas in discussions of infill - even though they maybe zoned as r2 or r1 or slated to become "multi dwelling" or "neighborhood commercial"
1	There should not be any new infill housing. Infill housing is destroying the look and feel of our neighborhoods which is why we bought there in the first place.
1	<p>I think priority needs to be put on increasing options for home owners and developers to create more housing while keeping the general fabric of neighborhoods intact and the ability to enhance and build rather than demolish. An example would be you have a standard 50x100 Portland lot. Lots of "infill" we see happening are the existing structure (which is sometimes perfectly habitital and well maintained) is torn down (which sometimes includes mature trees) and replaced by two newer, taller "skinny" homes. There is nothing inherently wrong with a skinny home but next to original houses the setbacks are different, the height changes, usually the first site from the street is garage facing which aestetically is less desireable. So you have now just add two single family homes to a divided lot where there used to be one. Any alternative would be to to keep the original existing home and build and ADU in the back/side yard and build another ADU out of the existing basement or attic space. In some scenarios this might be as drastic as lifting the existing home and creating a very nice modern dwelling for the basement with ample size and amenities wanted for modern living. You have now accomplished solving a multitude of issues, you have increased the density over the first current option, you have increased the variety of the housing available (the basement apartment could be larger then the ADU or vice versa) for different size familes and demographic/income levels and you have done all this with barely noticeable changes from the street so the fabric of the street and neighborhood does not change. I think this should also be pushed more in neighborhoods that are close proximity to good biking/walking infrastructure and public transportation. This gives more options to the close in residential neighborhoods but helps mitigate car and parking issues by encouraging building that would be frequented and used by the car-less. Residents in these areas should be given incentive and priority to do so. Additionally since this only helps infill from a renter perspective there needs to be a zoning change to allow for for these properties to be treated similar to condos. Vancouver, BC has similar avenues - this part is vital to solve the developers problems/solutions. Most of the development that is being done is not for rental but for purchase, developers need to be able to add 2-3 ADUs to a single family property and then be allowed to sale each of those units on their own. This is definetely the more complex part of the solution, the first part addressing the addition of rental units is much easier to enact and figure out. Incentivizing and punishing for tear downs and new builds will help developers but you need to give and avenue for them to still be profitable on their investment. If you are unable to make the developers WANT to go down this avenue more then the current avenues then you will not succeed. If a developer could take an existing house, update the main house, build a separate ADU in the basement/attic and detached from the house then be able to turn around and sell each of those units as separate you have more then likely made the developer profitable and added 3 housing units to an existing lot while minimally changing the look, character and feel of the house lot on the street. It is really the ideal solution and something we can change. Traditionally these are called a du-plex, tri-plex or 4-plex and there is some current zoning allowing for this in historical areas but this needs to be expanded and thought of in a different way. It is not simple an apartment building made out of a house, it's a multi-use dynamic housing on traditional residential streets where the face of the street and amenities and lifestyles are already changing. I believe these would be more then welcome changes and as homeowner I would be first in line to mover foward with changes in this direction.</p>
1	Get tough on overpriced square footage. It is not sustainable to overlook family needs of income earners of less than 55k per year. do not lessen the quality of life opportunities to the families whose wage earners fall into this area.

1	maintain the integrity of the neighborhood where the infill housing is being built. there are some totally inappropriate skinny houses being built close to my neighborhood and they are UGLY!!!! Also when putting in apartments for heavens sake put in parking for the apartments. Hawthorne, Belmont and Division are nightmares.
1	Make it easier to add units (ADUs) to existing single family lots (remove barriers). Allow existing homes to be divided into duplexes. Make it easier (and more financially beneficial - bonuses perhaps) to build several smaller homes instead of one large home, and allow this in single family neighborhoods. Create zoning regulations that would allow for co-housing and shared space more easily, where various structures can share a common yard - like "pocket neighborhoods". Charge higher SDCs for larger homes. Start charging for on-street parking, everywhere - in the form of annual permits for residents and let the price rise as needed. There's no reason people should be allowed to use public space to store their private property for free (on-street parking). Overall - our single family neighborhoods can tolerate and will benefit from more incremental density. Many existing long-time residents feel like they have a "right" to the way things used to be. This is simply not the case - change is inevitable, and it is much more sustainable and desirable to accommodate growth in our existing developed neighborhoods that are close to services, etc. than to build far-flung homogeneous suburban neighborhoods.
1	Don't taz us to death. Allow current home homeowners options to create smaller dwellings on single family homes. Ensure there is adequate when increasing density levels.
1	As a realtor who works with buyers everyday, and sees what buyer's (and renters) actually WANT , one issue that concerns me greatly is the new buildings being built with no parking. As far as new single family dwellings, more diversity in the types of housing would be good. More single story to accommodate aging in place, and maybe more small plexes? The developers may feel they don't make enough money on these , but we need more options than the standard skinny houses we are building. Some of these new developments with several smaller detached houses on a lot I have seen in SE are (newest one is on 2303 SE 77TH AVE) are a great alternative.
1	I think the idea of infill is great if it isn't happening next to you. Imagine living someplace for a long time with lots of privacy in the backyard and next thing you know people are walking by the side of your home day and night to access the adu....and now you have a two story house with widows looking down on your outside space that was a cherished space....obviously the members of the city council don't have this situation next to their homes.....sometimes good ideas are good on paper but when implemented cause many many more issues that are never addressed.
1	Require that 'NEW' housing match the neighborhood. Require off street parking. no more "towers" that block sunlight
1	Incentive to build affordable small apartments (1-2 bedroom) with rents under \$1000 and off street parking. Encourage home owners to build AUDs and consider renting to strangers. I live in one and it is fantastic. It's affordable and my landlords are always accountable.
1	There needs to be truth in zoning. An R-5 lot should mean 5000 feet as it was originally defined before all the lot splitting started. Also if a house is currently on a lot with underlying lot lines, the two lots should be merged.
1	New infill fits size & height of existing homes, surrounding homes do not have light infringement from newer taller home (new home does not block light for existing homes), setback from property line is enforced & does not encroach on livability of existing home, character of neighborhood is maintained, livable homes are not torn down. Need to look at new laws to address these issues as well as restricting what heritage trees are allowed to be cut down
1	1. Develop guidelines for each neighborhood as to what sorts of new houses can be built -- style, size, set-back, etc. 2. Create neighborhood review boards so that those interested, using the guidelines, can review and register approval or concerns for house designs proposed to be built in that neighborhood. 3. Determine, by neighborhood or area, the impact of increased car and foot traffic that will be generated by certain numbers of infill

	houses. Limit housing permits to ensure streets can continue to be safe for pedestrians, can accommodate additional cars parked on the streets, and additional car traffic will not increase rush-hour traffic significantly.
1	Whatever allows ADUs or dividing existing hoses into 2 or more units. I'd like to see increasing density while preserving existing homes and trees.
1	Provide one parking space for every two bedrooms. ex. 100 new apartments 60 1 bedroom 40 2 bedroom = 140/2 70 parking spaces required.
1	Allow developers extra density if they build affordable housing. Do not block new developments just because people complain it does not match the current character of the neighborhood.
1	Emphasize Density and better use of space to increase housing units and add supply to our city which has a housing crisis. Bonuses density! Support affordable housing!
1	Work with local nonprofits to determine the needs and work towards a community-bases slot join focused on homeless and low-income people. Work towards developing a more balanced approach to development that includes housing for everyone - not just the wealthy and/or middle class. Only give tax incentives or discounts to people that rent ADU's at a fair market value.
1	Listen to the residents before adding infill. Stop over riding the desires of the neighborhood associations and the historic and conservation districts. Stop making different rules for big development corporations and individual property owners. The rules should be the same for everyone.
1	More proactive neighborhood involvement in planning & design reviews that is actually paid attention to by the City now as opposed to "later".
1	Portland should find a way of not removing long time renting residents from their homes due to increased rents. Affordable housing should be offered to these residents before being offered to outsiders of the community.
1	Discourage people from moving here, please leave our beautiful neighborhoods alone, go somewhere else.
1	slightly increase separate ADU structures height. Existing garages could be turned into double story with parking below and small residence above.
1	I think the very Best strategy is to Listen to the feedback of the Neighborhood Associations. We are finding our feedback ignored by the city. This was not the case in years past. Stop allowing developers and greed run the show. With regards to zoning updates: I think it's a bad idea to change zoning to allow for bigger buildings (above 3 stories) in an older neighborhood. An example of this is to make Multnomah Village a "corridor" rather than a "center". A corridor allows development within 1/2 mile radius (which includes our whole village!!!!).
1	Isn't that the million dollar question??? I'm not a city planner, so I can't answer that. All I know is developers must be regulated or they will take the easiest route to the biggest return on investment.
1	Encourage the use of architects so that new homes enhance the beauty of a neighborhood and are not the cheapest, biggest stock homes.
1	Consider compatible scale, size and setbacks. These are all key to keeping residential neighborhoods comfortable and desirable. Style is less of an issue to me, if infill is sensitively scaled, sized and set back.
1	Allow duplexes or triplexes in single dwelling areas. Alternatively, allow some type of zoning between single family and apartment building. As it is, there is no incentive to build anything between the two, so maybe some sort of tax relief for building duplex in the place of a single home.
1	First and foremost, LISTEN TO EXISTING RESIDENTS, GET THEIR INPUT. So far, it seems that all we've received is lip service with no genuine action being taken to consider or apply neighborhood concerns. Zoning and permit changes seem to be made to accommodate the developers, and benefit the city, without any concern for

	how those changes may affect existing residents. The lack of communication has resulted in existing residents feeling railroaded by the city. And we're the ones who have absolutely no recourse but to accommodate what's being done without our input.
1	Create right to light for solar power and gardens. Insist on adequate off street parking per the results of surveys showing proportion of apartments w cars. Robust appeal process that gives neighborhoods equal power w developers. Do not over -infill when desired density is achieved. True protection of tree canopy.
1	Mass transit to accommodate the increased population density without increasing cars. One example is express buses with prepay platforms that speed up pickups. Maybe consider islands/zones with 7 story apartments buildings with plazas and integrated commerce at street level.
1	I don't believe that one plan can possibly be applied to every housing situation. Each area and each situation needs careful consideration and a unique solution. Blanket regulations represent an abuse of power.
1	When a historic house is bought for a tear done that the new owners need a permit after an inspection to make sure that it is definitely a house that needs to be torn down & not just one that just needed a little maintenance. Developers are buying up perfectly good historic houses & being allowed to tear them down so that they can put a bigger (& in most cases that I've seen not better) house whose footprint fills the lot & takes up any yard so that they can quickly flip & make a big profit on. Make sure that ordinances are adhered to, quality construction is mandatory.
1	Limitations on window placement and height. And limit footprint of new structures to not fill the entire lot.
1	Enforce set backs and heights. Enforce restrictions on ADUs that require characteristics of the existing property. Require windows and openness to the streets.
1	Parking and traffic MUST be addressed. New development must include parking. Incentives should be provided for renovating a home or, if replacement is required, incentives for a small affordable homes. There should be disincentives for micro- apartments and for owners that do massive rent increases.
1	Public investment in housing development and community wealth building; look to examples like Boston's Dudley Street Initiative; consider expanding financing by moving city deposits into a public real estate investment fund; work with land trusts and cooperative housing.
1	Change the law to require a certain number of affordable units be built for every fair-market priced unit in a given neighborhood; moratorium on oversized luxury homes that are too big for a lot.
1	Impressing upon communities the need for additional housing. Ensuring viable transportation options are available to meet the increased population. Incentivize affordable components in new multifamily developments.
1	Help with maintenance costs for those who can not afford the expense, so that homes do not decay to the point of having to be torn down,ie help maintain current housing stock.
1	Zoning updates with reference to the primary commercial elements of the neighborhood. Loosening of tree removal permitting on developments for non native and age specific trees.
1	The coty lags behind in keeping zoning regulations and building codes current with demographic changes and population growth. These need regular and more frequent attention. Delays in implementation also allow builders to game the system. Once a decision is made to change aolicy or regulation it should be implemented quickly.
1	Lot splitting and lot confirmation is a practice that encourages single-family residential demolitions. This allows houses to be torn down and underlying lot to be split to build multiple houses on lots undersized for the zone.City Council should change this code language so that "lots of record" and "lot remnants" terminology is removed from the zoning code (Title 33.110). Squeezing narrow homes into narrow lots destroys trees and reduces the opportunity for runoff to be absorbed into the ground. Not long ago, the city paid us to disconnect our downspouts,

	and now I see new construction of very large homes with very little yard space for rainfall absorption and downspouts from huge roofs again being connected directly to the sewer system. This October raw sewage again ran into the Willamette, so the expensive Big Dig sewer pipe didn't prevent this problem. Don't allow builders to destroy all the trees and connect downspouts to sewers. Require French drains so water flows back into our underground aquifers.
1	First, zone for greater density in general, commensurate with the character of a neighborhood (i.e. more 2 or three story multi-family apts in single detached dominant streets, more high rises on the busy thoroughfares that connect those streets). Second, require some degree of affordable set-asides (if state law can change) along with tax incentives for good behavior on top of the requirements. Third, aggressive coordination with TriMet and ride sharing companies to target development along the busiest existing transit corridors. Forth, tax and other incentives for residents to drive less and bike/walk/transit more.
1	An architecture review should absolutely be a part of the process and established trees need to be preserved as much as possible.
1	Realize that new homes are rarely built but first time buyers. They are built by huge corporations that really do not care about Portland, deal with this issue from that perspective. limit out of state house flippers from buying tearing down then building crap housing. Have a place in Portland for Portlanders and stop pandering to out of staters.
1	Permission must be received before tearing down an existing home-if it is a treasure house (ie a 1920 craftsman for instance, permission denied). Otherwise, it must fit the character of the neighborhood and NOT obstruct the light of the existing neighbor houses by building too tall. We must preserve the historic character of our portland houses-like San Francisco did. Otherwise, we are no different than any other ugly city and have no character preserved.
1	design clauses, zoning updates, financial incentives and working closely with individual neighborhoods to develop codes that work to maintain the character of historical and culturally significant areas.
1	Disincentivize surface parking, mandate underground parking for new construction, give bonuses to developers who build on surface parking lots, update zoning to preserve older neighborhoods - they should be some of the last places demolished for density rather than the first choice.
1	Courtyard condos! And more owner occupied duplexes, triplexes, etc. there are far too many rentals now and not enough people invested in the neighborhood.
1	Well, you could stop wasting money on stupid push polls, fire Joe Zehnder & Susan Andersen, and hire some planners who are better at planning. You could also apologize for the mess that is SE Division Street.
1	Please consider the importance of adequate setbacks from sidewalks and property lines. Five feet from property line is harrowing for existing homeowners. Also,basement window wells should be considered in setback limits. I have seen window wells built right up to the sidewalk and right up to the fence!!
1	Stop tearing down old homes and more regulations to help new homes fit into a neighborhood instead of standing out so much. The city needs to act fast. This is out of control.
1	declare moratorium on all new permits until the infrastructure of the city is addressed. increase permits for builders who tear down viable homes in order to build new. take parking into consideration for any new residential construction whether single, family, condo, multiple apartment building, etc. - do not assume people won't have cars just because they live near a lightrail line. build all residential construction as the need arises not b4, thereby discouraging more people to move here than the infrastructure can handle.
1	Reward infill developers by creating incentives to build affordable housing and/or maintain characteristics of existing neighborhoods. Allow the demolition of homes that are dilapidated without penalizing developers and offer them incentives to revitalize neighborhoods.

1	Remove parking minimums. Create higher density zoning to create an urban fabric more suitable to walking, biking, and transit. Create incentives to replace demolitions with multifamily housing.
1	BPS should work closely with PHB on strategies for providing affordable housing. Desirable neighborhoods are one of Portland's strongest assets, and people of all income levels deserve to benefit from them.
1	Bonuses like Seattle and San Francisco to encourage affordable housing. Requiring setbacks for external ADUs. Requiring notice to NAs of ALL ADUs (internal & external) Allowing only ONE external ADU per R5- lot. Only 1 internal ADU allowed otherwise Multifamily zoning is required. Comp Plan to be revisited every 5 years with major revisions every 10 years. Bonuses for new recycled or reused materials, bonuses for SIPs and energy efficiency, bonuses for Open Space and Green Roofs and Trees.
1	allow for smaller multifamily development in existing neighborhoods (duplex/triplex/quads) in code. more smaller park space in desifying areas. create retail nodes with basic necessities (grocery, mostly) in densifying areas to limit car travel needs (less traffic).
1	We need a lot more housing. Please do not cave to concerns about parking or apartments developed along commuting corridors. In addition, when an older run down house with little or no historical significance is up for being placed within zoning restrictions allow it.
1	Improve streets/traffic controls along with increased development. More sidewalk and street lighting
1	Pay greater attention to the ways that sunlight will be restricted by zoning for taller & larger buildings.
1	Provide incentives and zoning exceptions to promote the use of skinny houses, tiny homes (even those without permanent foundations!), and conversion of oversized single family to multi-family homes. Enact punitive taxes that specifically target rental home investors that live outside of Portland. Put significant fees in place to discourage demolition; and put rent/price caps on new builds that replace demolished homes.
1	Don't force a style for a neighborhood. Bigger houses with smaller yards are OK since many yards are not maintained well.
1	Maybe incentives to renovate old houses instead of demolishing. An old house is preferable to a multi unit crowdwd, no parking build.
1	Zoning updates are a no brainer. There is no reason why a perfectly good 2500 sf house should be demolished to build a 4200 sf single family home that dwarfs it's neighbors. The zoning needs to hold developers of both residential and commercial properties to more rigorous standards. Let's remember what makes Portland great and keep that in mind while updating the zoning. I think ADU fee waivers have been a great thing for this city. It has absolutely been worth it to incentivize people to help grow our urban density. How about a tax credit for ADU's being used as long term rentals instead of Air bnb's?
1	By using the language "to better integrate new infill housing" would lead me to believe it's a done deal! For those of us who have lived in Portland for many years and loved the beauty and diverse neighborhoods, perhaps you are sending the message: "just shut up and pay your taxes--we know what's best for you!"
1	Stop with the big developers demolishing houses and building mini mansions. It's driving property prices up and diversity out Portland.
1	Private outdoor space Community garden space Walkable paths/trails Parking solutions (garages, off-street options)
1	Parking, how new developments will change the homes / environments of existing homeowners, send out notifications to homeowners regarding plans submitting for new proposed developments in their neighborhoods.

1	each street needs adequate room for parking, either on or off the street. there also needs to be room for gardens, lawns, areas to relax and enjoy being outside.
1	Require setbacks that are consistent with existing setbacks. Preserve mature trees. Keep home sizes and styles consistent with the neighborhood.
1	Don't just react to initiatives taken by developers. Establish a vision of the character of each neighborhood enmeshed in a greater vision for the city as a whole. Shape regulatory and tax policy to protect and realize that vision.
1	The ADU concept as recently presented at a HNA meeting sounds like a quick way to obtain affordable housing.
1	Portland's livability is being ruined by too much density!! Developers have been allowed by City Hall to run rampant!! As a taxpayer I am appalled by the way developers have been encouraged by City Hall to tear down houses in neighborhoods and build infill with homes that have extremely excessive footprints on small lots. The dividing of lots into 25 foot widths is absurd! People are losing their solar access! Condos are being built all over Portland without any parking or very limited parking!! The very fabric of the City is being overdeveloped at the cost of livability! Portland traffic has become horrendous in just the last few years due to density and road diets! The City needs to listen to the citizens who have been crying out for sometime now to be heard! We DO NOT want this much infill!!!!!! Get it?!!!! Stop lining the developers pockets and think of the citizens!
1	I feel very strongly that infill housing is hurting the livability of our city. As a native Portlander I'm very discouraged by the housing prices as well as the infrastructure being pushed beyond it's capacities. More support should be given to natives Oregonian's because we were not making out of state wages and selling expensive out of state homes. I would be very angry if a developer put a huge house next to my small one-story home with would rob my property of sunlight (destroying an extensive garden of 12-years) and would also take away the privacy of my yard. Infill never happens in wealthy neighborhoods. NEVER. It lowers property values and hurts the livability of neighborhoods. Why should my home be ruined by some house rich immigrant from another state (not ethnic immigrants of course) without the values of this city (eg. living smaller to have less impact on the environment) can put a McMansion in a neighbor where the residents value the land outside the home as much as the space within? I think all infill should be stopped unless it is agreed upon by the neighbors. It simply is not fair. Go put your infill in Dunthorp (they have all kinds of space) and see how it goes over. It's bad enough that dozens of apartments were allowed to be built without parking in this city (or any kind of aesthetic considerations). Limit housing, let people move to the suburbs, if housing gets too expensive subsidize lower income or native families...we've given up a lot to share our city with all the new-comers. Ever think about limiting growth? No, because the city wants more tax \$. This city will grow and get more congested and until it becomes a not so desirable place to liveâ€¦then what will we be left with. It's gotten to the point that I'm considering leaving my home of 42 years to go live in Bend.
1	Consider the damage to our infrastructure!! Hold the Developers accountable for greater damage to our already deteriorating roads! I'd like the City of Portland to examine and address the hazardous and dissolving streets that are an embarrassment to the neighborhood and City of which the developers further erode and destroy without pause.
1	Talking, listening to and abiding by neighbors' and neighborhood coalitions' concerns on infill in their areas.
1	Stop the infill. Ironically, the reasons people move to Portland will be lost when the very look and character of the city is lost to development. Traffic, congestion, and loss of historical buildings and trees will contribute to making it an undesirable place to be. Sadly, what is lost cannot be regained. We need to be very careful how we proceed from here to maintain the beauty and integrity of place.
1	- Penalties for demolishing homes and putting up more expensive ones of the same density. Specifically targeted at people who don't then reside in the home. - Slowly grow mixed use zoning around new 'happening' hubs such as SE Division. Incentivize high density mixed use buildings. - Require architectural oversight for building over a

	certain size (not single family residential). I would hope for something very lightweight just to ensure the building's appearance was pleasant and not an afterthought.
1	Please include parking structures or ramps (underground) for all the cars. Please consider more brownstone/walk up style homes that look good and have front stoops/porches.
1	zoning updates, maintain the fee exemption for ADUs, change inclusionary zoning law then require developers to include a percentage of new construction units for lower income people.
1	Stop allowing development of apartment buildings without parking spaces. The streets are already too narrow and congested, and becoming dangerous for kids.
1	No more zombie houses. Have banks take action on houses that they have taken in forecloser or by previous owners selling back to the bank that have been vacant for years. The vacant houses are a nuisance attracting squatters, crime, and drug activities. Making our neighborhoods unsafe and bringing down our property values. Banks need to resell homes in a timely manner. Make banks accountable for the vacant house that could be someone's home with pride of ownership.
1	Zoning needs to reflect the characteristics of existing neighborhoods. Demolition of existing houses should be a last resort and require proof that the house cannot be fixed up
1	If your infilling in single-dwelling residential areas. Then all of the new developments should be the same as the existing developments in that area.
1	Parking, green space, parks, affordability, traffic concerns... All need to be addressed. Huge poorly built ugly houses that take up too much space are killing the character of Portland. We are crushing the reason people wanted to move here in the first place. Eventually the trend will go elsewhere and we'll be stuck with all these cheap and fast overpriced empty buildings.
1	1) Longer waiting periods before allowing demolition. 2) Design review, even for neighborhoods with no historic designation. 3) Strict enforcement of height restrictions in R-5 zones, and consideration of lowering some current height limits. 4) Enact limits to the amount that new or remodeled homes can block sun to existing homes.
1	I've heard that Seattle and other cities have had success with really requiring affordable housing to be developed along with high-end housing. Also, get neighborhood groups involved to educate incoming neighbors about a neighborhood's history and culture, so existing neighbors don't feel that there's a huge influx of people who know nothing about them or their neighborhood's history.
1	How about addressing the issue of new construction that is larger than neighborhood norms? Assessing not just square footage but cubic footage of a house?
1	Discouraging housing in the Portland petro area, while encouraging new nodes, and new cities in the rest of the state.
1	slower speed limits on residential streets, adding speed bumps on residential streets, residential parking permits on streets near shopping districts (etc. Hawthorne and Division), more trees planted/green spaces, parking lots must be included in apartment buildings, staying within smaller height limits, keeping space between buildings/planting trees...
1	1. Require off-street parking for mixed use commercial, multi-family housing, and new commercial buildings, 2. Keep building height consistent with existing neighborhoods 3. Reduce building heights so that shadows do not fall on neighboring residences.
1	The city has to ensure that as much new, high quality, affordable housing is built as possible. Housing demand in Portland is driving housing costs way too high, way too quickly. Putting up barriers to infill is only going to make the

	problem worse. Incentives are a much better approach. I have a family of five and am renting a home. It's becoming unsustainable. By making infill more difficult, you will be driving out people like us.
1	For at least 50% of infill lots, restrict the infill house to one level; very small - max 1000 sq ft in order to create more affordable single family housing. Allow two-story infill only in areas where two-stories were built original to the neighbor. Exclude any infill homes built after 2000 in that rule.
1	Housing style and building material need to be similar to the sounding home with some architectural character (Example of new poor infill with no character and low quality building materials: 10806 NE Prescott). Infill houses should consider the immediate neighbors: increased setbacks and lot size for flag lots, height matches or is lower than adjacent homes, vegetative buffering. Viable old Portland homes should not be torn down to make way for density because the code does not allow density to be added within the existing structure (example: 2989 NE Skidmore).
1	Try to look around and see what all the other structures in the area look like and build accordingly. Don't keep building giant ugly condos which block sky views from older homes. Don't built 4 New houses on a lot that used to have only one house without providing adequate off street parking for new homes.
1	Please take height of surrounding structures into account. New homes should not tower over surrounding homes destroying privacy and access to sunlight. Also design - super modern styles in areas with no other homes like that are destroying the character of our neighborhoods.
1	Stop being in bed with developers- not minding interests of existing home owners (Alberta, killingworth, division) zoning for builders and not in interest of neighborhoods and owners
1	Parking, parking, parking!! Neighborhoods would not be so upset by the new infill apartments/condos if adequate parking for residents was mandatory for developers. No one appears to be giving up their vehicles, but with only a small percentage of spaces available, folks who are apt/condo dwellers are parking throughout the neighborhoods, leaving limited space for existing residents. Less impact on existing residents would be appreciated.
1	Make permitting easy for property owners to allow them to help bring their own neighborhoods up. Offer state tax breaks to business owners serving the same neighborhood in which they live.
1	Rezoning to include duplexes in my neighborhood. More opportunity for residents to comment and be heard. More stringent regulations regarding tree removal, which are not affected by permit revisions.
1	Recognize neighborhood diversity: One size does not fit all. Recognize that density goals and existing neighborhood viability goals are often in conflict--be fair to both. Good luck
1	Coordinate between permitting agencies to ensure that all codes are being followed and neighbors have a chance to weigh in throughout the process so there aren't unpleasant surprises.
1	Any "Cannon Beach" type rules about consistency in character and appearance are just irritating and frustrating. There are some elite neighborhoods and specific folk who embrace these, but Portland needs more infill (ADUs, small homes, or additions to allow more family members to live in a home). You have middle income folk wanting to tackle these infill projects and they get frustrated and give up. We would have developed two properties in the last year (one ADU and one addition) and we gave up on both because we were getting blocked by the development office because of what I would think of as appearance related issues (e.g. garage placement - crazy process rules - etc.). we ended up buying another property to remodel - but Portland would have been better off if we could have put our money towards infill projects. Portland lost. I think many people with energy and access to \$\$s to develop (add ADUs or add additions to allow more family members to move in), are exhausted by the development office. Open up restrictions that are appearance related and make the planning office easier to negotiate and more customer friendly for folks who are willing to put money and effort into Portland. There is no question the office down town has a terrible reputation as being too hard to work with - the people who succeed navigating the

	<p>processes HATE the office (and that's putting it mildly); countless people give up. Most importantly however, SW Portland's infrastructure in terms of maintaining roads, building sidewalks, storm water management, and road side parking availability (so much reduced because it's all culverts and ditches along road ways) is just shockingly below anything we dreamed it would be. We've lived in multiple areas of Portland and recently moved back, this time to inner SW. We were amazed at how bad the infrastructure is comparatively. The storm water issues aren't being addressed appropriately by the city and this is causing neighbor to neighbor conflict. All the development - new construction changes water flows - lack of drain systems in the street - end up hurting neighbors. When the city is called out to see the changes in water flows and to give assistance, they say, "sorry - but it's a civil issue". I have had city employees tell me straight out that this is a common and serious issue, that they don't support what the city is doing - causing neighbor to neighbor conflict, but there's nothing they can do about it and -- don't tell anyone that they said it. The streets have pot holes, no sidewalks, no parking because of all the ditches and culverts. Streets have bad drainage. Where is the city helping it's taxpayers in this regard? For this reason, although we need infill development - I'd say, at least in inner SW, the infrastructure and assistance from the city needs to be fixed in order to accommodate the development. There has to be better ways to manage the water - new construction can't harm neighbors. Infrastructure must exist so that every property has a way to manage their water. Roads must be safe for cars and pedestrians. Great that you're talking about infill. We have to. Keep the energy on ADUs. Look at the development process and make it attainable for citizens. But remember that every new development needs infrastructure. If the infrastructure is dysfunctional now - how can adding infill help? We DON'T need blocking development rules in terms of siding aesthetic requirements, roof pitch-lines, or garage placement or anything else aesthetic that trivially delays positive development. We DO need requirements and assistance with infrastructure issues (roads, storm water, pot holes, sidewalks, and city assistance when development causes water issues, etc).</p>
1	<p>Reduce the height and number of condos. Do something to prevent longtime Portland residents from being priced out of their neighborhoods. What you have allowed and encouraged to happen to happen to inner Portland is shameful.</p>
1	<p>A lot of the new heralded apartment complexes are shoddily built and unattractive. They're new now so they look okay but will be eyesores in just a few short years. I am thinking in particular of the ugly boxlike structures springing up on Williams and across the Northeast neighborhoods. Can we implement stricter architectural requirements so neighborhoods do not all start looking like generic collections of homely cardboard-box housing? Palm Springs and neighboring towns are examples of communities that have implemented these rules resulting in more new attractive development. Also, many of these apartments are tiny. I could afford them but I simply would not want to live in such a small space. Everyone I know feels similarly. This is not London, Tokyo, or New York. We don't have the jobs and we don't have to build our city like that.</p>
1	<p>Stop infill and building larger than existing footprints, as our inundated city can't afford to lose the surface absorption; all this infill is going to cause more sink holes, landslides and tree falls; and won't survive the earthquake(s) we're due for. Discourage the replacement of time-tested buildings with unproven/hasty development. Charge severe penalties for unsafe building and demolition practices & spend absolutely no more public money doing favors for the development and engineering lobbies. Discourage the replacement of working-class homes with McMansions. Stop encouraging speculative securitization of Portland's housing market and start serving the people & small businesses who've been living here longterm. Overspending on glamorous development (LEED buildings and bioswales and bike bridges) is hurting the basic economy. There are no longer jobs here to support longterm residents, let alone the hordes that we're assuming want to live in McMansions here. If there are indeed hordes coming (which isn't certain), they won't stay long without industry and jobs. Why are we knocking our housing stock down so that speculators can securitize our real estate market, so there'll be a bunch more empty condos when the bubble bursts like in 2008? Zoning and bonuses are not the way to make Portland liveable. Support longterm residents and small businesses by lowering taxes and cutting wasteful spending on unnecessary projects, city administration, and favors to developers.</p>

1	Innovative ways to enable residents to obtain equity in their homes (community-benefit REITs), revise system development charges so they resemble incoming residential needs & infrastructure demands (this would require additional study)
1	Please maintain the infrastructure, streets, sidewalks, parks & other structures & green spaces with the tax dollars that were designated for these assets rather than diverting the funds to whatever seems like a great idea at the moment. Homeless, disabled, unemployed or underemployed residents would be proud to contribute the best of their abilities to maintenance of their communities through esteem-building activities like the CCC or WPA offered. This would develop skills and provide the opportunity to earn a share of society's bounty in a meaningful way. We have done this before & it works for all of us.
1	MUCH stricter enforcement of speed limits and traffic behavior (yes, even for cyclists like me), assistance with getting people more used to and comfortable with denser neighborhoods.
1	Modern condos in place of older houses with character destroy what makes Portland, Portland. Condos should only be built to provide housing for the homeless or low income, not for 800-3000 a month. I live in inner Se portland, where apartments on 12th, 16th, and 10th are destroying any chance at reasonable rent, while also killing the character of the most culturally important area of the city. While I recognize that the greenbelt creates limited space, and it seems the only solution is to go up, THE CHARACTER OF THE CITY MUST BE PRESERVED ABOVE ALL. Add more houses or apartments by renovating crime ridden places into low income housing and free housing for the homeless as Utah has done. An example of such an apartment would be the older brick complex on 12th and SW Market. One is being renovated, but College Housing NW is not a healthy place. These places should not be renovated into high class apartments like developers are pressuring you to, I'm sure. Instead use collaboration with the Village Building Convergence or other local city groups with a knowledge of local aritecture to help you create a place that will make Portland spunkier and not more like Seattle or any other chain restaurant ridden, artless, homeless ridden city in the world. Don't be afraid to do somethin different and put down developers. Force them to build in Portland character with zoning laws. Use graham and beaverton and tigard to infill and add more housing for the rich who are moving to Portland. Those parts of the city have no character. They also have more space. Expand by building up the suburbs into high rise condos, not by destroying the inner east side, southwest downtown, NW 21st, or NE beyond Lloyd. N portland near Columbia would also be a good spot for infill. Please protect the inner city. Keep it affordable and keep the culture.
1	Division and 50th. Two very large buildings with a total of 300 units and very few parking spaces ... on a corner with the ability to only fit 3 cars in the turning lanes. cars are going to be parked everywhere and it's going to be a huge bottle neck. This, after the disaster of D street. The strategy should be go and visit the location before you approve the building permit .
1	Inclusionary zoning, affordable housing, mixed use development. Priority on Active transportation.
1	limits on building height (for example, not allowing 4-story homes to go in on a block of all 1-story homes).
1	Stop making this a problem in east county. More residents are moving in and the city has done a horrible job at helping with infrastructure. Shame on you!
1	(1) Create a surcharge for new dwellings being built (whether replacing torn down structures, splitting lots to build 2+ structures, etc.) that goes into a fund for the specific neighborhood needs -- street improvements and repairs (for increased parking and ped/bike/transit/auto use), parks and green space rehabilitation, etc. Basically, give the money back to the neighborhoods who are seeing the changes happen, including cost of living going up because new, more expensive houses are being built. (2) Customize zoning and other infrastructure regulations based on the neighborhood -- not make regulations city wide since each neighborhood has very different needs. (3) Require builders and developers to either live in the structures they build or be from the local area. (4) Limit speculative real estate investments.

1	Encourage increased dense housing, but maintain neighborhood character through residential appropriate design. Allow lots to be subdivided or larger, historic homes to be divided into multiple units. Utilize any strategies possible to make it easier to build more affordable rental housing and create home ownership opportunities for low-income people.
1	There are many, many empty parcels of land. Let's build on those now. If it means raising taxes on vacant land to motivate owners, do it.
1	When houses are built too high or too big against the local laws, the builders should ALWAYS be made to dismantle and make the house the allowable height. In Switzerland, for example, a pole is put up, with an attached piece showing how tall and at what angle the roof will be which tells neighbors what is planned, and they have a certain amount of time to tell how this would affect their house...such as outstanding views of the Alps, vistas, etc.
1	Make infill housing: (1) conform to existing zoning (don't change zoning and restrictions to enable inconsistent housing with current zoning), (2) reevaluate the very need for infill housing and density--the estimated need for housing is exaggerated
1	-- Design standards to ensure more attractive new development as well as greater compatibility between new and existing structures -- Standards to guard against the degradation of residential neighborhoods' pedestrian friendliness . Many of the new McMansions are more auto-centric than older homes. The newer homes have wider driveways, bigger garages, more dominant auto infrastructure (garages) brought closer to the street, etc.
1	stop preserving single family homes. community land trusts more non-profit development (baugruppen/coops)
1	Offer incentives for developers to build affordable housing instead of McMansions and luxury condos.
1	I find the building of apartments/condos without adequate parking is causing more street parking in neighborhoods. This is making it hard for homeowners to park near their house.
1	Outlaw skinny houses. Reduce taxes for ADUs, especially unseen basement ADUs. Provide incentives to renovate instead of demolish old homes. Increase public transportation and make it free so people get rid of cars.
1	Provide safe access for people especially when there is ice and snow. None of the smaller roads are addressed and most people who need to go to work are trapped in their communities.
1	1. Lots should be required to at minimum, be the size of the zoned lot size. The rules allow lots to be smaller than what is stated on the actual zoning 2. Garages or off street parking should be a requirement with any new building, both residential and commercial. The parking situation, especially in SE Portland, is challenging at best 3. The city should consider updating it's building codes to allow for newer materials that are more cost effective and still provide the same or similar benefits, to help with building of affordable housing.
1	Take more into consideration the people already living in and contributing to the existing neighborhoods being impacted by the infill and demolition of homes. We feel as though our neighborhoods where we have lived are becoming "foreign." Consider the impact of all the construction on our roads and utilities -- contractors are leaving their garbage to fly into locals' yards; installing utility supports in people's yards. Neighborhood livability takes a huge hit during demolition and construction -- how much of the debris is safe?
1	heights of buildings be similar. 3-story rowhouses in neighborhoods of 1-2 story houses is not appropriate.
1	cooperative housing, green development, tiny houses, preservation of green space and views, remodel over new construction
1	Infill before demolition. Resources to create d overlay to maintain existing character. Trees pocket parks and localized amenities required within 500yds of redevelopment and infill

1	Close monitoring of housing stock affordability. Normal people are being priced out. I don't want to live in San Francisco north! Limit demos of existing stock. Design review for projects of a sepecific size threshold to prevent those McMansions.
1	Set a maximum to the amount of SF for a specific size lot. Mandate "on lot" parking via garages or driveways per lot. For example, a 5,000 SF lot should have a minimum of a 1 car garage and 1 car driveway. If the property has an ADU, an additional on lot spot is required. Don't penalize developers for demolition of houses. Portland has thousands of houses that NEED demolition. Somehow incentivize smaller houses. 2500 SF house on 4000 SF lot is wrong. And was wrong when done in the past.
1	Improving walking and biking opportunities and resources for all neighborhoods (esp underserved East and North Portland). Improve transit in these areas as well. Reduce reliance on vehicles or increase fees on vehicle use and use those funds to increase investment in transit, walking, and biking.
1	Building codes should reflect the need for energy conservation. Energy efficient windows, highest level insulation, energy efficient appliances, furnace and hot water heater should be mandatory. House size should be appropriate - houses over 2500-3000 square feet are excessive. Larger houses will use more energy for their entire existence (decades). They require more resources to build, and have a much larger impact on the neighborhood. Charge developers a fee for every sq ft over the maximum. (The incentive for developers is to build as large a house as they can squeeze onto the lot, thus maximizing profits. Everyone looses - the neighbors, the new owners of the house, the environment and the city of Portland. A fee would help shift the incentive toward energy efficiency and appropriate size vs profits.) An exception to the fee could be made for established owners (in the house for 5 years or more) who wish to remodel. Lot sizes should be respected. A R5 lot should stay 5000 sq ft instead of being allowed to shrink to 3500 or below. Infill is resulting in the loss of yards. New houses are being built in what was once a back yard. The paltry amount of yard space required in the current city code is inadequate for anything other than a puppy potty place. Where are kids suppose to play? Families gather on a sunny day?
1	The city should require that all new homes being built be "affordable," and create more rent control measures in place. While wages have been basically stagnant over the last ten years, housing costs have nearly tripled. As a single, employed middle class adult in my 40s I cannot afford to buy a house and can barely afford to rent one.
1	Set up a task force on dealing with existing homes in horrible states of disrepair, properties laden with non-working vehicles, trash, etc.
1	Allow duplexes and rowhouses in single-dwelling residential areas. Change code to encourage smaller garages facing the street. Relax on-site parking standards so that driveways and garage doors don't dominate frontages.
1	Include parking, establish setbacks and height requirements in keeping with the established neighborhood. Current policy is increasing aggravation and not fostering a sense of community.
1	All large multi unit buildings must provide parking! The character of old Portland is being lost - preserve the historic character of Portland. Stricter building codes with approval of neighborhood committees.
1	consider the existing taxpayers that have had new giant homes overtake their existing private yards, block their sunlight and ruin their homes value and livability. maybe you should consider reducing the existing taxpayers rate when their home is affected by new infill housing. or when they lose parking. stop being so greedy and trying to sell it off to your residents that its the green thing to do.
1	insist on off street parking limit height charge developers for any and all costs of building including road repair \limit # of apt houses per block
1	parking issues need to be addressed. people are not just going to bike and is not always an option considering the aging population. If mass transit is to be used successfully it needs to be available to everyone....not three blocks

	away. We need to consider is there is enough infrastructure i.e. sewer, water, sidewalks, roads to handle the infill that is projected. If not should we consider a limit?
1	parking permit program where homeowners get a free parking permit; apt dwellers must purchase parking permit
1	It needs to become less easy to divide lots into smaller lots and cram new 2+ new builds or new apartment complexes onto them. And new builds NEED to come with required free parking.
1	Ensure single dwelling residential properties are required to provide adequate parking for the size of the dwelling. This is to reduce all the needs for residential on street parking. Which then allows for merchants to provide services and have on street parking available for their customers. This helps build more self sufficient communities that don't rely heavily on motorized transportation for basic needs.
1	Require off street parking. A family will have a car. Street parking will be needed for all the apartments with no parking (which should be required)...
1	Create zoning to allow more multiuse properties (shops w apartments/office buildings on top), encourage variation in size and style of homes being built. Invest in low income housing in every neighborhood, especially in neighborhoods that are being rapidly developed/gentrified
1	With so many apartment buildings being built, we need incentives to build more single family houses. There is huge unmet demand for single family houses that are at median price. (Not those super expensive 3 story huge houses)
1	Talking to existing residents and stakeholders. Asking that community about their values and interests and figuring out how the development could add to the neighborhood instead of becoming resented. Not sure about the technical term, but remember that many people move to Portland for the "feel" and if neighbors and small business owners are continually ignored when developments go up, the "feel" will be gradually lost.
1	Stop the crowding in our neighborhoods by greedy developers (that don't have to live in our neighborhoods) and the invasion of everyone's privacy around there obnoxious, oversized monstrosities! The so-called leaders in our city need to seriously consider the input of the taxpayers that pay their salaries instead of the greedy, disrespectful developers that seem to be running everything! We bought our homes in our neighborhoods because of the natural beauty, quaintness, accessibility, etc.
1	I hope we are cautious with zoning changes in single-dwelling residential areas. The recent influx of multi-story apartments and condos that are popping up in neighborhoods (e.g. SE Division and N Williams) are changing what used to be family-centric neighborhoods with spacious homes on traditional sized lots, into clustered, highly-compressed, and overly saturated areas that appear to be catering to people without children who don't mind living right on top of one another. Just who exactly are we catering to and/or attracting as we build more of this type of housing here? Not to mention the fact that these buildings tend to swallow neighboring homes in their shadows, as well as making travel in and out of the neighborhoods slow and congested. Portland would do well to expand at its borders if we want to maintain a quality of life that allows its residents to breathe. Neighborhoods should be allowed to retain their character without worries about when the next lots will be divided up and filled with as many dwellings as you can squeeze on them. The first consideration should be what type of people already live in the neighborhood. If the area is mostly families, then family living should be promoted there. Keep the R5 lots, encourage community based development in the commercial zones there...such as cafes and restaurants, and other small, local businesses. The multi-unit housing, which appears to cater to non-families could be developed more on the outskirts of the city, where the increased traffic from all that density would be displaced from the small, busy roads of closer-in Portland. Having people live right on top of one another lowers the quality of life for all, and that is precisely what has made Portland what it is...the ability to have a high quality of life with a community feel...so let's strive to maintain that in our vision moving forward.

1	Consider removing off-street parking requirements and legalizing a range of housing types besides single-family detached homes (duplexes and courtyard apartments, for example)
1	Liberalize ADU rules and build up when possible, but enforce a 1 parking space per unit requirement in large developments.
1	The main thing is making sure the infrastructure around can support the increased number of dwellings. i.e. congested streets with traffic, number of teacher to students and parking. A big thing is make sure these dwellings have parking available off the streets. Our two way neighborhood streets, have become dangerous one ways due to not enough parking.
1	Loss of privacy with new houses taller and facing into others Windows. Loss of yard privacy, increase of shadows and loss of natural light
1	restrict the size of replacement homes to the size of the original home prohibit tear downs of sound homes
1	The monitoring of these projects is very poor. All tear downs should be recycled. Viable housing should be remodeled. The current rules on remodeling and lot size are absurd, allowing tear down of all but several walls to qualify as a remodel. You are not fooling anyone. It is obvious that the city is just too interested in it's tax base to care about our quality of life and neighborhoods.. You are allowing all of the "Little boxes made of tickie tackie" to be built without consideration for the quality of our lives. Destroying the city of Portland and our lifestyle is eminent.. Without question. If you build it they will come but if your don't our lifestyle will be preserved. We don't need more of everything. But I know GREED will prevail on all levels.Do you think we love all of the gridlock traffic and the pollution, the crime rate increasing, the accidents? If you don't build it they won't come. So, STOP STOP STOP!! We have lost our lifestyle. It's gone!!!
1	Retail on the ground floor. I hate all the buildings which are putting apartments on the ground floor at the sidewalk. What a terrible thing for creating gaps in commercial strips and who the hell wants people looking in their living rooms.
1	Allow both internal and detached ADUs to be developed in single family zones. Allow large homes to be easily subdivided like those in NW district.
1	Considering the city was designed to promote density and our mass transit plan compliments this, I think your doing fine and no changes are required.
1	The City has got to resist NIMBY pressures that aim to stop infill development - if we cave on that, it will come at the expense of affordability
1	Commission Architectural Heritage Center to define specific elements of housing that are unique to a neighborhood and should be incorporated in new buildings. Maximize the size of front yards. Don't set a uniform setback from the street for all new housing. It should vary.
1	Emphasize off street parking, zero permit fees for ADUs, eventual permit parking in SE neighborhoods near public transportation.
1	Being flexible about certain zoning restrictions to afford more integration of old and new. Less cookie cutter, more creative use of space.
1	Tearing down quality, existing houses should come with a price. Those funds could be redirected back toward affordable housing.
1	Zoning updates; getting "back" to the City's commitment to public involvement (i.e. truly listening to citizens' testimony and input. At a recent Bureau of Planning and Sustainability Commission meeting, the chairperson called one group of neighbors "elitist")! I fear Portland is becoming Beverly Hills or the Bay area!

1	definitely zoning updates, plus in my neighborhood, we don't have sidewalks and runoff from the streets is a problem. I'm assuming these types of access and use issues will be retooled also.
1	1. work with banks to make it easier to build housing projects that are mixed low income and market rate. 2. encourage more common green spaces to to relieve dense areas. 3. extend SDC waiver for ADUs 4. address county tax issue on ADUs
1	Portland is losing its charm and character at an alarming rate and hideous boxes are going up everywhere, blocking views, increasing traffic. I think we should designate some parts of the city to be car free, and buildings should be regulated to fit in with the neighborhoods
1	Style, parking, it seems north Portland is taking a beating with density and more low income instead of trying to at least make north as nice as other areas
1	New structures should fit in with existing houses in terms of size and architecture. The city should encourage new house construction to offer housing suitable for elderly or disabled persons. The city should offer low-interest loans for homeowners to upgrade energy efficiency or install alternative energy resources.
1	Maintain existing character of neighborhood. Maintain minimum Lot size for new development that matches current average lot size Of surrounding properties.
1	Setbacks and enforcing them, height restrictions- 2.5 story houses next to one story take sunlight away from the property to the north i.e. Loss of garden space, food. As a city, we are losing that class of homeowners that made Portland weird. Close the loop holes.
1	Zoning codes should be updated to allow people to make modifications to their current homes that would allow them to stay in their current homes versus needing to buy a bigger one (i.e., build a garage).
1	Quit tearing down perfectly good houses just so developers with ties to city councilors can make a quick buck
1	There should be no less than a set minimum of outdoor space for each potential resident. This is play space for children, privacy space for adults and green/recreational space for residence. Portland should never become a concrete slab or a place you have to leave your home to go outside. Parking should also have a minimum number of spaces designated for each unit. Environmental concerns are fine and should be considered too, but people will drive and they must park. I don't want a lack of parking to be a stress. Finally, and most importantly crime. Crime is a terrible problem in Lent and Gilbert. Infill without increased police and a concerted effort to remove the criminals from filled in neighborhoods is just an invitations for more crime. DO NOT CREATE INCREASED MARKETS FOR CRIME.
1	Inclusionary zoning, penalties and fines on illegal airbnbs, higher regulations on ADUs, subsidies to developers creating affordable/subsidized housing, building and maintenance inspectors to ensure affordable housing is up to market rate standards, higher regulations on people with 2nd homes and investment properties.
1	Require parking for all apartments, [du and above]-plexes, and homes. Actively encourage owners and developers from cutting down and damaging medium or large trees. Require setbacks and garden space for new infill homes being build.
1	It isn't really a problem. Most of the newer homes blend in style but neighbors object to the larger homes being built. Infill larger homes accommodate larger families and graetly increase the tax base. If you want to attract 20% of regional growth you need to provide adequate housing choice not just apartments.
1	Make public notice of meetings in a variety of media sources; No closed door meetings; Publish results of meetings in a variety of media sources; Hold meetings in area under discussion to allow more residents to attend;
1	Maintain character of neighborhood by controlling house sizes and distance between new and existing homes. Require more parking for mutliunit housing.

1	Make it easy for people to stay in homes by making airbnb-type rentals easy; encourage and don't penalize ADUs
1	Individual families that have already invested in a home in the area that they desire based on the qualities of the neighborhood do not want to be forced out by noise and crowding that comes with putting in multi-family housing. Allowing a different type of housing in a current neighborhood is bad because it changes the basic characteristics of the neighborhood, perhaps in a way that is detrimental to the safety and value of the homes they likely have sunk their life's savings into, like me. I chose to buy a house where there was no multi-family housing nearby for a reason. Don't force a change to the fabric of the area that I chose to live in by changing zoning. If the city permits building that will decrease the value of existing homes, then the city should compensate the existing land owners through additional fees. New construction should require improvements to the surrounding neighborhood (added greenspace, improved streets and sidewalks). Developers of multi-family housing in a single-home residential neighborhood should be penalized for choking a neighborhood with a glut of people that potentially changes the peace and quiet of the neighborhood. They should NOT receive bonuses for doing so. Existing homeowners should not be penalized by filling neighborhoods with value-sucking multi-family homes. Put them all together away from the existing homes. People who own single-family residences generally do not live in or near multi-family housing for a reason. There should be rules against building multi-family housing on property that is smaller than can comfortably accommodate such a development. Put those smelly, disease-ridden developments somewhere besides next to our peaceful single-family homes. I bought my house in large part because of the environment in apartment living. Don't bring that trash to me and force me to live in that environment against my will. Current, local owners should have a say in the type and number of development that will go in to their immediate neighborhood area. Ask the people in the west hills how they would like to have low-income housing apartment buildings squished in between their house and their neighbor's and you'll know how I feel. If only my voice could be heard in southeast as loudly as the voices on the west side will be. If the city decreases my property value by moving in multi-family housing, or houses in an updated style, I want to be compensated for the difference. Choose an area that already has problems, and force developers to pay a high price for the land and fees. Develop land outside of existing areas, and have developers pay for additional services, like bus service and grocery stores so they can stay there. If you want to wipe out a neighborhood, wipe it out where there are already similar problems that come with multi-family housing like in Lents or North Portland. Changes should IMPROVE standards of living, NOT DESTROY them.
1	Developer should be required to provide more affordable housing units and high density housing should be encouraged.
1	Develop architectural design guidelines that are enforceable and upheld (can't buy way out). Guidelines need to allow discretion on part of City's review to critique and improve sub-par design submittals (incompatible or inappropriately sized structures for neighborhood).
1	better communication w/neighbors so their voices are heard, inform neighborhood of potential infill and zoning updates.
1	Fines &/or incentives for green building and less wasteful demolition. Enforcement of affordable housing mandates.
1	See the video in this link: http://www.slate.com/blogs/the_eye/2015/03/06/how_to_make_an_attractive_city_a_six_point_manifesto_from_alain_de_botton.html
1	Require higher ratio of low income housing since so much existing infill does not and has not addressed that. Require underground parking for units, restrict height in relevant neighborhoods.
1	I like the idea of increased density near transportation corridors and commercial strips. I suspect there are more areas that are currently all single-family which would be better zoned for more dense development.

1	Tax penalties for not providing parking. Industrial zones need to be kept industrial. Our art spaces are disappearing and no one is going to build the warehouses that are needed. Mile Post 5 doesn't count.
1	Zoning contextualized for each neighborhood; flexible or responsive to neighborhood associations.
1	#1 : If the proposed infill project infringes upon the adjacent owner's privacy or view, and those adjacent owners are opposed to the infill project, the project should NOT be allowed to proceed until the original residents are satisfied. Period. !!!
1	This is a tough issue for a lot of people, but I'm very excited about infill, particularly affordable infill. Very large single family infill is less valuable to me. I do think we need to address the car storage/traffic challenges. Charging for on street parking and continuing to improve alternative transportation options?
1	- Look at success models in other cities. - Give neighborhoods the opportunity to create consensus on the 3-5 most critical development guidelines for each neighborhood, and allow them to be used as criteria for approving new development. - Put 10% of development fees toward affordable housing.
1	In existing single family areas, offer incentives to encourage developers to be more thoughtful in having their buildings reflect the housing style of the area if possible, i.e. don't shoehorn a three story Tudor style into a street of one story Craftsman bungalows.
1	Match existing neighborhood character so infill don't look out of place. Require more lot size - developers build huge narrow homes with no yard, poorer quality of life for all. Don't allow destruction of historic homes to squeeze 2-3 tiny modern homes in lot - spoils neighborhood treasures and character, and usually removes tree canopy.
1	Stop gentrification. People cannot afford to stay in the neighborhood they have lived in all their lives!
1	Don't let someone build a house that shadows my lot, I don't want to give up my sunshine. Get Rent Control policy into effect. Offer more blue collar jobs.
1	It shouldn't be so easy to completely demolish a house. Increase setbacks so that new houses don't take up the entire lot and dwarf those around it. Encourage developers to build around or incorporate existing trees into designs. Keep new building to within 25% of the original home's size. Each unit of a new duplex on my block is 2500 square feet, in place of one home that was about 1400 square feet. Ttwo behemoths in place of a modest bungalow is not the right idea, but the developer made a bundle.
1	I like the use of multiplexes that maintain the character of the neighborhood. As Portland grows and matures, I'm hopeful that city planners look more to Europe than middle America for answers.
1	I think R2.5 is too small for residential neighborhoods. It encourages tall homes that block sunlight.
1	Restore historical designations. Stop demolishing blocks of historic flavor and putting up California-developer-based high-density buildings. Don't build new residential buildings without adequate parking that over-taxes existing over-burdened onstreet parking. Create better forums for feedback when there are going to be neighborhood changes (demolition of existing structures and construction of new). Give an online option and not just a townhall forum. We work and have lives (which you affect constantly without our consent). Catch up with the technology caravan. Keep Portland Portland for those of us FROM Portland. Please stop turning us into a generic "mall" city that the locals can longer afford. Our attraction as a city is primarily based on what the locals have made it; location is secondary. Stop driving us out ... Please
1	Stop taxing ADUs/home additions so severely. Provide other incentives to encourage ADU development. Stop charging so much for permit for energy efficient upgrades, ADUs, etc.
1	neighborhood review. the neighbors, generally, know what's best in their district. (squeaky wheels and whiners shouldn't carry too much weight.)

1	ALLOW TINY HOUSES AND RVs AND OTHER DWELLINGS IN BACKWARDS AND PRIVATE LAND! This is a huge issue that needs to be addressed. It should be completely legal to live peacefully in a backyard dwelling. Those who cannot afford to rent in this city should not have to live on fear that their home will be taken away from them simply because it does not fit the city's current definition of legal housing.
1	Encourage more diversity of housing styles. Seems like there are the same 3-4 styles (fake craftsman) that keep getting built.
1	Consider keeping lots to within the average lot size of the neighborhood. Given our growth boundary it could encourage builders to build larger homes on existing lots which would increase property values for everyone in the neighborhood.
1	Leave enough room for OFF-STREET parking. Consider the makeup of the family that might live there and how many vehicles they would have. Otherwise they end up in the yard or on the street.
1	Firm based codes and or pattern books specifically calibrated to different neighborhoods with different existing building stocks, typical parcels, or market forces. Eliminate lot area per DU requirements. FAR for small residential is a trap, better off with firm focus. By right permitting. Permit commercial establishments in residential areas to provide amenities, services, jobs, and social spaces.
1	Review design/architectural plans with the neighborhoods and pre approve a set number of styles of infill houses that is agreeable to the neighborhoods in which those styles would be built
1	Change zoning to allow more density everywhere. Allow tall mixed retail/residential in all areas of the city so that amenities can be built on ground floor to serve the neighborhood.
1	It's hard for me to imagine much infilling on my street 8th near Alberta as current houses and lots are quite small. But I would like more affordable rental and owned housing in the city to help poorer families, young adults just starting out, and seniors aging in place. Increasing diversity in neighborhoods is a great goal. The only thing I worry about is that someone will want to tear down the house next to me on the south side and build a 10 story apartment which blocks all the sun from my house (hope to install solar panels when they are more affordable -- and it would be crummy to never see the sun coming through my windows). To make the proposed changes, I think it is crucial that all residents are treated the same. No special consideration for rich folk in upscale neighborhoods. If the changes are evenly shared, I think many more people will support them.
1	Create medium density buffer zones between higher density multifamily and single family areas. Allow for duplexes and other "missing middle" style developments in single family zones.
1	Why change the neighborhood feel? Why can't these taller, more condensed homes be built in communities by themselves? More rentals will change the character of the area with more welfare recipients who don't care what the yard looks like.
1	City s should better regulate or discourage (or even prohibit) demolition of viable housing stock for both totally new construction and for the partial rebuilds that end up being new construction. The city should be more concerned about style (and facade) of both housing and the commercial/retail/housing structures that are being built. Both scale and vernacular are changing neighborhood look/feel and the distinctive character of neighborhoods but allowing 'cookie cutter' construction. Portland is beginning to look more and more like other places and not itself. Is that what we want? I certainly don't. The City also should maintain (or revert) to zoning that minimizes skinny lots and other infill development that changes the characteristic of the neighborhood. Also need more emphasis on affordable housing and taking care of the homeless population. It does look like PDX is becoming some kind of weird 'gated community'.
1	Zoning updates. It is so important to maintain the character of the neighborhood. The monstrous new homes in our sweet little neighborhood (South Burlingame) of small homes are gross and disgusting.

1	Provide owners a tax payer incentive to update, expand and remodel existing units. Provide construction guidelines and standards that identify what and where to rebuild or replace staying with community designs and intent. Right now it seems the realtors and construction crews are pecking the ground looking for potential space, one lot at a time.
1	Require sustainable, green building practices, emphasis on for profit development and multi-unit housing.
1	Not sure if row houses count as single-dwelling residences, but we should be strongly encouraging row houses. Five-foot setbacks on either side of a property line are such a waste of land - and the land can't be used for anything.
1	Affordability density bonuses and bonuses (relaxing FAR to a degree) for 2 and 3 bedroom units (especially affordable) would help tremendously
1	Use schools as places to meet and get community input, not just city hall facilities. Too difficult to access.
1	No skinny houses. Quality design standards that would reward builders for building homes that will enhance the neighborhoods. Involve Neighborhood Associations in design preferences for their neighborhoods. It takes more time up front, but it reduces contentiousness in the long run-- ands builds a better city.
1	Increase focus on non-single occupant vehicle transportation, i.e. increased bike lanes, bus routes, light rail expansion. Lombard St from St. Johns to the airport is in particular need of significant redesign. Ideally would be one lane each way with center turning lane and bike lanes in each direction.
1	Making it easier to put duplexes on R5 lots. Bonuses for building smaller or more energy efficient homes.
1	Consider rezoning so that duplexes and multi-family housing can be created out of existing houses, rather than demolishing.
1	Protecting our citizens from cruel evictions by out of state developers. We have more families living on the streets, in cars or shelters then I've ever experienced in my 60 years residence. I was born and raised in Portland and have always had faith in my local government. Neighborhoods and communities were important but now these aspects of Portland are for sale and the citizens are expendable to developers who have no concern for the destruction. As a tax payer with a 97% voting record, I will continue to track and follow the demolition of our once great city. My next concern is with the increased population comes maintenance and repair with the cost burdened to the property owner by increased taxes. We have visited the idea of sales tax over the years, but this needs to be addressed again as we are being priced out of homes with increased property tax. Is this possible the long range goal to seize more land for infill? Hmm, just saying. So in closing, I see many problems, families in crises, a city hall for profit that has turned its back on the community and passes the rising costs of roads and metro maintenance to the taxpayer. Maybe replacing the existing PDC with a council of concerned, informed and proactive community representatives without a profit agenda? I have no magic answee but I know that people are angry and want change now!
1	The housing crisis in Portland has resulted in a lot of displaced persons and families. This has resulted in "homeless camps." The City needs to purchase large shipping containers (metal) and turn them into housing for homeless people, which people are already doing ("tiny homes" ideas) for a profit. These could be vacated daily or weekly and cleaned. They can offer minimum amenities, which would include shelter from poor weather, and would show compassion to the many who are being displaced by the rise in cost and lack of low-income housing availability. They could be on plots of land that are not marginalized.
1	With more houses incorporating solar panels, a new, taller house next door could block the sunlight and make them useless. This needs to be taken into consideration.
1	Get it right, be consistent, don't disproportionately represent "monied" interests; take the long view.

1	The fees that developers have to pay, if any, for demolishing yards, trees, and gardens--permeable surfaces that protect our watersheds--to build gigantic monstrosities that are tributes to conspicuous consumption are in no way a deterrent. Infill preserves the urban growth boundary, but in practice as done now, tearing down a perfectly fine house with room for a garden and downspout disconnects to build a huge eyesore that fills the lot to the sidewalk and in which THE SAME NUMBER OF PEOPLE WILL LIVE as the smaller house--but they'll be rich (and thus likely white) people, since the affordable houses are now gone--is totally contrary to what Portland says its values are. If this plague hadn't spread to surrounding cities, I'd be looking to sell my house and leave Portland now.
1	Put a major focus on transportation. Limit cars and make public transport options and biking viable. Start in the more conservative areas by loosening ADU rental restrictions.
1	Better identify people in positions of decision who have conflicts of interest and remove them from those positions. It's corrupt and ultimately detrimental to all. Also, allowing homes with Carriage houses or separate studio like areas to rent out those spaces for commercial boutique-style use would be pleasant and cheerful. I.e. The large home at NW Marshal and 26th.
1	The residential zoning code should be rewritten to provide truth in zoning and reflect the values expressed in the Comprehensive Plan including one size does not fit all. Residents should know what to expect in terms of future development based on a clearly stated, comprehensible zoning code. To achieve this, the underlying lot lines should be de-activated. Tearing down viable existing housing does not provide more affordable options without serious subsidies. More 2 and 3 bedroom options that are affordable should be incentivized. The impacts of the removal of large canopy trees should be well understood and mitigated in all development plans - in some neighborhoods, the potential impact is profound (see treesandhealth.org). Ways to consider the preservation of large conifers in East Portland should be included in future residential development there - a distinct feature of that area.
1	Parking is becoming a big issue. New multi family homes are being build with no parking structures. This is making the streets around those buildings very congested and people coming to visit are having to park blocks away.
1	Zoning: Right now some regulations discourage homeowner but not developers, put more restrictions on spec houses. Attached housing on a split lot should be required to comply with solar access codes.
1	Discounts on property taxes for multi family housing and low income affordable housing. Not necessarily income restricted.
1	Some areas don't have the infrastructure capacity to accommodate growth. The city must use public resources to build sidewalks, bike paths, stormwater management systems and parks, and seek better transit service to allow the growth without just more cars. Limit growth in areas that don't have the capacity.
1	Infill homes pay a one time fee to community organization to fund neighborhood improvements or block parties for all.
1	Most new houses are very big and obtrusive. Perhaps there should be a code that when old homes are demolished, the new home that is built can only be a certain percentage larger in terms of square footage and footprint.
1	Encourage/allow smaller homes that that blend in better with surrounding homes. Consider existing neighborhood character - encourage good design good proportions. Require sufficient parking spots. Don't exempt developers from building ped/bike infrastructure. Consider existing infrastructure - can it support the development?
1	Keep as much of the tree canopy as possible, especially large, old trees. Improve bus system, more buses, more frequent service, covered bus stops to encourage use of public transit and lessen parking problems. Keep the good old houses.
1	Implement the demolition tax. Don't cluster all affordable housing in one place! (MLK corridor)

1	Attractiveness. Make lower income housing attractive. Beauty affects everyone, and by not allowing people who are poor to experience having a beautiful home, we hurt the whole community.
1	Whatever you do, realize that portland exists beyond Caesar Chavez blvd. East Portland has been left in the dust.
1	Currently, SDCs encourage larger single family homes because the cost per sq ft to build is lower. Consider increasing density by basing the fees on square footage rather than per dwelling unit. This would reduce the cost of building smaller multi-family units.
1	Stop letting developers build huge apartments and condos without adequate parking underneath the building. This affects the nearby single dwelling livability.
1	Encourage some designs that look more like older homes (i.e. finished basements, with 1.5 stories instead of 2 full stories on a crawl space). Quality facade finishes and front windows, options that do not have a street facing garage.
1	Should allow more than one adu within a home and at a property i.e., freestanding adu building, minimum additional interior adu or apartment
1	update zoning to allow for smaller lot size, continue to encourage ADU development, remove driveway/onsite parking requirements
1	remove the 5 year building moratorium on the second lot when a house is demolished that sit on two lots.
1	Neighborhoods that have charm or character generally have houses that were built individually and do not look alike yet have many similar features. Discourage tract homes at all costs and encourage new individual homes to have designs that easily blend with the old. There is no benefit to having Portland look just like its suburbs.
1	Work with neighborhood associations and take immediate measures to protect our city canopy! After all that's what makes Portland so desirable! We proclaim to be a green city, but then 100 year old trees are taken down without a second thought!
1	Update zoning laws. Keep housing affordable. Allow property owners to have rentals on existing residential properties.
1	Required on lot parking. No 'skinnies'...put walls against windows! Shared/ communal back yard spaces for subdivided lots. Eliminating the tax reassessment of the primary dwelling unit if an ADU is built.
1	Consider traffic!! not one single house or apartment building should be built until roads can be expanded/improved to support the increase in traffic
1	Current development practices are ruining my neighborhood, changing many of the things I like about it, and replacing it with things I don't like... all in an uncontrolled, overblown, ridiculously speeded up manner. Don't destroy viable neighborhoods to line the pockets of developers... build more parks instead. Develop empty or derelict spaces. Do not whore for developers.
1	New houses should adequately fit the lot and match the current characteristics of the neighborhood they are being built in. The current projects are not creating creating more affordable housing in Portland. There is more housing but it is not affordable for low-income people. Take note of all the homeless people in Portland.
1	The city doesn't have the infrastructure to support this push for more infill housing. Traffic, parking, and public transportation are over crowded.
1	Substantial tax on demolition of old houses- old houses that have formed the residential and even cultural character of Portland. Smaller apartment buildings that better fit neighborhoods, in both design and size. Recognition that apartments built next to houses block valuable light, compensate home dwellers properly.

1	Set specific guidelines for apartment dwellers to have on-site parking. Please keep in mind the livability of those of us who already live in city neighborhoods. There is a point where you ruin our livability with too much infill. We don't want to be a New York City. Green spaces and the amenities that we have enjoyed are also important to us. It feels that you are abandoning the lifestyle choices that we feel are important. It seems like greed is driving your decisions rather than concentrating on the quality lifestyle and happiness of Portland's citizenry.
1	The current street paving quality. Our infrastructure has many undeveloped or unimproved roads in SE PDX
1	Relax rules on duplexes, ADUs. These tend to maintain character/scale of existing housing stock, while at the same time increase density/affordable housing.
1	Create specially priced housing for those who have no cars. My key concern is that projects like those along MLK and Grand will worsen already bad traffic. That housing is right on mass transit lines and the people that live there shouldn't be driving downtown, for example, to get to work. They should get some kind of credit for NOT having cars or for NOT driving their cars during rush hours, or penalty for joining the traffic jam. ALL new housing should have onsite parking whether in a driveway or under the house or multi-family dwelling units and/or some kind of incentive or penalty for driving during rush hour.
1	Quality construction/standards on new houses. Tough to look at, for example, "tall skinnies" built in the '90s that look terrible for their age.
1	Financial incentives to allow families who have lived in a neighborhood for a long time, or whose parents and grandparents have lived there, to remain there.
1	We have to have open spaces to prevent flooding. Parking issues - parking needs to be part of the infill
1	Increase number of disabled parking spaces in commercial zones. Incorporate parking accommodations in all new apartment buildings. Allow residents of houses without driveways to reserve street parking in front of their home.
1	FAR standards to control scale, reduce tree protection standards to gain efficiency of land, front facade articulation standards
1	incentives for allowing existing homes to remain, and encouraging affordable, smaller homes. adding on additional fees for demos.
1	Keep the ADU development charges low, and allow diversity of design (ie allow different roof lines, etc with the new buildings). Encourage multi-unit buildings - people are moving here -they want to live in the cool city centers, so give them places to live. Allow duplex-quads to replace some single dwelling residences Invest in more low income housing that is fully integrated into all parts of the city. Offer tax or other incentives to developers of multi-unit dwellings who allocate 10-15% of their new units to low income residents, esp families. Lets lead the way in integrating communities, not creating ghettos.
1	Keep established trees on the lot and build around them, increase mandatory amount of yard, and something needs to change about the giant flat walls that these new houses have. I get that they want to fit the most possible square footage into a house to get the most possible amount of money for themselves, but they are an eyesore.
1	The problem here is, the allowable building envelope standards currently in place are far, far too lax...and fail to take into account the scale and siting of neighboring structures, and fail to take into account existing patterns in the blockfaces and neighborhood. This allows for monstrously out of scale structures, impactig the privacy, light and air access, and livability of neighboring properties; and also encourages the demolition of perfectly livable structures. The allowable envelopes need to be reduced by a good 15%. I am baffled as to how this has been allowed to continue, when there are so many successful examples nationwide of zoning and design guidelines which allow for good, contextual new construction...as opposed to these absurd Renaissance Homes behemoths which literally destroy pre-existing fabric and patterns which make Portland...Portland.

1	<p>Work with county officials i.e. METRO, Multnomah County commissioners and assessors, and city officials as to what will work. Without this happening there will be many future court fights over land use and zoning laws that will come at taxpayer expense. For instance the ADU issue that has come up and widely written about. The city promotes ADU's, but the county deems to want to kill the ADU infill with higher taxes on there interpretation of Measure 50. Portland's new comprehensive plan encourages these new developments. Many people seem to be putting their projects on halt. It seems the county is cutting off their nose to spite their face. One couple I know we're going to build an ADU that the city promoted and knew very well their taxes would go up about \$1,500, but after talking to county assessors, reading about this issue, and seeing people's taxes going up 500% they decided not to build. That in itself is lost revenue to the county. Think of the hundreds of people that won't do this now and then think of all the hundreds of thousands who will move here in the next decade as has been predicted by the city of Portland and the state of Oregon. Do the growth boundaries get expanded beyond METRO control and into the areas where people have their parks, forests, and other aspects about the city of Portland taken away? There is a lot to be done and state, county, and city officials need to build alliances to make sure Portland doesn't become a San Francisco where gentrification made it impossible to live in the city.</p>
1	<p>Mandatory parking plan that takes all residents- not just new housing consumers- into consideration. Many infill projects based on the idea that residents will use public transport for work, school, etc. And many do- but they also own cars, which they dump into neighborhood for days/weeks on end.</p>
1	<p>The requirements for ADU's is much more rigorous than for the brand new mcmansions that are occurring in our Sellwood neighborhood. Cute older homes get torn down by big developers, the character is not preserved, they are way bigger than all the surrounding homes and it ruins our neighborhood. The biggest concern is that homes are getting torn down or other lots are then getting transformed and huge apartment buildings have been going in out neighborhood and there is no parking provided. They for sure don't fit our neighborhood which was one of the first established neighborhoods in the Portland area and its character should be celebrated...and there is no parking so our streets are crowded and traffic is way worse now and we cannot support this type of infill for our neighborhood, it ruins the services, roads are worse, traffic is horrible, parking is non existent and we cannot support that type of infill or huge increase in population. There is also a lot more crime in our area. No one wants sellwood to be like the bay area with the traffic and parking issues, no one wants to have to drive around the block for 30 min. to find a place to park, no one wants to wait in traffic to go 13 blocks in 1 hr.</p>
1	<p>Develop high standards for developers to meet if they intend to demolish homes, plus the taxation recently proposed by the Mayor. Increase City support for dismantling technology with tax incentives. Future mixed use zoning should offer bonuses for residential-only development, and not allow commercial-only projects within existing residential neighborhoods. Developers should be given a short menu of the types of projects to get the green light (fast track permitting?), with requirements for affordable housing, small or tiny houses, ADUs, maintaining trees on lots, and addressing a mid-range of house sizes, affordability, and rentability appropriate for today's smaller families. Apartment projects must include affordable options and below ground parking adequate for residents without additional charges (built-in to rent structure). Cycling storage and other conveniences for apartments should continue to be favored by City permitting.</p>
1	<p>Start enforcing rules already in effect and pay attention to concerns of existing residents instead of sucking up to developers.</p>
1	<p>Existing trees of a certain height and width should be protected to ensure a healthy urban canopy. The developers need to be fined for the illegal demolition of homes without permits, who lack safety equipment, do not notify the community of demolitions, lack asbestos containment control, and work during the city's established quiet time hours. The sewage systems need evaluated to see if we can accommodate any additional homes and how many. Environmental impact studied need to be preformed in neighborhoods like me and se, where rapid growth development is taking place. Homes older than 80 years should be allowed sufficient time to apply for historical status. Existing green spaces, community gardens, and murals should not be allowed to be Demolished. Trees</p>

	<p>should be given historical preservation rights if over 80 years old or a significant piece of the local community. Major developments should be required to include green spaces to replace the ones they've taken, and provide adequate parking in relation to the number of occupants per building instead of assuming new residents will exclusively use public transportation. Finally, our city needs more recycling facilities to accommodate bottles and cans. The new seasons on Fremont only allows 24 refundable cans per day, per person; they are the only new seasons location who has this rule. The next closest facility is on Hayden island. If we truly are a green city and sustainable city; its time we act like one. Each home should have room for a garden, not built to fit. Stop letting these developers tear apart our city. We need facilities that encourage recycling and reuse of homes that are torn down, instead of filling landfills while developers fill their pockets at Portland's expense. This short and silent documentary shows the demolition and destruction in north Portland just over the last few months. https://youtu.be/hYZ_usnoPsU</p>
1	<p>Portland has traditionally been a city of neighborhoods. That concept has been at our core, so the current rampant development is not only changing the character of our neighborhoods, it is changing core values of our city. We need increased public scrutiny of developers, their prior practices and values. Suggest the city create a rating system & community input system for developers, e.g.: 1) name of developer/development company; 2) location of home office (i.e., in or out of state; 3) score how well developer worked with prior neighborhood to retain trees, neighborhood values, etc. This information should be publicly available, and there should be a process for neighbors to have input about commercial developers who want to purchase neighborhood property. Lack of information currently hampers neighbors' ability to respond as quickly as needed when their neighborhood is at risk of being altered by companies & individuals who don't share neighborhood values. Before neighborhoods experience significant changes due to development, there should be a process whereby neighborhoods have input (e.g. vote) to determine the extent and type of change their neighborhoods will undergo, with different levels of change reflected in zoning codes. I'd suggest something like the process used by the US Forest Service where different options are offered to the neighbors and a public process evaluates those options before development occurs. Such input would be considered equally with planners' goals.</p>
1	<p>Review demolitions and place in two categories. Run down, neglected homes are automatically eligible for demolition. For the second category, a review board must be created that seeks to preserve the living conditions of existing homeowners.</p>
1	<p>give senior[s] property owners a tax break on improvements so they can stay in their homes longer which would also encourage property improvements rather than neglect. Restore the ADU lower permit fees and wait 18 months before adjusting property taxes so there is some ROI.</p>
1	<p>I've lived in Portland for over 66 years and I've seen it go from a wonderful place to live to a place I don't recognize anymore. Over crowding, traffic, pollution, crime, old neighborhoods being torn down. Portland is not a livable city anymore, development has ruined it and the city has allowed it.</p>
1	<p>Change is hard for people, understand this and communicate with neighbors and local businesses. Don't lose sight of the fact that you need buy in from the neighborhoods as things changes</p>
1	<p>Adjacent neighbor notification policy needs to be put in place so that neighbors have time to respond to infill concerns during initial design process. There is currently NO required neighbor notification.</p>
1	<p>Allow as many options as possible to add housing units within existing neighborhoods and homes. ADUs, duplexes, and other shared housing types allow the neighborhood fabric to maintained while increasing density and providing homeowners with options for additional income. This leads to better / more support for local businesses / transit. It is a win-win-win!</p>
1	<p>Work with local neighborhood associations. Do not give developers carte-blanc to develop cookie cutter skinny houses EVERYWHERE.</p>

1	Concentrate new housing developments on commercial streets and transit corridors. It'd be good to have more aesthetic standards, too. Some of the single family homes going in don't fit the character of the neighborhoods. Not because they're modern but because they look cheaply built and boring.
1	Clearer rules, uniform throughout the inner city to even out impact and keep things fair. Manage timing of construction so there isn't massive change all at once (to avoid the bad reaction a la Division).
1	Tax incentives to residents who wish to live in their homes but need for financial reasons to rent in order to offset cost of living
1	THE BUILDERS WHEN PUTTING IN THE SIDE WALK SHOULD HAVE TO PUT IN THE FULL SIDEWALK FOR THAT BLOCK.
1	From My neighborhood, Montavilla, it looks like the city doesn't have a master plan. I've seen perfectly fine houses torn down to build a mini mall on 82nd and also seen 6 houses packed on one lot near Division and 78th. These houses are on a narrow private street and have no yards, driveways or garages. The neighbors tried to stop it but only reduced the number by one, originally 7 were planned. I also have seen a lovely double lot home and garden leveled and two over sized houses built, advertised as 'green'. It's not green when you destroy 2 lots of mature plants and replace them with houses that have no space to grow anything and will take more of everything to maintain. I have been shocked at what I've seen just in my neighborhood and no longer consider Portland the sustainable city it calls itself. It looks like money have taken over and the future has been forgotten. A reminder, the day will come when it will so expensive to ship food that people will want to grow their own food and most importantly, a city without green space is a dead city.
1	Allow zoning exceptions for all of multnomah county so county folk are also able to better utilize their land. I have forestry zoning and plenty of space for a couple small houses without clearing anything, but zoning doesnt allow I build. Also there should be a maximum amopunt of tree cutting allowed! Fast! Tax credits to landlords who rent for low fees!
1	Maintain adequate vehicle commuter thoroughfares - do not restrict those for the benefit of bicycles (i.e., Vancouver - Williams corridor is now impossible to use during rush hour except on a bike). Ensure that multi-unit properties in surrounding neighborhoods provide adequate parking for residents.
1	I'm afraid I'm not sure on the policy specifics. But as a life-long Portlander, now 31 years old, I'm a big fan of our city becoming more dense while also preserving access to parks and green space within city limits. Doing both will have great benefit our neighborhoods and communities!
1	We live in the 60th Street MAX area and are in an "overlay area" where there is an extra layer of design review from the City to reduce impacts on neighboring properties. It worked very well when 3-story townhouses were built next door. This extra review should be extended to the whole City.
1	Maintaining current and historical character of neighborhoods. No rentals, multi-family in single-family neighborhoods. Sidewalks must be included on all new building.
1	Limit apartment buildings to 3 stories Mandate minimum number of affordable housing units per new apartment building
1	Please leave historic buildings and old trees in place!! Please make sure there is enough low income housing units when putting in condos!
1	To be honest, I haven't seen new single family home go up. Everything is multi-family, which can be annoying when they are less than 19 units and don't provide parking for residents.

1	Develop *enforceable* neighborhood standards, with neighborhood input, that developers need to adhere to, so that new houses fit into the character of the existing neighborhood and have similar heights, house sizes, setbacks, landscaping and yards.
1	Stop allowing developers to completely "scrape off" houses, leaving only a foundation or other scraps of buildings, and avoid fees by claiming they are remodels, not new construction.
1	Right now I feel as if all the infill housing is aimed at a particular income bracket. I think as soon as you require affordable housing in any new development, profit-hungry developers are going to back down. They only care about one thing, I think. Money.
1	Developer incentives to build smaller, more affordable homes (could include multi-family housing like townhouses and duplexes). Many new homes are much larger than the houses they replace, which decreases affordability and wipes out any gain in energy efficiency.
1	Paid permit parking zones. Rules to maintain existing mature trees and vegetation. Fees based on home size (i.e. smaller homes pay less in fees).
1	Don't let people build houses that shade out the neighbors. If the new house building is too close to another lot, then it can't be taller than a certain amount or it will shade out the neighbors. Impervious groundcover will increase flooding and bioswales are not enough.
1	We need to loosen some of the historical rules for remodels. It should NOT be easier to tear down an existing home and put up a new one than it is to replace wood windows with newer wood windows. The developers are ruining neighborhoods..there needs to be rules set in place about keep the integrity of a neighborhood.I do not believe fines will stop developers. I also think we need a larger time frame between developers making the purchase and neighbors reviewing the plans with a mediator.
1	Follow the lead of New Orleans and establish strict design overlays for new structures....allow space for gardens, air and light and realize that the car is NOT going away and high rise dwellers HAVE CARS!!!!!!!
1	Give financial incentives for restoring and updating existing housing stock without destroying the design fabric of a neighborhood. And financial credits to preserve existing trees and greenscapes.
1	Take a look at what Vancouver, BC has done and do the same. Just make it affordable to people of low income.
1	Would like to see laws put in place to maintain integrity of the new construction in neighborhoods. Homes/Apt buildings built should take on the same look and feel as the rest of the neighborhood.
1	This is too difficult for me to answer, I think, because I don't understand your examples. But I like the permitting incentives given to homeowners who build ADUs. Particularly in economically depressed areas.
1	The ideas posed by Eli here are a really good place to start: http://bikeportland.org/2015/03/04/guest-post-progressive-portland-developers-policy-plan-affordable-infill-135242
1	Please, please build better and more attractive new houses if you absolutely must tear down the old ones. I live near a housing development, and it looks like the same two rather sad home designs were used on every single house. Part of what's wonderful about Portland's old neighborhoods is the diversity of interesting and unique old houses. Each one was well-built by someone who took a great deal of care to make it exactly as they wanted it. To replace that with a cookie-cutter, hastily built house is disappointing at best. To replace it with a row of three of the same one is even worse (which you also see a lot of). If the house you tear down has stood for 80 years, the house you replace it with must be just as well done and be built to stand for just as long. So fire your existing designers, front the money for real, good design (and a diversity of designs!) and build some small and beautiful homes that actually look at home in the neighborhoods you put them in. Forget faux-craftsman, it's never as well-done as the original. Hire some local designers and architects who have ideas on what modern housing in the Pacific Northwest

	can be, and see what they can show you. This is an opportunity to create the new neighborhoods of unique and interesting houses.
1	maintain existing lot sizes in established neighborhoods. Do not allow lot smaller than 5000 sw. ft.
1	Bonuses for developers who build smaller more affordable houses that don't take up the entire lot and increase permeable surface area and tree canopy. Higher developer fees or penalties for removing trees, splitting lots, and reducing permeable surface area. Develop some criteria to determine maximum amount of traffic, impermeable surfaces, school capacity, and minimum tree canopy for Portland neighborhoods. Look at research on impacts of trees and vegetation on human health and crime (e.g. studies by Geoff Donovan, US Forest Service, PNW Research Station)
1	Limit demolition of older homes and promote the unique historic character of Portland neighborhoods.
1	Ease adu barriers, such as street improvements. Allow multi family developments and larger developments on large streets, and near major transit stops. maintain character of existing neighborhoods with height restrictions and reasonable but careful design review. Oversized houses are not necessary for a single family residence.
1	Tax breaks for second dwelling on property. Easier development process to make do it yourself remodeling a viable option.
1	- Pre-permitted, pre-approved housing design archetypes that serve as a bonus to developers for their ability to streamline development. - Zoning that allows attached SFR, duplexes and moderate-density housing everywhere (or at least in inner neighbourhoods), not just on corner lots. - Form-based code that TRULY responds to each pattern area instead of nominal variations in height.
1	Zoning updates Strict and serious design review Construction of Parking (requirements) Communication with neighborhoods Construction quality overview and requirements
1	Limit, and actually enforce limits, on AirBnB; I support the construction of ADUs on existing properties (replacing a garage for example), but they should be prioritized as long-term rentals for Portland residents, not for vacationers.
1	Stop allowing building on historical lot lines that do not correspond to the overlay zone. The most destructive force in infill in the city is by granting building rights on these historical lots. Tree canopy is destroyed, perfectly viable homes are demolished and none of this actually adds to meaningful infill.
1	I think a one-size fits all solution seems reasonable but may not be the best answer to increasing density, preserving quality of life and access to amenities. Character and livability need to be preserved while tweaking density and diversity. Working folk need places to live near their places of work. We don't want to become like the Bay Area where teachers need subsidized housing to be reasonably close to their workplaces. Going forward, any zoning changes need to be cognizant of those whose voices are seldom heard. We have lots of squeaky wheels. It is important to seek out those quiet voices on their turf.
1	No matter how the presented goals are prioritized, there is one glaring omission that MUST BE ADDRESSED (sorry for yelling). Strict requirements/laws for ASBESTOS removal in all buildings that are torn down or significantly remodeled (including identification of presence, removal methods, proof/inspections of safe removal and HUGE fines for violations). Asbestos causes lung cancer. This is not news. It is shameful that Portland has not kept pace with the entire country on this issue.
1	Revise zoning laws to allow more multi-family units and accessory dwellings. Charge for on-street parking in congested areas. Increase public transit and biking infrastructure.
1	Housing should go up, not out. I'm not concerned with new houses being taller than existing; they should be. We should copy Japanese architects used to working in crowded environments. Perhaps tax credits for new buildings using space efficiently in addition to credits for energy efficiency.

1	Stop allowing lots to be subdivided and existing houses to be demolished. Allow new construction in areas that have not been built upon. Better prevent destruction of old houses that are replaced with more expensive houses.
1	Parking is already difficult, and the city is allowing large apartment buildings with zero parking accommodation. New dwellings NEED to have parking on the site, not on the street.
1	Cramming more houses onto smaller lots does not make our city better. This is not the way to improve neighborhoods.
1	<p>1. Maintain ALL existing neighborhood roads. If you are going to encourage more building that means our roads will take more of a beating and only get worse. Repair the damn roads. We pay an extraordinary amount of taxes and yet the city does NOT fix our roads. The fairness and equality of tax vs service is atrocious in Portland. 2. Require parking for all the new multiple housing units. Our businesses suffer greatly as do our neighborhoods. The cars parked illegally and blocking driveways is a serious issue. My aged mother sometimes has to park blocks away from her home in the "alphabet district" due to cars from nearby condos that don't offer parking. Not fair nor safe. 3. Get a quality group of citizens that don't have a vested interest like the Goodman brother crooks. Make it about the citizens. 4. Do some positive steps for our citizens by doing steps to get the homeless off our streets. There are unused military facilities that could be used. Every day we who work hard for our hourly earnings to pay our bills and taxes have to look at the little that is being done to remove this vermin from our streets, parks and neighborhood. 5. Encourage all the meetings by the depts of the city to hold night meetings so we who work can participate - city building code/committee meetings, theft of 3 acres from Forest Park to the stupid Japanese garden enchrouchment etc. skate boarding allowed on SW Fairmont because the city was too lame to put in sensible limits on steep street skateboarding. 5. If you sincerely want to add housing which will bring density the streets and neighborhoods basics must be effectively, strongly and successfully addressed and cleaned up. As a woman I can no longer walk alone on the Wildwood trail by the Arboretum due to crime, attacks and homeless men who expose themselves from the woods. We no longer go to the east side on Alberta or anywhere in North or NE Portland shops or restaurants due to the gang shootings, random shooting and unsafe conditions. It is hard to walk through downtown Portland or go to The grocery store as one has to walk through the illegal immigrants selling "hot tamalas on the streets or others begging for drug money. We go to our hometown Boston often and saw none of this. Portland has gone dramatically downhill in safety and quality of life on the back of those of us who pay for all this to now exist. No backbone in city management. We keep hearing on NPR that the city has spent close to \$130million on the homeless. Where is the transparency and accountability to have the citizens paying for this to see how the money is spent, who determines how it is spent and the results. Why not post that on the cities website or the mayors. We are paying for it after all. More dense housing also increases tensions and if the basics of parking, housing, road safety, gangs, homeless etc aren't addressed how can yet another committee resolve these issues or make changes.</p>
1	Require a net positive in the common good such as net 0 homes, retention of communities currently gentrified out, mixed income and ages in neighborhoods with access to amenities without cars.
1	Change the building code to not allow partial tear downs and new house built on old foundation. In my Beaumont neighborhood I've seen many partial tear downs of bungalows and a new 3 story built on the existing foundation which is usually 80 to 90 years old. This could not withstand a large earthquake besides being unethical. How many of these new home owners do you think would now that there new 600,000\$ house has a 80 year old foundation. What about contractors blocking sidewalks for months. Or damaging sidewalks and not using any caution tape or cones. I see it all the time.
1	No new houses replacing older homes unless there are other infrastructure systems added to the neighborhood (bike lanes, parks, trees planted, potential ridesharing, etc.)
1	Key word there is integrate. You can't make everything 'NEW' and think everything will be fine. You need to make sure that the history of the neighborhood, i.e., the people, and their ability to maintain their homes in the

	neighborhoods is deeply considered. Waving dollar signs in the faces of the home owners/dwellers that have made a life in their homes shouldn't happen for essentially the purpose of ridding the area of the old and filling with new. When the new builds do happen, make sure that they are within reach for those that who no longer afford to live in their childhood neighborhoods to move back should they choose.
1	Don't look to maximize infill by making minimum lot sizes ridiculously small. That sort of thinking kills ANY neighborhood that doesn't already consist of rowhouses.
1	tax breaks for single dwelling construction, bonuses for creating 'tiny home' developments, zoning that leaves parking or new creative parking structures for single dwelling residential areas (think culdesac 2 level parking garages), stricter policy on the influx of overpriced apartment complexes pushing out single family homes.
1	I think all the tools, tax incentives, etc should be all about supporting SES diversity/affordability, creating family wage jobs and building a vibrant economy for all port landers to enjoy.
1	Tighter restrictions on ripping down old homes and replacing with two new homes, smashed on a standard lot.
1	Quit tearing down old home and buildings that give this city style and character, we need more remodeling going on instead of flattening houses and commercial property.
1	Inclusionary Zoning (fight for it at the state level - Portland has that kind of political influence). more reliable, and accessible transit options in further removed neighborhoods to accommodate less parking availability. Development incentives for low-middle income accessible housing. Attractive design standards for above housing types to mitigate old fears of tenement style housing.
1	I have lived in my neighborhood and same dwelling going on 16 years; I have no intention of moving/relocating, as my landlord knows my financial and physical situation and has been kind enough to work with me. If my rent was to be raised and/or he was bought out, I would become another homeless person. And being technically physically disabled, I, so far, am able to transport myself but would not be able to walk/nor stand to get to public transit. My independence is very valuable to me! I have lived in Portland since 1979 and am disheartened watching the so-called progress and building that follows the tearing down of perfectly good dwellings and tearing down of trees that were existing long before society moved in!
1	I think the city should look at gradations of density related to neighborhood main streets and nodes of activity in order to promote a variety of housing types in each neighborhood.
1	A bigger set back, height restrictions, and restrictions on clearing large trees on the lot for a bigger house.
1	Consider the parking impact on residential neighborhoods of density without indoor parking and at least structure parking limits or permitted areas so home owners have access to parking near their own homes. It has been shown that 75% of apartment dwellers in buildings without parking will own cars.
1	I really feel like a public relations campaign around the benefits to density is needed. So many of the contentious issues might be alleviated if people could realize that density might mean they don't always have a street parking spot or the new house nextdoor is more narrow than they would like, but density ultimately MAINTAINS (and I'd argue ADDS TO) the quality of life in Portland. We simply can't have the expected growth this city is experiencing while maintaining all of the greenspace, access to public lands and natural areas, and transit options without increasing density. People don't like change -- I get that -- but things are changing and people need to be brought on board with why. My vote is for some resident education around density....using comparisons from most vibrant cities worldwide wouldn't hurt.
1	Rent control to allow people/families of varying income levels to live centrally and not be push out of town.
1	New infill housing should be required to be within the same scale, massing and size as the homes within immediate distance of the new infill home. New infill homes should not be allowed to take up the entire lot and meet the

	minimum setbacks just because that's the zoning, but rather they should be required to have setbacks in line with the neighboring homes. Emphasis on new infill housing should be on affordability so that residents of all income levels can afford to purchase homes.
1	Take the opportunity to add energy efficiency requirements to the code. Make south facing roofs for future solar installations and passive solar a design requirement. Make water catchment a scalable option. Make permeable driveways a requirement. Make planting of street trees a required design consideration.
1	Require multiunit developments to offer a percentage of units to low-income households reflective of the neighborhood's income demographics, but with a minimum threshold for all areas. Prohibit the demolition of single family homes of historical value (80+ years) in fair to good condition for infill and/or profit. Permit developers to build multiple small or tiny homes on lots where a standard size house does not already exist. Maintain and further create public green spaces regularly to accommodate population influx as infill increases and current greenspace becomes crowded. Require units not immediately adjacent to major bus or train lines to invest in parking garages as part of construction plans.
1	maintain gardens and tree canopies for birds, etc. limit the ratio of building coverage to better match the neighborhood. Limit fences on walkways that create narrow walls for pedestrians.
1	architectural and urban design assistance; reduced fees for projects that meet planning and design goals
1	Make sure they are single family dwellings. Not 2 giant ugly mansions that blot out the sun of the neighboring property.
1	Please more traffic studies to understand lack of arterial streets in older neighborhoods. Minimum parking spaces per units for new condos so current homeowners don't lose their spots.
1	consider daylight easements/concerns for existing houses so they are not dwarfed by giant neighbors that reduce or eliminate views and sunlight
1	Look at rules regarding splitting lots. Huge new expensive homes/condos are built on small lots (using old ancient lot lines). These rules should be updated. Affordable housing is a thing of the past.
1	I think your strategies and tools need to allow you to focus on keeping housing and cost of living affordable. Requiring low-income units in new developments (at least 1/3 of units) and require that those units remain fair market units, not just be fair market for a few years. Rent control would also be an amazing option. I think keeping affordability and class equity in the forefront of your minds during all discussions would be important. Both my partner and I moved to Portland seven years ago and we've been pushed out of the neighborhoods we loved due to rising rent prices (an apartment I had raised rent \$400). Be careful Portland does not become like Detroit--keep jobs here, keep housing affordable, and keep growth sustainable.
1	maybe the City could start by actually listening to the citizens who are affected by the decisions, rather than hosting the community meetings where it is obvious decisions have already been made and the citizens were invited so they would feel like they had input
1	potentially allow use of more than one ADU (i.e you can have rental in basement and rental as detached ADU); keep SDC fees suppressed at some level; financially encourage density as it relates to affordable housing
1	I think greater density is generally a good thing, but I wish there was more design review and consideration taken by the city when permitting new construction. Many of the new homes are giant, making them more expensive and not accommodating to most family incomes or sizes.
1	Liberalize single-family dwelling residential areas to allow for multifamily units; there is no justification for today's highly restrictive land use restrictions. Restricting land use to allow only single family housing serves wealthy residents at the expense of lower-income individuals.

1	1. Zoning updates 2. Bonuses/tax breaks to accomplish SPECIFIC goals 3. Ensuring neighborhood character is not compromised 4. Eliminating the developer stranglehold on the planning process
1	Lighting and noise to be minimally intrusive. Traffic has to be considered when adding units. Property tax should be adjusted down as neighborhoods become more crowded.
1	I have not problem with in-fill housing as long as it has parking. Some of the dilapidated housing has been bulldozed and nice houses put it with families moving in. My concern is putting multi-family housing in a single family residential neighborhood. I also like how the nicer housing helps the property taxes.
1	1. DECREASE or eliminate System Development Fees for single-family housing. 2. Do NOT reinstitute System Fees for ADUs--continue the moratorium. 3. Allow more "rowhouse-type" developments to fill the gap between single-family and large apartment/condo developments. 4. Pave unpaved streets.
1	streamline and use rules so land use can happen concurrent with building permit review. Remove SFR designation
1	Limit size of new homes to keep the scale in proportion to existing homes. Encourage the re-use of existing homes. No more tear-downs of perfectly good older homes.
1	Maintain established trees at property margins. Allow easier up-zoning for multi-dwelling properties. Require residential zone permits for street parking. Establish minimum requirements for affordable units in infill developments- establish a quota of infill permits that must be retained for affordable units in each district or neighborhood.
1	The city should work to preserve the character of the neighborhood and not allow home sites less than 40' wide and not to exceed a total home Size (sf) based on a ratio that takes into consideration the total lot size. The infill rules that are currently in place need to reflect the overall mission of our city, not tax revenue and wasted resources.
1	Please encourage private investment in remodeling and upgrading existing Portland homes and gardens that retain and enhance the character and quality of Portland's fine neighborhoods. Please discourage new over-sized, squished-in, "Soviet style" architecture that is sweeping in and replacing existing beautiful homes. Please use public dollars for infrastructure to benefit all, not to artificially attract and subsidize individuals.
1	All new housing MUST maintain the same size, quality, lot size of existing home in the neighborhood
1	Encourage remodels over tear-downs; strengthen review of set-backs, height, and garage door placement in plan reviews, to maintain visual flow of residential streets; continue tax breaks for non-rental ADUs (income generating units should be assessed differently). Consider the idea of "tiny house" pods on urban lots -- lots with the hook-ups (sewer/water, etc.) and off-street parking that would be needed by tiny-houses, where multiple owner-occupied tiny houses could be set.
1	Ensure that new housing developments either include enough off street parking for its residents, or require residents to be car-free. Limit the size of new buildings to two or three stories to maintain the character of some of the older neighborhoods in Portland. Protect mature trees from asshole developers.
1	waiting periods for demo permits incentives to rehab and use existing structures 100% demo reclamation (recycle)
1	We are currently attempting to obtain permits for an ADU next to our home. We plan to occupy the ADU and give the home to our daughter and her family. Some of the delays/hoops have been very frustrating - such as measuring Windows to be sure the new match the old exactly, stating tree survey is needed only to be told not needed after \$500 pdx for same, etc. The permit process needs to be streamlined and much faster, cheaper with incentives for extended family units. Taxes should reflect bonuses for infill that adds value and density. No penalties for increased density/infill additions. Increase the incentives for aging in place infill/increased density to encourage extended family living. Low cost upgrade options for low income owners to encourage home maintenance?

1	City should not be waiving fees to promote Accessory Dwelling Units. ADU's increase density, changing the character of the neighborhood from what other home owners chose when they purchased their home.
1	Include other departments in planning to support the increased residency. Simple allowing more homes while not ensuring the roads, schools, etc., can support is nothing but a delayed failure.
1	Allow the free market to dictate the outcome, it tends to produce better result than the top-down decision making. Reduce neighborhood association influence. Top goal should be to increase parking, all new apartments should be required to have adequate underground parking. Increase replacement of older less energy efficient older homes.
1	Keep the size down. These huge homes are taking all the light out of the neighborhood. They are ridiculous.
1	I can't afford anything but the cheapest housing. So whatever you build or rezone won't help me. I have to move because my landlord is raising rents, getting rid of all their section 8 tenants (I'm not one) and I refuse to go to east county. So after about 60 years of living in Portland, hello Beaverton or Vancouver
1	Ban the Skinny House, and pay attention to design. The 2010s do not need to be an architectural blight here in Portland.
1	Approve fewer of them, ie new infill housing. To have infill for the purposes of having infill, however the reasoning is quantified and with the developers who will build them ostensibly being the driving practical force behind, is to lead to neighborhoods re/shaped by development concerns. When there are no zoning givens for neighborhoods plotted pre 1979, as in our previously R10 neighborhood on NW Ramsey, now with two recent sub 5000 sq ft lots approved by the city development bureau and built by Everett Homes, it does seem all bets are off. And our situation is far from unique.
1	they need to match the neighborhood, AND have parking!!! stop building "skinny" houses that tower over existing fences/yards & packing us in like sardines. No Agenda 21 UN dictates in our city!
1	Stop demolishing single family homes only to be replaced with single family homes. That does not address the urban density issue and instead makes our neighborhoods less affordable, especially for single income families. New multi-resident buildings should include parking. Keep sending out surveys like this! I just hope the results of this survey are shared with the public and steps will be taken to address the feedback you receive.
1	Not an urban planner but I think it needs to be a combination of rent control, wages, sales tax, zoning, bonuses, public education, planning, community involvement, mass transit infrastructure. And options,.... I read a great article in the sf newspaper title 13 things San Francisco needs to do or something like that. It was printed in 2013. One of the most thoughtful and in-depth pieces I have read.
1	Too much land is zoned single family. Allow more plexes. Allow older buildings that were turned into plexes to be used that way (some were turned into plexes before the permit system was in place, and are not "legal" at this time), these should be grandfathered in as they contribute to density & affordability.
1	I would like to see infill housing be more in character with the surrounding houses. In particular, I think that the height of the new houses should not exceed that of neighboring houses. This has happened on our street where 2 new houses replaced an old one. They new houses tower (3 stories) over the neighboring single story houses and completely blocked the view of the house across the street. These behemoths stand out like sore thumbs on our lovely little street. I would encourage builders to use basements to increase square footage rather than building higher. Kudos to the developer for only building 2 houses on the lot and leaving some garden space. At the end of our street, (corner of SW 42nd & Flower), another developer bought the most beautiful house and garden in the neighborhood and apparently is planning to demolish it and build 4-6 houses in it's place. This will also remove a great many large, old trees and completely change the look of the street for the worse. In established neighborhoods I think it is imperative to be preserve the character of the neighborhood. I don't think it's necessary to have all the houses look the same, but the height of the houses shouldn't exceed that of the closest neighbors,

	<p>especially if it will be close to the property line. Also, I think that incentives should be given to save existing large trees. Although it's not a problem in my neighborhood, I have been to many others where the streets are clogged with on-street parking. I think that is dangerous to drivers, cyclists, and pedestrians. In an ideal world, we would have fewer cars, but we're not there yet. In summary, I understand the need for infill housing, but more effort should be made to avoid the negative impacts on surrounding neighbors.</p>
1	<p>Design of new apartment buildings should reflect the style of existing buildings in the area. Make more effort to preserve the canopy, especially when it comes to heritage trees.</p>
1	<p>Update zoning, but be careful to preserve existing standards. Enforce parking requirements when apartments are built in already crowded neighborhoods.</p>
1	<p>Consider regulating height of new homes in comparison to adjacent structures. Some formula that says twice as tall as houses on 3 sides or something. I'm looking out at a house under construction that is 3 stories higher than my building... No sun is getting to me!</p>
1	<p>Conscientious and ongoing creation of AFFORDABLE housing across ALL income levels. PERIOD. The greed frenzy driving housing costs in this city is unconscionable. What happened to our "representatives" that they became so comfortable with the dramatic lack of housing in the city??</p>
1	<p>New infill housing should have close proximity to transit, to reduce single-occupancy vehicular traffic on roads.</p>
1	<p>I'd like to see incentives for projects that increase density and have the city better explain how density benefits everyone. Also, please fix the current mismatch between city and county policies on ADUs</p>
1	<p>Infill development is making Portland a better city! Change is inevitable. By discouraging infill development, we are simply practicing NIMBY politics. As a resident of SE Portland, I LOVE the new construction.</p>
1	<p>reduce the cost of building permits, speed the process, loosen up on zoning restrictions. basically de-regulate the market</p>
1	<p>portland needs to recognize that not all of us can bicycle and that most bicyclists also have cars. Parking is a serious problem</p>
1	<p>Maintain neighborhoods, don't lose portland charm and garden spaces, continue to promote bicycling, mass transit, and community spaces.</p>
1	<p>Higher property taxes every year for the huge, newly constructed homes that demolish existing homes. A one-time fee will not slow development. The cost for the ongoing impact of these new, huge, unaffordable homes must be ongoing to property holders. When developers and out of state residents displace current Portland families who are priced out of living in the city core, it damages the city as a whole.</p>
1	<p>Continue to invest in transit, safe and green pedestrian access, and in general the 20-minute walkable neighborhood. This will discourage people from owning cars. If more people went car-free, there would be less fuss about on-street parking, and fewer car/garage-centric houses which people find unattractive. (I am speaking as a car-free person myself.)</p>
1	<p>honest communication with the neighborhoods that are impacted; realization that even though someone lives near public transportation, he or she will probably have a car, too. Pay attention to the availability of parking.</p>
1	<p>Please consider public services demands as population becomes more dense. We need more schools, libraries, transportation options, parking, super markets, post offices, etc.</p>
1	<p>Inclusionary zoning. Affordable housing quotas. Rent control. A comprehensive incentive plan, possibly funded by high taxes on luxury housing, to encourage landlords of older structures to update and climate-proof. If demolitions must occur, more salvaging from demolitions, not just the valuable metals. Moratorium on demolitions. Much</p>

	<p>stricter fines for developers who flaunt laws and spread hazardous materials to discourage them from treating Portland like a free-for-all (and to send a message). No hidden surprises with ADU taxes. Appropriate taxes on new expensive homes - these people aren't pulling their weight.</p>
1	<p>Why not offer a tax incentive for people to sell their homes to actual people/families that intend to live in the neighborhood over heartless developers that are destroying our neighborhoods in order to make a profit? Require closing dates on cash sales to be the same as for mortgage process? Do we really need those huge ugly townhouses that have no yards and no livability? How many of those homes are owner occupied and how many are just rental homes snapped up and then rented to lower income people for outrageous prices? In the next election I will be voting on two items: solutions to the homeless problem and solutions to the horrible developer culture the city is developing.</p>
1	<p>Tax for houses being razed. Enforce neighborhood "fit" standards re size, proximity, other genre/architectural needs. Slow the planning commission down. Have real reviews of submitted plans. 90 building delay for neighborhood review. Protect historic gardens and trees. Treat the city like an Historic District.</p>
1	<p>Make sure that each new apartment building has two parking spaces. Our neighborhoods are being flooded by cars. Regardless if they are near a max station. Each house that gets demolished needs two houses on it rather than a mc mansion. Developers need to have a portion of affordable housing if they are going to build mega buildings that are ugly and That don't find in the character of the neighborhood. More cross walks for pedestrians.</p>
1	<p>*penalties* for demolishing viable houses in order to build expensive houses. Penalties for anything that destroys decent infrastructural in favor of housing that pushes people out.</p>
1	<p>Design review should be part of the plan so that development doesn't contrast/overshadow the current housing stock. Stop demolishing perfectly decent mature, affordable homes. Maintain the tree canopy. Be mindful of the increase in density impacting privacy and infrastructure in current residential neighborhoods.</p>
1	<p>In considering housing heights and set backs in relation to the typical buildings in a neighborhood regulations need to realize how sunlight to adjacent property will be changed. New infill may significantly impact how adjacent property owners will be able sustain a garden for food sources or consider solar improvements. This is my experience with the infill next to me and I will no longer have enough sunshine to grow a vegetable garden.</p>
1	<p>Priority ought to be given to home buyers who can provide a down payment as opposed to developers with cash.</p>
1	<p>Actively engage land trusts and expand land trusts to build and provide housing that matches needs and goals for vision.</p>
1	<p>In many areas the infrastructure of the community cannot support the increase in population and traffic. Enforcement is inadequate oversee the building and space requirements of a master plan. This is true in both Washington County and Multnomah County. Often pedestrian traffic is forced onto unimproved streets that pose high risk to anyone using them.</p>
1	<p>Require a smaller footprint on the lot even if that means a smaller house. Require plantings of evergreen trees on the lots and in the street-tree spaces. Require some variation in designs to match the existing neighborhood. Charge a fee for the waste of space called a "lawn."</p>
1	<p>Maintain the character of neighborhoods, make sure old growth trees remain and green spaces are preserved. Preserve and refurbish older and historic homes. Maintain the urban growth boundary.</p>
1	<p>Limit height. Don't let new homes take up entire lots. Create off street parking. Stop plopping down four-story apartment buildings in established neighborhoods... I'm looking at you, NE 44th and Fremont.</p>

1	Make sure there are options for lower income people so that neighborhoods are diverse and serve various people. Make sure the new construction does not dwarf existing construction and that parking is a consideration. The latter issue has been ignored and has created problems near Division Street, and is unsightly.
1	I don't like that developers are allowed to build taller buildings without off sets, right up to the sidewalk in exchange for doing things they should be doing anyway--like some lower cost units and green space. We MUST preserve rights of owners who are already in place and relying on having solar access for their gardens. It is terrible to see what these tall buildings are doing to the privacy and light of folks who own houses behind or next to them.
1	Continuing the ADU SDC permit fee reduction is a sensible way to increase density without drastically changing neighborhood character and allows homeowners to have multigenerational households or rental income. Duplexes or two ADUs on a lot should be allowed - many examples of great big old houses carved into multiple units. Allowing duplexes would reduce the number of lot divisions and tall houses - the required lot divisions and side setbacks force houses taller to get the same interior space that older side by side duplexes allow. Waive permit fees for permitting an ADU with a new house? This might reduce likelihood of lot splitting.
1	Make sure any multi-family housing includes parking. SE Division street is horrific. I say bring in the skinny houses! Affordable housing and protecting non-urban areas are way more important to me than the "character" of neighborhoods. Yes, that makes me a pariah in these parts, but having lived in the area for 18 years, I had to buy outside city-limits because housing is too expensive now!
1	tax incentives that capture value of big houses or provide disincentives for tearing down usable units
1	We have a housing crisis. Demolishing old dilapidated homes to make way for energy efficient housing makes sense for future generations. Design guidelines for smaller house should not be onerous and expensive. The character of older neighborhoods are improved when adding a new modern design. You can see both the history and the context when newer homes are added. Most Portland neighborhoods are not as unique and scenic to warrant limiting the availability of housing for actual people. Neighborhoods change, embrace that change and house the homeless. Smaller house designs should be approached as a social service. Not a design guideline that assumes offense at seeing houses out of character.
1	Raise height limits for multi-unit buildings built directly on main business corridors (Hawthorne, Division, Belmont, etc.)
1	Consider increasing the number of unrelated adults that can live in a residence. Consider code changes to allow for such things as tiny homes on trailers.
1	Using bonuses in zoning for buildings that designate a certain amount of designated affordable housing (or space for a social service non-profit) to be built with an extra story.
1	Duplexes, triplexes and fourplexes should be re-legalized as long as external form matches form for single-family homes. If developers are failing to take advantage of R1 zones, they're not working. Need to make changes to zoning rules until R1 pencils out. Townhomes are much better for energy savings than skinny homes and should be encouraged. No parking requirements for single-family homes - this problem will be solved by city's permits instead. Multiple ADUs per lot. (One attached + one detached seems fair.) Roof pitch restriction on ADUs seems silly.
1	promote appropriate ADUs; promote conservation of old homes; make deconstruction mandatory; increase penalties on old tree removal/lot clearance
1	the more people feel crowded in, the more crime we need to preserve our trees in portland. this is more important than anything else. without greenery people cannot breathe or think.

1	Portland should look to denser cities that have already passed through this transition in order to avoid the mistakes these cities have made (Seattle, San Francisco, Boston, Austin, etc). Long term growth should be considered paramount compared to short term prosperity.
1	Ramping fees for larger houses, reduction of fees for LEED points, bonus/fee reduction for remodel vs. replacing
1	It is prohibitive for the single family homeowner to build on an infill lot. If there was a way to encourage more owner-driven new homes, I think that would increase the character and quality of the homes.
1	Consider the fact that many people now own RV's, Trailers, etc... and have a need for a place to park them. The existing zoning laws do not allow for that to be done. They are irregularly enforced as one can drive around the city and see many people who are in violation but yet only a certain few are hit with a violation. These laws need to be updated to allow for newer RV's which are not being lived in to be stored on people's property as long as they are being maintained, stored on the proper surface, even if it means they are not stored behind or beside the person's home. Property taxes are very high in the Portland area, the least we should be able to do is store our RV on our property. We are seriously considering moving out of the Portland area because we recently received a violation, after have had an RV on our property for 4 years with no problems, forcing us to have to put it in storage where it was damaged which would not have happened had it been safely at our home. There were 4 well maintained RV's on our street. All of the RV owners were the people who had the best-maintained yards and homes yet we are the ones who because someone arbitrarily decided to call in a complaint were forced to move our RVs. This law needs to be updated to take into consideration the amount of baby boomers who are now purchasing these types of vehicles.
1	Internal and detached ADU allowed for each primary dwelling Allow additional kitchenettes in existing homes Density bonus for smaller homes Keep density range, but drop 'one house per lot' rule for single dwelling zones Allow older homes to be internally divided so they still look like a single home from the outside
1	Allow existing homes to more easily be converted to multi- family. Massively increase the fees and penalties for demolition, including very high fees for whole house disposal (and stop the greenwashing that burning an old house for fuel is somehow environmentally sound.) Charge huge fees and taxes for any replacement single family home that is larger than the one it replaces.
1	Make it easy and affordable to take a "tiny home" approach to infill, on existing lots. Do everything possible to preserve the tree canopy. Do everything possible to make it economical for local construction businesses to do remodels, e.g., , to turn large homes into duplexes, to convert garages into flats, and as a last resort, to demolish and recycle the materials from the old craftsman, Victorian, and "old Portland" style homes. Start with existing vacant lots and parking lots to increase density. Make it very hard for developers to chose demolition over responsible re-development. Require developers to design around the trees, and to use the "greenest" technology in these new homes. Where they do tear out trees, require them to put rooftop gardens and genuine rain gardens in the new construction, not just those spindly "replacement" trees. Putting a tiny thing in the parking strip after tearing out 100 year old firs and redwoods is simply an insult.
1	Living in Sabin which is unprotected means a lot of garish lot line structures which do not fit in architecturally and are a total black eye to the community. Those that have historic protection like Irvington just kind of rub it in everyone's faces. Why not have a comprehensive plan instead of one that just benefits established neighborhoods. I spoke with Mayor Hales about this when he knocked on my door years ago while running for Mayor. I am glad he is not running again as he did not come through and the city council is overwhelmed sleepwalking through historic opportunities. The failed tax on demolitions is just the latest in a long list of failures.
1	Open space like small parks with trees and benches also community centers offering classes and other education, local festivals and special events, public art,sculptures and other usual innovations,

1	I think that the best incentive would be to enhance mass transit opportunities. Right now there's a disconnect with the goal of increasing density -- it is possible for density to increase, yet TriMet can cancel or re-arrange transit schedules and stops after the fact. Thus all you are doing is creating a huge mess for parking and livability in general. A comprehensive plan would tie development directly to transit, and would assure that routes are not cancelled and changed after in-fill and other density-increasing projects are approved.
1	Require pending sales to be posted for 15 days with seller able to take new offers. Too many homes are being purchased by quick cash offers to be torn down without families and others not having a chance to purchase. This could protect viable housing stock as well as uneducated home owners who sell without realizing the value. Predatory developers prey on some folks. Beautiful old house torn down across from us and no one even knew what was happening before it was too late. What a waste and what a loss.
1	zoning updates, better design review so that homes are not only built for profit, careful consideration of demolition of viable home that add character to the neighborhood
1	Impose big fees for demolition of viable housing, limit size & footprint increases, revisit zoning, require on site parking for all residents, limit street parking to all homes in vicinity.
1	Revisit existing setbacks as they may not be adequate to prevent giant homes taking entire lots. Underground parking for larger percentage of the units in multi-story buildings should be required. Fees for demolition need to be much higher than \$25K -- more like \$125K to be effective.
1	Encourage builder's and developers to build better designed houses that maintain privacy for existing neighbors and please stop them from building those basic, faux Craftsman boxes, better designs are out there.
1	I would like to see City staff consider traffic and parking impacts on residential neighborhoods. If you drive through so many neighborhoods where there has been new developments like apartments, cars are parked bumper to bumper on both sides of the street. there is barely room to drive a car down the street.
1	Restrict home sizes, allow for more buildings to be houses that are multi-family apartments like the old four-plexes. Encourage more car free homes by increasing transit options/subsities. Reduce the amount of buildings that can be put into one lot.
1	Limit the amount of infill that can occur in neighborhoods over a time frame; Demo's should only be approved if the residence is truly falling apart-perfectly good homes with updated/new roofs/plumbing/wiring are being demolished. New structures must include greens space-some yard, landscaping so they can be inhabited by families that will stay. Encourage remodels--incentivize remodels.
1	Remove all minimum parking requirements city wide. Let the market determine parking needs. Parking lots are visually ugly, waste space, and increase rents. Remove height restrictions and other limits on development. Allow the market to produce housing as demanded so that it remains affordable. Improve the sidewalk infrastructure in east Portland so that currently single family residential neighborhoods there can become more urban. Eliminate areas zoned for single family residential throughout the NE/SE/N more centrally located areas to allow them to become more urban and more people to live there affordably.
1	The is doing an OK job integrating infill housing. Urban density should be encouraged. Design review should be more stringent. Developers should be required to provide off-street parking for ALL units.
1	Prohibit ADUs. Maintain the integrity of the neighborhoods by not selling out to people looking to profit from ADU's that do not fit in the neighborhoods.
1	Airbnb rentals should be addressed in zoning regulations. They should not be permitted in single dwelling zones. Period. If people want income from a short-term rental, then they need to buy a property somewhere other than single-dwelling zones.

1	Time to mandate LIDA where areas are flood prone and slide prone. The City reneged on commitments to affordable housing, and we are now in crisis. Time to not allow developers to hold sway in community input committees that review development projects - this is a conflict of interest, and does not serve the broader community.
1	Promoting redevelopment in centers and transit corridors. Significantly improving transit access to diminish parking access. Our transit system can't handle the density we're promoting. Ensuring equitable development - getting wealthier families to East Portland and more affordability in the inner eastside.
1	Please do not try to regulate infill. When the city adopts a change, it usually ends up creating the reverse effect or consequences that were never foreseen.
1	Duplex/triplexes/etc that look like large homes should be legal again. Minneapolis is a great example of how mixed housing types can coexist.
1	Too much infill, too many people now in Portland. Traffic is much more congested than even 5 years ago. Drivers are frustrated, ergo, more dangerous. I've lived in NYC, LA and Boston. Driving in Portland is more stressful than in any of them. Quality of life is declining because of it.
1	Multiuse buildings, with garage/storage in sub levels, commerce on street level, and apartments above, from 5-25 stories.
1	The City should implement an strategy to increase equity - place people most vulnerable to market-induced gentrification and displacement (those with the most need - longest term and deepest profundity of underservice - in areas of HIGH OPPORTUNITY, with connectivity to services and economic development opportunities. Given the housing crisis, there should be a moratorium on demolition of single-family "starter homes", and the development of underutilized lands for affordable housing should be prioritized. Affluent neighborhoods should not be allowed to use NIMBY as a justification for keeping affordable housing - which serves federally protected class citizens and is in violation of the spirit of Fair Housing Law - to influence where up/down zoning occurs. The needs of the most underserved should trump special interests, particularly where they butt up against legal obligations. There should also be a mandatory minimum requirement attached to bonuses and other incentives. The City should also become a complainant against the preptions of Inclusionary Zoning and Rent Control, as lack of access to these Fair Housing tools drive segregation and concentrate poverty in incomplete, underserved and underresourced geographies, increases housing+transportation cost burden, and leaves vulnerable communities lacking access to basic care, provision and prosperity - like food, safety, employment and education, locking current and future generations into cycles of multigenerational poverty. Mixed-use zoning must maximize community benefit as it's highest and best use, and intentional underdevelopment - as not to trigger affordable housing requirements - should be stopped. And, last, in areas where rent increases exceed the City average (such as N. Portland, where rents have increased 71% since 2011 (Johnson Economics 2015), special provisions should be instituted to cap rents in order to prevent further displacement.
1	Collaborate with communities and neighborhoods to address the issues and concerns of the residents who live and work in the residential area.
1	Seriously consider the Pocket Neighborhood design to allow for smaller affordable homes with in good neighborhoods with good schools. More seriously consider the impact on the cities tree canopy - that reduces the Heat Island effect and provides cleaner air. If larger trees are removed for infill developers should be required to provide off set ground and canopy trees elsewhere within the city in perpetuity to deal with the loss the carbon sequestration. More focus should be given to outer area food deserts by allowing mixed use development in those neighborhoods
1	Talk to National Charrette Institute re public involvement to get everyone on the same page, stakeholder buy in is going to make all the difference in Portland.

1	Make it as easy as possible for people to get additional income by renting out rooms in their home or an ADU in their backyard. Enforce the rules set up to make it so people aren't using AirBnB as a hotel side business without even living in their home.
1	The City should actively seek Inclusionary Zoning for low income housing. Developers have taken this city to the bank and in exchange we have a lot of poorly conceived new buildings in Portland that have changes the face of neighborhoods like HAND making it difficult to use Division street and impossible to park and more importantly displaces people from their home neighborhoods.
1	The worst thing that happens with infill is lack of consideration for existing homes. Blocking views and access to daylight sun should be a given and actually used to be in the zoning laws. Consideration needs to be considered!
1	Houses should not take up more than 60% of the lot. Adequate green space for areas where the houses do take up the lot -i.e. every other block should be a green space if the houses have no yard. (Children need green space!) Destruction of old houses should be done with a pick axe and hand held tools so as to salvage the materials. Before a house can be torn down, the neighborhood must collectively agree to it or pay the cost of the land to take ownership of the houses.
1	Increased communication might help but there will always be angry people. My house is new construction at the site of a decayed/replaced house. They are thrilled that the old house came down but had many surprises along the way.
1	mixed-use residential - I mean mixed residential and commercial. i love streets with storefronts below and residential above or behind. figure out a way to mix commercial streets with bikeways. i can bike all the way across town and hardly ever see a storefront. consider parking tiny houses in under-used residential streets and providing extremely-affordable housing to people experiencing homelessness
1	Stronger Tree Ordinance! Look to what the City of Vancouver is doing. Also, need to require majority neighborhood approval/support before the removal of large trees or existing/historical homes. It is wrong that developers get to benefit financially by destroying the very fabric of a neighborhood they then market to buyers. Provide underground parking for these monstrosity condo complexes or huge incentives for public transport or biking to the residents so they aren't clogging existing neighborhoods with cars.
1	Inclusive zoning, actually enforcing existing agreements around provisioning of affordable housing alongside luxury developments
1	Rules to help preserve historic homes and make it harder for people to just tear them down to build new structures.
1	I just can't answer because I'm still in shock, denial, and, yes, anger that I'll never be able to afford to buy a house in the PDX Metro ever again. I'm a regular middle-class person (at least I think I am) who is being pushed out! >.< I can't even afford the rent now! HELP HELP HELP! But I feel sorriest for my kids. What an unnecessary struggle investors/landlords, etc. have caused. Don't they care about anything but themselves?
1	More housing options for single middle income people. I'm priced out of Portland because I make too much for low income housing but not enough for other housing. I shouldn't need a roommate or partner to live in this town.
1	Zoning updates Design standards Hefty demolition fees Bonuses for renovation instead of demolition
1	Continue to allow neighborhood input, weigh options before demolishing existing homes. Allow contractors to build smaller, attractive more affordable homes without so many zoning and permit barriers.
1	Portland should allow unlimited ADUs per lot so long as the buildings are consistent with the recent ADU code update. Portland should allow houses to be carved up into multiple ADUs in order to preserve historic stock while adding more units. There should be an absolute prohibition on tearing down viable single family homes just to build

	larger single family homes. Require an increase in housing units for any demolition. R5 should allow a wider variety of housing types. Courtyard, townhouse, etc.
1	More diverse looking homes with more restrictions on repeating elements (slim homes, fiber cement, etc) during the design review process.
1	Consider the environmental impacts of demolishing older, smaller homes that could be restored and made more energy efficient. In Michigan, Nicole Curtis and others are taking homes in far worse shape than many of the recent Portland demolitions and making them livable and energy efficient with modern amenities using a lot of reclaimed material. If we can't do this in a city that prides itself on sustainability, perhaps we should publicly admit that as a city, we're more interested in money than the environment. The high quality, tight grain, old growth timber that has been thrown away in Portland this year is horrifying. Most contemporary building materials that a middle income home buyer can afford will not last as long as Doug Fir siding and flooring from the early 1900s. Moreover, builders today often don't consider the climate in which they're building or the ability to passively heat and cool a house in the way that builders at the turn of the century did. Does Portland support what looks like architectural "planned obsolescence"? If so, again, don't call yourself a sustainable city any longer.
1	Hold staff accountable to their decisions (I had a house go up next to me. The planner said we will leave it up to the developer to make it look nice. Guess what? The developer took the cheapest/quickest route that was the least aesthetic).
1	Increase parking. Limit the number of apartment buildings. Only allow a certain number of studio apartments in each apartment building.
1	Create different types of commercial zoning (i.e., a preschool or wellness center is significantly different from a bar or 7-11) to accommodate more neighborhood amenities. Offer neighbors in a potential infill area the opportunity to provide feedback on additional resources that would be useful or necessary there, rather than allowing developers to buy up and develop crowded houses without contiguous property owners' input.
1	Continue waiver of ADU development fees; design requirements for new houses to fit neighborhood like we have with adus reflecting design of existing house.
1	Limit how high the new narrow houses can be because they over shadow the existing houses and block all sunlight and create privacy challenges.
1	I'm not sure about tools, but I do know that Kyoto is an excellent city to perhaps look toward for inspiration...? It has a very beautiful mix of downtown living/working, as well as close-in residential neighborhoods that share amenities. The density is fantastic, and the transportation is as well.
1	Prohibit the destruction/encourage remodeling of historic homes that are well maintained. Hold developers accountable for hazardous materials that are released in remodel and demos, as you do for home owners. Require accountability for parking accommodations for multi-unit dwellings. Relax tax increases for ADU development & rentals.
1	I want infill in our area to match the existing character of the neighborhood homes. They shouldn't build two and three story homes in places where the average is a one-story home. And all new construction should require off-street parking.
1	I think incorporating tiny homes and the group of people who support and have tiny homes can be useful...including low income residents that don't want to pay \$1000+for some micro unit, but instead can enjoy a home in a smaller setting. .a possible zoning update could be to provide easier access to permits...maybe even visitor guest permits that a household may easily have access too or a few on hand.
1	start enforcing your own laws -- camping is illegal within City limits; yet the mayor encourages and approves homeless camps that create garbage, increase crime, and de-stabilize neighborhoods! the Mayor sites a homeless

	shelter in a residential neighborhood, flouting zoning laws, in place for the protection of the residents? the City has gone too far.
1	Remove minimum parking requirements, create paid parking permit zones in neighborhoods near commercial streets like Division, work with County to coordinate so that tax increases don't cancel out zoning and permitting changes that encourage subdividing lots and adding ADUs.
1	High infrastructure tax on new development. Expand or do away with the Urban Growth Boundary: without starting from scratch, existing infrastructure cannot sustain infill without severe degradation of already diminished quality of life issues.
1	Seems like the PDC's urban renewal as a tool has been sometimes successful, sometimes not. I think it could be reined in one of two ways: 1) shorter duration of special zoning or 2) more specific areas.
1	More flexible zoning to allow for more kinds of homes. Increased density allowances along transit corridors to take pressure off existing neighborhoods.
1	Infill should not destroy the wonderful neighborhoods that exist and are why people love portland. Don't shove everyone into inner SE PDX! You are making life miserable, especially for families. I fear you will destroy our schools because families will flee to suburbs again. I fear the ugly high rises you are building will turn into low income slums when the rich young people who can afford them start raising families and want houses with yards. You have crammed too many people into inner SE and they all seem to have multiple cars, yet the structures have no parking! It used to take 10 minutes to get downtown; now lucky to get there in 30-45 minutes. Traffic congestion has made it more dangerous to walk and ride in our neighborhoods. Instead of ADU's adding to density, they are being used as rental properties and lowering the security of neighborhoods where you could know who your neighbor's are. The planners 'ideals' are not reality. If this is the way to go, at least spread it out throughout the city. Make the West side absorb some of this.
1	Regulations to help maintain neighborhood character, when reasonable (don't maintain a slum). Don't allow housing without parking on the property. Reasonably increase the minimum lot size for building (it's now much too small).
1	Not allow buildings lot line to lot line, maintain setbacks and greenspace. Advocate for inclusionary zoning or other effective tools to increase affordable housing. Increased density doesn't always equate to more affordable, there are an awful lot of expensive studios and one bedrooms. Actively encourage mixed income neighborhoods rather than systematically pushing the suburbanization of poverty. Maybe read the Dick Florida twitter and not be that guy :)
1	Update Zoning for better density, while still matching neighborhood character. Bonuses for better design and affordability.
1	In Southwest Portland, many of the main roads are only 2 lanes, and there is no room to make more roads or make existing roads wider. The lack of ability to increase infrastructure should be considered in the southwest area, and too much construction of new homes should be limited.
1	Inclusionary zoning for multi family units, and design review by neighbors for single family homes to prevent a single family home that dwarfs or overshadows its neighbors on either side. These new infill houses are typically tall, blocking sunlight access for neighbors and the site must be razed prior to construction. instead of preserving trees or the "fenceline forest," we have behemoth homes that are out of reach for median income families. Design review could ensure smaller homes with setbacks that are in accordance with the pattern of the existing neighborhood and also preserve trees when possible.
1	Incentives to restore old homes rather than demolish them, allowing more ADUs, small scale multifamily such as duplexes

1	When I lived in California new development or remodels had limitations on square footage relative to lot size and light plane restrictions. That kept it so new projects fit comfortably into the neighborhoods. A great deal of development was going on and there wasn't the contentious environment that exists in Portland between developers and neighborhoods. I can't believe developers can't build something in scale with the neighborhood and still make money. It would also calm the issue of lot splitting. Two houses on one old lot isn't a problem if they are to scale rather than the massive homes being built that can affect the property values of houses around them (eliminating southern light and privacy issues). Another benefit to square footage restrictions is more trees are spared during construction.
1	Stop demolishing viable homes to build multiple new unaffordable homes. Require builders to fill empty lots before they can demolish. Encourage deconstruction instead of demolition. Increase fees for large tree removal. Require renovation, not demolition.
1	Fees to demolish viable existing homes, significant fees to cut down large trees, appropriate maximum heights and minimum setbacks from property lines on all sides.
1	areas in SW and cully have larger lots, so why build skinny houses in areas that are already overcrowded.
1	Is the city taking into consideration how the additional houses, apartments, condos, etc. are affecting parking and traffic on Portland's streets?
1	Height limits to blend with surrounding neighborhoods, tax incentives for establishing efficient, BELOW-market-rate 2br.+ rentals for first 5 years of new ADU.
1	Stiff penalties/fees for scraping viable single family homes. Fight for inclusionary zoning at the state level.
1	Create Neighborhood Advisory Boards (whose members would be elected by neighborhood associations) to give the city important, neighborhood-specific, perspective.
1	-Restoring and updating homes is a great way to reuse existing houses without building and developing urban sprawl. It also supports local small contractors such as myself, whereas new communities and developments reduce green spaces, wetlands and farmlands. -Encouraging single dwelling homes to built on existing properties puts money back into property owners and has the ability to create affordable housing for new Infills. Careful on the tax though, that's a sure way to scare tenants and landlords alike away. -Designing neighborhoods around and with public transit and bike lanes are key to keeping traffic down, emissions and accidents. -Encourage sustainable building practices such as solar orientation, solar, super insulated homes, green building products, low or no allergy homes. In doing so, tenants and homeowners won't be crippled in the short and long term by increased energy costs. As with any housing boom; remodeling and building new homes, the contractors, homeowners, investors and real estates agents aren't thinking or building long term and are capitalizing and cashing in on the boom. Encourage more sustainable building practices however possible.
1	Eliminate minimum parking requirements! Replace these with well-priced on-street parking that funds transit & road maintenance.
1	We are a young family and have recently moved to the Eastmoreland neighborhood from the Mt. Tabor neighborhood. What we notice in this area and all across the city is that the new single family homes being built whether traditionally styled or modern are cheaply built and are not architect designed. Thus, the result is that these new homes are unattractive and are not sensitive to their surrounding neighborhood in size, proportions, materials and detailing. There need to be more incentives for architect designed, quality custom homes, which in turn would support the local economy better than supporting big developers from out of town that just want to make a buck and care little about good design with quality materials and sensitivity to the neighborhoods.
1	Require permits for on-street parking in dense neighborhoods. Price permits to allow people to live in increasing density even if more cars won't fit.

1	I would like to see zoning changed to make it more difficult to demolish older homes. I do understand that Portland needs more homes and that people are tending towards living in larger homes. But it pains me to see well constructed older homes made with irreplaceable materials (eg old growth fir) demolished and thrown in dumpsters being replaced by poorly constructed larger homes. I grew up in Vancouver, BC and have seen the character of the city change as older homes were demolished. My Vancouver friends would come to Portland and marvel at the beautiful neighborhoods. In the 17 years I have lived here, I have never seen as much demolition as I have in the past year. I also wish that neighbors had more of a say in when houses are sold for demolition. A house 3 blocks from me on SE Taylor and 55th as sold for \$340,000 and demolished. A lot line to lot line 3 story house is going up in its place. I spoke with one of the neighbors and she was devastated as she would have paid the same price to buy it for her mother. I do understand something must be done and I do so wish we can find a solution that involves less tearing down. At the very least, encouraging more de-construction would be a start. It is such a waste to see these older homes bulldozed and heading to landfill.
1	I'm not sure how, but we need to identify the things that have drawn people to live where they do and encourage development that maintains or improves those traits so that the new growth doesn't alienate or push out existing residents who wouldn't otherwise have left.
1	Encourage ADU's, perhaps permanently remove SDC fess from ADU's. Do not require street improvements piecemeal on new home construction! Reduce SDC fees on small units! Reduce regulations to allow more building in single-family ares(tree regulation, parking requirements, reduce side setbacks to 4 feet, reduce ADU placement and maximum size requirements) Reduce the total amount of single-family zoned areas.
1	Residential zoning codes should be for all vacant property in a given area of a established residential neighborhood in existence already. Abolish duplexes and apartments mix in a established area of homes. City should make it that folks should use their driveways and garages for parking not the street.
1	Infill should be in similar size and style as the existing homes. Please stop allowing existing homes to be torn down! My neighborhood is all sky high condos now, and parking is horrible. The character of the neighborhood has been completely altered.
1	Stop destruction of existing, viable homes, especially older homes. Once gone, they are gone forever and we all lose. Most especially, generations not yet here lose. What was exists in a few photos, if at all.
1	Mandatory design review & architectural standards Require lower & moderate income set asides in multifamily developments
1	Two major points. 1. Instead of huge apartment complexes that rise straight up from the street, use intelligent design to build high-density buildings to integrate new buildings into existing neighborhoods. This would include set backs, courtyards, stepped elevations, balconies etc. Also keep in mind that by simply altering some of the cosmetic features of a building, such as window style, you can integrate newer and older buildings. 2. Use building codes to encourage development in neighborhoods that NEED DEVELOPMENT. For example, if development were encouraged in Cully, it would replace (what everyone admits is) poor housing stock, and provide funds to install sidewalks. Using smart building codes and providing essential transportation services could reinvigorate these underserved close-in neighborhoods.
1	Conduct this same survey using different methods in addition to this online version (i.e. in collaboration with church services, food bank, at school events).
1	Be aware that the people who buy/rent the small footprint housing, who you think don't drive cars, do indeed have cars and need to park them somewhere. So, no high density housing without including off street parking.
1	There are significant problems with the new infill houses eating up too much "volume" of air space within their lots, being built too tall, too close to lot lines. This makes the homes unattractive to current neighbors (who loose sunshine and privacy) and at the same time make the homes too big to be affordable to many buyers. They also

	make the builders want to chop down trees. Trees and pricing could be direct benefits to decreasing the size of building allowed. Consideration should be given to the total volume of space being consumed within the lot's volume.
1	I would like to see the city enforcing the laws and policies that are already in place. Not rubber stamping every permit without checking out the site.
1	I'd like all parking minimums repealed, as well as an optional permit/pricing system (with potential subsidies for existing homeowners) to better allocate existing street parking spaces.
1	Preserving larger trees through smaller neighborhood parks or encouraging some surface area to not be covered with buildings and concrete.
1	Continue to waive SDCs for ADUs and work with the county to align tax policy. Consider building fees or taxes calculated on a per-square-foot basis to create funding for affordable housing. Adjust zoning to allow for missing middle housing types such as duplexes, fourplexes, and townhomes.
1	More city involvement and contribution to paving non improved roads. \$40,000 to \$150,000 per resident is unacceptable for paving gravel roads. Some homeowners are living on low, fixed income (read:disability, retirement, etc) and owe nothing on thier houses. Having to mortgage thier house to the city to pave the road would be an extreme financial hardship for them and they would not be able to afford to live in the neighbor hood any longer.
1	New construction should fit with the existing structures and ample parking should exist. High rise structures in residential neighborhoods should not be permitted.
1	I don't understand why the city is allowing very large, very expensive homes to become the new normal in our neighborhoods. Those three story homes that block the sun and limit opportunities to have mature trees degrade the neighborhood. I'd rather make our city more affordable by adding small housing units like ADU's, small apartments, duplexes or row houses along streets where there is easy access to public transit. I don't know the right tool to make it economical for developers to build many small units (800 sq. ft.) rather than one large (3,500)
1	Portland should require new high-density housing to also create a comparable number of new off-street parking spots for the new residents. Portland should have zoning requirements to maintain the character of neighborhoods, but beyond that, Portland should do less, thereby allowing the free market to operate. Portland should recognize that the creation of any new housing increases the supply of housing in the market, which reduces pricing for all housing. Portland should not be promulgating nonsense like mandatory ADU's nor any kind of restrictions in the name of "affordable housing", both of which are detriments to Portland property values.
1	Neighborhood character preserved! For example in SE a mix of new apartment buildings and character home conversions into multi family homes. In the west side larger lots converted into town homes not apartment buildings, the west side does not have the street capacity or public infrastructure for the density of the east side.
1	Green space on the lot. Houses should have yards not just the largest house that could possibly fit on the lot. Green spaces (open land) doesn't have to be a park(i.e. surplus city/water bureau land) should be preserved for future public use or just as open space and not developed into more housing.
1	Get rid of parking requirements for multi-unit apartments. Would prefer more apartments built over business to maximize space as well. I don't know what can be done to make housing more affordable that isn't straight up socialism but it is way too expensive in the city to maintain/encourage diversity of incomes/jobs.
1	Get the garbage cans off the street/sidewalks ! Make homeowners/restaurants have a place to put the unsightly cans until garbage pick up day. Incredibly unsightly.

1	Incentivizing/allowing the building of brownstone-style row-houses in place of any proposed "skinny-houses" (with their pointless, sunless side-yards) would make for a lot more housing, and more thermally efficient housing as well. Just hold them to some humane acoustical standards.
1	In neighborhoods which have a consistent architecture, new development should match the existing character of existing structures; same density, height, style, etc.
1	If a demolition replaces one existing detached house with another, the new house cannot be more than 10% additional square footage and no more than 10% additional lot coverage. Encourage entry-level size homes through fee waivers.
1	Write more honest surveys, discourage new infill, encourage greater access to mortgages to increase homeownership, promote better maintenance of existing housing stock and reduce gentrification.
1	Portlands planning commission should develop strict guidelines for set backs,height limits, vehicle access, off street parking, tree removal. Home owners/developers would need to file for exceptions. Does the city consider the impact to city services such as police and fire when granting permits?
1	Set size allowance for new and remodeled homes based on adjoining homes, or by block. Eg, if a block as average home footprint of x, then a new or remodel can have a footprint of 120% of x. This would avoid a huge a sudden shift in scale on a street or block.
1	Encourage ADUs through incentives (SDC reduction), but should only apply to those used for long-term rental (e.g., covenant not to use for AirBnB, etc.). Demolitions of habitable homes for new single-family should be banned or severely restricted (e.g. fees, size limitations to preclude the profit incentive); demos should be allowed only in cases where density will be increased, and new homes can be required to suit the neighborhood character.
1	I'm sure I don't know as well as the experts, but multi-use zoning sounds excellent and very "portland-y." I am most concerned about not pushing current income brackets out of the area in favor of more economically successful residents. Beyond that I'm sure I don't know.
1	Lobby in Salem for inclusionary zoning. Control car overpopulation by charging a meaningful amount for on-street parking, and not requiring new development to provide off-street parking. Consider neighborhood car-sharing. Feed some \$ to TriMet if density rises above some amount and petition for improved transit service at that point.
1	Tax incentives to build mixed use housing, zoning updates to accommodate mixed use housing , access to public transportation by changing the routes of some buses,
1	Density is good, but keep character of neighborhood in tact. Consider promoting smaller homes that are energy efficient.
1	reclaim usable materials from demos. affordable housing in all neighborhoods. progressive energy code for larger houses (more sq ft = stricter efficiency requirements)
1	Preserve neighborhood character and greenspace, encourage updating rather than removal of houses, provide better transit and services for bigger population, disallow huge houses on small lots
1	Build houses in keeping with current styles, value and size so community keeps it's continuity.
1	affordable parking, maintaining the views of existing homes, protecting trees, not allowing homes to be built inches from the property line, require garages and/or parking on property.
1	Houses need to fit the neighborhood. One three story house in a block of ranch styles does not fit in. The yard needs to be similar to the other yards. Building the house almost on the sidewalk or street does not go with most neighborhoods. We need more smaller houses anyway so give them nice yards. Row houses are prettier than skinny houses on a skinny lot. I much rather see 4 row houses together than 3 skinny houses right in a row. They

	make it look nice in San Francisco, why not here? They don't belong in residential areas, but they look nice in mixed use areas.
1	Accept zoning code for Small Homes on Wheels. More than one ADU per site. Subsidize smaller (size & number) multi family developments.
1	Building a 24 unit 2 bedroom 4 story building with no off street parking across the street from my single family house is not in the best interest of anyone living here.
1	Make sure that multi-unit housing makes provision for off-street parking. Provide housing affordable for all income levels so that the poor and/or minorities do not continue to be pushed away from employment and services.
1	Incentives and greater design flexibility for ADUs. Allow and incentivize pocket development for clusters of smaller homes, duplexes, triplexes, and four plexes on small lots with a network of green spaces between. No more skinny houses - these should just become townhomes and rowhouses. The space between skinny homes is unusable and wasted.
1	Design standards (not design review) to support compatibility of size, placement, and features of residences. No more than 1 ADU in a separate building plus one inside the main dwelling. Not a big fan of bonuses.
1	Regards getting to and from home: Work with Trimet to increase and improve access to public transit, maintain Greenstreets, and create more protected bike lanes. Encourage dense development on streets that are near public transit lines and that abut or run parallel to streets with shops and grocery stores, e.g. Hawthorne and Burnside.
1	Rent control now! My rent went up 30% last month! Can't afford to buy. Can barely afford to rent. Incomes in PDX do not come close to matching the cost of living.
1	Portland NEEDS. to keep it's Green Spaces....Parks and walking paths...Too much infill housing is happening. A lot without any thought....Seems like the city and counties just want MORE MONEY !!!!
1	Some houses are worth keeping, others are not. A fair number of the houses that have been demolished are in poor condition and are not suitable for rehab or for building an addition. Some of the houses that have been demolished, however, are historic, attractive and suitable for families of lower income (who may be able to add onto the existing building as family size and income increase over time). The city needs to consider the QUALITY of the buildings that we are allowing to be torn down, and we need to give more power to the neighborhoods to determine what new infill development they want to see. As we have it now, most Portland neighborhoods have no say in what gets built and what very much impacts the quality of life, property values and overall character of their locale.
1	Affordable housing has to be a priority, including the use of "tiny homes" to help with this city's homeless problems. It is less expensive to the taxpayers to house folks living on the street than it is to provide services when they are homeless.
1	Better residential design standards. Maintain existing program to encourage ADU development, but coordinate with the County tax assessor to get tax structure fixed so that people can continue to build them without fear of insane tax increases that do not conform to current best practices for taxing these structures. Introduce more residential permit street parking (why does everyone think they own the space in front of their house?).
1	We should allow for much greater intensity of uses in SF zones. Multifamily development should not be restricted to only centers and corridors. We should not have parking minimums, and should instead institute parking permit systems that appropriately price on street parking. The City should lobby the state legislature to allow Inclusionary Zoning. "Skinny houses" should be banned. Row housing/brownstone style houses should be preferred instead.
1	scalability and design limitations, penalties for demolition, incentives for maintaining existing housing stock that is updated to conserve energy and maintain affordability

1	1. New infill should not replace existing homes in habitable condition. 2. When infill does happen, the new homes should be roughly the same size as existing homes. 3. Design review is needed to make sure homes are integrated into the character of historic neighborhoods. 4. There are many places throughout the metro area that density can be increased, including by using ADUs or allowing existing houses to be retrofitted to allow more units. We don't need to cram "skinny houses" into neighborhoods where they don't fit in order to create density.
1	I'm getting out of here, taxes too high, character gone, destroying the core area with monster apt bldgs and pushing the poor to Southeast to keep your police busy...screw you guys.
1	Improve the pitted and potted residential streets! Increase sidewalks. Don't crowd out or dwarf the existing single family dwellings. Consider limiting the amount of traffic and noise to what the streets/neighborhood can bear.
1	Sunlight access and airspace respect needs to be incorporated. Demolitions must be conducted properly and monitored. Taking down large trees effects the whole neighborhood for decades to come. A simple payment isn't a deterrent, it's just another line item. Allowing mid to large size development without accommodating parking is wrong. People are moving in (whether we like it or not, say the developers) and they are bringing cars with them (whether we like it or not).
1	Send design magazines to current residents to help them learn that not all homes need look alike; send pictures and info about what was available in, say the early 80's (when I arrived) - so they can see how much better restaurants, storefronts, walkability, livability, etc is with higher density - if necessary shame them out of their 'I'm here now, lock the gates' attitudes by reminding them how much they screwed up traffic for ME when they came here; where feasible provide parking w/ new building; continue to expand public transportation but with better hours (it HAS to be there when bars close! a public health issue as well as urban density/traffic/parking issue), but w/o exorbitant fees; cap property tax for those over some age or of some income (or ?) so that they don't lose their homes to taxes that outpace social security COLAs.....I've probably strayed from the point of this question. Fees for teardowns; reduced property tax in exchange for view obstruction (mine goes up every time I make an improvement, seems like the least the city could do is make it go down in exchange for, eg, putting up a 4 story bldg that takes away the mt tabor view that was part of the appeal of the house in the first place)
1	Builder investigation and reviews. These people look at these spaces as dollars and do not consider what they are building where and how it affects its surroundings.
1	Insist on some off-street parking access. That is, let home owners have some parking availability in their neighborhoods. Don't be so greedy in taxing. Infill housing should be to help the homeowner and should not be thought of as a good way to get more money. Help make the city more livable and enjoyable.
1	Quite frankly, our city governance has made such a mess of things and allowed so much irreparable damage to our neighbourhoods to occur that it's hard to imagine they might be willing to do things differently. Strict building rules and regulations that were actually enforced could be very helpful. Currently it is open season on destruction of houses and neighbourhoods...whatever developers want, they can do, and there is no regard whatsoever for the livability of the area. Sanctioning activities such as AirBnB just adds to the mess and encourages more infill activity.
1	\$50K - \$100K surcharge for tearing down existing homes, unless they have been condemned by health department. A review board should have to approve new house design, set-backs, etc. to be sure they are compatible with neighborhood.
1	I think the increase in smaller houses is an excellent plan to keep the character of Portland intact. Perhaps transfer existing trees or historic structures that are at risk of being demolished to other properties. This could be achieved by asking neighbors if they want them via Nextdoor. Solar arrays and wind power should be incorporated in modern designs.

1	Do not change the character of well established neighborhoods by building houses that do not match the character of the neighborhood. In many cases these are tall houses that are too expensive for most people and they shade the surrounding houses. Do not let builders tear down every tree on the lot for their convenience. Trees should be saved as much as possible. Dividing a lot when all the surrounding lots are larger devalues the neighborhood.
1	Rules need to have "bite". Big pocket developers will only respond to financial carrots or sticks.
1	Follow your own rules on zoning! Enforce rules by removal of structures, not assessing a small fine to contractors who break the rules and diminish the city's already poor standing as a guardian of the public good.
1	better oversize and use of the existing permit system (not just a rubber stamp process). Homes and neighborhoods that are viable should be allowed to modernize without losing character.
1	Don't punish folks doing ADUs through taxes and fees. This is a way to add housing with stakeholders on premises and keeping neighborhood integrity. Add parking permits to make parking situation. Commercial housing should be second round of permits. Build more community spaces as private space becomes more expensive. Hold developers to this.
1	Rich neighborhood and poor neighborhood should be treated the same. Infills are mostly at the east side rather than at the west side.
1	More affordable housing for working class people and families! Stop building overpriced buildings that only the rich can afford!
1	Opportunities for interested citizens to salvage materials from homes being demolished. Change existing laws of new building heights to actually match the other homes on the street, rather than the current half story taller than the rest.
1	No further upzoning in the inner city. No more "cube" structures (office, retail, residential) in the inner-city, from the river to 50th.
1	Need to consider the parking needs associated with apartments. For example along Division St. there is virtually no parking for the new tenants who now park in the residential neighborhood.
1	This question is unclear: what do you mean by "strategies?" If you read the survey that should give you an idea of what I think is important: Small homes designed to blend with established architecture, space around the houses, larger houses can still be designed to look like they belong without looking institutional. This is Portland! Garden Space is part of our tradition! Children need room to grow!
1	New housing integrates well now. It is a vocal minority that thinks what is being done is wrong but the city fathers bow to those individuals. Remember the people buying the current housing vote with their hard earned dollars and they would not purchase if they did not like what is being built.
1	Give existing neighbors deep tax breaks that are charged to the new houses. Ask for permission from all existing neighbors. STOP AirBnB's!!! Require trees to be maintained and planted. Don't build taller than the average house height for a block.
1	The City forces infill and density on neighborhoods and does nothing to improve the neighborhood infrastructure [still no curbs, sidewalks, etc. in my neighborhood]. The City panders to developers allowing developers to drastically change the neighborhood character [a 240+ unit apartment development was allowed when the neighborhood has only single family homes and a small number of townhouses]. It seems like the City cares nothing about the neighborhood's concerns and we must fight the city [generally unsuccessfully] to prevent drastic negative changes to neighborhood safety, livability, traffic, etc. In sum, the city that works [a] doesn't work much and [b] often works against its residents. The city should work with its residents and neighborhood associations and not simply pursue density at any cost while providing a rewarding business model for developers.

1	The height in perspective to the neighborhood's houses is obviously not an issue to the county. I think it's a crime when privacy and sunlight are stolen by the infill. Does the city of Portland take in to accountability the infill of people in perspective to the burden it can have on the neighborhood? IE: parking, traffic, noise, etc.
1	Somehow allow demolition of crappy old, neglected houses to be easier than the demolition of houses in good repair. Where possible, allow/require more units be built than torn down. Bring back the duplex!!!
1	1. Reduce lot-splitting redevelopments, especially the 5K corner lot -> 2 2.5K splits. 2. Consider slightly loosening setback, square footage, and height requirements. The goal would be to promote slightly larger but not out-of-place housing stock. 3. Modern styled homes look nice, but are often out-of-place as infill. Perhaps zoning could help here, specifying areas where modern-style homes were encouraged?
1	Developers should be encouraged to update and use existing buildings and houses. A demolition tax is a good start. Dialogue between neighborhoods and developers needs to happen. Developers are using loopholes to avoid dialogue and meetings are happening behind closed doors to make decisions that affect everyone, not just the select few. Green cities should also work in a green manner. Recycling and not demolishing buildings plus keeping the green space within the city will keep Portland on this path. Airbnb needs to be well regulated. Too many affordable houses are being taken up by Airbnb like rentals.
1	relate heights to setbacks -- i.e., taller house, bigger setback. limit lot coverage to retain green space. moratorium on tear-downs of affordable, fixable homes. reward developers for conversions of existing homes into multiplexes.
1	Rights of private property owners to use their property consistent with zoning/law. We don't need a lot of new rules and taxes.
1	Preserve the existing character/style of our neighborhoods. Build condos to "fill" only open urban areas not old neighborhoods. Off street parking for them too.
1	I am not opposed to new homes in the neighborhood. I think setbacks and height is important. Maybe a hip roof instead of peaked roof and a comfortable distance from the street/sidewalk.
1	Stop allowing affluent residents buy their way and demolish our homes in middle income and lower income neighborhoods. We are pricing ourselves out of portland.
1	Zoning updates (decrease house sizes and increase set backs) Apartments MUST have adequate parking Change the development rule that leaving one wall is considered a remodel
1	Zoning should maintain the historical character of the neighborhood. Fewer homes greater than 3500 sq. ft. Too many huge homes for 2-3 people, not environmentally desirable.
1	Site review PRIOR to new site plan for preserving tree density/canopy. Reduction in SDC for preserving mature trees. Conform to existing building setbacks and height restrictions. "Infill" and "density" are incorrectly applied to cases of one-for-one replacement of moderate homes with large high-priced homes.
1	Scrap the 'skinny house' concept. Few people like them, most people hate them. They're nothing more than an entry point for neighborhood-level criticism of infill development. Architectural and planning professionals can come up with a better option.
1	Lower permit fees for building affordable housing. Remove 5 year building moratorium on substandard lots resulting from tear downs to promote more affordable housing. Wider application of tax abatement to promote more affordable housing
1	This is meaningless poll if people of low and middle income have to leave the city. My rent went up 9% for a single bedroom, and I can no longer afford to live in Portland. Go ahead, do your poll, and know it's a load of nonsense until there can be a way to spur affordable housing, notably apartments, in the city. In all likelihood I'll be priced out by the summer and have to move from Portland.

1	Protections for solar access to avoid excessive shading from mammoth houses, when built right to the lot line, they reduce or eliminate any sunlight reaching their neighbors to the north, and somewhat the east and west.
1	Allow demo and redevelopment, but do not grant variances to the builders to not improve streets which are considered unimproved! Lower SDC fees.
1	Listen to neighborhood associations concerns--parking issues, demolition of livable houses that make up character of neighborhoods, loss of neighbor friendly area by high rise apartments that take out trees and sunshine.
1	Charge Developers a lot more for tearing down perfectly good home that could be updated and restored without demolishing them. Charge even more for cutting down the beautiful trees that make Portland a "green" city. Better yet, give tax credits to people who do the right thing and save older home and trees!
1	The biggest issue in Concordia seems to be the demolition of single family residences that are still viable. And the fact the replacement structures are often 2-3 stories taller than neighboring structures, and often constructed on skinny 25x100 lots. The removal of trees in the process is also a big shame for the appearance of neighborhood.
1	Rental ceiling to combat over inflation in the rental market, or at the very least maximum rent increase limits.
1	I grew up in Portland in the 1980's. Back then, Portland was middle America. Portland may have had a few interesting quirks, but it was, on the whole, an average city. The city needs to be working to slow growth, not accelerate it, in order to bring back this feeling. Portland is losing its character.
1	Restrict outside investment companies from buying all available properties and reselling them at much higher prices, pricing everyone out of the market.
1	Promote more different types of density increases than just mid-rise apartments and infill housing - a increase in the number of small apartment buildings, ending outdated single-family only zones, allowing the construction of more duplexes, triplexes, and 4-plexes. A promotion of shared equity type models, allowing renters to ever become homeowners, housing cooperatives, and transit oriented development are all important. The city can only take so much traffic as a whole, and building a parking spot for every residence, along with on-street parking, simply encourages car use and ownership.
1	Implement paid on-street parking throughout the city. Improve streets/sidewalks/biking access outside of the city's core to encourage development there.
1	It is a ridiculous plan to allow new units, especially new apartment units, to be built without onsite parking being required. Parking in the Multnomah Village area is already unsafe on some streets from its density. Pretending that new apartment dwellers won't own cars is a pedestrian death waiting to happen.
1	Encourage "blending in" with size and style of existing housing in area. Save McMansion development for all-new housing developments (Streets of Dreams) where all construction will look the same.
1	Stop replacing single homes, on single lots, with huge square ugly multi unit apartments with zero architectural character and with no requirements for off street parking. They look hideous, Like elephants stuffed into a closet , and they drag down the neighborhood with low income dwellers in tiny 300 square foot spaces with no place for a yard. These people are living in cages not dwellings. Do you want to live in the shadows of one of these monstrosities? These will be the slums we contend with in a few years because they are not really designed for real people especially on a long term basis. Thanks a lot City Planners!
1	Encourage small houses/splitting lots, townhomes, and duplexes.Encourage density that fits within the area. Apartments are good too and belong on main streets.
1	I am glad the vague directive Fritz gave earlier this year has been negated. That was a disaster in the making. I really like ADU units and hope the City will allow them to develop. However, I do not want every ADU unit to become an Air BnB, a daily rental. The City should place a minimum rental time of one month on ADUs. It's creepy

	to live in a residential area where the place next door becomes a revolving door of commercial guests. Gross and frankly unneighborly. I would like the City to address (limit) commercial use in residential areas. Thank you.
1	Upzone as much as infrastructure supports (No R5 zoning within half a mile of MAX stops, for instance.) Invest in infrastructure where upzoning without enough infrastructure has occurred (i.e., sidewalks and parks in outer east Portland.) Eliminate parking mandates while simultaneously implementing tradable on-street parking permits (either granted to current residents or auctioned.) Establish a clearinghouse for selling on-street parking permits to make the price of parking in a neighborhood transparent (so developers know how much to spend on parking, and prospective residents know how much they're likely to have to pay for it.) If neighbors balk at upzones appropriate to the services their neighborhood has access to, give them the option to block upzones for a fee to fund affordable housing to replace the housing that a free market would otherwise have supplied.
1	None , neighborhoods are people not houses, the city needs to focus on people not design styles. For example mandate parking or deny development for multi-family unless they address the parking issues
1	Revisit what is considered a "remodel" as many older homes are being demolished rather than remodeled based on current rules. This causes the city to loss funds (impact fees) and the neighborhoods loose older homes with character
1	Fines for developers who do not. Limit the ability of bad developers to work within Portland. New homes/apartment buildings should bear the brunt of future improvements to sewer and stormwater drainage costs - potentially by payment of a very large fee in advance. REQUIRE developers to keep trees. DO not allow above ground basements to not count as a story.
1	Incentives to update existing buildings, especially ones historically notable, instead of demolition.
1	Zoning updates and guidelines would help. First address parking and traffic concerns - public transit is not always an option. And ensure that some open space is retained, e.g more parks.
1	Property tax relief/bonus; require affordable housing options; Decrease commercial permitting/zoning in these neighborhoods to prioritize housing.
1	Make it easier all around to add ADU's, (tons more folks would do it then) including subsidies and incentives: create new setbacks so packed new houses have a similar street feel as old neighbor houses . If all/most houses on block have porches then must include them on new construction (smaller, shared). Must plant largest street trees possible if parking strip allows before occupancy or selling, whichever comes first. Don't allow new construction to tower more than 'x' feet above neighbors, especially on south. Require replacing any off-street parking from original residence ie keep old driveway or equivalent.
1	stop giving away so much "free" parking Allow housing in areas well served by transit to not be required to have onsite vehicle parking
1	I have been "gentrified" out of my home twice. There's nothing that can be done. Development has destroyed this city, it's only a matter of time before we become SF where rents are \$3k a month for a studio apartment.
1	Consider that most homes have at least one car to park or garage. Even when public transport is available, there are times that one needs to use a car.
1	If a developer builds condos, they need to address parking in the area. Should provide free or low cost parking in a substantial percentage.
1	Density is OK but we need to build up the infrastructure, e.g. transportation. Make it easy for people to give up cars.
1	consistency of scale with existing neighborhood; preservation of parks and community space for people to come together, adequate parking

1	Optional initial system development charges payment: example: Offer optional 5-year payment plans for water, sewer (other municipal connection fees).
1	Require notification of a large radius of the neighborhood around proposed building sites. Require builders to submit building plans to city and neighborhood review boards. Give neighborhoods more control / veto power over builders' plans.
1	Instead of allowing the creation of new buildings that only out-of-towners can afford, the city could promote the building low-income housing (that isn't shit). My partner used to live in a low-income apartment, and the insulation was so bad that in order for it to be bearable, the heat had to be on all winter. It wouldn't heat the whole unit, because it was placed between two windows. So there was this "affordable" unit that was either cold to the point that we spent all our time in public places or at my \$1,000/month, 320 square foot studio, or we could hang out there with the heat on constantly, thereby making the gas bill outrageous and not exactly affordable to one living in a low-income unit. Add to that the fact that because these low-income buildings tend to be old, the floors and walls are terribly thin. They are not peaceful at all, and they don't feel like proper homes. The development of affordable, single-dwelling houses would make low-income people not feel like second-class citizens. It would be nice to support the people who are already here than encourage those from other places to come in for the sake of a dollar.
1	Increase the cost of demolition. Require that all parts of demolished houses be recycled, and that demolition be done in such a way as to protect nearby residences from toxic dust and other pollution. Put a design-review overlay on all residential neighborhoods.
1	Incorporate the use of consulting with the disabled community and the houseless community before planning decisions are made
1	I would really love to see easy permitting of tiny/small houses/well designed portable/prefab homes for rental or to own. I think that with density there needs to be a priority of retaining trees and expanding green-spaces. I was born in Portland and the housing/rental market is insane. We are currently not a 'livable', 'sustainable' city, and what a shame for such a beautiful place. I would love to see cheaply built and designed buildings be razed in place of beautiful buildings and homes - what a strange practice to destroy buildings of this nature.
1	Reduce onerous tax on ADUs; allow folks to utilize their excess house capacity and allow opportunity to rent parts of houses
1	The roads must be able to accommodate increased traffic. Neighborhoods are developed without consideration to traffic patterns and safe walking paths to school.
1	No more skinny houses. Support. Townhouses or row homes, they better utilize the available space.
1	1. More respect for current residents and less concern about future, uninvested future residents. 2. Truth in zoning. Single family means single family. 3. Zoning turmps historic underlying lots. If necessary, go to the legislature to assure this. 4. Control, height, setback, bulk and lot coverage to respect current neighborhood and block patterns.
1	do a better job explaining why viable houses are allowed to be demolished - i understand that lower density development can't continue, and that cities are living organisms, and my neighborhood is struggling to understand these things.
1	Stop removal of mature trees; mandate replacement with mature, full size trees; no demolition of existing homes (and to avoid failure to maintain existing home or intentional damage, penalize demolition for any reason); developers should pay large fees to cover damage to streets, additional burden on sewers, and other utilities; liability for damage to adjacent properties; NO tax rebates or other favorable treatment, particularly for apartment buildings; the city needs to realistically assess how many people the area can support in terms of resources.
1	I'm not sure how to fix the issues, but it is a tragedy that perfectly good older homes are being demolished by large companies like Renaissance Homes just to be replaced by a huge home on the same lot for a profit. This is not

	<p>creating more housing, just more profit for developers. As I type this I am looking out my window at a HUGE home being built on a neighboring lot by Renaissance. It is literally towering over all the other homes. It is not providing additional infill, only an eyesore where a perfectly good older home once sat. Very sad that we allow this to happen in Portland's fantastic older neighborhoods (we are near Mt.Tabor).</p>
1	<p>Follow EPA guidelines at: http://www.epa.gov/sites/production/files/2015-05/documents/fresno_final_report_042215_508_final.pdf</p>
1	<p>Preservation of existing housing stock (leaves more room to build ADUs—THAT is the new infill housing for single-dwelling residential areas). Keep homes affordable for people of all walks of life. No bonuses for nothing. It's a "bonus" just to build here under the most permitting permissible environment possible. I thought Centers and Corridors were supposed to take the density not SFR?</p>
1	<p>Incentives for to build ADU's, revitalize alleys, make it easier to develop single-family lots for more density, require developers to build more site-responsive houses</p>
1	<p>Thoughtful architectural design that blends into the existing neighborhood rather than redefining it. Design that uses state-of-the-art energy efficiency. Development that requires the preservation of existing large trees and green spaces: not filling every bit of space with buildings and pavement. If there is a large lot or backyard, preserve it as a common natural area, maybe creating a walking path connecting them. Transform single-family houses into 3 small units for example and don't develop the yard space. These could be owner-occupied condo conversions that could create affordable home ownership while keeping the character and even the older buildings of the neighborhood. Developers need to work with Trimet to enhance transit service as population in an area grows. That way we won't have increased traffic and accompanying pollution from more cars in our neighborhoods, but we will be able to hop on a bus more frequently for more of the day.</p>
1	<p>I don't understand this question. I think the "If you build it they will come" model is dangerous. I also think that the issue of infill is 1.) demolishing good homes and 2.) what is being build IS NOT AFFORDABLE. It is untrue that Portland's development is about making sure everyone is housed... it is pandering to developers and the wealthy only.</p>
1	<p>You need to provide a process for collecting information from the public You need to update the permit process to be able to support sustainable housing practices - right now your policies are antiquated making it more expensive to build most effectively while builders work around your outdated policies. Also, the lack of oversight of the way contractors do business sets up the public for easy fraud and difficult accountability. Furthermore, you need a process that identifies how to weigh out all the complex developmental factors to determine what is most important - ie - sustainability. This whole idea of attempting to focus on infill to reduce development outside of the city's boundaries is...it isn't true - you can't stop the other development - so what is really needed is for all development to be sustainable - and now</p>
1	<p>Adequate off-street parking needs to be provided as more units are built. Not providing off-street parking adds to street congestion and inconvenience (often not being able to park in front of your own house!) People drive. They need a secure, guaranteed place to park that is convenient to their homes while providing access to local businesses. Please stop allowing multi-unit buildings from being built that don't accommodate tenant's/owner's vehicles.</p>
1	<p>Establish set backs that maintain some proportion between the house and lot size. Some in-fill single family homes have less outdoor space than apartment buildings.</p>
1	<p>- Bonuses for building multi-family affordable housing in these areas - Provide current neighborhoods with parks, grocery stores, play grounds or other amenities in exchange for increases in density in order to ease the transition (pay for this with development fees on the new development) - Show how great density can be when managed appropriately taking into account noise, light and air pollution</p>

1	allow duplexes and other similar small unit dwellings; allow "tiny houses" (100-300 sq ft to be zoned as permanent housing
1	Don't assume everybody will bike instead of drive: parking and traffic must be considered. New construction should fit the neighborhood in style, and in scale as much as possible. Not just thrown up as cheaply as possible. "Affordable" is NOT a \$1000 studio. There should be a mix of very tiny/efficient (affordable) homes/units, along with larger ones. Allow relaxing of rules to let people build "tiny" homes on their property. Not a free-for-all, but make it easier. If a house must be torn down, it MUST be salvaged, and then CAREFULLY deconstructed.
1	Restrict large development by firms with cookie cutter home models, and find ways to encourage single family homes built by individuals that have unique character.
1	I think that there should be limitations on how many skinny houses can be built per block. In large numbers, they detract from the neighborhood character. On one block near my home, there are 8 skinny houses! They're so stupid looking. Rowhouses and duplexes seem like much better options. Maybe developers should have to buy rights to a limited pool of transferable demolition permits? The pool could be replenished on a semi-annual basis in response to *actual* housing demand, rather than speculation.
1	Stop incentive to tear down existing structures in order built condos. Institute rent control on percentage of units.
1	Offer financial incentive for renovation/remodeling of existing homes over tear down and stronger restrictions against tearing down historic homes. Encourage more small multi-family options over large condos. Simplify ADU process and permitting, perhaps with a tax incentive for building and permit costs?
1	1.Develop a Plan (strategic and operational) 2. consider all ages, diversities, cultures, short and longer term residents & set a "movement plan" just not "helter-skelter plan" as is happening! fore-sight NOT hind-sight
1	My main desires are that you stop the destruction of viable homes, that the new homes are not all McMansions but rather accommodate a variety of incomes and family sizes, and that the regulations and costs relating to ADUs and other uses of conventional lots stay reasonable and affordable.
1	Create incentives for smaller homes, discourage disproportionately large new homes, demolition should be expensive and deconstruction encouraged, rethink parking requirements and discourage garages on small lots, be wary of vacation rentals taking place of ADU dwelling units, rethink restrictions on non-family households sharing houses
1	In fill housing needs to occur in ALL areas of the city, including the more affluent areas. The vast majority of this happens in poorer areas, because we don't have the money to fight it.
1	Professional developers are being given waivers carte blanche to build massive homes, while people like myself who would like to build a detached ADU are going to be taxed through the ROOF. Seems like the powers that be in the metro area are more interested in making money than actually creating infill housing.
1	Eliminate parking requirements, eliminate some on-street parking and charge a healthy rate for what's left. It shouldn't be more convenient to drive 1-2 miles instead of riding a bike, but there's plenty of free parking everywhere you go.
1	I don't think many of the bonuses given to developers directly benefit our neighborhood such as underused courtyards. The benefit to developers to add another floor for a bonus adds to taller and bigger bulidings with more units. A huge win for developers. Encourage builders to build smaller houses with fewer expensive amenities to encourage more middle income families. Everett homes is a prime example of building big houses with an unusable third story so to be able to sell the house at a higher profit, so it looks like a bigger house. Their houses are bigger than most homes in the neighborhood. Encourage more town houses, narrower homes.

1	I am tired of all the complainers about tearing down houses. I say tear them down if it costs too much to maintain the current version. The problem is that developers are sweeping in with all cash on buying the affordable houses her can be fixed up over time. But I want my neighbors to fix up their houses the way they see fit. I do Not like when lots are being divided into two houses close together. That kind of sucks. The big lots are sweet and would be nice to keep as they are. But all the people protesting demolitions, I think they are wrong. The let city grow and develop, that is how life works. Stop developers from making houses unaffordable by buying them I cash away from a younger first time home buyer that will do things on their own. This is very unfortunate.
1	Parking, parking, parking!!!!!! Don't allow gigantic structures to be built where there is no parking provided. Also, embrace the tiny house movement and grandfather in tiny houses that have been illegally built in the past.
1	Require new Multi unit structures to add parking garages and stop taking away lanes on streets for cars!
1	We are seeing affordable, viable houses purchased for cash by developers and then demolished. The houses put up on the lots list for twice or more the original listing price of the demolished house making it impossible for those same families to buy them. Preserve viable houses and trees by steeply fining their removal (30% of purchase price or higher) and then use the funds to subsidize affordable housing development.
1	Allow builders to work within codes. If the design of a house is not liked by the neighbors they do not have to buy the house. The density standards were established years ago and only being realized now that the additional density is needed. Giant lots being split into the historic smaller lots then having more than one house built on them was planned long a go for this exact scenario: more housing is needed and that is the available land.
1	Require infills to resident offer parking in design. The density of street parking is a huge problem in new housing options.
1	Ideally stay out of it and quit wasting money on forcing things to conform to plan no one was allowed to vote on.
1	Zoning needs to change! Stop developers from tearing down perfectly good homes to build giant unaffordable structures. This type of development blocks all light and destroys neighbors ability to keep gardens. These structures decrease our tree canopy and increase our heat index. This type of development creates tension in the community. CHANGE THE ZONING! Fines and ridiculously small fees do nothing to change greedy behavior.
1	Stop infill right now. Thoroughfares can't handle the traffic, schools unable to adequately educate the kids, streets don't provide parking, tall houses block light from existing homes (truly, daylight doesn't even touch 1 story with 3 sorry built to the South), losing history of our neighborhoods, losing modest houses that may barely be affordable since incomes not going up ad housing costs explode. What are you thinking of trying to pack more and more people in when everything around us is failing. No adequate police coverage, officer shortage. Shrinking the fire depts. as you increase housing and people. Stop and think about it. Move into the city and become aware. If you can get the basics back, then think about more people. I
1	The issue is population growth, not infill development. More housing = more places for people to live. More housing addresses the problem that needs to be addressed: POPULATION GROWTH. Knock down two houses to build one and I am all for a huge fee. Knock down one house and build two and you now have two families living where one used to live in a lead paint coated, unhealthy, energy inefficient house. More apartments is the reality of growth that the City needs to embrace without self-loathing. Have the spine to do it no matter how unpopular it is in Laurelhurst or the area around Division. What ideas can the City consider? Consider charging property taxes based on the highest and best use of the land being used by a single family residence. If someone wants to live in Eastmoreland on a 10,000 SF lot, they should be paying four times the property tax as someone living in Brooklyn on and R2.5 space efficient house. The City should consider that the decisions being made are being made for future generations, not for the NIMBYs that complain about their selfish belief that they are the only person with the rights to park in front of their house on a public street.

1	Change zoning to accommodate more housing, you have empty storefronts everywhere and people living in bushes and tents. convert to mixed use but quit tearing down east county houses and rezone them to businesses that cannot keep their doors open and go through 3 or more storefronts, let them remain rental houses. Work with property owners to maintain below market units, even if they are outside PDC redevelopment areas.
1	The stack and pack apartments in areas like where Fresh Market on Williamswithout them being occupied yet, is causing traffic ito be too congested. Even with all the public transportation, cars will still be on the roads and the sort of density in areas with such narrow streets is only going to create less of a desir to live in situations like that. What used to be a sluggish traffic area during rush hours is no becoming sluggish all day long...ugh!
1	Developers should share in the cost to upgrade amenities like needing more teachers or larger schools, more road wear and tear and affordable housing. Otherwise the taxpayers are stuck with paying for the consequences. Why should developers get to make millions and residents have to pay millions? Even if developers were taxed, infill would still happen because it is so lucrative. The burden should be shared.
1	No demolitions allowed unless the owner plans to live in the new structure! \$150,000 demolition fees. Complete ban on tree removal.
1	Stop incentivizing development focused on luxury and studio/one bedroom apartments and refocus on family-friendly development. Demand that the legislature allow inclusionary housing regulations and start requiring developers to include affordable units in EVERY development project. Create land trusts.
1	Require parking to be included in every new structure. Apartements should have one parking space for every unit. Require new houses to be built with height and dimensions similar to existing houses. On residential streets, zoning should ban multiple units and multiple unit structures on single lots. Existing trees should be preserved when developing on lots where houses were demolished.
1	Since the City of Portland says it is proud of its history of neighborhood involvement and history of recycling, I feel the City of Portland should listen carefully to the desires of those in existing neighborhoods before permitting the demolition of viable housing. At the very least, de-construction of houses, not demolition of structures should be the norm. I do not believe the city should allow whole-sale demolition of structures.
1	Require parking spaces to be included when building new apartments. Require new houses to be designed and built in the manner of existing houses in the area.
1	Insist on quality level of building; some are very insubstantial and clearly of cheaper materials. Also require adequate off-street parking in multiple dwelling units, preferably underground. Assume at least one car per dwelling unit.
1	Huge houses on tiny lots significantly change neighbors' experience of their homes. Some sort of regulation regarding how high a home can be in relation to its neighbors would not be amiss. The importance of economic diversity in a neighborhood should not be overlooked as well. Creating more opportunities for housing at different income levels would make our city richer.
1	More substantive neighborhood participation in review and approval of new permits; low- moderate income housing given first priority in filling infill goals
1	Update and change the zoning code that restricts greater density of housing on R2.5, R5 and R7 lots. Amenities and services are located close-in, therefore more affordable housing should be located where there are opportunities (jobs, services, cultural events, etc).
1	Promote early, transparent, and meaningful engagement of neighborhoods; advance needed infrastructure and services concurrent with infill development, including complete sidewalk gaps and enhance transit amenities and service; elevate requirements/incentives for more sustainable housing (e.g. LEED cert.)

1	Zoning should be updated and consistent. For example, why should small lots on the east side have the ability to infill while it is less available to west side residents. The City should promote the development of smaller single residences on underutilized property.
1	I'm not sure what you mean by bonuses, but there should be an incentive to update existing old houses rather than tearing them down. Also, more community involvement (like this survey).
1	Any dwelling, especially multiple housing ones, must have off street parking of at least 2 spaces per living unit.
1	Please consider graduated density - such that the highest density housing would be on the periphery of the neighborhood, and the lowest density housing would be in the middle. this could mean apartments, lower income housing, duplexes etc along busier streets and less infill on established quiet streets within the middle of the neighborhood. Need to change zoning law for the inner portions of the neighborhood to include height restrictions, minimum lot size and set back regulations (and ENFORCE them). but then could allow higher density building to occur on the outer aspects of a neighborhood (for instance, along Barbur or along Terwilliger).
1	Require affordability in new housing. Upzone in high income areas like SW and NW, bring more housing to areas with good schools.
1	See Orange Splot's list of great residential infill ideas that increase density with reduced impacts on existing neighborhoods. More ADUs, internal conversions, cottage clusters, etc.
1	I don't want to see more infill. There are too many people in Portland. It's getting too crowded
1	If you dont stop demolishing the historical places you have lost the character of the city. You are on your way to a homogenized city that only a few can afford to live in. Recylce the wood, bulbs, door knobs stop demolishing singular family homes that are liveable. Its a disgrace what is happening at Burnside bridge.
1	Affordable housing density bonus for single dwelling zones. This would be especially effective if zones that currently have the ability to get density bonuses with the a overlay are eliminated so that increased density could only be achieved by building affordable units. This would also hold the value of the land down helping make the units affordable.
1	Go to the edge of the urban growth boundary and build 6-10 story apartment structures close to mass transit. Leave older established neighborhoods alone.
1	Provide tax incentives for historic preservation. Also, encourage the growth of stable two-parent families with children.
1	Adjust occupancy limitations of unrelated people living in a single dwelling to allow for more density. Encourage and create incentives for builders to build more affordable housing. Adjust zoning so that more multi-family units are allowed in areas zoned for single-family to meet the increasing need of affordable housing (especially in inner SE PDX).
1	design standards to match existing neighborhood fabric in terms of building height, size on lot, setbacks, available off street parking.
1	i appreciate what the zoning code actually does. Please don't eviscerate it in order to pander to the NIMBY folks who would change zoning code but don't actually understand the effects of what they're requesting.
1	Preserve parking for existing residents. Discourage cars for new high-density development. Do this with permit parking. Increase transit access for new high density development.
1	1) height of buildings shouldn't exceed width of street plus adjoining setbacks. 2) commercial and mixed use buildings should be required to be at least 4-6 stories. 3) outside of downtown, max height equals 6 stories. 4) building height should be gradient from town center to residential center such as, 4-6 story along town center

	streets gradienting down to shorter residential. Example: force 4-6 story on SE Foster and SE Woodstock, 3-4 on SE 52nd and SE 72nd, 1-2 story at middle between this like a house at 62nd. 4) permit only on street parking city wide. if you own a private vehicle (I do) must be parked on property or pay for privilege of on street parking. 5) set max number of vice retail [liquor, pot, tobacco, strip clubs] per town center at up to 2. the number of marijuana dispensaries with a 10 minute walk of my homes is idiotic considering the lack of other need amenities in the same area. 6) require all mutlifamily development to require off-street bicycle parking equal to 1 per-bedroom. 7) tax surface parking lots until they cease to exist. 8) restrict parking for bars to 0.25 spaces per employee.
1	Context based design, where height and bulk limits allow for more gradual increases to avoid placing four story homes next to one story homes, like in NE and SE. For example, homes can only be raised one story higher than the highest home on the block.
1	Total waiver or abolition of all building, zoning, permitting, and fire codes for structures under a certain size and utilizing pre-approved methods. Restructuring of property tax code to discourage dormant or sparsely occupied properties (more taxes on land than on development - a bit Henry George-esque, the system used in Hong Kong for many decades with success). Confiscate under eminent domain laws all vacant lands and houses remaining unsold or undevelopped for more than 6 months, and redistribute them to low-income and homeless people.
1	Stop the demolition of smaller, affordable homes that fit the architecture of the neighborhood. Stop the replacement of these homes by behemoth, ugly poorly constructed, sun-blocking mcmansions.
1	Zoning updates, more affordable housing efforts, encouraging developers that won't gouge their customers.
1	Explore the ideas of visionary planners such as Jane Jacobs (planning), Frank L. Wright (architecture) and others. Continue an ongoing conversation with residents through surveys such as this.
1	Inclusionary zoning Rezoning to allow small plexes in R-5 areas other than on corner lots Customize new construction to fit the lot and preserve trees and green spaces. Limit off-street parking
1	Zoning updates to ensure that new houses and remodels don't completely fill the existing lot. The zoning code for single-dwelling residential areas should require setbacks that will maintain lawn or green space similar to the existing feel of the neighborhood or (for remodel) within a certain percentage of the footprint of the home that was removed.
1	Sidewalks. Incentives for food based businesses to locate in our neighborhood (ie. real grocery stores and restaurants). Reinstall the prostitution-free and drug-free zones on Sandy Blvd. that Mayor Potter let "sunset".
1	infill areas which can support multi-dwelling buildings, infill areas where the majority of green space is already gone, infill areas where the tree canopy is already very reduced, build up and create taller multistory-multidwelling buildings
1	Our family is now dealing with a developer who purchased a home next door. It was demolished. They removed a 50' tall maple tree and plan to build two skinny houses on the lot. The beautiful maple was the only buffer we had. The builder (Renaissance Homes) will invariably build tall similar houses that will cast their shadows over the three neighboring houses surrounding them. How is that a positive for our neighborhood? They will diminish the value of our home and at least two others. I understand infill and I'm not opposed to the idea, but there wouldn't be all this outrage throughout the neighborhoods (not to mention all the money being spent in battles over development) of our city if the City of Portland would have put zoning and restrictions in place to minimize the problems. I am not hopeful that it will change.
1	Stop splitting up properties that are deemed big enough to split and built another house on within the city limits. Or a house behind a house on the same lot.
1	Please involve high-property-tax home OWNERS to be a part of new building development. I can't believe that such huge and ugly apartment monstrosities keep going up with nary a blade of grass, plant, or tree to be seen.

	<p>This is because every developer greedily sees a chance to cram in as many apt. units as possible. Where is the design esthetic? Why aren't the developers required to plant trees? Worst of all, however, is the lack of parking in these new developments! This is rainy Portland. With our 8 months of rain most Portlanders want to drive their cars. It's all well and good to hope that new residents to these apartments will take public transit or ride their bike, but the truth is nobody wants to stand out or ride in the wind and the rain. Get real. The new apartments should have 70% parking spaces. Also, I'm really concerned that Portland is turning into San Francisco. Only rich people can now afford to move into close in Portland. That's ridiculous. I bought my SE Hawthorne house for \$100,000. in 1992. Now it's worth 4-5 times as much. That's fine and that's life, and I get it. But, don't rip down the smaller houses that middle class people can still afford. I want to live in a neighborhood with working class people, like myself. I'm a teacher. If these smaller houses are still in decent shape and not totally ugly, developers should not be able to mow them down and put up a house that will cost the buyer 3 times as much. I'm so frustrated with what is happening to good ol' Portland. It's not the same. Every tiny little spot of land left is being jammed with a giant building. A home-owner citizen committee should be able to put in their opinions and be taken seriously. I pay huge property taxes. I should have a say.</p>
1	<p>There needs to be solar access requirements (similar to in Europe) so that a new house can not block as much daylight from an existing neighbors house. There needs to be Much stronger regulations on tearing down affordable homes to build larger more expensive homes, but with a good varience process so there is not a one size fits all approach.</p>
1	<p>For any multidweller units built there MUST be at least 1 parking spot per available unit. The # of parking spots SHOULD equal the # of toilets as a minimum requirement for development AND have some spaces available for retail /restaurants if the building is mixed use. Even when there is transit access it is unreasonable to assume that people will not drive unless you block the road and ban cars. Be realistic and DO NOT be so altruistic that you stop being pragmatic about people and behaviors in urban planning. Also please create main car and train safety viaduct or tunnels around Brooklyn and in NW. It is not reasonable to build / finance any roads that cross, intersect rail traffic and result in anxious drivers when the trains stop for 15-30 minutes. Shame on the new intersections of Division and the bike way in SE Portland. What did we learn from Powell Blvd at 17th? We need more rail or car, under/overpasses. I have watched cars aggressively drive on sidewalks and into head on traffic at 12 and Division. Real missed opty at SE division and 9th. Bad planning for urban density models. Thank you for listening, Sincerely, Michele Houck, Brooklyn, SE Uplift</p>
1	<p>Zoning, limit building heights to 2-3 stories, recess structures back from sidewalk to eliminate sense of density and crowding, keep the original aesthetics of PDX-stay away from modern (focus modern structures in dedicated neighborhood.</p>
1	<p>remove socialism for car parking. instead let's have socialism for people that need it! density and leadership on streets designed to efficiently and comfortably move people by foot, bike, and transit.</p>
1	<p>The City needs to work with the State to allow inclusionary housing. Affordable housing needs to be balanced throughout the City. Prejudicial housing policies have driven and sustained inequality, particularly in our schools. If we had affordable and low income housing throughout the City, we could increase diversity and achieve equality in our schools. it will take strong moral leadership to overcome the entrenched "I've got mine" mentality in our rich neighborhoods, and that is the kind of leadership I am looking for from the City of Portland.</p>
1	<p>consider encouraging development of duplex or triplex buildings that mimic house style of the neighborhood -- instead of cheap skinny houses. Might be better to have 2 skinny house built as semi-detached houses that mimic an overall larger house style common to the area then 2 separate skinny house. Ensure that the shared wall is very solid so that the occupants won't hear the other occupants -- so feels like a separate house avoid construction of new housing that clashes with the style of the neighborhood. In some areas restricting the minimum lot size to avoid construction of house styles that don't fit would be beneficial and result in less tension. consider privacy barriers</p>

	<p>between closely built houses especially if newer house is taller than older house (require arborvitae, bamboo, etc to shield privacy) provide a mixed income housing (rental and ownership) so that low income families are not pushed out of neighborhoods as the neighborhoods are flipped and infilled. We just moved to an area because we liked the diversity and are now seeing many rental houses being flipped with the lower income renters being pushed out. (nice people with young children of different ethnic and income background) continue with the mixed use high density dwellings on the larger busy streets (stores on bottom and apartments above) to keep the streets lively; encourage underground parking to alleviate traffic. Don't assume residents will not have cars;</p>
1	<p>MOVE THE THIRD WORLD LIVING CONDITION INDUCING HOMELESS CAMPS AWAY FROM PORTLAND'S CITY CENTER. THEIR OVERFLOWING SEWAGE, GARBAGE, AND GENERAL FILTH ARE A BIOHAZARD.</p>
1	<p>Create an ordinance that requires new homes be built that match the style (and size) of the existing neighborhood.</p>
1	<p>Some variation of rent control - if a developer buys a \$300k house to tear down, limit sales price of new house to limited % increase.</p>
1	<p>Reign in the crazy-eyed developer; preserve trees. Maintain neighborhood character. remember solar access and existing views. Take the long view, please, and make sure the inner SE is for people today and in the future.</p>
1	<p>Zoning updates, lot splitting, owner occupied rentals, stricter adherence to hotel regs for nonresidential rentals (AirBNB)</p>
1	<p>Zoning updates; Minimum setbacks; Stop allowing a reversion to underlying lot lines that are not consistent with how the neighborhood was actually developed; Find some way to keep functional starter homes from being torn down and replaced by something unaffordable for new buyers.</p>
1	<p>The long-range plan is important and useful. Unfortunately, it is long range. That means that the folks who participated in creating the plan are not necessarily the same people who are affected by it. We need to be better about engaging folks about what the plan is, where we are with it, and where we are going. The folks that we need to be engaging are more than just long term homeowners. We need to target new homeowners, renters, and new members of the community as well. With the current outreach strategy, too many of my neighbors feel that they are the victims of short term regional policy instead of the beneficiaries of a long term plan.</p>
1	<p>All apartments should come with one parking space for no extra charge. Extra spaces could be rented out.</p>
1	<p>The current development business model promotes big houses. Provide incentives that promotes the development of smaller units. Continue to waive SDC's for ADUs. Increase ADU density on larger lots.</p>
1	<p>the need for off street parking when planning home size, room for storing garbage/recycling carts off street</p>
1	<p>Living close-in to city is simply not affordable to many people. Thus, the emphasis should be on development within a commutable distance from employment. TRANSPORTATION development is the key.</p>
1	<p>Reverse the prohibition on internally divided homes (plexes) in Single Dwelling Zones, favoring division of existing housing stock over new construction through allowance of one additional unit; establish a ratio for height and setbacks that corresponds to existing housing stock within 200ft, rather than blanket development standards for entire zones</p>
1	<p>Corral all the NIMBYs and let them live in together - until they wring each others necks out of frustration in dealing with their own bologna.</p>
1	<p>I wish Hales idea of imposing a fee on developers you demolish homes would have gone through. It's what the community wants, I'm surprised you sided with the developers. You absolutely need to change the setbacks, and other building codes that make these houses look like monsters. They are huge, super tall, block the sun from many of their neighbors, don't fit in the neighborhood at all, and just make a ton of money for developers. I live near 37th and division and it's a total shit show out there. Please please please consider development in Gateway, Powell,</p>

	upper Division, anywhere else that has empty lots and needs the development. NOT around 50th, Belmont, Hawthorne, division, etc. it's way too crowded, there's no parking, there are many many problems with adding more to the already expensive and oversaturated market. I understand more people are coming, but they don't all have to come here. You're putting way too much burden on the existing homeowners.
1	PARKING! some how accommodate zoning so those with single family housing have priority in their direct area over those who live in an apartment building.
1	Support development that increases sustainability - environmentally, socially and economically. Smaller square footage's, higher density, suiting a range of income brackets, and a variety of design aesthetics. Trying to replicate the classical Portland home just leads to insultingly poor-quality psuedo-craftman houses (a la Everette Custom Homes). Portland's future development should embrace renovation, as well as design innovation and creativity in newly constructed houses. Also, where 100-plus-years old houses will need to be torn down (because inevitably they will be) the development should aim to create houses that will last another 100 years, both in material and usefulness. Density and smaller footprints can help reduce the costs of higher-quality building and make neighborhoods more economically accessible without compromising the longevity of the homes. Also, I think it would be great if huge old craftsmans were renovated into multiple-unit dwellings. It's a good compromise between not wanting to tear the house down and needing to increase density, as well as adds great variety to Portland's rental stock. I think the resulting apartments would me more affordable as well, being the halfway point between run-down old apartment buildings and pricey new-construction apartment buildings. Last suggestion, there needs to be some serious educational efforts around town. The things that Portlanders seem to think they know about development and the factors that affect it is the most frustrating part of all.
1	STOP...The city footprint needs to grow. Not everyone can live within 100 yards of "downtown" portland. Access to the services and jobs can be reached with public transportation extending to the outskirts and express service.
1	The only way to keep Portland affordable is to increase housing density & to add amenities to low-amenity areas so that they attract more residents, improve quality of life for current residents, and reduce demand for the currently most desirable areas.
1	1. There should be design review for housing in established neighborhoods. 2. The city should enforce height, set-back, and lot coverage limits on new housing. Most new houses lately cover 80-90 percent of the lot. Shades neighbors land and yards and does not allow the new residents to have any outside play/grow/garden areas. 3. Do not allow developers to simply clear a lot of trees and contour out to the edges of the property. There should be a priority in design to save neighborhood trees especially on the fringes of lots. (Tree ordinance?) 4. Houses being built by developers maximize floor space because that is how they are sold by the square foot. Design rules should take into account lot size, neighbor lot layouts and so on for EACH new infill building. 5. City needs to enforce minimum lot size. If the zoning in a neighborhood calls for a single house on a 50X 100 lot, then do not allow two on that lot. 6. Discourage common wall housing with no access from front to back without going through the building. 7. A two month waiting period from the time the house design is submitted to the city and when building can begin to allow neighborhood design review of the changes in the property. 8. All these issues only apply to tear-down/rebuilds, multiple replacements on single family lots, or for major expansions of the footprint of existing houses. Encourage remodeling of existing dwellings within the footprint of the original house by making the process easier/cheaper, etc than tearing down and building enormous replacements.
1	I think that the dense-housing styles that were built before the changes in building codes in 1959 would help keep the character of our neighborhoods but still meet density & transit-friendly goals (duplexes, garden-style apartments, townhouses) I'm concerned that many appealing dense housing styles are not allowed and I don't understand why since they are a nice middle ground between single family homes and huge apartment/condo complexes. http://bikeportland.org/2015/06/19/11-buildings-illegal-portland-144633

1	Affordable housing options for lower-income families should be a top priority, as well as the homes fitting in with the neighborhood. The infill homes have a reputation for looking like cereal boxes and there seems to be little concern over a tall, two or three story home being built beside a modest ranch, which certainly will decrease its property value for the residents who have been there longer.
1	Update of basic amenities of the neighborhood. I.E.: sidewalks, crosswalks, full grocery stores, bus lines.
1	Allow smaller building lots, reduce development fees for new construction, provide incentives for higher density infill, provide incentives for maintaining character of neighborhoods rather than penalize builders with fees on new projects.
1	learn from division and NW. People with disabilities have a right to live anywhere, please require parking on multi-tenet units. No parking= not inhabitable for people with disabilities. All the bike parking in the world won't help me live an independent life.
1	-Standards should be set to prohibit or (heavily tax to remove profit motive) the demolition of small livable houses to create larger single family homes. Such development is wasteful, minimizes green spaces, gentrifies neighborhoods, and provides no infill benefit. -For lot splitting, limits should be placed on the proportion of a lot that a new house can occupy and impacts (such as house height) on neighbors. -Renewable energy standards should be required of all new developments. Solar should be required for all new rooftops with suitable energy potential. - Developers should pay much higher development fees to mitigate for increased impacts on infrastructure and community services.
1	I'd like to see Portland extend tax relief/incentives for homeowners who want to restore their windows/refurbish their old homes instead of replacing and filling up the landfill. Tax incentives to developers to refurbish older home instead of tearing them down. More fees and waiting periods for developers for building new housing.
1	Zoning updates seem to be already happening, so that but also the design review process needs to allow for added height. I've ready of projects having to fight to be able to go as high as they're allowed to under current zoning. The design review process is a major part of the problem in terms of new construction's lack of affordability, in my opinion. I've ready that some cheaper materials aren't allowed according to design review, so more expensive stuff is subbed in, resulting in more expensive rent.
1	Zoning designations doesn't always match what's happening around it - for instance residential zoning designations on SE Hawthorne. Commercial zoning designations may allow more development flexibility, creating more housing density where it makes the most sense, coupled with retail/office. The addition of retail may allow developers to provide some affordable dwelling units and still have a workable proforma. Many people want more structured parking, but that is often difficult when combined with affordable housing and retail on an infill lot - from both a proforma and an available square footage standpoint. Perhaps some parking structures with retail on the ground floor would work, such as examples downtown.
1	Reduce large apartment buildings in residential areas- limit to 5 stories or less - keeping with neighborhood Increase parking requirements maintain neighborhood integrities
1	Listen to people. A longer time limit before demolition can happen. Use run down business buildings 1st before taking down a single family home
1	New laws should be implemented that require new homes to be similar in size/character to existing homes in the neighborhood. If new condos are built, parking for the owners/renters must be provided for, too--I no longer visit areas like SE Division because there's no longer any parking--I would hate to live in that area, and feel sorry for the homeowners!
1	Existing residential input on housing design, including estimated final home price prior to demolition and/or construction.

1	Fewer single family dwellings! Taller building heights. Better transit to areas that already have available housing but are under served. More mixed use to bring business nearer where people live.
1	Increase minimum lot size to 4000 sq ft. Require onsite parking provisions for multi-family buildings. Provide low-interest loans (\$20k-\$50k) to incentivize rehab instead of tear down. Earlier, broader notice to neighborhoods before demo. Require more affordable housing units in new multi-family construction.
1	I think the idea of small multi-family units in interior neighborhoods should be considered (i.e duplexes, triplexes, quads - no higher). This is a viable form of housing that other cities use even on non-commercial, neighborhood streets. Improvements to public transportation funding and service; enhancements and commitment to active transportation such as biking and walking. Developers of apartment/condos who do not build car parking should be incentivized or required to provide secure bike storage and/or free Trimet passes for residents.
1	Don't let builders throw up big houses on small lots... IE setbacks and lot coverage percentages should not be compromised. With the caveat that different neighborhoods should have different setback requirements based on existing conditions.
1	How about having a survey without "push" questions? Also, all of these questions so far suggest that the City already knows what the answers are. How about giving the survey taker the barest amount of consideration that there might be other answers.
1	Infill can work if designs are attractive and allow for some privacy. Townhouses need to be charming, not look like cheap, tract housing. Landscaping, shared communal areas and pedestrian friendly acces are key. Communities need inviting communal spaces-- parks, courtyards, etc.
1	1. Limit height that blocks light. 2. Space between buildings of more than 10 ft. 3. Cut down system development charges and recoup funds through increase in property taxes. 4. Stop distinction between new and remodel. Old basements are a geophysical disaster and need to be removed.
1	Increase density in neighborhoods that currently have large lots and low density. Update the construction standards so that new homes don't loom over neighboring homes.
1	The city of Portland needs to LISTEN to the residents of the area and react with what they learned by listening to current residents. DO NOT let developers that only care about making money ruin our neighborhoods. The city should not be not in control of development either, seeing how city managers cater to the money. Use community groups that care about community not just development. Our society is sorely lacking "community" so if you find it exists in a neighborhood, foster that bcause it's one of the few things that have a real positive effect in a neighborhood.
1	Not sure, but I feel the character of our neighbor is being ruined my McMansion style homes and multi-units that do not provide off street parking.
1	Better communication with existing residents about the overall goals and benefits of increased density and reduced parking (i.e. preventing urban sprawl, reducing carbon footprint)
1	Consider the character of the existing neighborhood. Don't let new development destroy that character with homes or tall apartments that don't "fit." The zoning should serve the existing residents, not just the developers that want to build. The strategy should be to figure out what is great about each of Portland's neighborhoods, then plan development in a way that KEEPS those characteristics rather than destroying them. Ask the residents what they don't want to change, then work around that. It is possible.
1	Ensuring that the infrastructure that needs to be developed is done. That City processes are easy to understand and affordable for getting permits to build and alter land in any City of Portland neighborhood. With various bureaus needing to weigh in, it can get very complex for someone who is new to Portland as well as someone who has not developed or redeveloped property in the City and Multnomah County.

1	Address the skyrocketing property tax issue for those with an ADU. Allow for an existing garage to be turned into an ADU with the same footprint. In other words not having to demolish and adhere to setback regulations if there is already a structure occupying that space.
1	There needs to be a system in place that mandates a size and price limitation based on the neighborhood is being built. Also, the potential negative consequences towards currently existing homes should be analyzed. Granted, the addition of newer, larger homes should raise existing property values, but in instances where I see a simple single story home surrounded on all sides by towering McMansions, that block virtually all the sunlight they might otherwise get, I question the motives of Portland's developers and the true intent of "infill housing".
1	reduce tax/fees for ADU, allowing home owners to manage their own home value/upgrades - offer incentives instead.
1	Make them beautiful; there is a decided lack of beauty in Portland, especially for the poor. Bring back woodhouses, logcabin style, longhouses of ancestral Northwestern design; create diversity for the newcomers while honoring the aesthetic dreams of those who have lived in the area their whole lives. And also, give preferential treatment in housing resources to those who have already been residents of the Metro area and paid taxes and spent time. I HATE being a resident of 25yrs from Vancouver and feeling like a persona non grata because I cannot hope to compete with newcomers who have much more money and professional experience than the average local in this area.
1	Reduce permit fees so existing homes can be updated affordably and people can afford to stay in their house or improve them thereby making the neighborhood better.
1	Infill housing policies must be more holistic and long-term in their vision of what neighborhoods will become and how not to be at cross purposes with other goals, such as stormwater mgmt, places for wildlife within urban settings, open space and tree canopy. Stop allowing the removal of mature trees on infill lots. Change allowable home footprints to smaller ones so greenspace around homes is available. Vigorously enforce rules regarding Air BnB and other vacation rentals in single family homes so they stop removing housing from the rental market. Same thing with ADUs - vigorously enforce the rules that they be for family members. Reinstate dev't charges immediately. They are currently being built as vacation rentals and as de facto end runs around zoning. Resist the commodification of the housing stock before it's too late! The free market is NOT the solution to the housing crisis, it is the root of the problem.
1	ensuring that there is affordable housing/rentals in ALL neighborhoods as many Portlanders are "anchored" to their place of work (often in unaffordable neighborhoods). With traffic getting worse, commutes are becoming more unsustainable.
1	In SFR zones, maintain limits on building height and setbacks but allow multifamily occupancy. This would allow a diversity of incomes to still live in neighborhoods while protecting the appearance of neighborhoods.
1	Respect the land when building houses. Stop cutting down ancient trees to fit bigger houses in lots.
1	Ensure that planning review does not cause loss in tax revenue by giving away incentives. Make developers build infrastructure!!!
1	I'm not an expert, so, frankly, those of y'all in the city government know the toolbox better than I do. And I honestly can't think of a tool or strategy I WOULDN'T want you to deploy. My wife and I recently bought a home after an exhausting process in which we were frequently outbid by tens of thousands of dollars on everything, ranging from new skinny houses to century-old homes in fairly profound disrepair. And this was after years of being buffeted by the rental market. I know there's often a lot of neighborhood pushback to infill, and I understand the frustrations with increased traffic or homes that aren't in a neighborhood's character. But speaking as a homeowner I don't hugely care about these things; what I want is the kind of development that will make things if not easier for young families like mine at least less awful. And if that means there's more traffic on my street I can live with that. I support

	<p>whatever tools the city has to increase density in our central neighborhoods, from tax incentives to zoning changes to development of BRT and other transit options that will open up new areas to density. What I would most appreciate is that the City be mindful of keeping the dense infill diverse. There's been an enormous boom in the last couple of years of rentals, with tens of thousands of units coming online. That's great, and I'm happy to see it, but we also want to provide people with ownership opportunities so they can put down roots and develop more of a personal stake in our community. I'd like to see more homes, more condos, and more places with multiple bedrooms that can accommodate a range of families and not just single young people.</p>
1	<p>Moratorium on tree removals and demolitions until better guidelines are established and can be enforced.</p>
1	<p>Nothing I have to say about this craziness not matter. The changes in neighborhoods should be taken on advise of those neighborhoods. Never happen, because the city fathers only care about the big bucks.</p>
1	<p>Poorly designed survey does not give a breadth of options. We need to stop infill where it impacts habitat near parks and green spaces. We are permitting to much steep slope development and development in marginal lots in ravines etc. We need to expand the USB NOW to lessen the pressure on home prices and we need to greatly improve transit infrastructure so people can get to work</p>
1	<p>Not only should all homeowners have the right to build a new legal carriage house, each existing home should have the right to make a legal second dwelling unit inside.</p>
1	<p>Quality of new built housing. I want to see buildings that not only match the existing character of neighborhoods, but ones that will also last for generations. I'm also concerned with developers outside of our neighborhoods, building homes to make a profit, without giving back to the community (i.e.: improvements to infrastructure, parks, urban gardens, urban tree canopy, and water drainage/bio swales). I would also like to see requirements for new developments that require on-property parking in established neighborhoods.</p>
1	<p>Collateral damage of gentrification of established neighborhoods. Rental rate increases cause undesirable consequences: families moved to outer SE, evictions requiring people living month to month to not have move in costs for required moves, homelessness, developers "for profit" motives has them build and leave for yet another project, leaving the consequences of the above as well as increased cars left behind for the city and social service agencies to deal with</p>
1	<p>make every southeast portland residet plant a tree so a southwest resident can cut down a tree and build</p>
1	<p>Developers should be held to community standards that actually come from the community, NOT the biggest dollar return imaginable for outside investors at the expense of the neighborhood that existed before they showed up to "maximize its potential". If they can't build to the neighborhood standard, provide affordable housing, and include off- street parking, then the answer is ... No Thanks!!!</p>
1	<p>Look to the mistakes made in SF and Seattle and avoid the glut and greed that turned those cities from charming to a playground for the rich. Kill the myth that portlanders all bike and don't need parking. Set up a real zoning and design commission for the whole city, not just the downtown.</p>
1	<p>Controls to prevent developers from buying and tearing down viable homes. It is wasteful and unnecessarily negatively impacts neighborhood character. Remodeling should be prioritized/ mandated for these properties.</p>
1	<p>Bonuses to builders who agree to provide sufficient parking for the new buildings, rather than forcing the neighborhood to adapt to increased density via public transportation that doesn't have a coordinated plan in the affected neighborhood.</p>
1	<p>The city is getting just crazy packed. There has to be parking for all the new places. It is insane to think otherwise. Neighborhoods are being ruined.</p>

1	Preserving existing neighborhood canopies (trees and green spaces) and not allowing the bulldozing of existing housing structures in the upgrading of properties. Thinking small does not exacerbate the infrastructure and allows individuals the opportunity to access their specific needs.
1	Make permitting inexpensive and straight forward. Bonuses are good. Address tax increase when ADU is built.
1	we should encourage density near parks vs. boulevards. Density near Lloyd Center is desirable but more parks are needed. Housing density should be encouraged reduce cost for low income households, to prevent loss of trees and pressure on farmland. The city should explore the strategies of rent control, density bonuses, tax structures that do not displace elderly or low income families, co-housing models, village or courtyard housing models that get rid of alleys, side yards and other wasted space.
1	The city should be doing much more to stop the demolition of existing single family homes. The city needs to stop the "density for density sake" modus operandi that does nothing other than increase profits for developers all the while driving out families and making the city less livable.
1	Consider the neighborhood's opinions and wants before the developers. We live there, they're simply in it for profit. Their PR lines are nothing but "lip-service".
1	Protect investment of current homeowners. Don't allow development that decreases property value of immediate neighbors. Like blocking sunlight.
1	Tax abatements or bonuses that encourage the development of missing middle housing types. Allowing tiny homes on properties
1	Zoning updates for multi-family households, ADUs. Affordable unit development (units that will rent for less than \$700/mo); support for Section 8 voucher acceptance by landlords; returning as much land as possible to the Native American descendants of those whose land was stolen.
1	Become more proactive in looking at the homes that are being demolished. For example, my neighbor just spent 170k plus on remodeling his home and it is slated to be torn down, this is absolutely nuts. Developers appear to have all the clout with the city, we are losing our quality of life. How does this city think it can tout sustainability when perfectly fine affordable homes are being torn down and homes that cost 750, 000 dollars take their place. Consider the impacts that shoving huge apartment complexes in established neighborhoods have on the people who live there. Also more control concerning asbestos, lead and their toxic effects when demolition happens...I have seen no control/oversite in this process. We, the residents, are now wondering if we should continue to invest in our neighborhood when we have to watch & hear demolition/construction all summer! Get out of the City office, away from the IT devices, come to the Concordia neighborhood and look at the inappropriate scale, loss of 'ground', ie soil, loss of sky, loss of sun,--it is so obvious you shouldn't even have to do a survey! This isn't working!
1	Take a realistic look at traffic. I would like to commute by bicycle more but want more dedicated bike/foot paths. I also feel like it is a matter of time until I hit a bicyclist when I drive. I will consider installing an ADU if the permitting incentives remain and property taxes do not get raised unfairly. I also think it important to continue to develop good neighborhoods and not just house more people. Parks and schools still define most good neighborhoods now. I am most concerned of low income housing. Any concentration too high of low income/housing projects will ruin neighborhoods. I like mandatory section 8 units in large multi family apartments, but limited to a small percent.
1	Recognize that auto registrations are not declining and that infill should be accommodated with additional parking and better street maintenance.
1	Not everybody wants to live in a dorm room with no yard!!!!!!!!! And design overlays should be strong like in New Orleans!
1	Rehab existing apartment buildings rather than building new ones.. Limit building height to four stories in the area of Couch Park. Retain brick plaza in Couch Park and as well as Cherry Trees.

1	Enforce rules that encourage affordable housing for first time home owners, and local residents who make local wages and can't afford to buy housing above market price with cash.
1	First, what the heck is meant by infill development. When you send out a Survey, speak in laymen terms. Second, quit screwing with density. People move to Portland because they like the way it is. Lots of trees & green space, smaller populations, and Less Government. Portland is big enough.
1	Upgrade transportation options such as bike lanes and bus/max service (more frequency for neighborhoods as density increases). Make it easier to be car-free, car-share, or limit car use.
1	The tiny house movement is pretty huge. I would love to see more options for people looking to invest in a tiny home. Where can we park our tiny home? Can we make pretty, appealing communities for people to park them? Similar to a mobile home park I suppose, but better and without the "white trash" stigma!
1	Work with the County to be sure that the effort to build ADUs are not thwarted with horrendous property tax increases.
1	FARs; lot coverage, height and massing requirements that are not simply restrictive but also encourage variation and variety, discourage overbearing uniformity.
1	Ensure that surveys are taken and committees are formed with current residents from those neighborhoods. Make sure that said representatives will authentically represent the neighborhoods interests before allowing major development. Consensus agreements should be in place after analysis of complete impact; traffic, parking, commercial to residential percentages, density, public green areas, public transport, pedestrian, etc. Communicate with current residents! Also commit to revising/implementing codes and regs that developers must PAY a significant amount via permit/other fees for construction building, renovation, demolition, tree removal, etc. to develop the properties and neighborhoods from which they will be reaping significant benefits from. Give reduced fee rates or bonuses to developers/renovators that maintain the qualities that neighborhood committees agree upon as crucial to maintain. Portland continues to be a growth metro area for the foreseeable future; I don't think there will be a shortage of interested developers.
1	Maintain a set back/front yard that is more than an 8x8 foot square. Rethink the 8 feet between the houses - it is useless, wasted, unmaintainable space.
1	More bonuses for renovation vs. demo. Improved services and infrastructure throughout the city (don't push new infill in neighborhoods that don't have the infrastructure to support it).
1	education of neighbors on the benefits to them. Integration with city planners and non-car based transportation options. Bonuses based on lifestyle, not what was built but how it is used.
1	Zoning to prevent tearing down viable houses. Some maybe should be torn down. Zoning and inspections to prevent oversize houses on small lots. Enforce setback rules.
1	The permit and public notice skirting of a demolition if 'one existing wall' is kept. Then it's just considered a remodel.
1	Waive fees; more flexible zoning for cottage homes and non-traditional housing styles; basic and economically viable design standards
1	Keep the trees. Keep solar access. If removal of an existing structure is deemed necessary, disassemble not demolition. be careful with lead, asbestos, etc. Developers must be financially responsible for stress on infrastructure, schools, emergency services, traffic, etc. New construction sites must acomodate pedestrians.
1	Push the industrial zone out and use up the land around the airport. Use the land closer to neighborhoods to build new neighborhoods and neighborhood centers.

1	<p>While maintenance of the urban growth boundary is important, let's not sacrifice the livability of close-in and urban living options by in-filling without regard to the unique character and historic value of Portland's original neighborhoods. Once that's gone it's gone for good. We've seen it in other parts of the country and moved here in part because it seemed that Portland valued the integrity of it's neighborhoods, their unique identities, and the old trees and green spaces. Please protect historic homes and green space, especially where (while) there are still architecturally integrated neighborhoods. By all means, additional living structures and options are needed, but new structures can be in-filled more seamlessly into urban and commercial neighborhoods, which already provide easy access to transportation and services. These areas are already dominated by apartment buildings, commercial buildings and businesses, and small neighborhood parks can provide green space, instead of increasing density in older neighborhoods to the extent that the neighborhood character is subsumed. When ADUs are approved in historic areas, an effort to require proportional and aesthetic integrity seems reasonable.</p>
1	<p>Max building heights should not be granted without first taking into account the average height of surrounding houses. If that requires excavation in order to keep the new build height more in line with neighborhood character, then it must be part of the design. Multiple unit new builds with entries that run along the depth of the property line adjacent to single dwelling residences should not be allowed. It is invasive and often offensive. They can be a great use of space but should only be granted when adjacent to other multiple unit lots of commercial/industrial property.</p>
1	<p>In centrally located neighborhoods, Portlanders have expressed concern about large buildings without required off-street parking spaces as they often abut single family detached houses and cause problems with parking and out of scale with the neighborhood. More importantly the city needs a diversity in its housing stock and needs more density especially on streets served by frequent busses or near MAX. I think it would help to better integrate urban infill project by creating a buffer that steps density downward from main streets so that there isn't a 4-6 story apartment building to two story 1920's home transition. Instead, there would be an apartment to duplex / row home and similar housing type transition then transition to single family homes to make infill better integrated into existing areas. I also think that in single family zones there should be more multifamily housing encouraged if developers can design buildings to appear similar to adjacent structures. I'm not sure that would be palatable to homeowners who want to live in a single-family only zone, however in most older cities there is a greater mix of housing stock in close in neighborhoods. Our city will never be able to address issues with housing if people continue to act like the city should be preserved in amber. We need to be flexible and allow for more infill wherever possible as long as it can be in conformance with the existing feel of the neighborhood. Any developer willing to include affordable housing should be able to either have reduced permit fees or a tax abatement or get a density bonus. The public sector should do whatever they can to get the private sector to construct more affordable units as there is not enough government funding to tackle the affordable housing shortage on it's own. We should continue to encourage infill development on streets like Division, Hawthorne, Williams etc. but find more streets that would be well suited to mixed use, infill housing that would encourage walkable vibrant transit friendly neighborhoods.</p>
1	<p>I'm just really tired of seeing so many HUGE houses come into the neighborhoods. \$600-\$700k homes. WHO can afford those? That doesn't bring vibrancy to a neighborhood - it brings in ONE well-off family. As someone who WANTS to be a first-time home-buyer I see the number of options I have rapidly shrinking. My other concern is that developers come in and buy reasonably affordable houses with nice-sized lots, and then squeeze in two more houses inches away from each other. The concern is, of course, that people who are first time home buyers can't buy houses because they are being outbid by developers who can pay cash. How can I even buy a house in a market like this?</p>
1	<p>1. Bonuses for developers removing poorly designed / cheap previous construction (ie: 1950s - 1970s infill in historic neighborhoods -- i'd much rather have a well constructed modern home contributing to the visual fabric of the neighborhood)</p>
1	<p>Keep old Portland homes by updating them and, if that is not possible, replace it with a home similar in size and character that fits the neighborhood.</p>

1	Require parking be built underground when building new apartments or condos. Leave the character of old established neighborhoods intact and protect the tree canopy of the city!
1	Adding an accessory dwelling unit should be as easy as possible for homeowners, even rewarded by the city. Make it a priority, give bonuses for ADUs. You keep the initial architectural integrity but add interesting modern elements to create another structure. Make ADUs a priority, and infill will come. I'm not a homeowner, but a senior renter.
1	Inclusionary zoning!! A tax paid by developers of homes over a certain size (and this could be height, square footage, or other measurement, and it would make sense to adapt this to suit various neighborhoods). The idea here is to help encourage development of smaller, more affordable homes, and if/when larger more expensive homes are built, they get taxed and that money must go to affordable housing somehow. Similar to how students have to pay out-of-state rates for college tuition, investors and/or developers from other states and/or other countries should pay higher fees/rates/taxes for building or buying. Maybe bonuses for affordable + close to amenities?
1	Remove developers from the infill board. Respect the intent of zoning laws. R5 means 5000 sq feet. It doesn't mean dividing 10000 feet into two lots of 6000 and 4000. The result is a lot that doesn't qualify for r5 zoning. Increase setbacks. 5 feet is an insult.
1	Limit the height & size of houses and require green space & plants around the houses. Do not allow building out to the property line.
1	Stop allowing or providing bonuses for tearing down older homes. Increase density with ADUs. Only when really appropriate allow new larger developments but only designs that respect neighbors and neighborhood character
1	- Policy changes to encourage mixed income housing in any new developments. - Change policies that incentivize replacing existing (affordable) single family dwellings with outsized (unaffordable) single family dwellings. - Incentivize multifamily housing development (with minimum requirements for affordable housing %) in targeted areas with easy access to resources (bus lines, community centers, parks, etc.).
1	1. Incorporate developer fees into the permit process that includes : money to cover costs of public works, road repair caused by construction vehicles, transportation plan for all new residential structures- including traffic study and parking impact, and any ADA neighborhood upgrades. 2. Rent control- at the very least for senior citizens and disabled folks on fixed incomes.
1	The problems have not been studied nor defined adequately, and the possible solutions have not been identified, considered nor designed. The professional is aware of many of them, but is kept busy addressing the existing constraints, and opportunities for new and innovative solutions are not being encouraged.
1	More parking! Give incentives for all this new development to have underground parking. Better zoning, one side of my street is R1hd, the other R5 with terrible results. Don't allow such large discrepancy in zoning on the same street.
1	I believe the City of Portland should pay attention to the very valid concerns of residents when they see viable homes demolished and the resulting debris carted off to a landfill. If a house is de-constructed rather than demolished, the wood and other items (hinges, knobs, windows, etc) can be re-used by others. The City should also pay attention to residents who are concerned about the release of asbestos when houses are demolished - this is a public-health issue that should result in fines to the company creating the problem. The City needs to have "boots on the ground" to witness the demolition of homes to insure the public safety of its residents.
1	go hard on businesses and contractors who mess with the notification and permit system. they do not seem to care about the fines..because they are making too much money
1	The city should establish & enforce design standards to encourage better designed housing that is more compatible with surrounding homes. This is especially true in historic neighborhoods. Much of the backlash to higher density

	development in Portland is engendered by badly designed, out-of-scale structures that are grossly incompatible with their neighbors. Many of the new McMansions are also auto-centric and, over time, will degrade the pedestrian-friendliness of older neighborhoods. Garages are bigger and closer to the street. Driveways are wider, etc.
1	Coordinate infill with increases in transit services so that infill does not require the public storage of personal property aka free on-street parking.
1	- Consider keeping the ground floor facades of demolished historical buildings when they're replaced by large high-rises. - Consider a percentage of affordable housing for large residential developments be provided ON SITE. - I don't care what any developer claims, they can afford underground parking: it's done everywhere in the world. Please undertake a feasibility analysis to demonstrate this to decisionmakers.
1	parking and congestion are getting worse in most neighborhoods especially the ones with newly developed mixed use condos. Parking garages should be required. It shouldn't be assumed that everyone will bike.
1	The strategy of demolishing perfectly good homes is awful. Too many of the homes being torn down are fine the way they are, can provide housing for families, and do NOT need demolishing. Only if a house is a danger for anyone living in it because of structure damage, should it then be demolished instead of remodeled. Older established trees should not be cut down just so more than one home may be constructed. Let's not create another California in Portland. It didn't work there, and it isn't working here. STOP this nonsense. It is all about the almighty dollar in a few pockets making these builders, and politicians (like our past two mayors) not give a darn about anything else. Let our motto be, Keep Portland Beautiful.
1	Perhaps rather than demolishing older, smaller homes, the city of Portland could provide financial assistance for the relocation of the homes to create purchase opportunities to lower income first time buyers. A program could be initiated in a neighborhood with space specific to the mission and include advantages to those who work in non profit or education. This would create a socially responsible community, make good use of vacant land, salvage historic homes and reward those who work are committed to the improvement of their city.
1	The garage-conversion ADU experiments in Portland seem like a positive trend. It allows flexibility in household sizes, provides income as rent to homeowners, increases density, and provides smaller more affordable dwellings without interrupting the existing fabric of neighborhoods. A giant mistake I see on our street is the split-lot skinny house built in past decades which is indescribably unappealing -- cheap construction and obviously done to double the money of some developer. Small houses are okay for Portland, but when land is subtracted the building materials should be held to higher standards.
1	be proactive. actively engage neighborhood groups and direct neighbors of lands that are prime for infill BEFORE They start working on something
1	I think modern design, high density apt units fit fine into neighborhoods, esp along arterials. Just limit them to something like 20 units and 3-4 stories. If there is a demolition, only allow the new home to be something like 150% of the square footage of the old home. Update (enforce?) height limits. There is a duplex being built on 30th near Killingsworth right now that is nearly 4 stories tall, replacing a single story home. It looks truly bizarre! I feel bad for the people next door; if they have skylights, you could look straight down into them!
1	Educate people on the joys of walking. Walkability also increases home values, people like to walk. Infilling does not increase traffic or reduce parking as feared (numerous urban planning studies have shown this). Charge high enough prices for parking and don't require buildings to provide parking (expensive and ineffective).
1	Encourage developers to renovate/add on to existing houses rather than tear them down to build ugly, cheap-looking monstrosities. Increase tear-down "tax." Make builders of huge buildings have affordable units.

1	Please consider parking, mass transportation and walkability issues when expanding developing new infill housing in outer south and north east. Refrain from creating 'islands' of development that require car to get to grocery stores, transit and other amenities.
1	market demand should determine much of what you ask here rather than the city becoming a housing developer. People forget that the old houses looked quite cookie cutter when they were first built.
1	cap the number of luxury units that can be built and build more affordable homes for people of middle income
1	The city should really stay out of it and let the market and citizens drive the direction of housing. Stick to and enforce existing laws and the rest will fall into place.
1	Mega apartments do nothing for the community, if they have no affordable housing attached to them. Atleast make them condos that way we have vested owners in the community, not outside real estate giants.....and Save our Gateway to St. Johns. Rather than building a mega structure apartment complex next to a library and school, limit the size of that thing please!
1	The city's number one priority should be affordable housing and addressing the growing homelessness crisis. Developers need to be REQUIRED (or at least encouraged) to provide a substantial quantity of mid and low-income housing options. Private property owners building ADUs or who own rental properties need to be subject to more oversight as they are frequently taking advantage of the housing crisis to the detriment of renters.
1	Stop infill. Stop cheap housing, soon to be slummy, from being built. Stop huge houses from looming over your 100 yr backyard, while historic buildings and magnificent trees are taken down. Trees downed during nexting season of all times, by new, uncaring residents. A green city, hardly. Stop people from careening down my street for a shortcut, and help my neighbors who can't find a place to park. Stop pricing out single or retired homeowners who can no longer pay their taxes and have paid for just about everything in this county, stop more urban removal. Ask the city transportation dept. to step up and respond, they don't come down my street. They should be courteous and involved vs laughing at you or ignoring your concerns. Where is my residence only parking zone? Livability is already dead in Sunnyside, it can only continue to be destroyed. Contractors win, homeowners and wildlife are ignored in the face of economic growth. This area can not accomodate everybody who wants to live here. And now we have to develop a new plan, well it's to late for older residents and the wildlife that now has less 'homes'. Make all those renters and the rest pay a sales tax for their right to destroy my neighborhood. So stop pretending you really care about long time residents who wanted green spaces vs infill.
1	Allow ADUs, smaller attached and detached housing, townhomes/brownstones, cluster housing, courtyard apartments,etc... Allow building without onsite parking; disallow tuck under garages and side driveways on narrow lots (the result is too-tall houses or too-skinny houses) Encourage conversion of existing single family homes into multi-units to discourage tear-downs of older homes in good shape.
1	Schools need to be equal in quality across the city! North Portland neighborhoods are especially shortchanged/hamstrung in development because of this single factor.
1	Don't cram new housing in where there isn't enough room. Make sure developers have to include off street parking for the units. Let's look at rent control and affordable housing to help our homeless crisis but don't dump that all on the east side of town or in an already overcrowded and stressed school district like David Douglas.
1	enforce zoning laws with fewer exceptions; require underground or off street parking for apartment complexes
1	Support home owners and those that bring risk their own capital. Private property is as important as public amenities.
1	Develop "carrot and stick" policies to encourage de-construction rather than bulldozing and landfill! Concerns about aesthetics ARE legitimate! Listen to the neighbors, even if they don't have fancy degrees and good incomes!!

1	When a home is torn down, the replacement home must be less than twice the size of the original home. A "remodel" must retain the same footprint, if more than half of the original structure is removed; otherwise, it's a demolition. Small homes must be encouraged.
1	It's the multi occupancy high rises that are the problem not the infill single family housing. Greed is changing portland and we all will be dealing with a ghost town of regret in few decades. We need more family friendly affordable housing not tiny boxes to temporarily accommodate wide eyed young newcomers who will be off to the new promise land when it comes around. And it will.
1	Maintain a minimum lot size so people aren't packed in too densely. Don't let new infill be over a certain height according to existing neighborhood character. I thought there were some rules for building that only allowed a house to be a maximum height in residential areas and impenetrable surfaces to not take up more than 50% of a lot - all of that run-off needs somewhere to infiltrate. Little existing houses shouldn't be completely shaded out by tall infill houses. Maintain/increase percentage of open space/natural areas/parks to resential space
1	Definitely zoning updates, massive fee to discourage destruction of old growth trees, make it tougher for developers to build huge single family homes (benefits only the developer).
1	Chief concern is new structures are ruining the look of the neighborhoods... especially old Portland..as well as tearing down houses to make way for condos or apartments.
1	The permitting process must be updated, currently developers are "skirting" the requirements and beautiful older, viable homes are being demolished for no reason because the developers are using the "one wall" loop hole...
1	Stricter tree preservation standards, better oversight of buildings, a requirement to replant trees not just fee in lieu, restrict number of times one house plan may be repeatedly built.
1	Skinny houses are destroying neighborhood character and decrease property value in single family neighborhoods. Height of infill and ADU tower over historic neighborhood fabric with negative impacts.
1	1. Define and communicate the infill strategy -- current process seems to lack a vision (from the public's perspective) and does not help maintain cohesiveness of neighborhoods or housing affordability. 2. Residential infill strategy needs better integration with high-density apartment construction -- especially apartments without adequate parking.
1	The most important tool is to actually LISTEN to neighborhood associations - and take steps to empower the ones that aren't as functional as they should be.
1	Maintain surrounding green footprint of lot relative to homes size, and reduce removal of healthy trees.
1	Protect the unique character of Portland's treasured neighborhoods. Encourage designs that complement the general scale, character, and natural landscape features of neighborhoods. That is your mission, and please do not be swayed by rich developers to do anything differently than the intent of that statement. Developers are trying to destroy our delightful little neighborhoods by erecting BIG BOXES for homes, that are towering over the sidewalk, neighbor's yards, and dominating the landscape. They are cutting down 100 year old trees without thinking about the effect on the environment or the neighborhood. The developers don't live in our neighborhood! How do they have the right to destroy it? Once they have demolished the existing homes and put up BIG BOXES, they will take their money and do it again, in our neighborhood! It is getting worse by the year!
1	I see builders have been allowed to cut down just about every tree on the properties that they have developed near me. Trees that easily could have been left but the builders get rid of them anyway. Very few young trees have been planted and the ones that have are tiny sticks compared to the beautiful firs and maples that have been needlessly removed. What can be done to stop this?

1	Transparency & published values; partnerships between Trimet and development to incentivize more public trans usage; no new \$ or accommodations for public parking (we must accept congestion or get out of single-occ vehicles); compulsory tree-planting in boulevards
1	1. Do not allow new multi family units to be more than 2 stories high unless they are on a main artery. 2. For multi-housing units provide off street parking for 90% of the units. Minimize on-street parking.
1	Parking accommodations for all new housing. Planned road and traffic flow management to accommodate an increase in drivers. Many new residents won't be biking, walking and mass transiting. That is just a fact, one that I've seen in the short seven years I've been in Portland.
1	Input from the neighborhood should be considered before existing homes or trees are demolished. Greater consideration should be given to off-street parking for apartment & multi-use buildings.
1	Make sure that affordable homes are not replaced with expensive homes. Consider the impact on the neighborhood.
1	Push through the penalty for demolition that Mayor Hales was championing, with an exemption or discount for demolitions that result in increased density. Incentivize building of smaller homes - we need smaller homes to meet climate change goals and to keep neighborhoods affordable. All the homes I see being built in my neighborhood (Concordia) are huge compared to the existing neighborhood, and they're all single family homes - not increasing density at all. Don't kowtow to the parking lobby - on street parking should not be free and definitely should not be expected everywhere. Incentivize building around existing trees - especially the largest, oldest trees.
1	more creative design for maximizing density than just allowing the most square footage per lot to builders two story duplexes, lots for tiny homes on wheels are both viable options.
1	Take each proposed development on existing lots with exiting houses and weigh the consequences of new home development/ruining integrity of neighborhood. Modern homes being built do not fit the neighborhood and are an eyesore.
1	It is aesthetically devastating to ruin the architectural style and character of neighborhoods, most of which were carefully platted and landscaped. Boxy, cheaply constructed duplex, triplex, fourplex and multi-story apartment buildings detract from Portland's character and beauty. Tall housing among single story residences overshadows and infringes upon neighbors' yards and gardens, and looks ugly.
1	Have someone actually go out to ossicle sites and make a reasonable judgement, not just judge after never seeing area, size, constraints, parking, etc.
1	The thing that concerns me most about infill in Portland are the hideously ugly box duplexes that are going up all over the place. It is possible to build a large home that isn't so cheap and brutalist in its design. I would love to see continued city support for ADUs.
1	preserve character of existing neighborhood do not force increased density (minimum density) in R2 lots in neighborhoods that are single family homes. Address multi family zones. Update design overlay stop detached skinny homes
1	Requiring developers to pay a substantial fee (\$30,000 or more) to demolish an existing home to build one or more new homes. Honestly, I am not in favor of residential infill and think that if we continue to see the same rate of population growth, it is preferable for people to have to live in Portland suburbs than continue to build new residences within city limits.
1	WE need to build more condos/townhouses for purchase. All new multi unit building seems to be rentals. Most single income individuals can't afford to buy a house.
1	Encourage density by minimizing bureaucracy and fees. Update zoning regulations to allow for more density.

1	Builders should be held to maintain some of the basic common neighborhood design elements for an infill project. And where two narrow lot homes are being constructed adjacent to each other (ie: on a newly divided lot), the two homes should have different characteristics to differentiate them and make them "unique" - ie: NOT identical exterior plans or mirrored images of each other to give the street scape more interest and character.
1	Stick with density requirements within neighborhoods. Require more parking for multi-dwelling buildings. Carefully analyze needs for open space/canopy and take into account when issuing permits. DO NOT allow building up to all property lines, especially in front.
1	i know it's subjective, but there needs to be a temporary ban on destroying GOOD structures just because they can, until better rules/laws are in place to protect renters, buyers, the trees, etc... neighbors should be allowed to weigh in on the proposed monstrosity going in. they bought their house for many reasons that are being ripped away from them. you know darn well the mayor and everyone else allowing the destruction wouldn't live next to it for a second. contractors cannot change the plan once approved and make it bigger. we all need to remember why we love portland and what, besides money and jobs, brings ppl to portland. i'd venture to say it has a lot to do with all the beautiful, tall trees and the character of the neighborhoods, which are being torn apart. personally, there are many parts of portland i have no desire to live in anymore. in fact, if this continues unabated, i am going to leave. i realize many ppl can't up and do that even if they want to, but i can and i've already been looking elsewhere. besides the natural changes of cities over time, portland has seen and unprecedented rapid amount of change, and not for the good, except, of course, to those who are making money on it. it's always the damn money. knock that shit off. just because you can, doesn't always mean you should. you are fast approaching the point of no return. besides, we actually don't need anymore ppl here. infrastructure, roads, highways, sewers, etc... can't handle it, especially after the earthquake hits ;)
1	Look at the percentage of the building's footprint on the lot. When the entire footprint is filled by the house and garage/ADU there is no yard . This lowers the amount of trees and plants in the neighborhood, eliminates private outdoor space and also makes for a crammed, awkward look to the neighborhood.
1	Quit tearing down grand well built houses and replacing them with several crackerbox style monstrosities
1	Survey neighborhoods for awareness of what is most important to their pursuit of happiness within each particular neighborhood and plan to keep that as an integral aspect within the development of said neighborhoods.
1	Grant density bonuses for permanently-affordable housing; Encourage multiple modest-sized homes on a parcel, rather than a single large house; Waive fees and expedite development process for affordable housing projects;
1	Not steamrolling NIMBYs, and incorporating well-located multi-family development to accommodate older folks who aren't able to maintain homes but want to stay in their neighborhoods as they age. This has been crushed by NIMBYs so far in SW, and I believe it could be an important element of sustaining neighborhoods -- allowing folks who've been there for decades to stay when they're past the tasks of home-ownership.
1	ADUs provide solutions to so many of these issues... I have one and couldn't be more pleased. They should be easier to do and available to more people.
1	Restore development to base zone and eliminate loop hole that allows development on smaller size lots than zoned (R5 = 1 home per 5000sf). Increase setbacks including maintaining alignment of fronts of homes along street. Require maintaining character in established neighborhoods by developing code to match the neighborhood. Promote deconstruction and discourage demo of good homes. Eliminate provision that allows development of under lying lots which are not in character of neighborhood as developed
1	More 1-2 story ~600sqft/unit apartment buildings with at least 1 included off street parking space. Preferably with designs that can be unique but add to the character of the existing structures.

1	Public transportation is too expensive. Subsidize public transportation, and short up routes for convenience of travel. It doesn't appear that there is a plan in place for roads to handle the amount of traffic that is being created for densification. Even driving around in neighborhoods is a nightmare. Powell is a disaster during peak commute times.
1	First and foremost: update our inclusionary zoning laws! Second, target infill and new home development on existing vacant lots. Stop bulldozing viable historic homes. Third, give priority and incentives to families not developers in purchasing homes that we will actually live in and be beacons for our communities.
1	Streamline and clarify ADU processes. Encourage and ease in-home rental and rooming houses. Limit mass/corporate ownership of infill housing, and instead encourage individual or small group property ownership, to encourage creativity and channel income/benefits further down the economic food/predator chain.
1	Increase density in nodes, centers, and corridors where there is already the infrastructure (sidewalks, mass transit, parks, and school space) to serve the increase in population.
1	Allow du/tri/quadplexes and rooming houses. Allow housing to face alleys. Don't get hung up on trying to make everything look like a bungalow.
1	Parking for families, most new families have 2 cars when they start but with 15 years the number cars will grow as each child becomes an adult and wanting to drive.
1	The city should take a look at demographics and help plan for citizens that are downsizing. Focus on smaller single story on smaller lots rather than large homes (3,500+SF) on small lots.
1	Developers of apartments must have parking equal to 80% of the units. While people commute using mass transit it is foolish to think that they do not own cars. Allow residential owners with houses impacted by parking to earmark spaces in front of their house for their own use. Older homes do not often come with driveways or garages and thus we must park on the street - ideally in front of our own house.
1	Less single family homes. Less apartment infill for single individuals. More multi family housing of all kinds not just apartment buildings on main streets, but duplex triplex homes in neighborhoods instead of McMansions. Smaller footprint homes more homes on smaller lots. Charge for parking already no public streets for private property(cars) increase the benefit of car lite households.
1	1 Contractor should NOT be allowed to block side walks during construction 2. ALL construction material should be stored inside property lines 3.Storage on streets should be fined.
1	Make the granny flats an easier, lest costly option for families to either welcome another family member or to rent out.
1	Zoning updates. Maintain the character of an area. Don't build something where it doesn't fit in. Require off street parking be available for large residential buildings.
1	Maintain tax levels for those looking to build ADUs. Continue eliminating development fees for ADUs.
1	1. Zoning updates to enforce similar new construction rules for similar size, setback and character to existing neighborhood homes/apartment buildings. 2. Require apartments to have an onsite parking space for 90% of apartments built to reduce congestion on narrow city streets.
1	Follow Vancouver BC's lead and permit single family houses to be converted into multi family condominiums.
1	REWRITE THE BUILDING CODES ASAP, addressing setbacks, height, scale, etc. with language to the effect of: "No new home shall exceed twice the height of neighboring homes, etc." Please walk around neighborhoods where outsized (Renaissance) homes sit next to small cottages - criminal to allow these new homes to be built to more than 3x the size of neighboring home! This essentially condemns the cottage owners to sell their homes in the

	future at a price that reflects land value only. Who's going to want to live next to a home that overshadows and dwarfs what is already there? Also, consider ADUs in communal-type arrangements where neighborhood character/style wouldn't be impacted by such an arrangement. Please consider affordability - let's not turn into another San Fran...
1	Incentive the purchase of units by longstanding residents of a neighborhood. i.e. work towards reversing gentrification.
1	Pilot projects with visibility and education around it, via open house tours/garden tours/community events.
1	Including open space directives in developments- don't pack them in like cord wood and plan for parking. Use the roof spaces - green initiatives. Encourage people to incorporate planting food on thier property- even planters built into apartment complexes, with rainwater management.
1	over sized houses cover their lots, very little green space left, no place to grow food, little biodiversity left, may be built with 'green materials' but will take more to furnish and heat. NOT sustainable. Need regulations on size of house to lot and regulations to keep mature trees which are being down at random and regulations on what will happen to the cars owned by the people who now live in houses without garage, Am shocked at the past five year changes in my neighborhood, SE 76th and Burnside, good houses torn down for Malls, lots stripped of every living thing before rebuilding. There appears to me no well thought plan and we need one before any more damage is done. I'd like to see all construction stopped until then.
1	The city has favored builders over residents. The most striking and dangerous example is the city's anemic and almost non-existent enforcement of abestos and lead paint regulations, so weak that builders can knock down a house quickly with full impunity, knowing the city or state will do nothing. Second, builders can build two big houses on small lots--R Zone Sizes are too favorable to builders. Finally, allowing builders to demolish 90% of a house while the city calls this "a remodel" is insulting to existing neighborhoods as well as to a common sense definition of "remodel." In sum, the city needs to listen to neighborhood associations to balance more evenly the interests of builders and neighbors. Presently, the builders have too much say in how homes are demolished and replaced in our neighborhoods.
1	zoning updates and incentives to increase density, minimize instances of developers buying up affordable single family housing and replacing it with only 1 giant, far less affordable single family house.
1	So Here's a Plan: Part One We'll pare back the proposed densities for our neighborhoods and say no to four and five story big box apartments on our historic corridors. We'll welcome more residential units on a gentler scale, through two & three story apartment buildings and ADUs. We'll emphasize mixing new density with amenities to maintain our quality of life. That means a garden court of carefully scaled apartments or more affordable condominiums with room for a large tree or two. If these are spread evenly among our neighborhoods we'll avoid the headaches that occur when we build the way we just did on Division. We'll just say no to development that destroys the essential nature of our neighborhoods, whether it be our residential streets or our neighborhood business districts. Just like good folks said no to the Mt. Hood Freeway decades ago. And the Plan: Part Two By restricting the amount of new residential growth in our complete and viable neighborhoods we can instead direct development energy and investment to the parts of Portland that actually need it, like Gateway. Imagine taking some of the best elements of Sunnyside and The Pearl and creating a vibrant new center whose radius would serve East Portland with new amenities and services. Let's direct more growth into the "incomplete" neighborhoods. Let's think of supply and demand not in terms of residential units alone, but in terms of creating a greater quantity of livable neighborhoods. Let's build more Sunnysides and Richmonds instead of overbuilding the gems we already have.
1	The city is becoming a city of renters rather than owners. This will lead to a city of people not committed the health of the city. Reduce the ability to create rentals in neighborhood communities.

1	reducing the area of a lot that can be covered with hardscape (by including driveways and impermeable patios in the calculation) and preserving existing trees to increase water absorption and filtration; preserving the urban forest. Placing higher density housing on major transit routes instead of permitting more strip malls with an "anchor" bank or more groceries and big box shopping with blacktop.
1	Consider the wishes of existing residents seriously and work to better support the people already living and working in neighborhoods. Please support and encourage local businesses, especially grocery businesses to open stores in needy areas.
1	homeowner taxes should be equivalent across the board (perhaps based on neighborhood- closer in is more due to being more accessible to more things and having more city services (like more available buses, parks, etc). Some people are in homes who pay very little while next door another pay an exorbitant amount. It also seems if you want people to build ADU's the taxes need to be fair, not exorbitant. Find a way to minimize "suburbia" looking homes that are large and out of place (scale is too different) from taking over our neighborhoods in Portland. Thanks!
1	Community gardening space/ urban farming opportunities. "Green" building/ energy efficiency prioritized/ requirements Public Transportation incentives
1	Increase bus services to all areas; put in MAX to the SW neighborhoods (hillsdale, multnomah village, burlingame); Pave all annexed roads; Take care of the city water system as it is becoming overwhelmed and invading private homeowner's property.
1	Demolition of viable homes should be actively discouraged. Demolition wastes resources and does nothing to promote density or affordability. The new houses that are being built are destroying the character of Portland's old established neighborhoods.
1	If units are to be single family, size limits should exist. But multi-family units are important! Do zoning changes need to occur for apartment buildings to exist in residential neighborhoods? If so, let's go! And the neighborhood parks of Portland are such a wonderful trait of this city; please let them be kept in plans for infill.
1	Do not allow demolition of usable houses. Keep oversized houses from being built on lots that previously had smaller homes.
1	Please change the size of the house allowed in proportion to the size of the lot. Single family houses shouldn't be allowed to balloon up to the perimeters of a lot.
1	Make permitting easier- do not increase taxes for improvements- increase taxes only on new structure.
1	Allow more ADU's, duplexes and triplexes, AND strengthen tree preservation AND encourage tree planting
1	Nobody in our community wants in-fill that's something that politicians and bureaucrats want because it will benefit them personally. The Portland Development Commission needs to be eliminated and the funds wasted by that program need to be returned to the general fund. No more incentives for private developers and a ten year moratorium on property tax increases. Lets reduce the amount that Portland spends on planning by 50% over the next 3 years and return the monies that would be wasted on planning to the general fund to be used to maintain our city's infrastructure.
1	limit demolition of existing homes / provide incentives to keep existing homes setback / size limitations of new construction to maintain character and quality of older neighborhoods do NOT allow dividing of lots for "skinny" houses
1	I really feel that regular home-owning residents are getting run over by developers. More is NOT always better! There seems to be too much accommodation made to developers! I've had 8 new units built on my block (a double lot was divided and a garage torn down) in the past few years. Parking is terrible. All the units are rentals and many have already turned over in occupancy. The units are terribly high and unaesthetic! It is not helping the

	neighborhood. With a rental beside me, I fear this will happen again soon. I receive solicitations weekly from developers wishing to buy my home. I live 2 blocks from Fremont and Williams and the amount of infill in the direct area is insane. Traffic is already out of control (the new re-do of Williams has unfortunately not helped) and soon will be exponentially worse. What's happening to the neighborhood is breaking my heart. It is really hard to understand how this has all been a good move.
1	Create better public transportation and promote walkable retail/commercial centers that serve neighborhoods.
1	Include parking in all new development plans! We might be decreasing our daily use of cars but they are not gone. Even those people who use transit use cars on the weekend to cart around their toys (kayaks, SUP, skis, etc). Also, there shouldn't be only Ginormous or micro housing to choose from.
1	1) Enforce the federal mandate that banks and mortgage companies not sit on foreclosures, reverse mortgages, etc. 2) Require developers to not only pay for the sewer work but to pave or repave streets after building. 3) Enforce parity in low income housing and quit giving incentives for "affordable" housing that is not affordable. 4) Do not allow the demolition of houses more than 50 years old. 5) Do not allow apts/ condos/ townhomes/ etc to be built on lots without 100% off-street parking with no tenant fee (no more 2/3 and no more "bike condos" because they still all have a car). 6) Do not allow apts/ condos/ townhouses/ etc to be built without a reasonable amount of greenspace/ yard and clearance from neighboring properties. 7) No subdivision of lots that are not "double" lots and on lots allowed to be subdivided the units must fit with neighborhood aesthetic and be similar in size to other units on single lots in the neighborhood. Just to name a few. It's not like the developers are going to lose their profit margin or stop building so it's ridiculous to continue bending over backwards for them. Why should they have a profit margin that would make Walmart jealous (with just as dirty tactics) while destroying the aesthetic of our city and then get rewarded by the public on top of it all with incentives and so on? Grow a pair and tell them NO sometimes or we are going to end up looking like and otherwise being like California. Gross.
1	Sidewalks! Zoning should be adjusted according to the new needs of each area. In NE Portland , we need bonuses and other incentives to entice good businesses to set up shop out here. We particularly need more grocery and dining out options.
1	Pre-approved plans for ADUs/tiny houses that expedite the design & permit phase of infill projects which would also reduce the total costs allowing more families to build. City could also leverage available equity to give existing homeowners financing opportunities.
1	Traffic patterns have become a nightmare on Williams and Vancouver. Affordable housing not valued. I am ashamed at the level of gentrification and poor planning in Boise Humboldt/ King areas.
1	I'm not familiar enough with the options. Avoid the proliferation of large multi-unit buildings without sufficient parking. Avoid approving overly large/overly tall new dwellings in stable neighborhoods.
1	There should be more stringent control over demolition of existing houses; developers should be required to dismantle houses they are demolishing and recycle the materials and parts; new houses should fit the style of the neighborhood, including height and orientation to the street.
1	We need an urban design which can concentrate populations in various high-rise neighborhoods, built around parks, services, education and transportation systems, all designed and built to be energy-efficient, green and livable, so that high-density living provides a safe and healthy community for all citizens.
1	Apartment buildings that dwarf surrounding businesses and homes should be limited or banned. Apartment buildings should be required to provide parking. All of the apartments with no parking are creating nightmares all over Portland.
1	focus high density where it is not destroying an existing neighborhood, but rather on repurposing industrial areas or those that are not being utilized

1	Seek input from neighbors already living in the neighborhood and respect their opinions and ideas; discourage home "flippers"; strive to preserve neighborhoods' existing character; find a way to keep property taxes affordable; please do not support development of apartments and condos in neighborhoods where none currently exist and dwellings are largely single family homes.
1	Use existing and former commercial / industrial lots FIRST. New development must include realistic parking Strategies. Do not assume everyone will take Tri Met. Save and preserve our classic Portland architecture!
1	Limit how a property can be chopped up by developers. Ensure that complaints about developers are attributed to the developer and not the project itself! Increase accountability of the developer to the neighbors rather than allowing them to move on to a new project leaving a mess behind. Increase the amount of space necessary between detached homes. Encourage developers to use derelict properties for development rather than established homes. Require that developers of condos or rental properties maintain 15% of their homes for low income residence.
1	make destruction of single family homes come with a high price tag for developers. Do tax those with extra homes on their property
1	Require minimum number of parking spaces when apartments are built or updated. More appts and less parking means less on street parking options. More flexibility for ADUs and using your home for services like Air BnB.
1	Do not demolish modest single family homes that are preservable for any reason. None! Lower the costs for building ADU's on existing lots.
1	Restore zoning that allows density to scale up from single family homes to small -> medium -> large multifamily developments on large dense corridors. This can reduce the "shock" of development by tapering down building sizes gradually down to single family zoning.
1	Adopt a no net loss policy of affordable housing in specific neighborhoods that are in transition (due to "renewal" or other factors). Limit or prevent conversion of market rate affordable housing to condos. Retain expiring-subsidy units. Support state policy change for inclusionary zoning. Adopt a policy requiring new housing production in specific neighborhoods match countywide income profile. New development projects provide economic opportunities for current low-income residents in the areas. Create house size limits and set-backs based on lot size on developers who demolish a home so that they a) do not replace a 2 bedroom one story home with a 6 bedroom McMansion and b) do not take up an entire footprint with a large home.
1	Seniority subsidies for existing renters, so that they have some checks against increased demand for the place where they've been living. That could be paid for by fees on new developments in those areas.
1	Consider issuing permits to builders only on condition that whatever they build fits with the character of the neighborhood, and is dedicated affordable housing for a number of years. The last thing we want is a bunch of haphazard housing that perpetuates the inequities in Portland's housing market. Also consider requiring developers to maintain tree canopy and build off-street parking (driveways).
1	Rules have to be more fluid and open to current resident input and concern. Case in point - corner lot sub-divisions into "duplex style" dwellings - the "code" says this is OK when clearly it is often out-of-place and not of character or a trait of current neighborhood. Also size of new construction homes needs to be curbed and more modest style homes need to be built.
1	First off, slow the pace of development! Why are all of our beautiful old homes and trees being torn down? For a quick profit to developers, most of whom aren't even local. Also, _require_ parking with new multi-unit buildings that matches the amount of tenants.
1	Bonuses such as fee waivers (e.g. SDC), attention in development code to design issues re transition between buildings of different size, height, etc. (e.g. step-backs) to prevent/minimize harsh transitions.

1	Dn't let developers buy existing small houses, demolish them, and then build gigantic houses. This happened to me. I no longer have sun or light in my house because the new three story house is on the south side of my small 1 story house.
1	New homes should fit the character of existing neighborhoods. If a neighborhood has medium/large single family dwellings, then build homes that are similar. Don't put in a bunch of town homes or condos.
1	Here are some big concerns for me. I would like to see strategies that help protect against these types of things. 1. I fear that one day a house or two will be demolished near me and a big apartment complex with no parking is put in. 2. A big ugly house will be put up and made an "air Bed and Breakfast". This is basically a MOTEL. 3. Apartment complexes with no parking change a potentially nice neighborhood to a horrible experience (look at Division). I am so glad I do not live near there. 4. Realize that people own cars. We are not going to sell our cars and start taking mass transit. Face the facts. I would say the biggest thing is look at protecting the interest of the residence that are currently living in an area and not just the \$\$\$.
1	Tri-met seems to be way behind the times when it comes to residential infill and updating of bus routes (easy) and light rail or MAX lines (infrastructure or hard). The code needs to reflect that infilling families need to be able to get around the city.
1	Zoning updates (i.e. immediately rezoning an R2 to residential when developer is building apartment complex that allows them to build to the edges of lot and not provide parking), permit system with free parking permits in neighborhoods that border on high density development, traffic controls in high density areas like Division and Sellwood/Moreland.
1	Rent control, subsistence cost caps, and other incentives can't work while Portland is pursuing housing prices and new buildings whose rental or purchase prices are only capped by the maximum the market will tolerate. This used to be a city for working people, but the tenor of the infill is that it is now a city for the economically elite. It's a terrible warping of the values I used to think Portland held dearly. My extended family is being priced out of the city. So-called "affordable", low or income-restricted housing really isn't working when compared to the current minimum wage (\$9.25/hour = \$1600/month gross or \$1300 net). My brother-in-law found city-regulated income-restricted housing for \$800/month - well over 1/2 his total net income at the current minimum wage.
1	Portland needs to figure out a way to preserve old neighborhoods that have not seen a large amount of infill. Place density projects where they make sense!!!! Density infill makes no sense the further away from the city center you are unless you are developing a commercial district within a neighborhood core. I am from Minneapolis and the best thing about that city is the old neighborhoods. Yes there is a problem with the sprawl of that city and it for sure paved over wetlands, farms, and canopy to do so(most of it done long before environmental issues came to light). However, you have this amazing city that shows its history and preserved a ton of character! Portland is losing character rapidly and all for the benefit of the developer... In city planning you can't have one without the other so you have to decide where you create balance and imbalance...You tip the density scale close in and on the inner fringe and allow the sprawl to fill in where it naturally goes with some restriction. The idea of having zero sprawl is ridiculous and impossible to stop with growth rates looking to increase dramatically. The whole point of suburbs is for growth and new housing...stop making it so easy for developers to rip up the old character for the sake 4 tall skinny homes on a 10,000 sqft lot...and yes that just happened in my neighborhood, we petitioned and presented to the council to try to stop it and lost our case! The city allowed 4 variances per skinny home all of which pertained to set backs...unreal! Now we have this ugly crammed lot that is surrounded by lots with single detached homes...good one Portland, just great...
1	Scrutinize and regulate developers closely as I don't believe they care about the impact on our neighborhoods. Off street parking is critical as much as possible.

1	Tax incentives for long-term rental ADU's (not Air BnB'ed). Adjust parking requirements to what actually matches existing high density areas; this ain't the 70's. 2 spaces per toilet is probably overkill (I made that up). Change zoning to allow small offices in current residential buildings? i.e. an ADU as a small office for 1-2 people. This will bring daytime consumers to nearby local businesses.
1	I would really like to see us discourage developers from destroying existing housing - perhaps by allowing some variance to add smaller dwellings (ADUs) on standard lots. It is terrible that a perfectly lovely home would be destroyed so a developer can slap 4 condos in. It shouldn't be all about the profit - there has to be balance.
1	Taxation should be used as a tool to help steer/control growth as I've written to the City in some detail. Property tax relief/revision in the form of taxing only that portion of a resident's primary residence home's value over 50% of the tax areas median. The first 50% would be excepted. Any other homes would be taxed at the full rate for the whole assessed value. This would shift some of the tax burden on to wealthy property owners, making it possible for homeowners to stay in their homes and maintain them over the long term, unlike today. Taxes would be levied on real estate transactions base on the time the owner/developer holds the property. The longer it is held the lower the transaction tax. Real estate sales over the appraised market value will be heavily taxed in an effort to slow speculation. In #1 you talk about different rules for different neighborhoods...define this, because otherwise it looks like ways for Eastmoreland, etc, to remain unaffected while the rest of the City increases in density. What are these different rules and how will they be implemented? Any plan that fails to address open space fails in its entirety. Increasing density, decreasing private space indoors and out, begs the question: where can people be to relax, recreate, enjoy nature or even garden. (I am a horticulturist and an avid gardener. All around me I see an urban population that is becoming ever more disconnected from the living green world, to all of our detriment.) Where is the green space? Where are the public squares? This need cannot be filled by stores, restaurants and other businesses that won't allow 'loitering'. Many people cannot afford to buy all of their relaxation.
1	Streamlining permitting process; NOT instituting a fine on demolishing existing homes; following tenets of new urbanism to maximize housing supply and promote walkability; having the political courage to push back against NIBYism. Increasing density is the only long-term solution.
1	Portland really needs to address Multnomah County's re-MAV (reappraisal of property values) for lots which build new, detached ADUs. I think (tiny) ADUs are a great way to promote infill at a scale that increases housing opportunity for smaller families or budgets... especially when in contrast to developers demolishing or sub-dividing existing lots for NSF homes that maximize lots, maximize profits, and alienate neighbors.
1	Researching the historical success and mistakes of other larger/older cities that maintained originality and character
1	Leave yard space for landscaping/on-site stormwater management instead of approving houses with footprints that take up nearly all the small residential lots (we're in an around with 5,000 square foot lots and watching homes go in with a footprint that takes up nearly the full parcel. Looks odd; feels claustrophobic.
1	minimum lot coverages, minimum density, and supports (rehab and repair, what about the tax abatement program of long ago) to owner occupied homes to create housing alternatives (additions or ADU's) that can increase affordable units in SF areas.
1	Step down in intensity from corridors. Right on Corridors, zone for either CM-2 or CM-3, or multifamily, of a density greater than R-1, which is woefully low-density. Craft a multifamily zone for lots within 200' of a corridor that are not CM, that allows for 45' height limit, and does not limit the number of units. Beyond the 200', zone as R-1 for another 260'. Then, step down in intensity to R-2, or maybe to R-2.5. Allow multifamily of limited size (most of the "missing middle" types), in the R-2, R-2.5 and R-5 zones throughout the city. Rezone any multifamily that is in existing R2.5, R-5 and R-7, to match the use that is already there, like existing apartment buildings, duplexes, courtyard apartments, etc.

1	Keep the old Portland flavor. Stop tearing down historical homes that are the heart and soul of Portland. Value food carts and community gardens and other areas that aren't condos.
1	Encourage landlords to pay for parking or create parking in residential neighborhoods. Create high density housing for large influx of new residents to keep costs down.
1	neighborhood design review with bonuses design overlay districts that use performance measures. try to work with an entire block
1	Better mass-transportation connectivity beyond 82nd street. A lot of infill failure comes from improper infrastructure planning. Zoning updates, like multi-unit lots, are helpful. However, beware multi-unit lots should not be the only way for some families to own property in the city (i.e. subsidizing their income with AirBnB and etc).
1	New apartment complexes need appropriate parking garages to help reduce massive influx of cars parked on streets.
1	Require architectural styles that are appropriate in look and size to historical homes and buildings in the neighborhood. Consider impact on existing infrastructure such as roads that are not designed to accommodate tremendous growth. Require adequate parking. Renovate existing structures. Revitalize neighborhoods east of 82nd.
1	Needs to be a light study when new infill houses are erected. Heights should be limited by feet not stories.
1	Houses that are built/replaced should never be allowed to remove large trees. The developer/builder should use some creativity to build around established trees, not remove them. If we really value our tree canopy, pass the laws that make them a priority!!
1	1. tax builders for all the costs, e.g. schools, roads, 2. mandate underground parking for 5+ units 3. follow current zoning rules, with no exceptions 4. add city services such as street cleaning with parking on one side of the street prohibited during cleaning ours.
1	There is nothing appealing about increasing the density of the city. If unavoidable at least update the infrastructure to better handle the influx of cars, pedestrians, bikes and building. Have some care about the people who own homes in the area before approving multi level buildings that create obstruction to views and privacy.
1	Increase density downtown and leave the eastside neighborhoods be neighborhoods instead of demolition for multiple 6story apartment monstrosities
1	Parks need to be a consideration. Many areas are being overbuilt with multiple infill projects or apartments where once there was a single family home. I don't actually see "amenities" coming to these places. I would like to see those things encouraged and promoted in these areas.
1	Zoning updates. The city has tweaked the underlying zones to the point that no one really understands what can be built in their neighborhoods. Skinny, Narrow, etc. houses should not be allowed to tower over the existing houses in the neighborhood. Height limits need to be tied to existing grades not manufactured finish grades. While ADU's and other shared/multifamily houses might work for some neighborhoods, but not so well in others. All of these options do not account for additional cars and parking. In some neighborhoods this will cause a burden on the existing residents due to the fact that there is not adequate infrastructure to support the increased density. The city needs to lead on this. Allowing increased density where infrastructure is poor should not be allowed.
1	1. NO Apartments allow to be infilled inbetween 2 single family homes. 2. No Complete demolition of viable homes, this is a seller issue. There are plenty of buyers at top market price, no need to sell to someone looking to demolish an viable older home to put up something that doesn't fit the style of the neighborhood. 3. Quit trying to put affordable housing everywhere, some neighborhoods are just expensive, don't devalue them by infilling with with homes or buildings that diminish that. 4. Eliminate the ridiculous fees for ADU's, the standard permit fees are

	<p>more than enough. ADU's create greater density which ONLY the City want, neighborhoods don't. So why charge such a high fee for it. 5. Expand the Urban Growth Boundary, Portland has horrible traffic issues that density is only going to make worse. The city would better off finding ways to encourage people to live closer to their work to minimize commute times. For example, tax Washington residents for commuting to Oregon every day.</p>
1	<p>Please stop letting people tear down historic homes just to replace with 4 new homes on the same lot. Have some incentive to rehab these beautiful old homes instead of demolishing them. Please quit letting developers overcrowd our neighborhoods</p>
1	<p>If homes must be destroyed: Control demolitions so neighbors aren't exposed to asbestos, lead, mold, etc... Reuse, recycle when homes are deconstructed.</p>
1	<p>Provide greater restrictions on demolishing viable historical properties. Increase fines for dangerous demolitions. Restrict the ability of developers to destroy the tree canopy. Devise a way to keep rent down for vulnerable populations.</p>
1	<p>Update ADU permitting to allow increased options for ADU structures, especially on larger lots (i.e., decreased setbacks for back of lot, allow larger garage conversions). More frequent transit schedules to reduce reliance on cars in crowded areas. NO RENT CONTROL.</p>
1	<p>More opportunity for 4 plex, triplex, and duplex development with incentives and bonuses. Consider ways to add modular home parks at higher density (most affordable home type) throughout the City. Every neighborhood should have a mix of housing types/sizes for affordability. Zoning updates are helpful.</p>
1	<p>On the whole, infill protests are a silly non-issue. Huge new SF construction doesn't conform to the city density goals, so its a bigger issue, but not due to aesthetics. Nevertheless, I have written many thoughts... "Character of the neighborhood" concerns are short-sighted and have nothing to do with overall city health or neighborhood health or livability. So the best thing the city can do is re-track attention to things that matter. Affordable housing, but also high-quality homes, energy efficient homes, homes that are sensibly designed re transportation (yes, Mayor Hales, we DO need SOME parking for our new residents! I bike to work everyday but I still need my car.) IMO, to a large extent, people are just reacting negatively to change. So perhaps some public outreach about "cool" new construction, to showcase whats great about infills (first step - find a different word) or other new types of homes. Teach people to see the good instead of just reacting to the different. Maybe have a contest among area developers to build the best-looking-least cost to build-least cost to own infill design. What if a few neighborhoods each got a grant to purchase a lot in their area that they want redeveloped, and they can give it to the builder with the best design? Maybe with little plaques that go on the house. Grimm films an episode with characters that live in one of them. Maybe Friends of Trees selects a special species of tree that goes in front of the top best new infill designs in Portland - noting not just appearance but quality factors as well - as voted by the city, or architecture students at PSU, or a green builders association, or whoever. Those trees are available that year only, and either they or the neighborhood association take on the maintenance for the first three years...so buyers see you could buy this house that looks different but now has a little extra cache. These houses become landmarks, posted on some well-known website, and people know WHY they are great. I dont think the city needs to lead something like this, but the city is in a position to draw some widespread public attention. Again, I dont really see this as a major issue, but - there ARE some truly ugly infill houses. Some new homes are not the kind of modern design that people will learn to love in 50 years - they are just ugly, and often cheap. And I dont think its inevitable that affordable homes be truly ugly. Of course, hard to define "truly" ugly. I'm sure people thought the post-world war II boxes we now affectionately call "bungalows" were ugly when they were first built, but, they have very thoughtful interior design, and they were very high-quality. People still love to live in them. I personally think mine is adorable. (Those 1930s and earlier tiny houses with the steep stairs, converted attics, galley kitchens...not so much.) Anyway, neighborhoods are kind of helpless when it comes to whether or not they will have to walk their dog past a fugly house for the next 20 years, so giving them some sort of voice, or feedback loop to developers, and amongst</p>

	<p>themselves, to sort out weird/new from truly ugly design, might be an interesting experiment. Even if developers don't care, or have reams of market data that says otherwise, for neighbors, it's good to feel you have a voice. I have recently joined NextDoor and find it's a really effective way to reach out to a neighborhood - better than Facebook or Twitter. There is a development in my neighborhood, 3 new "affordable" homes being built at the corner of 6th and Ainsworth. There have been a couple posts about it, and a LOT of mostly healthy discussion. I think it's useful for people with negative attitudes to be able to vent, and then to also hear the reaction from neighbors who do not agree. I think there were 75 comments over a few days...when did the neighborhood association - valuable though it is - last see turn out of 75 people? And, ok, there are also maybe some zoning/permitting solutions. IMO, it really helps these houses look less strikingly different if there are multiple of them - I like an odd number, personally - in a row. Or if they are on a corner. Do others agree? If so, could the city waive some permits? Or fast track them? Or discount them? I think it would be justifiable to discount permitting for builders that have gone the extra mile to get accord and buy-in from the neighborhood. (Maybe you do that already? If so, we should hear more about it!) Thank you for this opportunity to have my voice heard...even if you never read it, I feel better getting it out there. :)</p>
1	<p>I'm fully supportive of more infill housing and believe that those who oppose it for "character" reasons are the ones responsible for the city being less affordable. I think infill is the key to affordability. We need to avoid what has happened in San Francisco.</p>
1	<p>The city of Portland is not properly taxing developers when they build new homes. The new homes that are being built in my outer SE neighborhood are massive, unaffordable, and out of character for the neighborhood. The wear and tear on my street itself and the surrounding 10 block radius are incredible due to the construction. A developer comes in and replaces a small home with a large home yet doesn't repair the sidewalks or the streets. Why isn't this required when developing or adding to the footprint of smaller homes? If the city allows infill, we also need to budget for the increased population density. Major cross streets now have increased pedestrian and bike traffic yet there's no budget for crosswalks, speed bumps, or lighting allocated for the increased density. Single dwelling neighborhoods are overwhelmed with the traffic yet we have not updated speed limits or set traffic abatements in place. How can the city integrate the infill housing with increased density? Start taxing developers more to pay for the costs to improve neighborhoods.</p>
1	<p>Encourage builders to blend into the community. Consider, seriously consider, neighborhood associations' input. Save older trees whenever possible. Make it more difficult to demolish older homes that are in sound condition.</p>
1	<p>Strict parking requirements. Large apartment or condo developers should not be able to only create parking for a percentage of the units - they should be required to create at least one parking spot for each unit. All new single home construction should be required to have at least 1 off-street parking space. We are in an era where nearly every household has at least 1 vehicle. Not having parking near one's home greatly impacts livability - I just moved back to Portland from Seattle: learn from their mistakes!</p>
1	<p>The entire length of ALL commercial corridors should be developed with a couple floors of housing above ground-floor retail. We need to get WAY more aggressive in adding housing and urban amenities for a wide range of people with widely varying incomes. And corridors like Williams, Hawthorne, Division, Belmont, Alberta and many other emerging ones such as NE 42nd and Cully must be built out by as many *different* developers as possible. Otherwise, we'll have a horrible cookie-cutter suburban look. Every block needs to contain a fascinating mixture of styles.</p>
1	<p>1) Don't allow major renovations of existing houses to be grandfathered into existing non-complying code conditions in order for huge houses to be built. 2) Enforce current zoning in regards to setbacks and height restrictions.</p>

1	Restore zoning code for R5 so that R5 means 5000 sq ft lots, not 3000. Update setback and height restrictions of new development that is of similar height and lot density of surrounding homes. Require developers to meet with neighborhood board prior to design development. Maintain solar exposure to adjacent lots.
1	inclusionary zoning must be allowed by state law (laws which dictate certain percentage of units in a multi-unit) be reserved for lower income folks, rent controls, higher developer fees for removal of trees
1	This survey doesn't identify ADUs as included in these considerations until the last question -- this was supposedly about new homes, not additions. Strategies: new homes should be size comparable to surrounding homes. Plopping a three-story in a area that has all one-story homes is an eyesore and limits sunlight to surrounding homes. Turning a calm neighborhood into one crammed with cars/no parking is not an improvement to our city: require reasonable parking for new development. An 18-unit going up on a nearby narrow street is going to harshly impact residents for a three-four block radius. More moderate size homes, like traditional courtyard apartment complexes, allow for more green space and community with neighbors.
1	Zoning updates particularly in regard to size of new houses/remodels. A new or remodeled house should be limited in size to what is comparable for the neighborhood. These new or remodeled houses should not be allowed to block a neighbors sunlight, view, and should not dwarf the homes surrounding it.
1	1. Allow smaller scale multifamily (e.g. duplexes, tris, and quads) in more single-family home locations. 2. Lessen the impact of new bigger homes on existing smaller homes with compatibility standards that are relative (e.g. increased setbacks or stepbacks based on the side plane area and/or height of the new home relative to the existing adjacent homes)
1	Reduction in taxes for those who want to impement density building on their own lots - and not increase fees and taxes for people wanting to build ADUs for instance. Maintaining a standard of when a property will be taken down, and require it be deconstructed rather than demolished so as to minimize waste. Although they come with \$, developers are creating properties that are not affordable nor all that aesthetically pleasing. The city needs to be more intentional about who they allow to develop and encourage developers to create designs that match the overall style of the street, neighborhood, and city. And make units affordable - reasonable for the standard rate of pay.
1	Restrictions on developers not to lot split and restrictions on size of home built on an existing lot. Also renovations should be considered before teardowns area allowed.
1	Tiny houses should be legal to live in. People should not be penalized for adding ADU to their property with taxes.
1	Offer more flexibility in zoning code for "creative" home designs on narrow lots which are site specific and not spec. Problems with zoning code for narrow lots that still allows for homes that are too big/tall given the size of the lot. Builders need to show they are addressing daylight access for adjacent homes when building larger than adjacent homes that are more than 'x' years old.
1	The most important concerns regarding new infill housing for me, particularly in our long established neighborhoods, is the lack of good design and often cheaper materials that do not fit in; especially in areas where there are limited period homes. When the lovely old homes are gone they are gone forever. That does not mean I am anti-modern construction and design. Sometimes homes are in such disrepair etc that a tear down is impossible to avoid. It is most alarming to me, and seems short-sighted, to see the houses going in that are over scaled for the lots and fabric of the neighborhood, are of poor design, and look cheap. It is a sad commentary on what appears to be a lack of interest by our city leaders and planning office to witness this again and again. Why, for instance was an over scaled, cheap looking house allowed to be built in my historic area that is not only of poor design but also sits closer to the sidewalk than the rest of the homes on the block? This seems like an elementary detail/rule that should be respected. Is there no design review group in place in Portland for residential design and building? If there is, perhaps it is time to attract members to the board who are more highly trained in the world of

	planning, architecture and construction. If there is not, establishing a review process should be given top priority in my opinion. Thank you for this opportunity to voice my concerns.
1	Create zoning that allows for multigenerational housing communities, make tiny houses on wheels legal dwellings.
1	Stop the waiver or remonstrance nonsense for storm and street improvements. What good is increased density of the city wasted the opportunity to incorporate the cost of local improvement into a suitable financial vehicle (a mortgage) as opposed to a surprise abusive payment in the thousands or tens of thousands of dollars? New development is great when it helps move a neighborhood to great interconnection and service. Instead we see huge storm run off pooling in unpacked streets and children walking in ditches to school. Shame on you!
1	Require that at least some of the new housing provide parking for its residents. Pay attention to the traffic impact and bottlenecks such as 50th and division.
1	*Incentivize private homeowners/landlords to provide affordable housing in their rentals/ADUs *Stop subsidizing parking. If people need to own cars, they can pay for parking on the street. There should be fee-for-parking for any residence near mass transit. Homeowners with driveways/garages should pay additional taxes for this privilege. (Perhaps they can give up cars in exchange for a major subsidy on creating an ADU in their garage?) Families with young children (or anyone with disabilities verifiably necessitating owning a car) can get subsidies/vouchers. *Inclusionary zoning for rentals and for for-sale, obviously. *Change zoning to allow more density in residential neighborhoods, including plexes and courtyards. Especially for renovating existing large houses into plexes. *If homes are going to be closer to gether and have less yards, then prioritize shared green & community spaces on every block. All multifamily housing should have some shared green/community space built in. This is critical for the health of the community and will help attract more families to multi-family housing. *Start a messaging campaign for NIMBY "character of the neighborhood activists" that shows the importance and value of compact cities from both a sustainability and social justice perspective. Perhaps institute a higher property tax for neighborhoods with low density? (Especially if they are fighting dense infill.) *Develop policies to make sure that infill development is accessible to low and middle income households, not just the very wealthy. Institute policies to make sure that low and middle income families attain these units. *Incentivize owner-occupancy; disincentivize (with tax penalties?) vacant lots/houses held by investors. Land-value tax? *Heavily disincentivize or prohibit the sale of an "affordable" and livable home to a developer who will develop it. Real-estate transfer tax for cash above asking offers? Something needs to be done about homes that are selling way above appraised value to developers! First time and low-income homebuyers, as well as current tenants in a for-sale home, should get some type of preferential treatment or first-right-of-refusal (and help with financing) on the sale of these homes before an investor/developer gets a chance to make an offer.
1	Avoid rezoning areas of residential neighborhoods to allow multi-story apartment complexes that dwarf nearby houses.
1	Keep explaining the problems of low incomes and lack of housing for a variety of residents. Keep a better eye on developers and their mcMansions.
1	Put a cap on rent so that there will be a limit for what people can charge. Tiny house communities close to downtown perhaps!
1	Whatever new housing built should follow guidelines that correspond with the character and size of the houses in the neighborhood. Rental properties should allow young and older populations affordable housing, even if that means that rent controls are placed on the owners to it.
1	City be required to interview neighbors and get their input before a home is torn down or house are built in their neighborhood.
1	They should let people keep there basic land rights within the current zoning codes. If a landowner wants to sell or make improvements, or sell to someone else that will make improvements on the lot Portland should not interfere.

1	Promote ADU's, build up not out, stop focusing on parking spaces and start working on better public transit systems
1	Cut out the social engineering. Most of the old Portland Neighborhoods are both attractive and efficient. By filling in every sq. inch or lot in our neighborhoods you take away what has made Portland so livable and enjoyable: space and greenery. Please don't allow commercial real estate or homes or condos to be developed without providing for parking structures above or underground. Cars are not going away yet or in my lifetime! Be sure the developer plans for parking in all new buildings. :)
1	It would be really nice if the City of Portland would monitor the properties that are supposed to be torn down & rebuilt. The lot next door has been sitting empty for a year after the old house was torn down and it's filled with garbage, old needles, couches, weeds and no matter how many times we all complain, it just sits there neglected. Home builders like Brent Keys swoop in to get properties but obviously doesn't care about the existing residents of the neighborhood when making his construction plans.
1	Improved transit, increased car-share programs, or other ways to deal with parking issues (not enough available space to park)
1	It is far too easy to tear down existing, well-maintained, older homes and build multiple homes in their place.
1	Infill should be reviewed by properties close by. Zoning changes. New development should have adequate affordability as a factor.
1	Can removal of vegetation be included in zoning requirements? For example, my water bill is reduced because of the number of trees on my property. The trees are providing a "service" that I also benefit from financially. The infill projects I've seen remove all vegetation from the lots, even the trees/shrubs that wouldn't interfere with construction. Zoning or building incentives should encourage retention of existing vegetation.
1	density and congestion! Sidewalk offsets that create public space - Look at what has happened on Woodstock when New Season's went in - now you can't drive through there, it's congested and no addition outdoor gathering, sitting and visiting space. - unless you frequent New Season's rooftop. The street is developing rapidly and no plan is made for things like their farmer's market which is currently housed in a bank parking lot. Portland neighborhoods need commons! Places people can meet without being patrons of a business. It's nice to sit outdoors at Papaccino's with a cup of coffee.; but now that the street is so congested, it's too noisy and busy. I live in Lents and hope that the open spaces will be maintained as it develops - such as the site of the Lent's Farmer's market.
1	I think the City of Portland should consider thinking outside the box and taking a new approach. I believe incentives must be offered for private homeowners to get involved in the infill housing in their neighborhood. Find ways to help low income homeowners invest in their property where the city, the homeowner, and the neighborhood and prosper. The city needs to find the demographics that are being left out in the housing crisis, the places where the return on investment is too low for private investors (e.g. - low income housing, small single family homes, duplexes) and look to how it can fill the needed gaps. I also believe the city needs zoning updates that encourage smaller houses, small multi-family units, and allows smaller lots. Finally, I think it is time for the city to consider its considerable backlog o unpaved roadways and their impact on development. These are neighborhoods that seem simply second class and out of place in a modern American city.
1	It should start by bringing builders together to discuss what's the city can do to encourage housing development within the borders
1	incentive (monetary or otherwise) to preserve existing housing ... electrical or plumbing or insulation updates should not be a reason to tear a house down; zoning updates; minimize 1 for 1 replacement of livable housing; increase penalties for builder lack of respect for neighbors/neighborhood: erosion concerns, right of way transgression, lack of hazardous materials containment

1	There is a reason one doesn't design and build a car to look like a car that existed 100 years ago nor should a home be designed in a multi-generational neighborhood that doesn't have the right to speak to the time and technological advancement that exists when said house is being built. This is not to say that historic homes should not be saved (if that home owner chooses to save it) it is nice to have a glimpse into the past of how people lives a century ago. But an entire neighborhood should not be put on regulated life support in the name of historic preservation. The craft that it takes to construct a house and or maintain these beautiful old houses comes at a price to high for most to afford. So if we save or try and replicate the old city the housing stock will just keep getting more expensive and affordable for the middle class residents current being pushed out.
1	Stop allowing the destruction of perfectly good homes being replaced by monster homes that loom over the neighbors and create a negative impact in the community. Also, stop allowing the removal of mature trees. In Concordia literally dozens and dozens of mature firs have been cut for reasons that do not make environmental sense and change the character of a neighborhood. Make it harder and harder for developers to build houses that have no positive impact except for their pocket book. Make them deconstruct a house rather than demolish it. Add fees and taxes to discourage unnecessary development. Make rules that encourage the development of modest duplexes or triplexes. The city is filled with them and they double available housing at an affordable cost.
1	Flexible setbacks to preserve trees and nature corridors. Design bonuses. Use alleys for garages instead of fronts of houses. Courtyard developments. Design standards that encourage new urbanist designs even if existing neighborhood is more post-wwII in character. ADU bonuses.
1	Please don't allow development that creates canyons. We need green spaces, sunlight, and setbacks from the street. Division Street, for instance, is changing in a way that has gone from exciting to disturbing. Too expensive, not enough trees, condos too tall and too close to the street.
1	Zoning that allows tiny houses to be built without so many restrictions. To extend and provide more funding to property owners for ADUs and to make sure those the rent out ADUs are tracked. Many many people are renting out rooms and houses via air bnb and not following the city regulation. it is rampid!
1	Maintain commercial and industrial areas while also increasing density. Instead of whole foods, leave machine shops and lumber mills. More trees. Implement more street cars and provide more bicycle infrastructure
1	Eliminate parking minimums and charge a fee for all on-street parking. There is much wasted space in empty lots that the city could prioritize development permits for before approving permits to tear down livable buildings. Many residential streets are also much too wide. A low-traffic residential street really only needs to be 15-20 feet wide, not 60. On these wide streets the city is subsidizing owners of cars that sit idle for most of their usable existence. Idle cars are a luxurious waste of space and accommodating private car owners on public rights of way should be actively discouraged.
1	Some streets in North Portland in up zoned areas will not support two way traffic with parking on both sides. Consider making streets one way.
1	zoning updates, restrictions on destroying viable old homes and neighborhoods with inappropriate new homes.
1	Strict requirements for developers to provide parking solutions, especially in multi-unit developments. Massive taxes on out-of-state developers to be spent solely on public transit and metro traffic infrastructure. Portland's streets are not going to handle the influx of new residents without massive overhaul, which would also provide much-needed industrial, manufacturing, and construction work for our struggling middle class.
1	allow two ADUs per lot, as Vancouver, BC has. explore financing strategies for ADUs as investment rentals (rather than for family members)
1	I think people should be allowed to add on to their own homes as long as they're within code. I think there should be a maximum amount of low income housing per area and of high occupancy housing so you don't get as high of

	<p>occupant turnover as those areas experience. There should be a range of options from very nice with a higher price tag to lower income housing with less frills. Also, the older buildings should be preserved rather than demolished and maybe the larger houses can be converted to townhomes or condos to offer more options. Offering a tax break to landlords with long-term tenants might give them incentive to retain their tenants rather than upping the rent to an unattainable level for middle class renters and offset the rising property costs that are driving up rent.</p>
1	<p>Zoning updates in close in desirable neighborhoods. For example update r5 to r2 or r2.5 to r2 or r1 to allow legal smaller units in an existing bigger house. Or bonuses for r5 or r2.5 lots for adding units or square footage without demolishing or cutting trees.</p>
1	<p>Find an acceptable solution for reducing homelessness and to create laws that prevent landlords from unnecessary no cause evictions, raising rents so that people are forced to move, and adding extra protection for tenants who are disabled.</p>
1	<p>Constantly seek to improve public transportation Identify the particular needs of a neighborhood and provide amenities through the neighborhood community centers. Training for youth to meet the needs of the neighborhood, something like the Antfarm in the city of Sandy. Opportunities to age in place with dignity and grace.</p>
1	<p>Capsule hostels for transient housing. Mixed income multi-unit development. Multi-use buildings with retail, office, workshop and residences in the same building.</p>
1	<p>A very complicated issue. I applaud the work and effort you put into this. I live just near 32nd&Division on Clinton. I firmly support density, and like the vibrancy and walkability of the neighborhood. I must admit that I don't like the parking hassles and the "destination" atmosphere the neighborhood has become. My neighbors are angry or concerned about the new apartments built without parking, but observing parking demand and traffic, I feel the bulk of the traffic and parked cars are due to folks traveling from outside the area to go to destination shops and restaurants. I don't know how to address this, but I envisioned the area as more of a neighborhood business district, walkable and bike-able to local neighbors and residents, and not drawing people region-wide (and further). Not that I want to keep people out, people can move about freely and I occasionally find myself up on N Mississippi or Alberta, but I usually bike or bus, and rarely drive. More and better transit options perhaps? Encouraging businesses and developments to have stronger encouragement plans in place to get customers to arrive by foot or bike or transit? Requiring development to pay more into fund for bus and bike access, requiring them to build more of the infrastructure perhaps? If there were more #4 Division buses and more frequent service, I might start taking the bus more. As it is, the buses run late, not on schedule, are often full or packed, and even sometimes pass you by when full, so I have given up on the bus sadly. At least I bike and walk more. Good luck and thank you. The future of Portland depends on your work. I think we are experiencing enormous growing pains right now and you probably are taking a lot of heat about these issues. The work you do is important. Please keep the working people and lower income and minority groups in mind in your planning efforts.</p>
1	<p>Limit building permits. It's a sham that old houses are torn down to one wall and rebuilt as a remodel when it is really new construction. With population density increasing dramatically, neighborhood traffic is overlooked.</p>
1	<p>Reevaluate the trading/ transfer of sq. ft from historic buildings to new buildings. Initially good for historic buildings but when it adds so much height to a building in an area with no building anywhere near that height it completely goes against the character of the neighborhood</p>
1	<p>Zoneing updates, neighbor (immediately affected nearby neighbors) review of plans for new properties and ability to veto objectionable designs</p>
1	<p>Use Floor Area Ratios to prevent overly large homes on small lots. Use average of building heights to prevent towering homes on residential blocks. Encourage use of registered architects instead of canned engineered house plans.</p>

1	Please don't allow designs that do not respect the existing character of Portland's neighborhoods.
1	Bonuses for not tearing down viable homes. New developments should provide off street parking. In residential areas, new houses (from existing tear downs) should have maximum sizes not only based on absolutes, but also based on the sizes of the existing houses, both adjacent and block average, in both sq ft and in house size/elevations.
1	Please consider existing infrastructure when determining areas for infill. East portland schools, parks, and transit are insufficient for the current population and adding more infill will exacerbate the problems.
1	City of Portland Council members and development personnel need to realize Portland extends east of SE 39th/CesarChavez and south of Hawthorne. People who live on the property they own deserve at least as much respect and input as the developer who is only looking to make \$\$\$, i.e. parking, tree canopy
1	Must limit how much of the lot is taken up with building structure and how tall the structure is, compared to the adjacent homes.
1	No more tearing down old livable homes and old growth trees, no more mega-large supersized ugly modern and cheaply built homes on small lots with postage stamp yards (no one wants that!) or exorbitant and out of reach prices for normal people. No more pushing out local people for new-comers. No more destroying the character and culture of Portland, which happens to be the very thing people like, and the mass amount of rich newcomers are suffocating and killing. NO more!
1	Zoning creativity! Increase density, bicycles! Public transportation, and bring more jobs to the urban core.
1	Neighborhood parking garages to provide parking nearby but consolidated, use of alleys (and improvement) for access to back garages. Reduce/eliminate curb cuts--more shared parking which can be used more efficiently. Requirements on higher density--can we mandate that any new house larger than 2000sq ft include at least one ADU? No new construction of 1 story tall--everything must be taller. Especially commercial buildings on the edge of neighborhoods--should be mixed use to include apartments on top.
1	On street parking fees, maybe with residential passes. Bonuses for car free or car lite households.
1	1. Rent Control - City wide ordinance on general and in developing neighborhoods experiencing high levels of gentrification capping efforts would be stronger. Perhaps rental control zones to protect existing renters from being pushed out. 2. Use City, County and State owned surplus or underdeveloped lands for ADU size or smaller home construction home construction. (900sqft or less) 3. Factor in smaller home contraction when thinking about city infrastructure changes. More community oriented or multiple user spaces. Give businesses that would cater to such development a tax incentive to locate in these "ADU/Smaller Home Zones" 4. Resign the fee structure for lower income residents in regards to permits on new contractions for smaller homes or ADU that would allow people to pay over time or when homes are sold. 5. City work with local lenders to develop loan instruments that are accessible to lower middle class and low-income individuals. 5. The city to STOP using the federal poverty income limits as the guideline for low income and design a income level measuring tool that is specific to this area.
1	More communications about infill vs. losing green spaces. Outlets to save neighborhood characteristic and historic trees as incentive to allow tear down of other dilapidated homes. Develop and publish standards for what homes should be demolished and/or restored.
1	Require off-street parking for all new housing, including apartments. Parking in apartments/condos should meet car ownership, which is running at 80%.
1	Make it easier for households to build ADU's on their property through reduced red tape, financial incentives, and educational seminars. This would actually shift some of the funding for affordable housing to families, and best of all it would be voluntary.

1	Regulate parking location and access. Where lots are split, a shared driveway between the two new units is a viable option. Garages facing the street and driveways taking the majority of front yards are deteriorating neighborhoods. Simply pushing the garage back is not sufficient. Some successes have come from garages below grade, but the frontage width needs to be sufficient and the neighborhood urbanity as well. Avoid bonuses, use fee reductions and fast-track approvals instead.
1	Strategies that allow for more easy interior division of larger homes without too many fees and regulations. And also policies that allow for ADU's to be built affordable and taxed reasonably.
1	Infill is a strategy that should be pursued, though with care to address issues of compatibility (e.g., design and character) and greenspace and habitat conservation. Most of the concerns raised can be addressed - though the devil is in the detail and one-size-fits all policies tend to create problems and backlash.
1	Stop rampant development and give precedence to long-time residents. Charge outrageous taxes for out-of-state buyers.
1	Get rid of policies that encourage demolition - do not zone R5 properties to R2.5 - in this case, ADU's should be encouraged to preserve the primary/secondary relationship of buildings on a lot of record. This is more interesting than cramming a bunch of same-looking houses into a block.
1	The vacant lot at Mississippi and Fremont should be turned into a public park. Alas - there's probably a huge thing planned with no affordable housing in it.
1	Allowing tiny houses adus, making zoning and laws clearer and easier to go tiny. Allowing park models that look like homes to easier to be placed on land
1	Preserve existing tree canopy by protecting existing trees, especially older, larger ones like the redwoods recently cut down at Holland St. and Vancouver Ave.
1	Be extremely careful with new zoning "updates." We live in a residence that was zoned R 5 for 25 years. A few years ago the city categorized our block R2.5 when a Corridor was created. In what used to be an open park access there is now going to be a 6 story apartment. Our neighbors across the street are still R5 , as is the rest of the neighborhood.. Much of the next blocks, still R5 ,lost the view of the city (one of our "amenities") when residences that tower above all others in the neighborhood were built. Now, we are informed the city is considering a new zoning system C 1-4 depending on authorized densities: and, our block is to be a C 3 raising the height of the allowed buildings another 20 feet (from 45-65 ft I believe it was). Now the city is "solving" the terrible homeless problem by putting a major homeless camp at the West end of our neighborhood. Whatever happened to livability and preservation of the character of existing neighborhoods? Please remember that your "plans" involve real living breathing people, not simply a quantified number on a drawing of your "vision."
1	Keep traffic flowing - don't diminish the effectiveness or boulevards like Burnside, Prescott, Fremont, etc. We aren't amsterdam where driving is expensive - people will continue to drive so we need to balance bike needs with vehicle needs and stop creating areas like Williams/Vancouver in NE where the roads can't handle all the new occupants that will be in the area and there are stop lights backing up traffic every intersection.
1	Allowing for construction multi family housing (four units and below) that looks like a single family house combined with the elimination of rules that require off street parking for multi family unit developments or remodels of no more than four units. Require secure acomidation of two bicycles per unit on all multi family (including cargo bikes).
1	Community opinion - I hate that my community is being changed by greed (i.e., the single family house that was sold and turned into FIVE separate homes with no yard)
1	Zoning. We should not force infill everywhere. R-5 should be R-5 with height/size restrictions that fit the neighborhood. To facilitate infill the City should select specific areas where infill is appropriate and zone them

	accordingly. Exemptions to zoning for denser infill are unfair to existing residents who rely on zoning codes to maintain the character of the neighborhood they invested in.
1	I don't have a clue what strategies are available for this, or what the problems are other than vocal minority attitude problems.
1	Having watched more than a dozen mature conifers be sacrificed to cheaply constructed, cookie-cutter houses within a two-block radius of my house, I would like to see policies that encourage developers to fit the new structures on a lot such that mature trees are maintained and to encourage them to build high-quality homes rather than the cheap schlock that is sprouting up now and will be looking terrible in 10 years. ADUs can be built to increase density without destroying the trees and fabric of a community. We choose to live in a neighborhood of small houses and big trees, and developers (not home owners) are profiting by leveling the urban forest for the ease of constructing lot-filling, low-quality houses.
1	Larger planting strip requirements so large canopy trees can be planted. Incentives for building around large canopy trees. Link public green space acreage to population density. Require a percentage of onsite parking. Incentivize a percentage of units being affordable - and follow-through if the developer doesn't hold up their end of the bargain.
1	Preserve the ice integrity of existing use - like inner SE. Consider development that dramatically changes city/neighborhood views and regulate. Case in point - 50th and Division has a new monstrosity going in that couldn't be more out of place, boring, bloated, and ridiculous. While I'm not opposed to growth, and understand supply and demand, the greed and what appears to be a lack of planning is nuts. Also - protect old trees. It's ridiculous to not have new designs consider existing green space and make every effort to maintain. Most of these developers could care less. They want their several hundred thousand dollars and be gone.
1	Off street parking. Height restrictions. Off street parking. Height restrictions. Off street parking. Height restrictions.
1	Eliminate all loop holes for multidwelling projects that do not provide sufficient parking. Look at "dormitory style" building you have allowed across from Trader Joe's in Hollywood. Disgusting. I can see 3 buildings from MAX platform at Hollywood Transit Center that have been allowed to be built with NO Parking, the "dormitory", the one next to Hollywood Theatre (any moron knew it is nearly impossible to find parking on Sandy Blvd) and the one across from Hollywood Library. Our neighborhood was ruined with Providence Hospital Admin building arrived on NE Halsey & 40/3. Over 2,000 employees were transferred from Beaverton. The traffic is unbearable, I have been hit by a car as a pedestrian. .. need I say more
1	Make demolition of existing viable, affordable homes less attractive to developers. Lower height restrictions. Discourage tall multi-family dwellings on a single residence lot.
1	1. Establish a ratio for height, setbacks, etc. that correspond to neighborhood context. Enforcement of reasonable development standards will remove some of the perverse incentive to demolish viable existing housing stock in favor of out of scale, unaffordable housing. 2. End the prohibition on internal conversion of existing housing into multiple units (plexes). Though, it is imperative that existing housing stock be placed at a competitive advantage over new construction (i.e., 4 units allowed in an existing house vs. 2 for new construction), otherwise viable existing housing stock will be an even more attractive target for redevelopment.
1	Lobby the county to change their property tax calculation decision so that ADU builders are not unduly penalized.
1	Zoning updates that keep the integrity of the neighborhood, restrictions on variances that allow a deep and large "skinny house" to be built on a lot that is so small there are no side or rear yards, just structure.
1	Offer incentives for remodeling of existing empty homes that are NOT "flipped" for exorbitant profit (but instead are used to provide affordable housing). Give preference/incentives to developers seeking to create affordable housing units, instead of luxury condos. Petition the State to allow rent control.

1	Create incentives to update existing homes to increase basement or attic livable sq footage instead of complete teardowns and rebuilds.
1	PARKING LOTS!!! As a long time resident who used to use Vancouver/Williams and purchase there, I now go around the entire area and DO NOT buy from any retailer, because there is NO parking! It seems to me that the PDX Development Commission is the handmaiden of Commercial Developers, because there certainly was no planning, no aesthetics, no respect regarding neighborhoods or consumers.
1	Zoning updates to promote remodels over demos... There is still profit to be made... Big developers don't need to turn portland into the burbs!
1	More duplexes, triplexes and quads, fewer GIGANTIC single-family homes, fewer massive apartment buildings, and creation of more affordable housing
1	My home has been directly affected by new infill construction just last year. The house literally towers over our back yard. I am very frustrated that someone, somewhere, decided that this developer's investment was more important and valuable than mine. Now , instead of a beautiful 80' tall Douglas Fir (which was cut down) there is a monster house 15' from our fence line. I think that the immediate neighbors should be consulted and maybe there should be an impact assessment provided, for both property value and livability. After given the appropriate information, the neighborhood should then be allowed to express concerns and have a direct say in the development of the area.
1	notice of demolitions with waiting period, FAR need to be considered when allowing infill so that character of neighborhood is not deminished
1	Listen to the people you stupid assholes! Quit trying to make a quick buck and destroying neighborhoods and homes. You're disgusting pigs that want to destroy what made Portland great.
1	The city needs to be more stringent in their design review process, and require developers to provide off street parking. A lot of ugly apartments with no parking going up right now
1	Look at fixed income for older residents that can not afford to stay in their apartments or homes. Allow tax waivers or rental assistance so they are able to afford to stay in their home. Please help our old growth canopy stay intact. The permit fee is not working. Developers are cutting these healthy beautiful irreplaceable trees. Look at the neighborhood, what gives it character and livability. Do not cut them unless diseased. Make the developer change their plans, build around the tree or trees.What kind of air quality and aesthetics do we want?Use a mix of input from neighborhood planning groups and central planning to see what would best serve a specific neighborhood before demolishing a viable older home.
1	New houses should blend in better with the neighborhood and, as such, several more and different architectural designs should be encouraged if not mandated. Infill houses almost never blend in with the surrounding neighborhood....especially in lower-income neighborhoods where infills look more or less exactly the same as each other yet nothing like the surrounding, original houses.
1	- Use permit process, fees, waiting periods, etc., to render demolition ALWAYS the last choice. - If a building must come down, mandate significant, meaningful deconstruction and reuse/salvage of building materials. - Remove all off-street parking requirements. Curb-cuts, street tree removal, and street-facing garages do nothing to help integrate new housing with existing neighborhoods. - Adopt design review guidelines that encourage smart, well-designed housing that promotes vibrant, dense neighborhoods. The bland, grossly oversized boxes that "Renaissance Homes" throws up in existing neighborhoods and tacks faux-historic features onto, is the perfect example of offensively poor urban design. - Hire Eli Spevak to draft city development policy: http://www.orangesplot.net/2015/06/06/plank-of-progressive-planning-ideas-for-portland-that-wont-piss-off-the-neighbors/

1	Require affordable housing to be a large share of new development. Tax new housing units sold for more than the median home value, on a progressive scale (eg, 5% for homes 10% above median, 15% for those 20% above, 25% for 30% above, etc.) to discourage luxury construction. Use income from taxes like this to subsidize retaining current area residents.
1	Increase situations that ADU's/duplexes are allowed and make development codes (building and zoning) easier to convert houses to duplexes (requiring little to no exterior work)
1	Not use subjective guidelines. The code should be simple and crisp w out interpretation problems such as design review.
1	1) Rooftop and vertical gardening systems should be strongly encouraged, if not outright mandated, in all new development. 2) If a new development is going to block an existing property's southern exposure to sunlight, there should be a requirement that the developer compensate the existing property owner in some way. Maybe monetarily, or maybe access to those rooftop gardens I was talking about.
1	My apartment is stating housing market as the reason for increasing the rent 16% this year vs. 7% last year. Single-dwelling homes effect multi-dwelling living too.
1	--Lower permitting costs for individuals wanting to develop small lot sizes with small homes. --Low interest rate loans for individuals living in homes inherited from family--for housing updates and improvements. And if this already exists, make the programs more visible to these home owners. --Make it mandatory for developers to include mixed income housing (inclusionary law).
1	Adjust zoning to support larger/multi-family construction in high-traffic locations (public, car, bike) currently zoned for single-family. Bonus for developer/builders who include and dedicate affordable units in new construction.
1	Make developers provide street improvement and provide parking plan as part of the developments permit process. Also don't disrupt single family neighborhoods with zoning all vacant lots as multifamily development only.
1	Just don't put houses right next to one another and ones that take up the entire lot. Multi family is fine as long as it's not an eyesore
1	Stop cramming us in like sardines. Less density. Yes to parking minimums. Discourage spec homes by your friends at Renaissance Homes. Stop killing our tree canopy. New leadership at BPS. Replacement homes must be controlled in size to create affordability.
1	new home construction on nearly all single family residential lots in pdx require only a 10' setback, allow up to 35' height, and a 5' lot line between properties, and make no requirements for off-street parking. PDX needs to revamp single family and multi-family residential construction requirements for setback, % footprint per lot and size/height so that existing neighborhoods don't lose their character (a major appeal for living there), and that existing neighbors don't get encroached upon, lose sunlight access, lose parking, and lose market appeal by the construction of too many homes on too-small lots.
1	I live in the Hollywood district in NE Portland. There have been a number of new developments with either no off street parking, or limited off street parking. Our streets have been very difficult to navigate because of how narrow they are for years. With increasing numbers of residents or a workforce, or light rail riders that do not have places to park off of the streets, it is beginning to look a lot like NW Portland. Please encourage developers to include off street parking spaces for any new housing development. I encourage mass transit, but without an immediate overhaul of our existing system, light rail and all mass transit will be for our children's children if it is developed at the rate we are going.
1	Upzoning R5 areas. Single family neighborhoods are not affordable anymore. We're using a suburban notion to deal with an urban housing crisis. We should allow developers to build 4 or 8 plexes (see Seattle's Ballard n'hood),

	but require one unit to go to land trust. We get more density and subsidized housing at no public cost. Political backbone to stick to our density, affordability goals against knee jerk reaction to change.
1	I wish the city Council and the county commissioners would take a moment to consider the impact of infill and development on the long time established neighborhoods. The Elliot neighborhood is a prime example where the developers have molested a neighborhood with no consideration of the impact on established residents. It seems the people in charge are powered by money and ego
1	Smaller lot sizes, combined with form-based code/design. Small bungalow-style homes are perfectly viable on 2500 sq ft lots while doubling density and preserving character.
1	Look at what other growing cities have done to see what worked and what didn't. Talk with neighborhood associations that have current infill and get feedback.
1	Access to light is a big concern. Many (viable) homes are being torn down and giant houses are going up that not only take up their whole lot, thereby encroaching on their neighbors, but are also blocking access to sunlight. Please create new restrictions on how much of a lot a new home can take up and how high it can be built. Houses should be built to match the neighborhood, not completely overtake it. Also density should be encouraged for ADUs. I want to convert my detached garage into an ADU (for rental, not airbnb), but I'm holding back because of how the county is charging thousands of dollars more in property tax when its been reevaluating properties after an ADU is built. The increase in taxes offsets any profit I would make renting out my garage, and therefor destroys my incentive to take on the responsibility of a renter.
1	Listen to community members input at neighborhood meetings which would help to maintain the integrity and character of different neighborhoods.
1	Continue to waive/reduce permit fees for ADUs, incentivize deconstruction efforts (maybe via bonuses), make it easier for groups like Proud Ground to purchase lots and build affordable housing
1	Incentives for school teacher home ownership near the school they teach at. City can influence teacher retention and higher quality recruitment.
1	Existing homes can be updated with attached separate units or ADU's penalties for tearing down solid built houses to construct something that will be an eyesore in 10-15 years.
1	Use building a village concept in which amenities are kept within walking distance to residential areas. A central village green; a small but viable grocery; a coffeehouse/bakery which could double as a local meeting venue; and healthy safe walking around the village green area for elderly, kids/strollers, etc. Also, keep interests in mind of the long-time and current residents who have paid overly high taxes for too long...do not prioritize short-term profits for developers and city/county retirement funds.
1	Make housing for all incomes. To many people living in the streets or to many people living in one place to save money.
1	More "affordable" housing...also housing for families, not just single people who may only stay in Portland for work. Mississippi in North Portland has no new units for families in general. The city will lose an important group of people, as well as artist..people that made this city Portland. Also creating a very economic apartheid city.
1	Make more affordable housing. Need more low income housing in the St. Johns and Portsmouth area. The low income are being price out of the area.
1	Control the design get out of the way for the rest These smaller homes would not be taken down if the there was not a market for larger homes with more amenities

1	Bonuses for keeping the houses smaller and in line with current housing size in neighborhoods. Bonuses for green building, solar, etc. Bonuses for reducing the footprint of the new building, from materials to energy input to resource drain, over time.
1	The City of Portland should never allow building in residential neighborhoods that does not include parking for every unit. Sellwood is in the process of having its traffic flow destroyed by permissive development. In addition, all the new apartments are for upscale renters. Nothing for the people who work in the neighborhood or who have lived here for years. If the new renters can afford the ridiculous rates, I can assure you, they will be keeping cars. I chose to live in Sellwood years ago because I loved Sellwood. But now it's becoming more like Northwest 23rd, and I can envision this trend happening all over the city. Please don't let that happen.
1	Incentives to build higher density dwellings with adequate parking. Requirements to include and/or replace town down affordable housing.
1	..to age in place people need walking access to groceries...maintain setbacks, views, sun access..no add'l height trade off for affordable housing in developments..with demand so high you will have a negligible effect on affordability..MAINTAIN livability.
1	A little more sensitivity, respect and rights afforded neighbors affected by future developments.
1	Probably zoning updates... However, more review and/or overlay regulations would seem to slow down or discourage development. Bonuses for infill (as opposed to penalties for demolition) seem to make more sense (and are more positive). Waiving SDC's, streamlined permitting...
1	Separate Parking. Establish parking districts. Count ADUs as 1 or 0 cars per building. Allow denser development by charging for parking and allowing existing resident / new larger (two-three bedroom) homes to have access. Allow ADU, apt development with no free parking passes attached.
1	The City should, when drafting proposals for new ordinances, seek assistance from outside professionals. For example, the 90 day notice rule for tenants has a direct impact on lending policies and is in conflict with them. Did the council seek the input from the mortgage industry? The tree ordinance, regarding trees that straddle property lines. One neighbor wishes to cut the tree for development, the other neighbor says no. So if the tree falls who is liable? Well the owner who has the majority of the tree on their lot. Yet if they wish to cut it down, the other neighbor can simply say no.
1	Not opposed to replacing old with new. Opposed to replacing one family unit with an 8 family unit. Or a two story building with a three story building.
1	I think the city should buy up vacant lots and put up section 8 housing themselves. Rents are too high in the city and moving section 8 residents to the suburbs moves them too far from jobs and social services. Basically you are just sloughing off the needy to other jurisdictions.
1	Incentives for developers to keep local residents (renters and homeowners) in their communities Listening campaigns that reach out to marginalized communities to get their input
1	Zoning updates to allow two ADUs on one lot (one detached and one attached) and bonuses or incentives to developers who build energy-efficient new multifamily units.
1	Zoning updates that address the issues associated with housing being constructed to get the absolute minimum needed to sell in the future. That is, houses that don't have a basement then create a ground floor garage or an entry at grade - two things that do not fit well with many PDX neighborhood's well established character. (Houses should first and foremost address the pedestrian realm while allowing for vehicular access as a secondary consideration, not vice-versa.) What incentives could the city establish to help mitigate owners from tearing down semi-feasible, if not, fully feasible residential stock? Tax breaks, financial incentives (similar to commercially available incentives for storefront improvement), additional FAR, ADU zoning laxation and/or ADU permit fees

	mitigated, SDC incentives or credits, ... Currently it is financially easier to tear down rather than rehab - help balance that equation through incentives.
1	There should be a large amount put towards the city for permits that allow a Developer to cut back trees that are in their way. Most of the city is already changed and because the city failed to inform any neighborhoods about what the developers wanted to do. Why allow changes to a beautiful city just so new development can up our rents or mortgages?.
1	zoning updates; revise codes back to lot coverage restrictions except with conditional use review and neighborhood by in. Public forums with neighborhood groups.
1	make sure infill fits the neighborhood through zoning. If the neighborhood is all single-dwelling, limit infill to size-appropriate ADUs. Put larger, closer-spaced infill on the periphery of such neighborhoods near commercial areas.
1	Consider ways of creating mixed income housing so that low income communities aren't forced out of town.
1	Simplifies and discounted permitting process for desired housing types Higher density zoning - change r5 zoning areas to r2.5 or r1
1	Not sure, but it's very important to include North and East Portland in updates as many residents of the city can no longer afford to live in other neighborhoods.
1	Density bonuses for building small houses on a lot - allowing the density to exceed the single family zoning allowance if houses on the lot are small (i.e. ~1,000 sf). Maybe one additional housing unit if all are less than a certain size.
1	Allow more flexibility in creating duplexes, triplexes in single- dwelling residential areas and reduce SDF when creating density in neighborhoods.
1	What happened to the proposed additional fees for demolishing viable existing homes? Revisit this possibility. Also, when developers demolish existing home, make it more attractive to deconstruct them and save building materials from the landfill. Make sure developers follow the same rules as home remodelers when it comes to dealing with asbestos and lead paint.
1	Help neighborhood associations set targets for new infill development holistically, rather than addressing on a lot by lot basis.
1	Town Hall Meetings where citizens can speak and be heard about how their neighborhoods will change rather than the current method which is, the city bureaus do exactly as they please and force it down our throats smugly. We can't fire them or vote them out. Sad to say.
1	Design guidelines that help infill housing better align with historic architectural styles in particular neighborhoods
1	More public input such as this! The committee and elected officials that make the decisions regarding infill housing should LIVE in the neighborhoods affected by these changes. They should not benefit monetarily or politically from the development. In other words, the committee should not be made up of developers. and builders.
1	I would like to see tiny house communities on lots where people can hook up like a mobile home park. They could have community gardens and be limited to one small car or only bikes to save on parking. Many young people are being forced to share houses just to survive and I know they would love to be more independent if there were an affordable option.
1	Set neighborhood design standards; work to rescind new Multnomah County REMAV rule that dramatically increases property taxes for ALL of the land in a lot when adding an ADU; ensure system development charges don't add too much in cost to what would be affordable housing; continue SDC holiday for ADUs.

1	More stringent design standards for multifamily development. Create policies to promote townhouse and courtyard style housing Do something about the hideous Chinese panels that every developer is using on apartment buildings Encourage deconstruction and reuse of existing structures Create policies that encourage affordable multifamily apartments that can accommodate families and not just individuals Maintain the policies that encourage individuals to build ADUs on their property
1	1. dis allow no parking dwelling units. 2. allow for direct neighbor input in writing - ie: when 4 story homes are going in next to a 1 story home 3. increase mass transit BEFORE increased density. 4. Division Street is a traffic nightmare, a danger to walkers, the max and trains back up traffic for 20 blocks!
1	Demolition of old homes is of concern to our family. We are watching it happen currently with no reclaiming of materials of the old home that is coming down. Five, 100+ year old trees came down on this one lot as well to make way for urban infill. These choices seem shortsighted. There is an environmental impact that seems to be ignored and not outweighed by the saving of green space on the outside of the city. Our neighborhood would have preferred to see the trees and old home saved, still leaving room to build additional units on this property.
1	Let Hillsboughro grow and get dense. they don't have the same historical structures, tree canopy and tourist charm Portland has that tourist come to see. You are destroying a historic city.
1	-prevent houses that are not degenerate from being demolished. -offer incentives for remodels rather than demolition -cap on profit margin -rules of height and width of new homes
1	Making ownership affordable for people of differing incomes (Grants? Allowing folks to apply rental assistance to a mortgage payment or downpayment instead?), providing \$\$ incentives for developers to build multiple space-efficient dwellings instead of one large one, providing incentives for developers to build units that prioritize ownership (condos) over renting (apartments).
1	Don't allow shady developers to use use loopholes to destroy our city. I'm talking specifically about Footprint, out of Seattle, and others that don't pay for parking or mass transit costs.
1	Historic preservation!!! The homes that are being demolished have way more character than the new ones, which all look exactly the same!
1	In the Single-dwelling residential areas we should encourage basements and larger houses to house more people. Replacement of old inefficient houses with new construction of single family houses with basements and larger houses.
1	zoning updates, solid setback requirements, making sure that scale of new homes is reasonable compared to existing homes
1	Re-evaluate the property tax implications for new ADUs. Charge for on-street parking in dense neighborhoods so people really see that it isn't "free" and don't take it as a right.
1	It should NOT be so easy to mow down perfectly sound, beautiful old homes. It is shocking how quickly our inner SE neighborhood is changing. A newly torn down house on a weekly basis. New construction everywhere. It's just to easy to destroy existing homes.
1	Builders along our historic corridors are out of control and have been given carte blanche. Perfectly lovely historic homes are being demolished, with no concern to the environmental or aesthetic impact. Asbestos is floating into neighbors yards because basic precautionary measures are not being followed. How long do you think it will be before the developers and the city are sued for this liability they are both culpable in? Zoning updates and demolish taxes, etc., along with height limits. There are a MULTITUDE of strategies and tools that could be implemented, as I'm sure the council is aware.
1	zoning updates, sure, but bonuses? isn't the city already pandering enough to the real estate crowd?

1	More stringent rules about the destruction of existing modest homes, REQUIREMENTS that developers have onsite parking instead of shifting the burden of parking to already crowded streets
1	No more help for people developing for pure profit, development should be locally driven and for benefit of the community. No more demolitions, no more tree cutting.
1	I think that if an existing home is demolished to replace with a new one, the new home should not exceed the square footage of the previous home. Allow developers to be smart about the home layouts, but prevent them from creating huge monstrosities that don't fit in with the neighborhood, and prevent any developer from putting two or more homes on a lot that previously contained only one.
1	1. Side setbacks that increase with height of new building 2. More accurately define "renovation" and "demolish" so that they reflect what is occurring, e.g., leaving the basement and half of one wall and replacing the rest of the entire structure (and more than doubling the size) should be a "demolition" not a "remodel" or "renovation"
1	Encourage ADU development, keep building fees and property taxes low, improve capacity and capability of schools, better street lighting (more light)
1	I am not well-versed in this type of planning, but would rather that the present "zoning rules" be left in place and not more homes "squeezed into" our neighborhoods.
1	Use of zoning seems like a good idea and less dis-incentives for ADU's so it's not too costly to add to existing lots.
1	A tax break for home owners who are renting their homes at an affordable rate to families who qualify for affordable housing programs.
1	maintain the character of our neighborhoods. Don't McMansion the city. Let neighborhoods be and not be run and run over by developers.
1	ability to build duplex/multi-family homes and ADUs, more affordable housing in trendy neighborhoods
1	I strongly support density bonuses for affordable housing. Also, eliminating parking requirements in order to encourage more affordable development.
1	Limit size of new infill, and limit proportion of lot that is filled in by the structure. Require at least 1 off-street parking place per unit.
1	Portland's neighborhoods are unique and varried. Topography, natural features, and architectual style define the different areas. Zoning guidelines should reflect and preserve these differences. (EG Height restrictrictions look different in different neighborhoods based on topography. Solar access is affected differently by new development based on topography.)
1	If the only place an average person can afford is small apartments, and apartment building is rampant, then adding more parks would be nice. Address the parking issue. Instead of narrowing streets with those ditches (division eg) and closing streets to cars, add bike lanes to major streets like Powell, division, Hawthorne, Belmont,etc. remove excessive stop signs on major bike through ways. Repave most of Portland 's streets.
1	Change the zoning to allow multi-family homes and remove exclusionary zoning. Increase density in way reasonably related to existing character. Detached single family neighborhoods can include multi-family (duplex, etc). Commercial or post-industrial zones can absorb mid-rise housing, etc...
1	City follow-up with developers that the property continues to meet health, safety, and building standards after the final inspection is complete. For example, ADU in our neighborhood disconnected their downspouts after their inspection and now discharged the ADU and exisiting house downspouts directly onto the public sidewalk. . .or developer agrees to keep trees on property, but post final inspections the trees are removed.....or the development

	project extends more than 2 years because the project stops and starts as the developers staff and funds proceed with other projects. Is 3 years too long to have a dumpster by a neighborhood features?
1	Be very careful to address increased traffic and demand for parking. Great planning is futile without enforcement. Speed limits and pedestrian safety need to be a priority. Decreased site distances from parked cars at intersections and cut-through traffic diminish livability. Better street lighting at intersections to enhance pedestrian safety and more successful ways to get cars to stop for pedestrians is essential.
1	Lobby the state to lift the current ban on inclusionary zoning. Use the tools that the city of Ashland has used to get around the IZ ban. Allow/encourage row houses and other attached single family housing. Encourage conversion of existing SF housing stock into duplexes, 4-plexes, etc... Focus on scale (height, % of impervious surface) for the "neighborhood compatibility" issues, not density. Down play the car - allow houses without garages,; limit garages dominating fronts of houses, etc...
1	Density bonus, speeding up permit process. Eliminating uncertainty in permit process. Streamline approval process by eliminating multiple agency approval and process!
1	Fair Tax assessments on adu. Provide parking for ALL developments. Keep new construction in style and scope of existing neighborhoods. All apt construction needs to take into account all surrounding neighbors and place garbage and parking inside/ under so neighbors don't have those elements as their view.
1	Stop making high density the high priority that it has been. Stop trying to make Portland look like New York city and other crowded, high density cities. Stop building high rise apartment building that change residential homeowner makeup currently the normal environment in the city of Portland. Leave the city the way it was.
1	new development should increase densities in the area - not a one for one on house demos. Within reason, mitigation measures should be explored to address sunlight/privacy to neighboring properties.
1	Consider supporting future livability and pride/love of place, by requiring builders/developers to preserve or design in, some open space and canopy as part of each project.
1	Truth in zoning, see fixportlandzoning.com For example, a 5k lot should be a 5k lot. "Bonuses" are not the way to go. Just write the code for the development permitted--being able to build here is the bonus.
1	Zoning restrictions on height, access to solar energy. Property transfer tax. Bonus for deconstruction rather than demolition. Law to promote affordable housing.
1	Bonuses for utilizing existing structures rather than demolishing older homes just because it's cheaper or faster. Incentivize builders to leave larger, older trees in place when designing a new build.
1	Limit on street parking by allowing garages (safety feature) Allow destruction of homes which cannot reasonably be remodeled due to lack of care Do not allow a very small group to mandate neighborhood standards, or insist that they be governed by term limits
1	Promote townhouses or rowhouses as an alternative to building single family residences or apartment buildings.
1	Seems pretty straightforward to me: stop allowing grossly out-of-proportion homes to be built, make setbacks conform to neighborhood, don't allow a giant house to crowd out sunlight for the 1500 sq ft bungalow to the north (easily accomplished by disallowing 2.5 and 3 story homes to be built next to 1 and 1.5 story homes).
1	Multiple unit buildings should not be allowed in single family neighborhoods. NO HOUSING should be built that doesn't have OFF STREET parking for ALL units
1	Lower tax (incentive) for adding ADU, in-law rentals, shared housing within the "single-dwelling residential" home. This provides more density, but maintains the character of the neighborhood. Tax incentive for off street parking on your own property, or for carless residents.

1	Bonuses for building parking and maintaining existing large trees. Mandating a mix of multi-family and single family dwellings in a given area.
1	Get rid of the urban growth boundary. It is providing nothing but a false growth in costs and limits while doing nothing about urban sprawl that it was supposed to deal with. Instead you steal people's property in the name of "managed" growth.
1	Make developers pay for the needed infrastructure for the houses they build; SCHOOLS, road improvements, parking. It is unfair to squeeze more children into existing schools, make the developers who financially benefit from building new homes pay for new schools. It is unfair to allow developers to build insufficient parking and ruin the streets for those already there. Every unit should have at least 2.5 parking spaces, and larger ones must have more. Do not allow houses that are larger than surrounding houses, do not allow developers to tear out beautiful older homes with established gardens for huge ugly boxes that have no charm and sad landscaping. Never allow old trees to be torn down for new houses. Do not let developers tear down perfectly good homes to squeeze in new monsters. The best thing would be to stop infill!!!!
1	The developer of a new infill project near my house reached out before construction with a postcard to my address- I appreciated that communication, which let me know what was going to be built. I would like the city to continue to encourage ADUs and other small housing infill. I also like that the city is working with AirBNB/short-term rental rather than fighting it. It's filling a need, for visitors and for prop owners that rent.
1	Find a way to disincentivize demolition of viable existing homes if they are going to be replaced with McMansions that won't increase density. Maybe only allow demolition without \$ penalty if 2+ homes replace 1. When those crappy Renaissance Homes start falling apart in 15 years they'll become rentals and increase density, but until then, a bigger footprint does not mean increased density. Similarly, disincentivize removal of large trees by increasing fees for removal unless significantly increasing density (3x or more).
1	Eliminate flag lot zoning if houses do not fit in with surrounding area. Change requirements such as requiring sidewalks in front of a house or development if there are not sidewalks on the adjoining properties. Allow neighbors to have a vote whether a house or development can be constructed if it affects their land value
1	The major issue is developers. They come and buy viable homes cash to build two ugly and cheap looking family home when a family could have bought the house in the first place. Individuals should have priority over investors or people who buy property to rent them and not become part of the community. Maybe have a rule that you have to live in the house for at least three years otherwise you pay high taxes when you resale. I am not sure but Portland is being destroyed architecturally because whatever gets built these days. Take a look at the skinny ugliness by Kenton park and so many others.
1	Find a common, shared interest of the new infill and the existing area, such as a park, school, or market/shopping area. Want to have something that will unite the two areas rather than put them at odds.
1	Stop giving developers a "remodel" clause where they get to claim they are remodeling a home by keeping one corner up & as soon as the city inspector comes, they tear it down. This is such a joke. I understand getting rid of a delapidated house & replacing it with a nice new modern home, but seriously a remodel it is definitely not!! It is a tear-down & rebuild. Stop allowing these McMansions to tower over smaller, older homes obstructing light & space!! Please - some of this infill is just incredibly unfair & absolutely ridiculous!! And no one seems to pay attention to the neighbor who has been in their home for years & a developer comes in & does whatever he wants, makes the house as big as he can & disregards the neighbors. I am sick of seeing tiny, older homes dwarfed by huge million dollar homes. It is just utterly stupid & unfair, but money talks, doesn't it, unfortunately. The city always complains about having no money - well get it from the developers. Lastly, the city makes ordinary citizens jump through hoops to plant & take down trees. How about the same rules for developers? Stop letting them cut down healthy heritage trees, to make more profit on multiple or huge homes!!

1	The city needs to address the demolition epidemic of our historic homes. The incentives for developers to replace with out-of-scale is too great and while I understand the need for additional density due to the great migration to Portland, the current trend is leading to the most bland mundane characterless city that everyone will be moving out of for the quaint quirky city Portland used to be.
1	I think we need more programs in place to encourage builders to build affordable homes. SDC charges should be waived for "low-income" housing and tax abatements should be used widely for those who qualify.
1	Consider character of existing neighborhoods -- this is Portland's hallmark, beautiful older neighborhoods. Keep them.
1	Include transitional housing programs and community partners to help determine what barriers to housing exist for low income families.
1	Create more opportunities for area residents to personally communicate w/those who will be making decisions. ie: NOT send an email to this address, leave a voicemail at this number
1	Infill housing should not be done at the risk of destroying the fabric, character, and affordability of existing neighborhoods and locally owned businesses. Give incentives to existing homeowners to create adu's or room rentals so they can afford to age in place. Curtail out of area investors being able to buy multiple properties for cash so that young families have no chance of buying a home. Repurpose historical buildings. Allow no new multiple dwelling building unless parking within the footprint of the building. Do not eliminate small business parking for bike paths. Do give incentives to those employers willing to allow workers who can to work from home at least a few days of the week so as not to impact traffic transit and environmental resources. Be strategic in involving multiple existing groups to come up with doable solutions, not just those who see short term investment opportunities but those who really care about Portland.
1	It should not be allowed to demolish perfectly good, beautiful, historic homes and replace them with gargantuan McMansions that tower over the rest of the homes on the street. It's disgusting to see these "homes" come into a neighborhood and increase home prices for moderately priced older homes, pricing the middle class out of the housing market. I also think it's gross and wasteful for these new houses that are over 3,000 Sq Ft to dominate a neighborhood only to see a single person or couple move into them. If a house is much bigger than other houses on the street, it would at least make it more palatable if a large family or multiple families moved in.
1	Figure out a way to provide incentives to those who manage rental properties to keep their rental rates affordable.
1	Houses in beautiful, existing, residential communities, particularly in the "gemstone" older communities, should NEVER be subjected to demolition to accommodate lot splitting, or the building of out-of-place mega-homes!!
1	Most important thing is not allowing smaller or more run down homes to be torn down and replaced by homes that are out-of-scale with existing homes, or out of character with all other homes in the area. STOP demolition of Portland's history!!
1	Integrate Form Based Codes that concentrate on making compatible building massing. Duplexes on corner lots, and apartments and row houses with rear alley access.
1	Issue permits in 3 months or less; make homes with unpaid taxes available for purchase by neighbors;
1	Look to CA communities tha have successfully dealt with monster hems and McMansions in establishe dolder neighborhoods. Also, consider special height limits in any older single story only area.
1	Public spaces should not be forgotten (i.e. Parks and green spaces, courtyards for multi-family units, community center updates). Support for law enforcement to handle the increase work load of fuller communities.
1	Allow division of existing large houses into several smaller units (duplex, triplex). Allow smaller existing houses to be enlarged and divided (one lot could then house 2-3 families)

1	the charm and livability of my neighborhood is ruined because of infill building. 1910 zoning should not be relevant in 2016. makes no sense.
1	Neighborhood associations should have design review authority for any new construction. All pre-existing so-called "underlying lot lines" should be eliminated.
1	Determine what makes a viable commercial district first. Then decide on building strategies. Limit rentals. In my neighborhood, the majority of new construction is renters which diminishes the community aspect of my neighborhood. Also, GREEN SPACES MATTER. Not just in the Willamette Valley but in this city. We should all have access to parks. How far can a four year old walk? Figure that out, then focus on infill efforts.
1	Lower the costs and don't make zone amendments so difficult next to areas that can clearly transition into a slightly higher density. ie. R5 to R2 zoning changes. The high cost of demolition of older building that are not efficient or practical need to be reduced. The City of Portland should listen to PSU Real Estate Center research and suggestions.
1	Requirements for infill house developers to build or expand existing sidewalks. By filling the neighborhood they increase walkability and pedestrians, but not infrastructure. Reasonable setbacks based on neighborhood character. Case by case evaluation of parking. If there is plenty of street parking (i.e. every other house has a driveway or garage and there is legal street parking) then maybe don't require off street parking, but when street parking is difficult, require a driveway or garage.
1	The city should update the zoning code to allow for the development of more duplexes or row houses (housing types in between apartments and single family houses). The city should inform the public on the benefits of increased density and redevelopment.
1	Examine the existing neighborhood to make sure the new home fits within the landscape. Educate neighbors. STOP the skinny houses!
1	Tax breaks for ADUs, loosen regulations on bringing entire building up to code when more space, an ADU or an apartment conversion is done.
1	penalties for unnecessary demolitions of existing housing stock that is being done for greed and doesn't add to density.
1	I am a fan of incentives (I personally bought a home in outer SE with tax abatement) to encourage what we'd like to see.
1	Stop demolishing old Portland homes. . Developers are determining the look and feel of neighborhoods without considering neighbors. Neighborhoods are quickly losing their charm
1	Insure new homes are retrofitted for possible Cascadia quake - diligent home inspections! Large monetary penalty for developers who build too large for the existing neighborhood, or site, home.
1	Before doing anything, reform the tax uneven and unfair property tax codes! Make the tax code *consistent* throughout the entire City, not by zip code/region!!! How did Portland's codes get so convoluted?
1	Apartment building needs to have onsite parking as well as low income units. Too many long time residents are getting evicted, which will dramatically change the face of Portland in the years to come. We need to make sure the current residents can afford to live here before building expensive housing for outsiders.
1	There must be a minimum percentage of affordable housing available at all times. If not, it should be treated as an emergency for the city. Our lower middle class is quickly becoming homeless.
1	Too many homes on a once one home lot creates an unpleasant living environment for the neighborhood as well as congestion and parking problems.

1	The character of the city is being lost with lovely old homes torn down and replaced with boiler plate condos. Also many newer homes have inadequate parking. I would love to see infill housing match the style of homes around it and ensure that there is a reasonable amount of off street parking for all new homes
1	Many of the concerns around infill center around reduced on street parking, preserving neighborhood aesthetic character, and some concerns about displacement/gentrification. To address these, I suggest the following: 1. Create more avenues for younger residents to voice their opinions. The above are of less concern to millennials and they have just as much a say as the loud critics. They're less likely to show up at what seem like useless public meetings. Nextdoor in my neighborhood has been a great avenue for younger people to point out that infill ultimately helps with congestion, protects the forest fringe many of us like, and helps preserve the 20-min neighborhood that attracts people. 2. Don't back down from parking requirements but provide cash compensation to current residents who don't have off-street parking. Parking isn't a right, but I do empathize with people who bought homes thinking of on-street parking as 'theirs.' It wasn't, but it's only been in the past 5 - 10 years anyone has challenged that notion. My suggestion is to compensate them in some way. For those with driveways they never use, I have little sympathy. 3. Consider mixed neighborhood parking permit zones. I disagree philosophically with residential permit zones, as if residents have a right to parts of publicly financed roads, but again, I empathize that many people bought homes in an era when they thought on-street parking was free and theirs. If some of the neighborhoods with parking concerns had half the neighborhood permitted and half remain public, it should give residents access to parking while also allowing other users to use public space. 4. Discourage giant houses through design standards and living-space requirements. Single-family home developers are trying to maximize profits by targeting wealthy homeowners with gigantic 5-bedroom homes. That's understandable, but it has the aggregate effect of not increasing supply for middle-income families, who then take housing for low-income families. One reason for this is that regulatory costs for developers don't scale with house size. They should. 5. Encourage pocket neighborhoods and co-living arrangements. I'm not wonky enough to know the current barriers to implementing something like this, but that's why you're in the experts! :) 6. Support ADUs. I know there is concern about using ADUs for AirBnb, but supply-demand should help mitigate that--when there aren't enough visitors to justify the amortized cost of building an ADU, people should turn to renters.
1	I think if people are really wanting more square footage that houses with 2 basement levels would work well especially on sloped lots. Also, levels below grade are cheaper/more efficient to heat and cool. Also, I would like to see more new homes with passive solar heating and cooling design elements, water efficiencies in design (like automatic gray water capture and use) and roofs with installed solar panels and roof garden elements both where possible.
1	Design requirements/zoning updates so that new housing fits into the character, size, design, density, setbacks of existing housing in the immediate area/neighborhood. Portland neighborhoods are what make the city beautiful and livable; they need to be honored and protected. Demolition of existing housing that is safe/decent/habitable needs to cease.
1	Luxury condos, vertical living, more affordable housing. Also more restriction of rent increases from land lords.
1	New bottom floor retail in single-dwelling residential areas is a great way to bring people together, lessen short car trips and promote walking and biking.
1	Consider the style and size of the existing homes in the neighborhood and require more infrastructure updates for new developments (sidewalks and connections to existing neighborhoods).
1	Design design design zoning that keeps buildings providing/contributing to some kind of green space, trees left in place, not built right up to the curb without compensating in some other way. Urban environments are enhanced by consideration of nature.
1	Affordable rentals. Consider smaller scale mixed use developments with only one or two stories of "lofts" above.

1	enact guidelines/ordinance for all remodels and new development to include LID Low Impact Development standards as outlined by the EPA as well as reward developers for using the highest LEED Standards
1	Multiple ADU's on a single property. Code for Tiny Homes On Wheels. Relax code to allow multiple residence within a larger single residential structure.
1	- NO incentives for tearing down pre-1950 structures. Rather, create incentives for restoration instead of demolitions. Save our history & the scale/character of our neighborhoods! - Incentives & competitions for affordable housing that isn't an eye sore. Ahem, just because it's new doesn't mean it's "modern". Modern is a very specific type of design principles & does not include a lot of what the city & BES is calling "modern". - Parking, parking, parking! The lack of on site parking for these massive buildings is ridiculous! Just because people may not COMMUTE to work by car, does not mean they don't own a car AT ALL. Rethink this strategy. Mandate there be a parking space for every unit. If there are some people who do not actually have a car, there are surely some people in units who have more than one car. - Change the regulations for setbacks when it's not a single-dwelling area going into a single-dwelling area. These big buildings should not be dwarfing the smaller homes next to them! You're robbing them of natural daylight & access to nature canopies which is one of the things that made urban living so different & unique in Portland for so long. - "Small living" competitions... (ie. competitions with architects/designers/urban planners for how to increase efficiencies INSIDE a home to maximize the living space so the overall footprint/building or house envelope doesn't have to be so big. - Incentives for rehabbing old industrial/commercial buildings instead of tearing them down. Or adding additional stories when they're shorter.
1	Maintain tax breaks and not penalties (huge tax increases) who for individuals who upgrade personal properties (not flippers). Even rentals if they are kept and not sold off.
1	I don't have any strategies but the middle class people are being forced out of Portland because of unaffordable housing. I could not buy a first time home on my salary today that I could 20 years ago. Only the upper class and poor will eventually live here is that the type of diversity city officials want?
1	Question 3, prior page, is a loaded question--and it leads people to choose between a set of bad alternative. Shame on you for not devising a better question. No bonuses, modestly expand the UGB, devise brakes on gentrification, stop the slaughter of trees (thus habitat for pollinators, etc.), fight the "takings" ruling on behalf of community property rights, stop issuing so many facile permits--learn to say no to demolitions and the erection of houses on steroids. Demand parking that is realistic in new developments,
1	Encourage thoughtful design and use in new construction. Carefully consider the surrounding neighborhood's character and align with it.
1	Large established trees provide great value to their neighborhoods, monetary, health, and intangible. Removing trees harms their neighborhoods. Fees for removing trees for development are now trivial. These token charges do not begin to restore even a fraction of what Portland citizens lose when a large healthy tree is cut down. If Portland government represents the best interests of Portland citizens, and that's a big if, tree-removal fees will deter most tree removal.
1	revise zoning regulations related to bulk and height and setback. Limit the number and size of accessory dwelling units and accessory structures.
1	Let's not integrate. The city is too populated as it is and we don't have the infrastructure in place to handle how many people are already here.
1	Focus on making the area as "walkable" as possible to reduce dependence on private cars. Expand mass transit options along with bike friendly streets.
1	Fix the potholes on streets in Multnomah Village that are currently called "private" roads by the city even though the city has no problem running large trucks through and creating more pot holes.

1	Reward with lower fees/restrictions of homes under 500 sq ft, allow tiny home parking, disallow giant homes out of character with neighborhood, require major apt buildings to provide certain low income apts in each complex.
1	Make sure that neighbors truly get a chance to have their input heard. Often times we don't find out about changes until well after the plans have been made concrete.
1	Multi-family buildings in residential areas allow for more variety in size of home to accommodate different size households and allow seniors to age in place, as well as providing housing that is more accessible to lower income families. Builders should be incentivized for contributing to mixed income neighborhoods.
1	Implement restrictive zoning for the demolition of existing homes. Bonuses to promote varying scales of dwelling types (single family, townhouse, multi-family)
1	Pursue fee and tax policies that financially incentivize the creation of infill dwellings rather than ones that deincevize and penalize development of said dwellings. Forgoing the demolition fee is a step in the right direction. Working with Multnomah County to clarify and simplify property tax codes and enforcement for new detached ADUs to bring them in line with the practices of most Oregon counties and municipalities would be helpful.
1	Better transit service! Actually verify that the affordable housing you try to incentivize developers to build gets built before they get to keep the money!
1	Build apartments only where apartments already stand. Single story properties where the the majority of home are single story. Keep the old standards of larger lot size requirements. Demand significant distance between homes for trees and plants. Limit overall growth by limiting house availability.
1	Don't know. Having lived on Long Island and in Maryland, we saw the same things happening (only the homes demolished were not as old as houses here). Maintaining a minimum size lot that can be built on is helpful.
1	Set restrictions on bright paint colors, ensure that set backs on all sides give enough space between houses, require folks who are building 8 plexes and larger to address parking concerns, and charge a surcharge like Guam does to go toward parks.
1	Work with assessor's office to resolve tax issues with homeowners who build ADU's. Modest ADU's do not change neighborhood character and are affordable. Change parking requirements to exclude car ownership from new apt. complexes and ADU's.
1	- focus on more units total, rather than huge units - skinny houses and ADUs good, McMansions bad, bad, BAD. - demolishing a small older home is acceptable if the result is true increased density (more units than those lost). Demolition of small older homes to be replaced with single large new homes is a waste of space, destroys character, increases inequality unaffordability, and precludes options for detached ADUs.
1	consider limiting heights on buildings built on north side of east-west streets (minimize shading of existing homes north of new construction)
1	Housing right now is really not affordable for anyone. Primarily HEALTHY housing. Neighborhoods that are undergoing new development must allow the individuals ALREADY living in that community the opportunity to grow with the neighborhood. Instead people are being pushed out, creating an even bigger strain on resources. No individual, couple, or 4 person family should pay over \$1,200 a month for rent period, and that's even too high when you consider all of the other costs of living. Lets get real, Portland is not as diverse and accepting as we like to claim, we push diversity east, homeless into corners, and are slowly putting a squeeze on our low income neighborhoods. It feels hopeless!
1	aesthetic guidelines, setback requirements require deep full finished basements, to minimize the need to go up and up and up and out to the lotline on each side?

1	Parking standards are insufficient--even people who use transit own cars (to drive to those forests)! Need off-street parking of 1 space per bedroom, minimum. Otherwise each infill becomes a mini-walmart, making traffic and parking worse for the whole community. Monstrosities with 3-4 bedrooms and 1 parking space are taking away the traditional neighborhood etiquette of "park in front of your own house, only."
1	Zoning updates. Incentivize keeping & updating older homes instead of demo. STOP ALLOWING DEVELOPERS TO RUN THE SHOW!!!
1	Inclusionary Zoning - advocate for this at the state level. Density is starting to become a dirty word even for more progressive folks now. A lot of this is NIMBYism (e.g. Division Design Initiative) but the real crux of the matter is how to we encourage more more housing options in the city that are AFFORDABLE to most people.
1	everyone's biggest complaint; The new houses do not look like the neighborhood, they are ugly and WAY overpriced. Contractors are not being watched, they don't comply with codes. the city needs to employ more inspectors so these guys can't get away with hell. these new wave of skinny homes make neighborhoods look cheap and awful. Not reflective of what architecture exists in that neighborhood. It looks careless and slapped up with disregard.
1	zoning updates, needs of ALL residents for affordable housing, current and future transportation and parking needs.
1	Consider the idea that building and development help the city much more than they hurt it. Building and development creates countless jobs for both private sector businesses and public sector agencies such as: building inspectors, plans examiners, permit technicians, water bureau, garbage services, cable and telephone companies, power companies, gas companies, as well as ongoing tax revenue for our city. The idea that neighborhoods are under attack by building and development is a joke and builders and developers need to be treated as the good guys because they are. They take risks that others are not willing to take, and they create opportunities that most cannot create, but depend so heavily on those opportunities. This idea of restricting building and development is no different than biting the hand that feeds and it needs to be emphasized that building and development are good for our city.. I have lived in Portland Metro Area since 1983 and I find it hilarious that most people that I meet that are so ANTI, were not even born or raised here.
1	Provide realistic time frame for residents, neighborhood associations, etc. to review proposed development and more affordable means for contesting. Provide stricter conditions for razing existing homes.
1	Prioritize zoning to provide housing for a wide range of incomes, especially quality affordable/low-income options. Increase developer contributions to affordable housing funds. Require developers to include sidewalks and improve roads with new development. Provide incentives and assistance to first-time home owners, especially to populations of color, low-income and long-term residents. Provide bonuses to developers for maintaining and adding to the existing tree canopy.
1	Respect existing residential zoning requirements. Changing zoning to accommodate infill ruins neighborhood livability and community. The 60+ unit apartment planned at NE 7th and Russell comes to mind as a failure of allowing infill that is completely out of character with the existing neighborhood, though I dont know that zoning was involved in that project. Incentivize developers to build homes with green space - all the infill i have seen is all house and no green space. Set the bar higher for demolition of existing homes. Density is not improved by building a single, huge house on a lot formerly used for multi family housing. This happened at NE Skidmore and 15th a few years ago - a small multi family apartment complex was demolished and a single home built on the lot.
1	Let people build ADUs, small houses, More than one house per lot, build smaller. Also, charge for on street parking. Build the bicycle master plan. Increase the amount of bicycle racks (indoors and out) that are required for apartments. Get rid of auto parking minimums in new development. Tax the people in the hills with expensive homes, not working class people in NE Or NoPo with a little ADU who are just trying to make it.

1	Fix the underlying plat loophole that allows greedy developers to put too many houses on tiny lots! Do not allow the demolishing of old an viable homes for the sake of huge, non-character, super-expensive homes on tiny tiny lots! Don't allow developers to cut down old growth or large trees w/o significant cost to them. Encourage them to work around established trees. Require a big percentage for low-income housing. City should ensure rent controls are in place to allow our residents to STAY. Establish a SUN preservation requirement for all surrounding homes and businesses when these huge apts are built! Require at least 75% parking accommodation by developers for any new large apartments because it is ridiculous to assume EVERYONE rides a bike! That is not feasible with such crappy mass transit as we have. The City has allowed too much greed to run roughshod over our city. We are now less livable and more elitist than we ever have been. Its a very sad thing. I have nothing good to say about how this process has been handled. Portland has sold out to outside moneyed greedy interests. I am sickened.
1	This assumes that most Portland dwellers desire infill housing -- a presumption that is most certainly wrong and should be submitted to the will of voters.
1	Increase density and variety of housing options (affordability). I'm sick of seeing big blocky barns on lots that once housed a cute little bungalow - no increase in density, just a bigger house footprint. I'm fine with redevelopment and infill as long as it's increasing density and housing options for a range of family incomes. More ADUs are a great way to increase density.
1	Reduce ADU Fees permanently or provide other incentive for ADU construction. Institute a fee/surcharge for new construction over neighborhood average home size. Change zoning to increase walkability neighborhoods to businesses, etc.
1	I think that front setback is the most important aspect to regulate. I don't think that we should dictate the maximum size of a home. Variety is good. Let's make sure we don't rewrite the code promoting homes that inhibit creativity and variety.
1	Spread it out across all the neighborhoods in the city. City Of Portland tends to spruce up already affluent neighborhoods and shove all the displaced into outer East Portland, where there is little in the way of amenities, transit and services.
1	Look at who the tool is benefitting? Waiving SDCs is really helping only those who have money and use it to make more. By allowing prices to rise we lose diversity..what made the city attracytive in the first place.
1	required parking spaces built with new units, at least one space per house/apartment unit; height restrictions on new buildings; traffic infrastructure expansion like sidewalks, crosswalks, stop signs for safety
1	ensure new houses fit the dÃ©cor of the neighborhood and maintain the old style dÃ©cor if applicable (i.e. inner southeast Portland for example)
1	Do not demolish single family houses because they are old. Continue building in the Pearl District and South Waterfront, and leave old neighborhoods alone. Have condominium and apartment developers build parking into the structures, in order to alleviate the loss of available parking in a neighborhood.
1	Consider townhomes over skinny houses so yards can be larger. Encourage co-housing developments with small homes on shared lots. Encourage residents to use their garages for cars to reduce the number of cars parked on streets. Always create off-street parking for new residential developments.
1	Restraints on demolitions of viable homes unless replacing with affordable housing; connect with improvements in neighborhoods such as sidewalks, stormwater treatments, nearby greenspace
1	Consider the fact that the new homes are too close to existing homes and reducing water run off capabilities and support of animals and birds.

1	Allow innovative housing such as cottages or cabins. Stop the use of rental SFR's being used for commercial purposes such as day cares (many of these actually don't have anyone living in the house). Require offstreet parking for new houses. Paint parking stripes on the street so as to make better use of onstreet parking.
1	Any and ALL new multi-unit construction MUST provide parking within the structure for ALL units! Single family units must have drive way and/or garage or car port for off street parking.
1	Developers should be required to design to consistent size and style with the existing dwellings. Also they should be required to pave or improve paved streets adjacent to their new buildings. Pavement quality in the SW neighborhoods are awful and deteriorating. It's out of control.
1	Working with the county to dampen the property tax impact (a phase in of increases due to new ADU construction and raise reassessment thresholds for updates) Consider graduated fee structures or development grants to offset permit/other fees available for redevelopment of smaller single-family in-fill residences (based on time of ownership of the residence, and contingent on continued residence) so that existing owners and neighborhood residents are incentivized to engage in in-fill projects rather than non-resident builders or long-distance property managers who lack personal investment in neighborhood livability. We need rules related to nighttime light pollution, particularly as taller structures and reduced yard sizes proliferate. Exterior structure lighting can create real adverse effects on neighborhood livability and are currently inadequately considered.
1	Immediate moratorium on demolitions. Increased attention to rehabbing structures to maintain housing stock comparable to neighborhood styles. Far stricter rules regarding inspections for asbestos, proper techniques and safety. Much stricter rules and limits on removal of trees, landscaping. More salvage of old growth timber, other materials and accoutrements when demolition absolutely necessary.
1	Houses should have limited size and height based proportional to lot size and height of adjacent buildings.
1	Require that all new infill include adequate parking, preserves tree canopy, protects privacy/sunshine of existing housing.
1	Stop bulldozing perfectly fine homes to build McMansions or to pack 2 crappy houses in to one lot that don't fit the character of the neighborhood.
1	I believe families should have enough space around their homes to live inside and outside. Encourage them to keep up the yards, maintain trees and shrubs to keep the community healthy. Builders should not be allowed to remove all trees when developing a site. Only Native plant should be introduced to new sites and developments. Cap the % of profit allowed one the sale of new homes to keep these homes affordable. Create community centers that encourage community involvement. The stronger the community the more they care for all aspects. Small town feel adds to this. If each new development felt like a small town, it may help. It would also provide jobs close to home, less traveling. Lot sizes should be big enough for a garage and off street parking. Keep our parks clean and plentiful. Community Service projects should include city clean up, ivy pulling, graffiti clean up, assisting our elderly with yard work & minor repairs, serving food in shelters and reading to our young. Involving them IN the community they live in will assist them in being a part of it. Feeling ownership.
1	Require homes to be of the same scale as existing homes; require remodeling and deconstruction over tear downs; tax tear downs and require a certain % of affordable housing; consider diversity and ways to support equal access to housing and preserve cultural icons of minority communities; have extremely strict environmental standards in the case of any deconstruction or remodeling; require parking for any multi-unit housing
1	Stop infill from overcrowding our areas in East County. You overcrowd us without providing any services.
1	Actually notify neighbors when "tall thin" houses are being built next door or in their backyards. We haven't heard it happen once and we've got a lot of these ugly, poorly built houses in our neighborhood and back yard now.

1	neighborhood character -- if there are only 2-story homes on that block, an in-fill shouldn't exceed 2-stories; increased set-back from neighboring homes/lots -- more air and green space potential for each in-fill (less 'monster house' looming over its neighbors); if an existing structure is being torn down for a new one, require 'salvage' of the old structure -- Rebuilding Center, neighborhood invites, something besides a dumpster and landfill (we live in an excellent re-sale community; we should require some level of salvage for tear downs)
1	Make the lots bigger. The in fill houses are way too close to each other. There is very little yard for children to play in.
1	1-Increase neighborhood notice. 2-Discourage unnecessary demolition by increasing fees that will go into a fund supporting affordable housing for persons below 30% AMI. 3-Zoning criteria and design review should support infill consistent with local neighborhood character. 4-The historic inventory should be updated and demolition of historic homes should not be allowed. Also transfer of development rights should not be allowed if such transfer results from in out-of-scale development in a neighborhood.
1	The character of a neighborhood is a primary reason why I, and many other people, choose to live in a particular neighborhood. Allowing zoning changes within areas compromises that character. Developers definitely do not have the best interest of neighbors in mind when they want to demolish an older home that could be re-habbed, just to build something that maximizes their profits.
1	The city should not limit the number of households on a lot. If a duplex or triplex can be built in the same amount of space taken up by an allowed single family home the city should allow it.
1	Anything that will help keep housing affordable; one of the main reasons I moved here from California 6 years ago. It's sad to see people like myself getting priced out of Portland neighborhoods.
1	This would be a bit more helpful if we had more specifics of what the city can or can't do but I'll give it a shot: -->Establish better communication / relations with Multnomah County. It's critical in terms of long range planning on land use, tax revenues, etc.. You're often at cross purposes. The ADU tax boondoggle for example is killing smaller long term rental and alternative family living opportunities that were in the pipeline and are now on hold. -->Establish building incentives that understand we're living in an Oligarchy. Most new single family homes I've seen are starting \$550,000 or above which in a city with a \$35,000 median income for a single male and \$30,000 for female is insane. These homes are not being built for working or middle class families. -->Encourage builders do a better job of integrating designs into existing neighborhood architecture. This would help tamp down some of the visceral (and often idiotic) over reaction by those who aren't necessarily against change but hate having the random nature of having a black concrete monolith built next to their 80 yo tudor (example NE 33rd and Ainsworth which looks like a primate research facility). -->Encourage long-term rental development on existing single family lots as ADU's via tax credits (again with the understanding that Multco would have to be part of this). -->Discourage AirBnb development by limiting them to existing buildings and not as new ADU's. Want to rent a room out? Great! Want to build out ones garage to make a hotel in a single family community? Ok but we're going to tax the hell out of you. Those should be limited to long term rental income or family occupied only.
1	Zoning updates for more density. Bonuses for affordable housing. Possible mandatory affordable housing percentages per new development (or pay a fee) similar to what is proposed in Seattle.
1	PLEASE address parking for residents' cars. New apartment, condo bldgs should have adequate parking spaces. Otherwise, the neighborhood is maxed out on parking. Everyone does not have the option of taking public transportation.
1	Bonuses for maintaining historically valuable houses, updating tree code to address loss of large diameter trees.
1	houses on residential area should stay as single dwelling units. houses on busy street (mines is on halsey st.) I think these homes can benefit with built on property line condos. business first floor and living above. Houses in

	saigon make good examples. I also had a client mention that condos or townhouses cost a great amount more in BES and taxes compare to apartment.
1	not really sure. In my neighborhood it seems like it takes a long time for homes to be built. The newer homes have taken 1-2 years or so to be completed and then sit open and for sale for months. Most new buildings are for low income apartments - not homes. It's hard to sit here as a Portland resident and watch our home and neighborhood go down the drain, losing value. Houses in our neighborhood aren't selling.
1	How about listening to what the neighborhood residents want rather than shoving infill and "connectivity" down our throats? (I live in Argay Terrace Steve Novick)!
1	Zoning updates, better assessment of negative impacts to near he home owners property, improved notice to impacted nearby home owners, demolition fees, bonus to refurbish vs demolish.
1	Stop the demolition of well maintained affordable homes that are then replaced by two massive cookie cutter homes that are more expensive. A builder should have to prove a house is derelict before being allowed to demolish. Also, ghost lines should be eliminated, the R5 designation of 5000 square feet should be strictly upheld, and asbestos abatement monitored by someone other than the builder.
1	I was never that good at Sim City, but maybe try to work with the "east side downtown" and make that a high density residential area (while trying to not disrupt local and established businesses). Email tesla or google about self driving busses so we can have more of them?
1	I think it's very positive to see more housing variety in neighborhoods that were historically single-family. I think pushing excellent design (including through design competitions) and tying new development with neighborhood benefits (e.g., streetscape improvements, parks etc.).
1	I think the city should pay more attention to the existing character of neighborhoods and respect the residents who buy houses in particular neighborhoods for particular reasons. A city thrives on diverse housing options but they don't all need to be in the same neighborhood.
1	houses should "fit" into the existing neighborhood, developers should have to install sidewalks if they are not already present.
1	Viable houses shouldn't be demolished. Also better to encourage ADUs (dispersed density increases) instead of new larger homes or apartments (concentrates increases)
1	Zoning updates that provide greater flexibility for redevelopment/infill. Consistent property tax structure that provides clarity and assurance of what the tax impact of proposed infill projects.
1	Plan for each household to have 2 cars. Rents are getting too expensive for one person to afford a living space. Many households require multiple-source income, which means 2 cars. Not everyone rides a bike 100% of the time.
1	ELIMINATE the whole idea, plan -- whatever it is -- of infill housing in single-dwelling residential areas!!!!!!!!!!!!!! IT IS RUINING THE QUALITY OF LIFE FOR THE CITIZENS WHO BOUGHT A HOME IN THE SINGLE-DWELLING RESIDENTIAL AREA! THAT IS WHY WE BOUGHT OUR HOME!!!!!!!!!! I am livid about this!
1	The survey is very slanted one way. I believe in change and progress. New homes replacing old houses is a good thing and helps the tax base. Only a few don't want things to change and they are most heard
1	Beyond basics of home size and closeness to other homes, consider evaluating how new designs block sun (to gardens & solar systems), alignment on lots to avoid looking into nearby homes, and clearer rules about on-street parking (how many vehicles per house etc), Living closer together is doable if matched with planned green spaces to alleviate stress. Community problem resolution agency where neighbors can bring complaints about each other and work with mediators rather than having to involve the city.

1	Houses are too close together, too many cars parked on streets making streets too narrow. Poorly maintained streets with numerous ridges and potholes. Try building apartments and narrow houses in SW Portland. Do not build anymore skinny houses or apartments in Rosepark neighborhood. One 5 block street has 17 skinny homes on it, with too much on street parking and difficult to drive through.no more infill in our neighborhood. No area for kids too play.
1	Zoning and code updates that require builders to take existing neighborhood character into account, both in terms of house size as well as design. The newer houses in my neighborhood are often *much* larger than the houses they replaced, and dwarf the neighboring houses (they're also far more expensive).
1	My family would love to move into Portland city limits but have chosen to not do so due to a) the underfunded public school system, b) housing prices too high for the type of home we would be looking for. What we're looking for is a place with good walkability and proximity to friends who live closer in. But the school system and high house prices prevent us from leaving the suburbs. What you should be focusing on for infill is less about the particulars of the houses in question and more on the livability around them. Good schools, unique restaurants, public services, commons areas, great parks and so on can more than make up for narrower lots and smaller square footage.
1	Encourage restoration of viable structures instead of replacement and tree canopy preservation through incentives and bonuses to developers.
1	Drastically changing the dynamic of a neighborhood greatly impacts early adopters and the current population. Try to maintain the neighborhood characteristics.
1	while I am a proponent of our city growing "up" instead of "out", I think that there has been a lot of oversight in what is acceptable with the rapid increase in development. So many older homes and buildings have been demolished to be replaced with new "green" buildings. I was speaking to a friend in real estate just yesterday, and she said to me, the greenest building is the one that already exists. It's true. Consider the fact, I have an older vehicle, a '96 bronco. I have felt guilty about driving an inefficient SUV for quite a while. Then I realized, the amount of material and the compounded pollution that is created in Obtaining the raw materials and the manufacturing a new vehicle far outweighs the emissions of my older vehicle that is running just fine. So I say, be considerate of the existing architecture in the city of Portland. Not only will it retain the charm and character of our city, but it will reduce unwanted and unwarranted pollution into our air and waterways.
1	Stop demolishing Portland. Make it inhabitable for more people than just the weathy. New zoning codes that preserve older buildings would be a start.
1	Need to work more with communities regarding protection from big developers such as Dennis Sackhoff
1	Having recently attending the Legislative Forum on Housing (at IRCO this past weekend) I am absolutely positive that finding affordable housing for all of our neighbors should be at the top of the list when any decisions are made regarding housing. Displacement and lack of affordable housing is at huge costs to our neighbors, communities and health. I'm less concerned with what houses look like (although I think they should at the very least not just be 'boxes') and more concerned with someone who actually lives in Portland and needs a home being able to afford to live there.
1	Target properties that are vacant or not being used (either homes or commercial spaces) and purchase or incentivize development or improvement.
1	Demolition tax that helps create revenue to support affordable housing and housing stability and deters developers from tearing down to build more expensive homes.
1	Thank You Amanda Fritz for being the only council member to vote against the new ADU codes. The size and ability now to build a 24ft x 24ft building smack up against a neighbors property is just too big of a building on a 50 x100 ft lot. Even if I gave you some other ideas would you really implement them. I doubt it

1	better roads, better infrastructure, the commutes EVERYwhere are getting worse and worse. more people in a more densely populated area is GREAT, BUT we still need maintenance of our roads.
1	Make sure that new development is actually affordable for current residents of the neighborhood. Require new multi-family units to include parking that is affordable for the residents (bike parking doesn't count).
1	Physically LOOK at the areas that developers want to change. BLEND IN WITH THE NEIGHBORHOOD, NOT DESTROY IT.
1	Create zoning that promotes the character of the existing neighborhood. Do not allow multi-story structures in in a neighborhood consisting of single and two story homes. Insist all new structures provide adequate parking for their current and future tenants.
1	Plant more trees. Continue with water runoff mitigation. Get tax problems for ADU's sorted out so people know how much it will cost. Have better tools to help developers create affordable housing and address parking issues.
1	Do not allow the destruction of perfectly viable homes. 9x out of 10...beautiful, borderline historic homes are being torn down for hideous, new construction. A tiny lot to begin with that was once a side yard for a garden or plants, is now the site of 2 butt ugly single dwellings, side-by-side. A lot of outside CA \$\$ is coming in and pushing out long-time and lifelong Oregonians. The City of Portland doesn't seem to care AT ALL. And in fact, seems to be making money from all this. Super sad that the City of Portland is funded by California industry money. Some tech dude will pay cash---for a home, not even live here full-time, air-b-n-b it out. When someone local could but that house, live in it full-time and be a part of the community. There is no community in Portland anymore. It is gone.
1	Equality of urban infill. Spread out the urban infill! Instead of having all of the development in one district, corridor or neighborhood. Limit the number of permits issued in a single neighborhood in a calendar year to encourage development equality. All neighborhoods should bear the burden equally.
1	new laws prohibiting a bigger footprint, height, and square footage on "redeveloped" residential properties
1	The updated rules for accessory buildings are great. The changes to ADU zoning is great. Just read through them all. Add large surcharges to house demolition unless an independant 3rd party certifies the house is untenable as a remodel (really a tear down). Create more pocket commercial areas for really walkable neighborhoods. Emphasize duplex, attached and semi-detached house types over skinny houses. Same width but more yard available with shared/party wall construction. Keep making Portland great!
1	Definitely zoning to allow for more dense types of housing (like duplexes) in neighborhoods that are currently single-family only, as well as conversions of existing homes into multiple units or allowing more unrelated people to live in a single structure. There shouldn't be too much restriction on architecture type or style, since style is subjective and new homes will inherently look different from older homes.
1	Size of new homes vs existing homes. I don't think style of new homes matters to match old ones as much as size. For example, I don't think an ADU needs to match existing house much but when a new home is much larger than older homes, it really sticks out like a sore thumb and seems out of place.
1	I think zoning updates need to be done on a block by block basis. Our tiny dead end block in Woodstock is lumped in with an area that is marked for potential zoning chances. This would be a huge problem for our already crowded block. This is especially an issue in our Woodstock area where many of the roads are either dead ends or are 'unimproved'.
1	Demolition policies to ensure viable Homes aren't demolished and better design standards so that out of area developers don't build crappy looking homes that look worse over time.
1	I think we should be encouraging denser infill within desirable neighborhoods. Smaller homes clustered on a single lot, or 2 or 3 homes on a single lot. Especially in areas that are close to neighborhood centers.

1	Traffic management. Safe, efficient and appropriate routes to homes, from homes to schools, to shopping or errands. The automobile commuter traffic down our entirely residential street (SE Brooklyn between 39th and 26th) is horrendous.
1	attempt to have infill be more in line with neighborhood character. Improve quality of building infills.
1	When dealing with investors/developers, prioritize livability over their financial gain. Ensure there is adequate parking for each unit. Give serious consideration to neighbor input re: proposed development.
1	Do not allow corner lots to be split in R5 zones where the code becomes muddled in the specifications to do so. Keep single family zoned areas as is. Do not give builders incentives. Protect trees. Make builders keep existing trees and design around them. Builders should also be required to change designs after a certain amount of each plan is built. PDX will soon all look like a subdivision of all the same house if it keeps on this track. More power to neighborhoods and residents not builders.
1	allow zero lot line development, allow higher buildings if they provide affordable units, require a minimum number of 2, 3 and 4 bedroom units in multi-family buildings above a certain number of units,
1	Rather than builders making as much money as possible at the cost of folks being priced out of their neighbourhood and values skyrocketing, I would like planning that keeps Portland livable for diverse populations, and the flavour of the city being maintained while it is improved and updated. I am not an urban planner, but I don't think \$\$\$ should be the yardstick in planning.
1	Review of style of infill to weed out styles that do not fit the neighborhood. Greater scrutiny of development that removes healthy, large trees Fair taxation for development of granny flats.
1	Larger fees for building larger houses - incentivize smaller, denser units. Larger demolition fees for viable structures. Require developers to contribute more to neighborhood infrastructure - pay for bike lanes, wider sidewalks, green ways, transit development (eg bus shelter) - as part of development fee. Explore fee for owners of vacant lots - a way to discourage developers from acquiring a site and sitting on it. Perhaps double property taxes on non occupied properties.
1	Make every effort to ensure the architecture reflects the character of the neighborhood/surrounding homes.
1	Stop building duplex styled or town house homes that usually attract renters or worse and mix them in with homes that people buy the house, care for the house and raise a family in. Renters don't give a crap about their dwelling because they don't own it. I wish we never bought where we live now. We've had issues with druggies, people accumulating cars or cars with expired tags, non working and parking blocking the access to our home (we live on a hammerhead type cul-de-sac). It's a horrible idea to mix types of property!
1	It's clear that the existing zoning rules are not adequate. In Concordia, where my family and I live, there are many people preserving their homes and fixing them up. There are also giant "homes" being built next to our friends' and neighbors' homes that loom over them, grossly hogging sunlight and breathing room. It's insulting that builders would think it's OK to build ugly, over-large duplexes next to a tiny bungalow, and unconscionable that the city allows it. Some houses in NE Portland *should* be rebuilt, since they were ill-built in the first place, but they should not have to huddle under the shadow of monstrosities.
1	We need to preserve the look of the neighborhoods. If we are going to let people just build whatever you are going to lose the feel and look of neighborhoods. Look at the house built recently near NE 55th & Tillamook. Doesn't even remotely look like the neighborhood.
1	Zoning updates are essential and aligning the two tracks for permitting so there is only one is paramount. Holding developers accountable for not having permits, for not adhering to plans, for changing the grading of the property to exploit our lax oversight, for doing demolition on Sunday, without protecting neighbors from asbestos and other toxic activities, from destroying century old trees and our canopy for noise abatement/clean air/livable

	neighborhoods must stop. Do not incentivize the destruction of homes, incentivize the improvement of the home, incentivize maintaining the character of the neighborhood and not maximizing profit at the sacrifice of community. Ensure infrastructure is in place to support greater development in the area - schools, sidewalks, street repair, intersections, alternative transportation - bus lines, bike lanes etc...
1	Do not allow more of our big lots (over 7,000 sq ft) to be divided adding new homes that do not fit the neighborhood character. Gilbert Heights/Powelhurst, South Centennial areas have beautiful large lots with many 3 to 5 bedroom ranches that are great for us who are preferring to stay in our homes rather than move to retirement apartments. Yards to work in, space to garden and have our fruit trees, etc.
1	Offering local owners the first chance to be involved in community development. Let the big companies form out some of our town have the last chance to invest. They usually put in housing that is placed wrong as far as sunlight windows are concerned. Ive seen it over and over again. just a randomly designed house placed on a lot from property line to property line. We need to encourage smart placement so as to leave growing space for gardens and trees.
1	Never assume that people will give up cars. This strategy is destroying Division/Hawthorne commercial corridor. Public transit is one option. It shouldn't be the only option.
1	Promote diversity by promoting affordable housing; offer incentives to companies to find options for middle and low-income families. Please do not contribute to the push towards Portland becoming a playground for the rich. Do not contribute to environmental waste by destroying viable housing. Require large trees to be saved in building new properties.
1	more focus on alternative means of transportation, otherwise our increased density will continue to denigrate quality of life for residents. new projects should be required to provide some % of affordable housing in trade for density bonus etc.
1	Involve neighborhoods directly by assisting the development of overlay plans that specifically address the needs of each neighborhood; listen to presentations and get feedback from each neighborhood association.
1	Suprise! The city is growing! Zoning needs to be more flexible, for a city/region that touts density there a few "real" density opportunities. The amount of upper density zones are so limited that only very large developers can afford to develop. And seeing the product they deliver, we need better options.
1	Portland should consider laws that require multiple unit structures to provide adequate parking for residents. Portland should evaluate and designate some of it's older more historic neighborhoods and put stricter rules around infill / tear down for those areas. We should be able to maintain some of the prestigious old neighborhoods while still expanding and infilling in other areas. Portland should also make sidewalks mandatory in developing any neighborhoods.
1	Encourage duplexes and other missing middle types. Allow upzoning in single family neighborhoods to allow for that. Look at tax policy to not make it punitive.
1	Bigger set backs from street in commercial zones, condos/home owners NOT rentals (permanent residents, not transitional people who are somehow able to pay extraordinary rents), greater pedestrian access and safety, require contractors to designate public space in their builds, low income housing requirements for BIG developers who are making a mint on Portland's housing boom, parking, parking, parking (I loathe the lack of parking and consideration for the neighborhood here in Richmond), neighborhood esthetics, considerations of the environment and surroundings of a building (if surrounding buildings don't exceed two stories, the new building should be built in consideration of that). These new monoliths (Division, Hawthorne) in what used to be two-story neighborhoods are disgraceful. This city has let developers run amuck ruining what was once a great, affordable place to live and turning it into a shiny but cheap landlord state. I want to see home ownership and affordable housing. I want Portland to be a place where the middle class thrives and where lower classes get resources and a fair shot.

1	do not allow 6 two story houses to be built on a lot in a neighborhood where all homes are single story with large lots. This looks and feels very out of place.
1	Match the style of a given neighborhood. And spend efforts in undeveloped neighborhoods rather than destroying the established neighborhoods.
1	SDCs, taxes, and other financial strategies should be based on square footage in order to incentivize/support smaller and more affordable development.
1	Require garages. Prohibit removal of existing trees; design around them. Better match design and size of existing neighborhood houses.
1	A city can only grow out, or up. We need more density and taller structures so more people can be fit into a given area.
1	We need rental caps and housing for elderly and disabled people. We are building tall buildings that are difficult for the elderly and handicapped to live in AND we are making prices not affordable for single income households (or single women). We need to stop builders from buying up and destroying viable homes in order to build overly expensive housing that the average Portlander cannot afford. Right now the middle class/single income/elderly and disabled are being displaced to suburbs or Vancouver
1	Clearing a path for ADUs and tiny homes as primary dwellings, zoning updates to allow neighborhoods to have more businesses within easy walking distance, more development and support for public parks to reduce the need for every family to have private green space
1	Should increase density using form-based zoning. Will need to relax parking requirements near transit to increase viability of 2-4 unit buildings.
1	Allow duplexes, encourage ADU development, make building QUALITY standards instead of design standards
1	Encouragement of bike use with secure, covered parking, Carpool or car share amenities as bonus. Great transit option easily and affordable accessible to all Reward no-car dwellings.
1	New apartment buildings should be required to include parking, so that the neighborhood streets are not overcrowded with parked cars
1	There is way too much priority on infill; this strategy should be abandoned. We have already lost the character and livability of Portland.
1	Make sure that infrastructure like sidewalks, sewers, parks and public transport/road capacity is proportionately invested in before infill growth (which is a problem in East Portland).
1	Urge upgrade of existing houses instead of demolition; encourage ADUs; don't allow out-of-scale, too dense or clashing new buildings in older neighborhoods; require developers to provide at least some parking; require developers to plant trees; encourage development around transit hubs
1	Encourage rather than discourage ADUs when appropriate (i.e.,no outrageous tax increases), but best if they are rented long term rather than Air B&B, etc. Tearing down good small houses to build large, expensive houses does generally not increase the number of residents and has negative effects on affordability. Pay attention to the overall quality and character of the neighborhood in thinking about what is appropriate infill. Try to maintain & increase the tree canopy.
1	I do think their should be off street parking for all housing situations except ADUs and new construction designs should fit in with existing housing.
1	Maintain character of neighborhoods. Level the playing field to make it easier for individual home buyers and sellers to make improvements instead of facilitating developers to skirt rules merely to make profits.

1	Please Stop Demolishing Portland. Portland City policies are exacerbating housing affordability, not helping it.
1	Adhere to the zoning code that was in force when most of us bought our homes. R5 meant 1 home on a 5,000 sq. ft. lot. As the zoning code erodes pretty soon shooting ranges (I saw one in Vancouver, WA) and new gas stations will be built next to homes. I see no bonus to picking and choosing which aspect of the zoning code you are going to ignore.
1	Actively encourage bicycle friendly neighborhoods and routes. Promote greenways. Provide amenities for cyclists.
1	It is outrageous that so many predatory developers have put the health of the residents of their target neighborhoods at risk - especially children - by demolishing older homes without properly managing the toxins they release into the environment. Exposing neighbors to lead and asbestos is not a trivial matter. Instead of charging a high fee for a permit, require a permit for every demolition, and make the permit itself reasonably priced. Proper management of hazardous materials must be required for every single demolition. Then enforce the requirements. The creeps who don't want to pull permits or mitigate for asbestos should be slapped with violations and fined enough to make their sociopathic activities unprofitable.
1	Bonuses and other incentives for protecting trees, promoting smaller homes and medium-density options like duplexes. Increasing the minimum space between detached homes to encourage more townhome construction. Reduce height limits for single-family homes.
1	Incentives for revitalizing existing homes, desensitizing 'flipping'; steeper penalties for cutting down existing trees; additional SDC fees for removing existing structures, especially for developers; waiting periods prior demolition, requiring developers to offer private buyers the opportunity to purchase properties at a market price. Close underlying lot lines in areas (even as specific as streets) that have been developed at a lower density than the original plats. Taper density into neighborhoods, concentrating higher density along major (public transportation) corridors, and limiting split lots deeper into the core of the neighborhood. Require any sale of residentially zoned property to be made public prior to closing and offered to private buyers at a matched price.
1	Require parking solutions and better/more roads to accommodate increased traffic in the city. We also need more highways, multiple added max lanes and designated (off road) bike lanes to help with moving residents around the city. Improve 'unimproved' roads, and important infrastructure...these items will only get more dangerous to residents if ignored, and more expensive to upgrade or repair as time goes by.
1	improvement to infrastructure- upgrades of pipes, wires, etc.; repaving sidewalks; more buses, more areas zoned car-free
1	Infill housing is not a good idea in the first place. Plenty older homes could be saved and restored. It is wasteful to tear down a home built with old growth timber we no longer build with. All those apartments and monster houses don't belong in beautiful Portland. If you want these kind of structures put them in SW (Beaverton, Tigard etc.) & SE Portland (Clackamas, Oregon City etc.) suburb areas where more land is available.
1	give incentive to preserve tree cover, possibly by allowing taller buildings when the building footprint must be made smaller in order to preserve larger trees.
1	Reduce the taxes on ADUs if you want them to be a viable aspect of increasing density. With the current permit and tax structure, ADUs provide no financial incentive to the property owner.
1	Spread density around. Do not draw rectangles on a map and crowd density into those boundaries, thereby destroying the lives of those within those boundaries and letting everyone else off the hook. That is not equitable. It is lazy planning. Encourage higher density on the corner lots, and set limits on the amount of density any street or block must absorb. And don't let the rich folks get away with no sacrifice on their part in their neighborhoods. Spread it around. Create diversity. Most important idea is to don't put the cart before the horse... if you want to

	decrease the use of cars, don't do it by creating parking nightmares. Instead do it by increasing the alternate transportation options first.
1	If there was a way to give incentives to development companies to reduce their costs this may help. Also orgs like REACH CDC and Home Forward should be more involved in how we scale housing so that we develop with affordability and create neighborhoods close to amenities for EVERYONE
1	I think City is doing things well - should work with County to resolve ADU issues, and perhaps impose some design standards so we don't get ugly McMansions shoehorned into neighborhoods.
1	Restrict size of housing structures (height, setbacks, lot coverage), but not density. Allow as many units within this overall building envelope as a property owner would like to construct, to allow the market more freedom to respond to demand in a more-nimble manner. If there are concerns about the resulting parking or traffic impacts, then address parking through pricing and other restrictions, and traffic through congestion pricing, better supply of transit, pedestrian, and bicycle infrastructure, and other strategies.
1	I don't like infill housing that ruins the livability of existing neighborhoods. More crowding brings more crime, stress and lack of green space.
1	TDM programs in apartment/condo complexes to promote more walking, biking, transit and less driving
1	Mature, viable trees must be preserved. Wealthy developers cannot pay to scrape lots clean. Preserving scale and character of established neighborhoods is very important.
1	Consider the impacts of higher density housing to single family homes - parking, etc. Build onsite parking. It is a farce that most new occupants won't own at least one car. The city's own studies prove it. Size of units/home less of a concern than parking. Please respect people who own homes, pay the lion's share of taxes, etc. Renters have less incentive to value the neighborhood they reside in.
1	Do not allow houses to take up an entire lot! Require a specific amount of green space between the house and the lot line. Encourage developers to build homes with character, not cookie cutter McMansions.
1	Stop infill except on already vacant land. Do not build on lots narrower than 50 feet. Do NOT allow demolition of a single home and subsequent construction of more than a single home. Require off street parking at every single family home and one off street parking space per apartment or condominium
1	Keep a better balance of the building of rental units and houses across Portland instead of having all low & affordable housing in mainly East/SE Portland. Give better tax options for people building onto their existing homes to accommodate rental or family unit (for affordable only (ie good market price on rental. Encourage big house conversions to 4 plex type housing for working class people to rent.
1	Stop building those monster multi dwellings that dwarf every home around them, ruining the resale value. STOP building housing with with dozens of units, and no parking with the guise that people that live in them will not drive (and will use public transportation.)
1	I am very upset by the number of houses that are built significantly bigger, taller than other houses in the neighborhood, and especially when a charming old house has been torn down to enable the new house. In order to achieve this maximum size the houses are usually built to the edges of property lines, which destroys greenspace. In every way this is bad for the environment because these houses are taking more resources to produce and maintain...and most of the time it's to house less than 4 people. I'd like to see the city do more to educate, promote and incentivize citizens and developers on the benefits of small houses, sustainable building, greenspace, responsible urban growth (e.g. development). I believe it needs to start with incentives and awards/recognition for developers who build responsibly because today the business model encourages them to build maximum size houses to get the greater profit but it's not best for society.

1	Bonuses to local developers that donate land to Habitat for Humanity, escalating land prices limit the organizations' scope within the city of PDX. The volunteer labor force, building materials and services are key to successful homes.
1	A strong transitional strategy of district parking to balance current patterns while getting to the goal of true transit corridors. 1) allow projects w/o off-street parking - this avoids burdening housing costs with parking costs 2) require in-lieu fees for development of district parking, where car-using residents can lease off-street parking. 3) use on-street controls (permits and time limits) to avoid spill-over. 4) increase transit service as soon as feasible in these corridors.
1	Provide loans or grants for upgrading and repairing older homes which needs such services. Prioritize saving the tree canopy. Tree benefits are endless and clearly documented. Don't pretend like these benefits do not exist, and growth is the answer.
1	Infill housing is a great idea in single family residential zones. Portland's zoning code should allow infill development, Accessory Dwelling Units, Moderately Priced Dwelling Units, incentives for infill (allow a higher percentage of lot coverage for smaller lots located next to adjacent larger lots/etc.), encourage above garage apartments or lower level apartments for rentals, and establish form based codes to ensure proper urban design with front porches, backyard driveways/garages, street activation and eyes on the street. Another incentive could be less fees for developers that do infill development since there's less of an impact on the environment, etc.
1	1. Financial encouragement for ADU's. 2. Ban flipping. Since that's not possible, make buying-with-intention-to-resell financially disadvantageous.
1	Update design review standards and zoning that take into account the impact that new construction and significant remodeling has on the quality of life and value of surrounding properties. No bonuses! Profit or any other self-serving motive will always keep people with more money from acting in a way that serves the greater good.
1	Protect historic neighborhoods from knock-down rebuild developers building gigantic home covering entire lots changing neighborhood community
1	The City of Portland should consider the large number of platted but unimproved streets that could become viable lots. This would also be a great source of income to the city. I would rather see unimproved non-existent roads be used as a site that to see a developer tear down a house to be replaced by multiple houses.
1	Stop giving developers all the incentives. Quit making it so easy for them to do what is currently being done.
1	My comment is more towards the large apartment building is being built in the southeast using the same architectural facade styles instead of varying the styles to be more architectural interesting additionally buildings being built in commercial areas should be required to have ground floor commercial space available to bring vibrancy to the neighborhood and not just more people living there
1	Bonuses for refurbishing and remodeling rather than scraping older homes unless it is a very large lot that could easily accommodate two houses without creating more "skinny houses" that are out of character with surrounding neighborhood.
1	I would like to see the ban on inclusionary zoning repealed. Also developers should not be allowed to pay fees in order to circumvent the city's tree code. Infill houses should never replace an existing house which is still livable and when demolishing a structure which is beyond repair, extreme care should be taken to reuse as much lumber and other house parts as possible. City inspectors need to do a better job of enforcing the rules around asbestos and lead abatement. It should not be legal to build substantially bigger houses than the rest of the houses in the neighborhood. Thank you for soliciting my thoughts.

1	1. Tax relief for those property owners who create affordable housing. 2, Requiring hewly built high density units to include adequate off street parking. 3. Listen and honor the feedback from neighbors to any property being considered for development.
1	Create minimum lot sizes according to current neighborhood character. Some streets in Portland now have hardly any trees taller than 10 feet!
1	zoning updates to make adus easier. refurbishing older houses instead of tear downs. tax the developers when they tear down existing single family homes and use that money to put toward affordable housing.
1	Require some parking for all apartments. Your own survey found that more than 70% of new apartment residents owned a car. The same survey found adequate street parking, but before construction of many new buildings. SE Division is now a nightmare due to new apartment buildings. You should model how much parking will be needed to stay below 80% parking utilization (the point when a neighborhood is parking impacted) when the corridor is built out to max density (within 500' of the frequent transit), then use that number to set future design/parking requirements. For single family homes, they are too tall and built out to all setbacks, resulting in loss of light for neighbors and towering over other homes. Consider revised setbacks, based on new building height - e.g., taller house would have larger setback, shorter house could build to the setback.
1	Regulations to prevent developers from posing as families/individuals when purchasing houses they intend to tear down. Regulations that ensure the scale/size and architectural style of new housing will be harmonious with neighboring housing. Limits on how much of the lot can be built on (to preserve setbacks).
1	In many ways, infill developments cause some hardship to the neighbors around them and cause lasting changes-- not all good. To ease that burden, perhaps there should be a surcharge that would go to Portland Parks & Rec to help improve the neighborhood park or a surcharge for other neighborhood improvements. That helps balance out the scales.
1	I am alarmed and dismayed by the number of large apartment buildings being built in SE Pdx. Many of them are not tastefully designed and provide little off-street parking. They are eye-sores and creating traffic and parking problems as well as changing the character of the neighborhoods they are in. Why is the city allowing this kind of development?
1	More row houses and other multiunit properties that are not too tall. Definitely require or incentivize deconstructing homes to reuse materials instead of demolishing.
1	Zoning for sure. Closer review of plans for new development. Greater role for Neighborhood groups for input, updates etc. Closer "policing" of developers that do not follow rules.
1	The ADU rules limit sf to 650 sf. Seems like an arbitrary number. That 650 sf for a 3000 sf home, or 650 sf ADU for a 650 sf home. Seems like contextual scale and bulk should be the weight of the equation. Please keep the requirements simple, straight forward, and easy to understand. (Don't give us a Lake Oswego zoning code that is difficult to navigate.) Make the administrative process for variance approvals more affordable for ADU's, and less of an essay on justifying variance decisions. Fitting into context means fitting into the quirky nonconforming areas of the city. Give the neighborhood associations power in decision making on big variance cases. yes, no or neutral. They understand the nieghborhoods better than a planner sitting in an office.
1	Maintain backyards and greenery, limit the height of new dwellings Can we re-open Meek Elementary to accommodate all of the new families?
1	Reduces taxes for having accessory dwelling units, increase skinny/smaller houses in existing neighborhoods that mesh with existing culture, increased affordable rentals downtown
1	We have houses that are being torn down in our neighborhood that could have been updated. The lot is divided and two giant tall houses the fill the entire lot are erected in it's place. Any part of a yard is lost. Any salvaging of

	existing neighborhood character is lost. Sun light and views from neighboring houses are lost. I understand the reasoning behind dividing the lots, but the restrictions on size need to be tightened so the lots don't get so fully consumed and the structures don't tower over neighboring structures. Violations of restrictions should also not only result in a fine for the developer, but they should have to resolve the issue or tear down the structure. Allowing them to pay fines and leave what they've done leaves us all to live with their problem for the next 30 to 100 years or more.
1	Make the home design fit the neighborhood, quit building units without parking, quit allowing builders to build houses that block existing homeowners views.
1	Charge large fee to build bigger house than the one that was demolished on a property. Need to preserve small affordable homes. Waive fees for Ada compliant houses.
1	As indicated in my prior responses, the wanton destruction of urban canopy in the service of building oversized, out of character homes has to come under control. In my own neighborhood alone we have lost seven very large trees because greedy developers insist on erecting enormous homes on lots that were intended to accommodate something much more modest. At least five of these seven trees could have been saved, had the homes been smaller (and in keeping with the rest of the neighborhood) in size. That being said, I feel that residents should have more of a voice with regard to the kinds of development that are allowed to happen in their neighborhoods and there should also be enforceable guidelines with regard to removal of canopy and home sizes relative to existing structures.
1	Not issue waivers on remonstrance on street/storm improvements. A bigger service fee that helps support mitigation of higher density (mediation, pros, sidewalks, etc)
1	Infill housing should be limited to single family dwellings and not multi-family diminishing the character of the neighborhood and increasing parking issues.
1	I think the city is currently doing a great job in attempting to balance such a large number of interests. Urban sprawl ruins cities so the decision to increase density while preserving green spaces is the best that can be done considering the projected population growth. I don't think you can dictate architectural styles either. I personally like modern architecture and believe the property owners should have the right to build whatever style they like as long as it does not detract from the values of the other houses in the neighborhood.
1	Stop building horribly ugly apartment buildings! Build them in Charlie's neighborhood. See how he likes it.
1	Take into consideration the people you are forcing out of the city or onto the streets with current policies.
1	Densities should reflect the currently available public transit options. more streets may need to be designated as "one way" areas that are to be sacrificed to Multiple dwellings and greater densities should be designated years ahead of the perceived need. More off street parking is needed the further the site is away from a usable mass transit system or the developer should have to "buy transit rides" for his housing occupants. simply building more housing on the same limited space is poor planning. Employ planning staff who are not completely the lackeys of the development and building interests----take a tour of Hawthorne , Division and NW 21-23 streets.
1	Zoning updates; Update building codes & environmental regulation; creation of Tougher regulations that require careful de-construction of homes that account for the environmental hazards & impact of demolition and that require the salvage & reuse of materials; Creation of a ratio requirement that requires new development to maintain a certain amount, at least 75% of the existing green space/landscape/tree canopy; Limitations for the size of new development--should be in sustainable with surrounding homes/businesses; Limitation of the amount of new pavement allowed.
1	bonuses should only be used to motivate - not provide addition benefits to those already making money off of development

1	Respond like a technology company. When something is broken, like the current loss of viable, affordable homes to demolition, the tree code, and historical preservation loophole, fix it immediately. If you had problems that big with a product you purchased, you'd expect a remedy immediately.
1	Zone updating is long over due. Those of you on council that think we don't need this, obviously don't live out here. The way the zoning is now you folks have all but destroyed the livability in outer southeast.
1	Require parking spaces be required for approval. Restrictions on tearing down homes that are in good condition.
1	protect current home owner upgrades & property value. I'm afraid my neighbor will sell his house to build a 3 story blocking my solar panels & any sun I get. I'd never get a return on my investment.
1	You should consider how infill can ruin the quality of life of people who are long-time residents. Infill in the University of Portland neighborhood, with a huge increase in the number of rental properties, drove me out of my home and reduced my property values.
1	Make affordable housing top priority - incentivizing CDCs and other developers addressing Portland's economic injustices
1	Write code to mandate that Infill doesn't exceed height and setbacks of existing homes on the block by more than 10 %. Encourage in ground basements to decrease bldg height while maintaining more greenspace around homes. Utilize design guidelines for different neighborhoods to more closely match individual character of homes.
1	1. Stop the county assessor reMAV of detached ADUs! 2. Continue the SDC waiver for ADU builds. 3. Inclusionary zoning. 4. Allow for multiple ADUs on a single property--ie. one detached, one attached. 5. Divert all density bonuses towards affordable housing. 6. Is there a way to incentivize ADUs that will be used to provide affordable housing? Or housing for relatives / aging-in-place purposes? Maybe a bonus for ADA accessible ADUs? Or a collaboration with Proud Ground, the Community Land Trust. 7. Bonuses for development in higher density R zones that maintain existing structure and incorporate smaller houses. Develop a program for owner-occupied developments in higher R zones? 8. Change zoning in certain areas to allow for multiple ADUs or small houses on certain size lots, rather than changing zoning to allow for high rise apartments and or skinny houses and or McMansions. Ie. R7.ADU -- one house and up to 5 ADUs per 7000sf. 9. Create Community Land Trust zoning changes--zones where density can be increased, but only if the units are sold to the clients of an organization like Proud Ground, which provides for permanently affordable housing. Or perhaps the initial sale can be at market rate, but all future sales are subject to the restrictions of Proud Ground. We are seeing a need to not only protect housing for
1	City fees should be lowered and grants should be provided for affordable housing. Demolition of older houses should be encouraged if more density and/or affordability will be obtained
1	Provide incentives for in-fill housing to preserve existing mature trees, have a small footprint, and provide on-site parking.
1	Zoning adherence would be good. Pay attention to traffic patterns and stop adding homes where the streets and intersections can't handle it.
1	Promote infill build up not put. Don't build shelters build permanent housing. Care less about preservation and more about long term viability.
1	Make rules that new building construction has to consider adjacent residential owners when they design and implement new structures. Make builders consider impact, light blockage, noise increase and parking in their designs.
1	Continue to engage stakeholders in the process understanding that each area of town has different expectations.

1	PLEASE preserve the Trees. Trees are disappearing in an alarming rate. Impose huge fines on builders, for cutting down trees without a permit. Have a verification process in place (City Arborist) if, there is a claim that the tree is sick and needs to be removed.
1	Further integrate Frequent Network corridors with development - height limits, parking, etc. Make this a two-way relationship.
1	stronger regulation of developers and the use of fines for those who do not show a reasonable reason for not using DEconstruction. higher fees for developers. (they are only going to pass that on to the buyer. i know i get it. but still) TREE preservation. the greens canopy of portland is being demolished for greed. the trees provide oxygen and cleaning of our breathable air. there should be tighter regulation on new construction preservation of greenscape on the lot. higher developer fee to use single existing home lot for other purposes and not building affordable housing options. this is the ONLY time i have agreed with charlie. and yes 25k in my opinion is not high enough for developers to raze and build AND there should be NO waivers of fees and NO kickbacks from bds to builders/developers of larger multi family units on exsisting single home lots that are being torn out. NO longer use of grandfathered existing UNDERlot lines. the existing lot plan MUST be used to build new development. so no more using underlot lines for property. period!
1	Cash incentives to immediate neighbors next to new multifamily dwellings, to help win their support. More requirements for parking to relieve parking problems. Better transit! More frequent bus service, and expanded routes. More people will take transit if it is super convenient. If it's even a little inconvenient, they won't. If you build it, they will come! Designate areas within about 1/4 mile of commercial areas and MAX stops to be zoned for multifamily. Areas less accessible to MAX and to stores should be reserved for single family. Discourage studio and 1-bedroom apartments in residential areas. We want to keep our Sellwood neighborhood family oriented, and studios work against that.
1	Relook at zoning, neighborhood by neighborhood. Use citizen committees with city staff, to make specific recommendations, to maximize opportunities for alternative developments for each neighborhood. Offer opportunities for developing tiny houses for the currently homeless, in areas that have access to transportation and services.
1	set a percentage size limit based on average of immediate neighborhood home, i.e. no infill home can be 35% larger than existing. formulas allowing for more size but less massing could be developed. if home is allowed to be vastly bigger, extract community-positive costs from builder (funds for low-income residents, parks, etc)
1	I'm very concerned about the loss of space for trees. In my neighborhood (Foster-Powell), many of our lots are 4,000 sf, and many of our streets have no room for street trees. The new homes are so large that they do not leave room for front yard trees, so our streetscapes get more and more barren as infill development occurs. I'd like to see incentives for front yard trees where there is no room for street trees to keep our neighborhoods livable, safe, and healthy.
1	The city should strive to maintain the character of existing neighborhoods, not allow special incentives for developers to tear down houses or penalize/tax individuals differently or to build to the max near property lines. Although, the city neighborhoods were planned before built, it seems that the city is willing to destroy the original character due to conflicting demands and greed for more revenue.
1	1. encourage employment of high-density community with tall apt or condo buildings, instead of houses. 2. make use of the many parking lots in and near downtown. Parking lots are ugly and generates no values at all. Put homes for people in need instead of cars there.
1	Expand these areas along the waterfront, our greatest resource of architectural interest. Portland is mired in an industrial era makeup that is fast disappearing in other large cities for good reason.

1	Provide more on-site parking!!!! Stop the mini mansions that are out of character with the surrounding neighborhoods. Quit selling us on "affordability" when your new high density developments are anything but. Stop the nonsensical idea that everyone should give up their cars! Leave stable well maintained SFR neighborhoods alone! Stop telling us changing zoning doesn't force anyone to sell or move, which is nonsense when permits for existing structures are constrained to maintenance/repairs only. Stop taking property taxes \$ out of SW & start putting that back into SW! Stop trying to grab the lion's share of population increases among other Metro area Cities. Do existing residents really want that?! Do a much better job throttling population growth to pace employment (family wage jobs) growth. Stop approving apartments with no or minimal parking - require at least one parking space per unit, two spaces for 3 BR, etc. Stop trying to tell us 'we'll solve the transportation issues after the rezoning is done.' Nonsense!
1	Modify tree code to preserve large/old trees. Minimum width regulations for lots/houses to preclude "railroad flat" skinny houses.
1	Require house designs have a few visually appealing elements. Delay new construction permits if multiple neighbors object to house design. Offer streamlined/preferential permitting/inspections for developers who follow enhanced design guidelines or have neighbor approval.
1	Keeping neighborhoods affordable for existing residents. Provide existing residents with tax breaks, bonuses, or other financial relief in order to remain in their neighborhood, rather than move somewhere more affordable. Prevent the demolition of "classic" homes whenever possible. When an existing home is not viable, mandate that any new building must be similar in style, size, and number of units, to that which was demolished.
1	Much more frequent small electric bus service, possibly some van sized buses, in many more neighborhoods. Mandating affordable and real fresh food groceries for neighborhoods, not huge like Trader Joe's or New Seasons, but small such as cooperatives with fresh foods. The multi dwelling units are UGLY by and large, they are architectural nightmares and many will look awful very soon. Poor design is a huge problem.
1	Parking needs to be addressed... Maybe bonus or less rent for those without cars. Increase options for car sharing. Ways to build communities and integrate so many new people with community space and green space.
1	Zoning updates to address ADU's would be great. Also allowance of decreased front setbacks for porch/decks. Front porches help create community.
1	Affordable , better lighting , play areas for Children , better maintenance on low income housing
1	Stop building apartments above commercial businesses. Those business employ one or two people. Make it attractive for businesses to move to Portland.
1	Stop allowing giant TALL houses to be built that dwarf neighboring houses, block the light and destroy the sense of neighborhood and privacy . Do not allow oversized houses on small lots without reasonable setbacks
1	Inclusionary zoning or similar policies - lower income residents are being pushed out of the urban core. Rules to prevent old trees from being cut down to make way for new housing.
1	Look for opportunities to build multi-family dwellings that integrate into the existing character of a neighborhood (suggest looking at places where this has worked such as in CA and Seattle)
1	Zoning to allow for more multi-unit dwellings. Mixed use zones that are akin to a Mission District and not just a mid-town. Simplify zoning in order to benefit the entire city and not just the individuals in that neighborhood. When we say one area must stay the same density we are telling the less wealthy they need to move to areas "appropriate" for them. We are telling all the other neighborhoods they must absorb the density that the less zoned area would have otherwise.

1	Save the trees!!!!!!! Large, very old trees,especially evergreen are being cut down for new housing. These trees bring so much benefit to our neighborhoods and should be preserved. There are enough open lots without big trees to build on!!!
1	I am strongly against infill lots. We purchase homes with the good-faith belief that our neighborhoods' footprints will continue as is.
1	Zoning updates that are flexible and adaptable to each area. Provide trade offs where codes can be relaxed with the provision of an amenity, such as better access to transportation or playgrounds for children. Offer financial assistance if funds are available.
1	solar access rights must be established and maintained. its a big investment to make without assurance that some monstrosity will be built next door and block the sun
1	- Density bonuses for inclusion of affordable housing in developments over certain size (not really sure what the threshold would be. at least more than 10 units?). - Allow ADUs outright on s.f. zoned lots with duplexes! (Remove existing code prohibition that disallows an ADU on a lot with a duplex. This makes no sense in R 2.5 zone in particular. - Dare I say Single Family Design Review?? Goals would be to: --Make it harder for "suburban" developers to plop/drop over-sized 3+story homes (with tuck under parking and driveway) on infill sites. --Require context/site sensitive design that prioritizes tree preservation and solar access for adjacent neighbors. -Make zoning changes to make it easier to build smaller homes on lots with existing s.f. homes and to encourage remodeling of larger s.f. homes into separate units to provide more smaller units that can be owned individually (without having to go thru Planned Development review and condo process). e.g. more projects like Sabin Green that average people can develop without lots of attorneys! -Encourage more 2-story courtyard type apartments in MF zones. -For R5 zone where duplexes are allowed on corners, make code and review process updates to ensure that project is actually a duplex! (Have a prime example of two new construction, large, detached s.f. homes on one 5,000 corner lot in R5. How did this get approved? Has very high lot coverage and both homes loom over neighbors!) -Allow for more creative infill density near parks and other open spaces where tree and solar access conflicts would be less likely. - Make code (zoning and building?) updates to allow tiny homes in all residential zones -Require that density steps down (height, bulk, overall scale) from corridors and MF zones to s.f. neighborhoods.
1	Justification of demolition of SFR as being onerous to rehabilitate, and a \$50,000 fee. A program to incentivize sellers to sell to beginning or low income home buyers rather than a developer.
1	Higher development fees on all new housing to pay for expansion of city and regional services. Parking must be considered and allocated for all new housing. It is a complete pipe dream to think bicycles are even a factor. Bicycles are for the elite unencumbered healthy young in Portland's flat neighborhoods. Most bicyclists have cars.
1	Dont penalize homeowners who develop ADIUS with high-taxes. Need more incentive to develop usable space for rental properties. Keep the trees on the properties of the new infill housing. New building projects should be environmentally friendly and sustainable.
1	zoning updates to prevent the cutting down of trees, big houses that don't fit and too many houses on a lot.
1	Massive "tax" or fee for removing trees that are 100 plus years old to clear cut lots for home - where the trees don't need to be removed except to accommodate a "clean" lot for the house. Replacing trees that are this old and established with new saplings is not a fair exchange.
1	Increase the fines to builders when cutting down trees - and make the fines hefty! Backyards/front yards might there be regulations for more green space? Or does that defeat the purpose to "infill" the neighborhood?
1	Word about planning and deadlines seem to have been slow to reach residents. In our case it has come so late (and only because of our neighborhood association) that it is unclear if we will be able to provide feedback that will actually be considered. So first I'd say the city needs to find better ways of disseminating plans, deadlines, dates,

	<p>etc. to the residents. And doing it in a way that allows ample time for residents to participate. It feels like we are on a road to losing the character of the neighborhood we live in. The houses that are being built often do not fit in terms of their character, aesthetic or proportions. Often I see new home building that overwhelms a lot, gives little or no consideration to fitting in aesthetically to the surrounding homes, or towers over its neighbors. The homes often seem to almost exclusively be focused on maximizing the home size. I'm not against change, but people live in and move to a neighborhood for the environment, feel, and aesthetic. Finding a way to ensure that new home building dovetails with these features and the neighborhood is important.</p>
1	<p>Make sure everyone has a home that they can afford to live in. Make homes for the homeless. Preserve our history. Stop the destruction of our historic homes. Repair them.</p>
1	<p>A variety of tools and strategies. The goal should be environmentally sound/aesthetically pleasing homes (meaning in part that trees should be preserved, and new construction should improve and complement what's around it.</p>
1	<p>Mix larger buildings with smaller ones similar to existing large houses converted into smaller apartments. This allows for some shared green space in the yard, yet is still dense.</p>
1	<p>Provide incentives for those who create affordable and tiny homes, charge developers for not doing so. Local owners should be rewarded with community discounts and non- local owners and dwellers should pay for more local improvements to offset local impacts. Create balance of parking for the neighborhood not based on a trigger number (</p>
1	<p>Update the zoning to make it easier to add ADU's and tiny houses on wheels to a parcel with a single family home on it. This is a great to simultaneously create more affordable housing options, denser development, and preserve the character of single family neighborhoods. Also, there should be a cap on the length of time a single unit can serve as a short term rental. I am hearing anecdotally about a lot of home owners who are converting basements, attics, or other apartment units for short term rentals. They should be able to do that temporarily, but turn it in to long term rental housing after a couple of years.</p>
1	<p>Especially when density is increased, it needs to be supported with sidewalks, crosswalks, parks etc.</p>
1	<p>1. Ensure housing is not being bought to be used solely/mainly for AirBnB. This is a growing trend that is unenforced, untaxed, and causing rental market tightness. 2. Historic homes should be preserved. 3. Perhaps require minimum amount of "green space" between one home and another to address huge homes being built right up to the property line.</p>
1	<p>Ensure that new development is compatible with existing homes in scale, architectural style, and provides offstreet parking options.</p>
1	<p>Require or reward infill with off street parking, require or reward infill with low income rental options, require height and design review with neighborhood associations (where assoc vote impacts cost).</p>
1	<p>Make sure that houses don't care the lot. Some neighborhoods have had older homes removed/replaced with monstrous dwellings that tower over all the homes surrounding it. It diminishes the character of the neighborhood!</p>
1	<p>Create ways for community members to participate in deciding what is best for their neighborhood. Make affordable housing for families a high priority in neighborhoods that have -- in the past or currently -- been full of families.</p>
2	<p>Stop the infiltration of paid parking into residential neighborhoods and business areas outside the downtown area. Housing is too expensive. We need rent control to stop landlords from increasing rents to the current unaffordable rate. I do not agree with the concept of infill. Portland has already become too dense making traffic unbearable, parking difficult, and increasing house values and rent that far exceeds wages except for those corporately employed. Portland is what it is because of a mix of corporate and entrepreneurial businesses. What has happened to larger cities has now happened here in that our city has become unaffordable for the young, the old, and those not employed corporately. That will create an impoverished, uninteresting city. By building tiny apartment boxes that</p>

	<p>still cost a lot per month we are not helping people live well. We need to encourage inner city gardens for food and beauty, and affordable rents in decent-sized living spaces for the average person. To come up with tools and strategies we need to first have the right goals in place. For me infill is not it. Thank you for asking.</p>
1	<p>The problems have more to do with quality of design than size or quantity. We need to incentivize better quality design - understanding how to create higher density and maintain privacy and quality of outdoor space.</p>
1	<p>Put in limits on dividing lots; upzone to reduce lot splitting; change rules on corners lots to disincentivize duplexes; add deconstruction fees for destroying perfectly viable homes; add regs to prevent developers from using sham buyers as a front to buy from people who don't want to sell to developers</p>
1	<p>amenity bonuses to allow limited increased density - in exchange for some public or neighborhood benefit. Could be excellent design, ADA compliant, affordable rate, high energy efficient/green/LEED, creatively preserves the existing house, incorporates a community shared space for the residents.</p>
1	<p>Charge significant fees for cutting down tall, old trees. Any demolished viable home should be taken down with an eye on preserving lumber and other reusable things.</p>
1	<p>Please be mindful of what the impacts are on children walking to school, bicyclists, elderly or aging folks and general safety regarding crossing intersections. An example of this is the appalling safety and livability issues engendered by not decoupling Broadway and Weidler through the Sullivan's Gulch neighborhood. These roads are dangerous to cross during many times of the day, and one must cross them to use Grant Park and schools, and to access the shops on Broadway. It would be wonderful for the neighborhood if the former residential nature of Weidler could be reestablished. It only takes a brief Google search to see that many cities are decoupling these kinds of streets!</p>

Is there anything else you'd like to share?

Count	Response
1	Parking is a problem and new houses need offstreet parking included as a priority.
1	What it really helped and would you really listen.
1	"investor" developers are ruining many of Portland's most attractive neighborhoods.
1	(previous) :)
1	-All neighborhoods should bear infill impacts equally.
1	15 years in the housing industry as a landlord & Realtor, just so you know my background.
1	:-)
1	A BIG THANK YOU FOR MAKING INPUT FROM US POSSIBLE !
1	A fair, updated and simple property tax code.
1	A lot of the modern houses reduces the character and charm of the city
1	A more safely walkable neighborhood, for instance sidewalks in Cully is important to my family.
1	A temporary halt to any more destruction of existing and viable housing stock.
1	A thought to how the streets are maintained and perhaps making some one-way in the neighborhoods.
1	AFFORDABLE HOUSING
1	ALL new housing & apartments must provide adequate off-street PARKING!
1	Add more mixed use opportunities in existing communities.
1	Affordability is by far the number 1 priority
1	Affordability is key
1	Affordability is more important than neighborhood character
1	Affordable housing is an emergency. Create bond-supported programs for community land trusts.
1	Affordable housing now.
1	Affordable housing!
1	Again rent control and tight restrictions on no cause evictions and rent hikes
1	All new dwellings need to provide off street parking.
1	All new multi-unit developments should include parking at a ratio of 1:1 -
1	Allow the construction of duplexes, triplexes, etc — more luxury apartments won't do.
1	Apartment developers MUST include parking for their tenants, not the streets of Portland!
1	Apartments and condos should all have at least one parking spot per unit.
1	Apartments need enough off-street parking for residents.
1	Apparently the zoning laws are incomplete. They seem to be serving business not individuals
1	Appreciate the opportunity to give voice
1	Appreciate the opportunity to provide input.
1	Appreciate the survey, thanks
1	At the same time as we encourage density, we need to be providing more parks and common areas.

1	Avoid parking permits for homeowners. Make them free with your property taxes.
1	BDS should enforce codes rigorously.
1	Be aware of issues of onsite rather than on street parking when building apartment.
1	Be careful of property tax changes (e.g., recent Multnomah County ADU reassessment debate).
1	Be creative! Think outside the box!
1	Before a single new residence is built, maybe fix the traffic situation.
1	Benchmark against other cities that get it correct
1	Better bus service to downtown from St Johns and Cathedral Park neighborhood.
1	Better city oversight. Respect input from existing neighbors.
1	Better control on these builders and what they are constructing.
1	Better public transportation to decrease individual car use
1	Bring back TIF and other programs that encourage development of low-income housing.
1	Bring back zero lot line development, attached homes are less energy intensive.
1	Bring the sewer down the street suggested earlier between Holman and Ainsworth St.
1	Build more units in SW Portland, not in our NE neighborhood.
1	Build out not up.
1	Build public transport as a way to encourage the development of high-density community.
1	Build up!
1	Building multi-unit housing without parking is destroying livability of neighborhoods.
1	Californians are ruining this city.
1	Can't think of anything.
1	Change is hard but is a part of life. Accept change and find ways to do it gracefully.
1	Charlie Hales "demolition tax" is a fucking travesty.
1	Choo Choo Charlie should resign immediately, followed by Novick & Fritz.
1	Clean up the camp on N Greeley
1	Close all loopholes in the zoning designations.
1	Close the loophole for taking homes/buildings off the historic registry!
1	Concerned about environmental and health issues around demolitions--asbestos, etc.
1	Consider that not everyone bikes and that that shouldn't require a scarlet letter.
1	Control shady developers.
1	Covered it
1	Create more housing via high rise apartment dwellings close to downtown and other retail areas
1	Crowding giant new homes into areas with smaller houses degrades the neighborhood.
1	Current development policies only benefit developers.
1	Current infill plans for SE Portland is making the neighborhood too crowded.
1	Currently, it's managed for the profits of the contractors and developers

1	Define streets that have a large parking strip and protect that asset thru out a neighborhood.
1	Demolition for 1 to 1 replacement with higher cost housing is not acceptable.
1	Demolition is a wasteful practice that accelerates unaffordability.
1	Demolitions are simply part of the life cycle.
1	Density is good. Keeps prices down and discourages long commutes. Keep it up!
1	Density is not the enemy, ugly buildings and lack of vegetation are the enemy.
1	Density oaf ok, but services beef to accompany it.
1	Design commission needs to be more diligent and not afraid to challenge developers.
1	Design matters.
1	Develop more seamless car to bus/MAX/trolley with more and better park and ride stations.
1	Develope public transportation opportunities to address infill development.
1	Developers are ruining tree canopies.
1	Developers have way to much power at City Hall.
1	Developers should not write the rules. Listen to the neighborhood associations.
1	Didn't I say enough on the last page?
1	Discourage infill in all established neighborhoods.
1	Division and 50th is really bad - the city should explain itself on TV/radio/newspapers
1	Do NOT put any limits or regulations on style!
1	Do not allow lot splitting in existing neighborhoods that have larger lot sizes.
1	Do not expand the urban boundary! Less commercial construction, more residential.
1	Do not let developers build in environmentally sensitive areas near streams and gullies.
1	Don't allow condos without adequate parking, attention to the aesthetics of new buildings
1	Don't allow contractors who live outside city limits to demolish old homes and build McMansions.
1	Don't allow new home/building to not fit in, look ridiculous
1	Don't blindly support development for the sake of development
1	Don't drop existing neighborhoods from r7 to 5....not fair to existing residents
1	Don't forget about affordable middle class housing.
1	Don't forget road and street infrastructure needs for increased population.
1	Don't let developers block sidewalks during construction.
1	Don't like infill due to noise and pollution it brings to this small city.
1	Don't play god, let the market dictate development
1	Don't repeat the mistakes that have been made!!!
1	Don't slate every single neighborhood for increased density.
1	Eliminate parking minimums. Lobby Salem for inclusive zoning. Call out NIMBYs on their bullshit.
1	Embrace change. Encourage density. Protect and defend private land owners rights.
1	Encourage Townhomes and duplex/triplex

1	Encourage aging in place
1	Encourage and record citizen input on planning and development issues.
1	Encourage development that keeps trees and habitat for birds and other animals.
1	Encourage infill...makes sense!
1	Encourage quality homes, of whatever size and type, for generations to come
1	Equity, Affordability, Density Don't be afraid to challenge the NIMBY's
1	Everret homes and their ilk seem to poison neighborhoods.
1	Existence of large healthy vegetation is a known mental and physical benefit
1	Existing Homes or green spaces are more important than new developements
1	Existing mature tree canopy and incentives to plan additional trees should be a priority.
1	Fix it so that it reflects Portland's high regard for aesthetic excellence.
1	Fix the streets, demolish OHSU before the earthquake take it out, and we loose a hospital...
1	Fix the traffic problem before you add more densitiy
1	Fix the tree code already. enough is enough
1	Frustrated by developers ability to overwhelm neighborhoods. System seems protected by politics.
1	Frustrated with large complexes with no parking for dozens to hundreds of units!!
1	Fuck London. Fuck New York. Fuck San Francisco. Make something real happen in Portland.
1	GET RID OF PARKING MINIMUMS IN NEW CONSTRUCTION. PRETTY-GODDAMN-PLEASE.
1	Gentrification is losing affordable housing (SRO) increases homelessness. Slow this down now.
1	Get a new city council and hire real,people to do government planning.
1	Get building policies rewritten!
1	Get pbot to fix the streets!
1	Get rid of the traitor-elites who think they can plan the future.
1	Go Portland!
1	Good houses are destroyed to make room for houses that do not fit character or value.
1	Good job
1	Good luck!
1	Great job guys!
1	Great job. Keep up the good work!
1	Greed is the root of all evil.
1	Habitable homes should not be demolished at all!
1	Have a good day.
1	Have bought 2 homes in the last couple years, sold a couple and have done a major remodel.
1	Have more concern for neighborhood residents than developers.
1	High rises do not belong on NE 7th in Irvington. Shame on the city for letting that go through.
1	Higher registration fees for large vehicles in the city.

1	Housing is a Human Right.
1	Housing must accommodate people of all ages, through better design guidelines.
1	Housing should be Portland's number 1 priority right now
1	How many south waterfront developments can we build to flood the market with new rental units?
1	How much \$ was spent on this survey? Why wasn't it conducted at the beginning of this effort?
1	Hurry up!
1	I
1	I am ever so disappointed in Portland these past couple of years.
1	I am concerned with possible lead and drug use exposure in rental property and homes for sale.
1	I am in favor of infill development. Portland is a growing city that needs more housing!
1	I am in favor of updating property tax rates when ADU is added to property.
1	I am so extremely disappointed, angry and fed up about what has happened to the city.
1	I am very unhappy with all of the demolishing seen throughout Portland.
1	I appreciate that you are asking citizens to be part of this process.
1	I appreciate the lengths that you are going to get get input. This was a cool program.
1	I could go on all day.
1	I did want to thank you for giving me the opportunity to give my opinion.
1	I didn't like the layout of the survey, and don't feel it can accurately reflect my perspective
1	I do not have any additional insights at this time.
1	I do not like that big beautiful trees are being cut down to increase profit margins
1	I don't have a problem with anything in question 2.
1	I don't have a problem with much of the infill as long as it's well designed and built.
1	I don't like NIMBYs.
1	I don't think any of the benefits listed are really benefits.
1	I don't think builders should be given waivers from the sidewalk requirement.
1	I don't want Portland to end up like Seattle or San Francisco.
1	I don't want a skinny house next to my home.
1	I feel like nothing we say is listened to.
1	I hate it because it displaces people in a harsh rental market.
1	I have no issues with our local developments. I think it keeps the neighborhood vibrant.
1	I have so little faith in portlands development.
1	I hope it rains for 365 days .
1	I hope that the developers recycle the material from the demolition and save the trees
1	I hope the decisions are not already made
1	I just hope our neighborhoods continue to be affordable and livable for families.
1	I just hope you do something fast before Portland turns into San Francisco.

1	I like infill it just should be done with more style while leaving old trees alone.
1	I like space. I do not support the idea of infilling every inch if land.
1	I like the centers and corridors plan.
1	I like the idea of infill
1	I like this survey tool!
1	I lived in Portland but moved this year, partly because rent is too expensive.
1	I lived on the east coast. I don't want Portland to become like that.
1	I love Portland and am so glad I live here.
1	I love it that you're looking at this! How can I become more involved?
1	I love my city, and hope to see her keep her flavor by creating a diversity of housing options
1	I mostly want to save the trees.
1	I really think neighborhood design review could be a very useful tool...
1	I shared it all in the last question.
1	I support infill development if it is of solid construction and compatible.
1	I support residential infill. Density provides more services and more reasonably priced housing.
1	I sure don't want Portland to become the next SF.
1	I think I just shared it in #4.
1	I think I said enough.
1	I think a priority for off street parking is important so neighborhoods don't feel so congested
1	I think infill homes are okay but should have to be designed to the character of its neighbors.
1	I think infill is good because you get maximum use of public transportation, parks, etc.
1	I think it is very important to keep the character of a neighborhood in tact.
1	I think that they urban growth boundary should expand east.
1	I think the City is doing a fantastic job trying to balance all the disparate objective.
1	I think we
1	I was born and raised here. I miss my city
1	I wish there were less people on the planet.
1	I would like to see one home on one lot.
1	I would like to see the city preserve big old trees and neighborhood open spaces, lots and parks
1	I'd like the city to set a limit on skinny houses per block.
1	I'd like to see lots more affordable housing.
1	I'd like to see the apartment project set to be built at NE Multnomah and 21st put on hold.
1	I'm a native Portlander and very upset with this new city plan.
1	I'm all for well- designed neighborhoods and responsible infill.
1	I'm concerned about solar shading.
1	I'm delighted to see more infill in Portland.

1	I'm excited about our growing city. I love the changes that are happening in Kerns.
1	I'm in favor of greater density.
1	I'm in favor of infill development.
1	I'm moving back to my home state in the summer after living in SE PDX for the past 6 yrs.
1	I'm sick of infill, and the resulting mess of traffic, and shoddy-looking neighborhoods.
1	I've been gentrified out of 4 different neighborhoods.
1	If a builder is going to Demo a structure that is still of use there should be a fee
1	If people don't like all the infill, then we need to stop people from moving here.
1	If we do not preserve the fabric of our neighborhoods we will lose quality of life.
1	Improve roads for auto traffic
1	In every neighborhood there are always very vocal people who dislike something.
1	Incentives for remodeling/updating existing structures should be encouraged vs. building new.
1	Incentivize developers to include units at 30% MFI
1	Include sufficient parking and not move current residents out of their neighborhoods.
1	Increase low income housing by 50%
1	Infill development to this point has lacked character and degraded aesthetics of neighborhoods.
1	Infill has to happen, or I will never be able to buy a home in portland
1	Infill housing drives up prices, it doesn't reduce them at all.
1	Infill is great.
1	Infill should be to the benefit of everyone not just the developers
1	Institute a Demolition Moratorium until new standards are adopted. Require Deconstruction.
1	Is someone looking at building new schools with the increase in density inside the city?
1	It is about time the City is addressing this issue!
1	It is become too dense already with the onslaught of multi-unit dwellings.
1	It is important to allow new growth within the city limits!
1	It is nearly impossible to make the market do something that has a low potential for profit.
1	It is not the city's job to subsidize low cost housing through tax breaks or deferment.
1	It is stressful having too many people and not enough personal space.
1	It is time to build a more urban Portland so everyone can live in this lovely place.
1	It is very scary to think I might be priced out of my home.
1	It seems like a lot of what is going on is very much reactionary...
1	It seems some of the survey elements were very, very similar to each other.
1	It takes two incomes to rent a 1 bedroom apartment in most of Portland
1	Just Stop
1	Just a bit of humility would go along way.
1	Just did in #4.

1	Just my frustration of how the city planers have ruined our neighborhoods in the name of revenue!
1	Just no more skinny houses, thanks.
1	Keep Portland Weird and diverse, encourage humans of all backgrounds to be able to live here...
1	Keep Portland as contained & as small as possible...don't become a Seattle.
1	Keep allowing and encouraging small adu's.
1	Keep high density housing out of small neighborhoods.
1	Keep the UGB, build up not out.
1	Keep the trees!
1	Keep the urban forest. Don't promote infill in the city in favor of cutting down trees.
1	Keep the urban growth boundaries in place
1	Keep things simple.
1	Keep this town affordable! It's not the affluent people that make places like this special.
1	Keep up the good fight
1	Keep up the good work!
1	Keep us more informed, and give us chooses.We live here, and should have a say!
1	Keep working on this!
1	LISTEN TO, AND HONOR, THE VOICES EXISTING COMMUNITIES' RESIDENTS
1	Lack of parking is the greatest challenge to neighborhood growth.
1	Large apt/condos should have to provide parking not take up all street parking.
1	Let owners demolish their properties if they want without taxing them.
1	Let the market decide.
1	Let's make sure the plan is equitable for both sides of the river....east and west.
1	Lets make Portland affordable for all folks. We can do this.
1	Like everyone else, I'm tired being afraid of homelessness from ever increasing rents.
1	Limit size of new construction in single family structures
1	Limit through access to neighborhoods which do not have current access.
1	Lots! See #4 and let's keep the conversation going!
1	Love the NE PDX "right to return" concept.
1	Love the infill
1	Low income housing low income housing low income housing low income housing
1	Low rents.
1	Lower rent costs please!!!!
1	M
1	Mainly concern about more affordable housing. Addressing ways to help the homeless.
1	Maintain greenspace as much as possible. more bike lanes and bioswales.
1	Maintain livability..keep setbacks.. protect trees, views, sun access.

1	Make it easy to make a tiny home legal.
1	Make neighborhoods accessible for all income levels.
1	Make people realize Skinny houses are not a bad thing
1	Make roads safe! Fix the pot holed streets and put in side walks and maintain them!
1	Make sure affordable or low-income housing is built in middle-class neighborhoods.
1	Make them so when someone buys, they can live out their entire lives there.
1	Make this survey known in the pdx, free weeklies.
1	Make tiny houses in Portland legal
1	Make zoning part of the solution, not part of the problem.
1	Mixed income works best for affordable housing
1	Modern/minimalist design = ugly and not classic Portland.
1	More Affordable Housing is ESSENTIAL for this city to thrive!
1	More advocacy for low income households that are priced out of their neighborhood
1	More big trees everywhere please.
1	More density is preferable to sprawl. More none auto-centric travel and living options.
1	More density reduces liveability and can lead to poor interactions with neighbors
1	More like income housing, rent control, repeal law that prevents rent control.
1	More livability in East Portland but not more homes. Need streets shopping etc.
1	More neighborhood involvement would be wise
1	More on-site parking required for multi-family development.
1	More open spaces should be required on new construction replacing demolished homes.
1	More parking and better maintained streets. This is asinine.
1	More parks, less infill!
1	More people, more businesses, more open space, less cars.
1	More streetcars!
1	More traditional architecture styles to match character of neighborhoods.
1	Multi family homes are a good option for seniors.
1	My area is pretty crowded already
1	My best wishes to City staff in this endeavour.
1	My neighborhood has too many of these homes, its changing too much
1	N/A
5	NA
1	NIMBY
1	NIMBY's are shortsighted!
2	NO
1	Need better transit, more late night transit especially. Thanks!

1	Need small scale "in neighborhood" condominium options.
1	Need to protect viable existing housing and not allow demolition.
1	New apartment and condo complexes need to include parking.
1	New development should not take place in designated "green" areas of the city.
1	New homes should be no larger than 25% larger than average mass of houses on the blocks
1	New homes should conform to the homes in the neighborhood eg height, style, landscaping.
1	Nice survey to solicit feedback and allow rankings.
1	Nimby ism is rampant and are not part of the solution.
52	No
1	No
1	No I'm good
1	No McMansions or outsize dwellings on small lots.
1	No apartments!!!!
1	No but there truly is an affordability problem
1	No good can come from supporting the efforts of Peter Kusyk
1	No more affordable housing in inner N & NE !!!
1	No more corner split lots in zone r5!!!! Retroactive to begin this year.
1	No more development without at least one off-street parking space for each living unit.
1	No more promotion of infill.
1	No more skinnies!!!
1	No more title 8
1	No reason to destroy a perfectly good house that happens to be on a large lot.
1	No rental rooms in private homes.
1	No skinny homes, no new homes that are not similar in quality and character to existing homes
1	No thank you
1	No thank you.
1	No thanks.
1	No that pretty much said it
1	No, thank you
1	No, thanks
16	No.
2	No.
1	No. Thanks for asking.
1	None of the pillars seem to address racial or ethnic equity and displacement.
7	Nope
1	Nope I'm good.

1	Nope!
7	Nope.
1	Nope.
1	Nope. It's unlikely that you heard me in first place.
1	Nope. Thanks for asking.
1	Not about this issue.
1	Not about this topic...
1	Not at the moment.
1	Not at this point.
1	Not at this time
3	Not at this time
3	Not at this time.
1	Not at this time.
1	Not in my backyard! (OR front yard for that matter!)
1	Not really. Hope that this survey will be actually tabulated and the thoughts considered.
1	Not that I can think of at this time.
1	Nothing in particular.
1	Once again, CONSIDERATION for existing homes.
1	Only that I hope our comments will be truly considered.
1	Our mass transit system should be well structured to promote less driving.
1	Ours is a changing city, like it or not. Let's make the most of the positives.
1	PLEASE STOP ALLOWING DEVELOPERS TO CUT DOWN THE TREES!
1	Parking for multi-unit buildings should be mandatory.
1	Parking has to be considered.
1	Parking is a major problem
1	Parking is becoming a nightmare. New development should require dedicated parking.
1	Parking is my #1 concern
1	Parking issues need to be addressed when creating new zoning.
1	Parking needs to be part of any approval process
1	Parking should be a requirement for new homes/apartments
1	Parking should be considered more.
1	Parking, Parking, Parking
1	Pave the dirt and gravel streets.
1	People are more important than property, guys.
1	People should not be allowed to build housing unless they can provide adequate parking.
1	Plan for public parks and green space in increasingly dense neighborhoods

1	Plan needs to address affordable housing--too many are getting priced out of the city
1	Please act as quickly as possible before our neighborhood is gone forever.
1	Please act fast!
1	Please add some sanity to the insane development that's consuming our neighborhoods.
1	Please consider building viable housing for those that are homeless.
1	Please consider climate change factors in policy.
1	Please contact me at [REDACTED]@yahoo.com if you would like anymore input or thought about planning.
1	Please continue to improve the standards of our beautiful neighborhoods and city.
1	Please do something about developers bullying the ederly into selling there homes for cash.
1	Please don't repeat what's happening on Division.
1	Please don't take my home away from me. I don't know where I'd go - I'm low income.
1	Please help east portland!
1	Please hurry up with attending to this!
1	Please join the 20th century. Portland might not be able to stay weird.
1	Please keep the trees in old neighborhoods and DO SOMETHING TO KEEP HABITAT!
1	Please listen to residents as families live in neighborhoods for generations
1	Please listen to the residents not to a developers dollar.
1	Please make more affordable housing!
1	Please offer affordable housing.
1	Please preserve the neighborhoods!
1	Please promote single family homes with yards. Not huge apartments.
1	Please protect green spaces and trees.
1	Please put limits on investors instead of Portland families hoping to afford to keep living here
1	Please remember that nearly everyone has a car, which requires space to park it.
1	Please remember that you serve all Portland residents, not just the loudest ones.
1	Please see #4
1	Please see what I just wrote on previous question. I cannot emphasize this enough !!!
1	Please stop Portland from becoming San Fran
1	Please stop destroying beautiful historic homes for these tall skinny houses.
1	Please stop spending tax money on pet projects and work on infrastructure. No more taxes!
1	Please take immediate measures to protect our GREEN city!
1	Please update zoning laws so we can see more tiny homes
1	Please, stop destroying creative spaces. Keep industrial spaces industrial.
1	Plenty
1	Portland in no longer a livable city so sad
1	Portland is growing whether people like it or not. Thanks for planning on this...

1	Portland is losing its soul and it's nature. Please do something quickly.
1	Portland is not Manhattan
1	Portland is pushing out it's long time residents.
1	Portland needs to do something to make rent affordable for residents.
1	Portland needs to focus on the livability of neighborhoods in outer southeast.
1	Portland's Parks are fabulous! Good job!
1	Portland, I love you, but you're bringing me down.
1	Pot distributors do NOT help the neighborhoods!
1	Power to the people!
1	Preserve Tom McCall's vision of Oregon as a place, not a sprawl.
1	Pretty much said it on the previous question.
1	Prices are inflated need more low income housing.
1	Prioritize affordable housing so Portland can maintain diversity and vibrancy in that sense
1	Promote ADU infill by extending fee waiver past summer of 2016
1	Promote artist colonies!
1	Provide plenty of opportunity for feedback as the process moves forward.
1	Providing garage parking for new condos/apartments that be built; NOT street parking.
1	Question #3 was a list of things that us old time portlanders just plain don't want to happen.
1	Quit bending over for a unrealistic minority of complainers.
1	Quit catering to developers. You don't give a shit about Portland or its neighborhoods.
1	Quit taking down older homes for the benefit of devopers
1	READ WHAT I JUST WROTE AND RESPOND TO IT.
1	RENT CONTROL!!!
1	RENT PROTECTIONS.
1	Read #4 again.
1	Real Leadership is needed to address the high cost of housing for everyone.
1	Really getting tired of MaCMansions being shoved into small lots
1	Reasonable restrictions should be considered - in keeping with neighborhood character .
1	Removal of large trees should be restricted
1	Rent caps
1	Rent control
1	Rent control is needed.
1	Rent control please.
1	Rental prices and home prices do not match incomes.
1	Require apartments to have parking decks.
1	Require at least 75% off-street parking for new developments that contain residential units.

1	Require more off-street parking be provided for residents of new apartments being built.
1	Require off street parking for multiple housing units
1	Require parking for apartments in addition to single family dwellings.
1	Require parking lots for newly built condos, apartments, townhouses, not street parking.
1	Restricting contractors use of sidewalks and streets.
1	Retention of neighborhoods in all their variety and cohesiveness is hugely important.
1	Road diets, road diets, road diets.
1	SEE #4 ABOVE
1	STOP BOWING TO DEVELOPERS AND BUILD AFFORDABLE HOUSING FOR FAMILIES!!!!
1	STOP BUILDING MORE HOUSING/CONDOS THAT WE CAN NOT AFFORD!!!!!!!!
1	STOP allowing demolition of homes in older, well established neighborhoods!
1	STOP building without adequate parking.
1	STOP tearing down homes !!!
1	Save neighborhood character
3	See #4.
1	See #4. There isn't a person I know who isn't upset with the direction that Portland is taking.
1	See 4.
1	See before
1	See last answer...
1	See number 4
1	See previous
1	See previous rant.
1	Seriously. The rent is too damn high!
1	Shared it.
1	Slow down the development/ destruction of inner southeast, and add more development farther out.
1	Slow down the number of huge apartment complexes.
1	So many streets need to be repaved. Back to basics street maintenance please
1	Some of the new homes are truly ugly.
1	Some of these hulking monsters just don't fit in
1	Start working on East County, lots of land and development opportunity.
1	Stop adding more units until traffic and parking is sorted
1	Stop allowing older homes to be torn down for so called multi family "affordable" housing.
1	Stop allowing the demolition of existing homes that are replaced with McMansions.
1	Stop bending over for developers city of Portland. It doesn't look good on you.
1	Stop building expensive, unattractive condos everywhere.
1	Stop building ugly skinny minnies

1	Stop cramping Tri Met and other firms of Nass transit down our throats.
1	Stop cutting down old growth trees to make way for skinny houses.
1	Stop cutting down old trees to fill a lot with a house. Maintain the canopy.
1	Stop cutting down trees too!
1	Stop demolishing homes. Infill is not redevelopment.
1	Stop feeding money to the PDC!
1	Stop letting developers demolish perfectly good homes to build mini mansions
1	Stop mandating auto parking and start allowing duplex/triplex with central community space
1	Stop prioritizing profit and tax revenue over public safety and livability!
1	Stop shrinking streets for bike lanes that don't get used heavily for 8 months out of the year!
1	Stop splitting lots. Why are developers from out of state building here. I'm not happy.
1	Stop the demolition of older homes for out-of-scale new construction.
1	Stop the demolition.
1	Stop the demolitions!
1	Stop the destruction of historic Portland!!! Stop the destruction of good homes.
1	Stop the displacement and create affordable housing!
1	Stop the infill of East County.
1	Stop the monster homes being built in our neighborhoods. No tear down !!!!!
1	Stop the skinny houses in north Portland
1	Stop with the politics and start being human!
1	Streamline traffic flow to prevent congestion and pollution
1	System development fees must not be charged on in-fill units.
1	TAX PAYERS SHOULD NOT BE FORCED TO SUBSIDIES DEVELOPERS
1	TAXES ARE WAY TOO HIGH IN JOHNS LANDING AREA
1	TOO MANY VIABLE HOMES BEING TORN DOWN & REPLACED BY OVERSIZED & VERY EXPENSIVE HOMES
1	Tearing down the old houses is a crime that should stop immediately.
1	Thank You!
1	Thank you for asking
1	Thank you for asking for our input!
1	Thank you for asking for public feedback.
1	Thank you for asking what we as residents see as priorities.
1	Thank you for asking!
1	Thank you for conducting this survey
1	Thank you for conducting this survey!
1	Thank you for considering the community opinions.
1	Thank you for consulting us.

1	Thank you for creating this survey.
1	Thank you for doing a survey!
1	Thank you for giving people a chance to give input.
1	Thank you for giving us this platform to voice our concerns.
1	Thank you for providing the opportunity to weigh in.
1	Thank you for putting this survey out.
1	Thank you for requesting input and opinions. We have a beautiful city to build and preserve.
1	Thank you for requesting the public's feedback!
1	Thank you for soliciting our input!
1	Thank you for taking the pulse of the city.
1	Thank you for the opportunity for input.
1	Thank you for the opportunity to participate.
1	Thank you for the opportunity to take this survey.
1	Thank you for the opportunity to weigh in!
1	Thank you for this opportunity to provide input!
1	Thank you for this thoughtful survey. Makes me proud of my city.
1	Thank you for trying to keep to the vision of sustainability now and especially in the future.
1	Thank you, and I hope you have a great day.
1	Thanks
1	Thanks for addressing this and seeking citizen input!
1	Thanks for all your hard work!
1	Thanks for asking for feedback.
1	Thanks for asking for my opinion.
1	Thanks for asking for opinions.
1	Thanks for asking my opinion.
1	Thanks for asking our opinion!
1	Thanks for asking these questions.
1	Thanks for asking! Happy holidays.
2	Thanks for asking.
1	Thanks for asking.
1	Thanks for continuing to include the citizens of Portland in the process.
1	Thanks for creating this survey!
1	Thanks for getting input from all of us.
1	Thanks for having this survey!
1	Thanks for keeping the UGB where it is!
1	Thanks for letting us give feedback!

1	Thanks for listening!
1	Thanks for opening this up to public feedback.
1	Thanks for providing the survey
1	Thanks for requesting feedback!
1	Thanks for soliciting our opinions.
1	Thanks for taking on a difficult problem and asking for feedback!
1	Thanks for taking on infill! You are doing a great job with the comp plan.
1	Thanks for taking this problem seriously!
1	Thanks for the opportunity to provide input.
1	Thanks for this opportunity to add my 2 cents.
1	Thanks for trying to get this right.
1	That's it - thanks for asking. Hope it's not too little too late for some 'hoods
1	The 4th question didn't appear on my mobile survey so it's blank.
1	The City isn't listening to the taxpayers
1	The Multnomah County Tax Commissioner is suffering from dementia - put him out of his misery.
1	The Pearl is a good example of infill - The Division corridor is not.
1	The Working Class will not be forced out of this city. Portland belongs to us.
1	The character of an existing neighborhood should suffer for the sake of increased density.
1	The city is letting capital wall street investors more wealthy than those who grew up here.
1	The city should strive to create diverse communities.
1	The current approach to infill and density is damaging the quality of life in Portland.
1	The drastic changes towards a similar aesthetic are homogenizing the city.
1	The goal should be more people per sq. mile, rather than more sq. feet per person.
1	The homeless problem here is horrible and that also needs some attention.
1	The infill and ADU craze needs to be balanced against livability and character.
1	The infill is redundant unsightly and creating traffic and parking issues.
1	The integrity of existing neighborhoods is being lost to greed, in the name of "in-fill."
1	The loss of the trees needs to stop before we become "stumptown" again.
1	The new apartment complexes need off street parking for fewer than 30 units.
1	The new homes should not be built where they actually shadow their neighbors
1	The new renters will probably move to the suburbs to buy.
1	The plat issue that allows developers to split lots too easily needs to be resolved.
1	The process of getting a permit is awful.
1	The profit over people mindset is starting to peek through your affordable housing mantra.
1	The rents are to damn high
1	The stuff that is being built is huge, ugly, and not similar to the neighborhood.

1	The tall skinny houses are not attractive to me
1	The traffic is killing me dead.
1	The way to make housing more affordable is to increase the supply. Hasn't changed in 2000 years.
1	There are too many fanatical anti-growth bureaucrats working for the city!
1	There are too many multiple units going up that are poorly built
1	There is an existing petty crime problem And not enough police presence
1	There is too little affordable housing and accessible housing in Portland
1	There should be a demolition moratorium until citizen issues are addressed.
1	There should not be a restriction on tearing down out dated houses, period.
1	These surveys are pretty useless and the City of Portland has become a self parody.
1	Think about portland 50 years from now!
1	Think of existing neighbors and not \$.
1	This city is rapidly losing livability and aesthetics!!!
1	This committee feels like decisions are made and that consensus is being imposed upon it
1	This field left intentionally blank.
1	This is a beautiful city! But it's getting less beautiful over time.
1	This issue has to be addressed immediately to preserve older homes and neighborhoods.
1	This seems a bit late in the game, being the comp plan is already going to council.
1	This survey shows how out of touch you are with most of Portland.
1	Tiny Houses on Wheels should be a viable option. Let's make them legal
1	Tiny houses 4 life
1	To many old homes being destroyed to make way for modern looking dwellings.
1	Too liberal, progressive practices are costly to the tax payer. Stop social engineering.
1	Too many Doug-fir and Western red cedar trees are being cut down.
1	Too many single family houses are too big. Like the historically accurate infill.
1	Traffic and schools should be considered when allowing new apartment building to go up.
1	Traffic in SW is awful and getting so much worse rapidly.
1	Treat demolition as a hazardous waste project to protects neighborhoods.
1	Trees and plants on the perimeter of a lot should be preserved.
1	Tried to take this survey but found it so slanted toward heavy infill I gave up
1	Truth in zoning. What exactly is the definition of a demolition.
1	Try using Next Door app. A lot of people in SE use that to communicate.
1	Urban Tree Canopy is our most valuable tool. Invest more in Urban Forestry
1	Vacant PPS properties in the area should be repurposed.
1	Views and sunlight should be protected for existing houses.
1	We are in a massive rental crisis. There needs to be more affordable housing!

1	We are not keeping the history of our city. We are destroying our skylines.
1	We can't grow on like this forever.
1	We encourage the city to find a way to use development money for local schools, also.
1	We have just moved to Portland and we are appalled at some of the infill!
1	We must find the compassion and money to address homelessness in our community!
1	We need a larger supply of non-market rate (ie affordable) housing!
1	We need better coordination between development and traffic .
1	We need more affordable housing!
1	We need more effort on affordable housing
1	We need more small, affordable dwellings for single people!
1	We need tighter restrictions on parking and sidewalks and number of vehicles per house
1	We need to make the R-1 zones work better. Perhaps allow more units than 1 per 1000 s.f.
1	We need to promote solar energy.
1	We need to provide more affordable housing that is energy efficient.
1	We want our roads paved in the southeast.
1	What are you going to do to help our homeless now and in the long run?
1	What is happening to this city is just appalling.
1	What's happening to this city is disgusting, and it doesn't have to be.
1	Whatever is built should look like it belongs in the neighborhood
1	When are you going to be done with is Comprehensive Plan? It isn't rocket science.
1	Why are you so afraid of Tiny Homes On Wheels?
1	Why do we want Portland to become more congested than it already is? Enough of the infil.
1	Why single family residential on SE Belmont?
1	Will it be heard? Seems like developers get the last word! Don't sell out Portland.
1	Wish this extended outside Portland. Developers are demolishing the neighborhoods in Oak Grove.
1	With the houses being so close together, a fire could possibly ruin 2-3 homes.
1	Worried that we are losing the canopy of trees and the character of our neighborhood
1	X
1	Ya, how about controlling developers and making some rules about demoing perfectly fine homes.
1	Yeah, change the name to: Portland, the City that work you over!
1	Yeah, maybe advertise these surveys in newspapers?
1	Yeah, the Comp Plan is poorly written, as if BPS wants to hide things from the public.
1	Yeah- things really suck on SE Division and I hate the new McMansion infill in inner SE.
1	Yes, I don't want to become a Suburb of LA
1	Yes, apartments owned by outsiders is really really dumb, the most dumb, the worst dumb!!!
1	Yes, enjoy my tax dollars.

1	Yes, stay out of this process.
1	Yes. Do you actually have our interests at heart?
1	You all should go back and study the constitution to grasp the meaning of private property.
1	You are killing this city with your greed and the greed of developers.
1	You didn't address single family homes being replaced by apartment complexes with no parking.
1	You've got a very difficult task ahead of you, good luck.
1	Zoning, planning, and construction rules and regulations must be compatible and enforced.
1	a
1	a demolition tax only makes the housing affordability problem worse.
1	abolish the PDC
1	affordability, diversity and neighborhood integrity are priorities
1	be better. do more.
1	be brave - make the planet livable in our small area
1	be more involved with neighborhood land use activists, rather than developers and builders
1	breakfast
1	carrots work better than sticks.
1	ditto#4
1	do not give the developers any tax breaks- they are making a killing with infill houses
1	encourage building in and up while keeping the city as green and tree filled as possible.
1	encourage high density in areas close to transit walkable neighborhoods bicycle transit
1	fix my street and put some sidewalks in please!!!
1	fix this problem please!!!!!!
1	gentrification is a huge concern. We can't become the next Seattle or San Francisco.
1	get going on demolition fee idea vs just talking about it
1	get some of these unpaved, pothole-ridden death trap roads around here (139th division) fixed!
1	have more diverse committee members on drac, by appointing lay people, not just builders
1	help renters and low income residents now!
1	implement a sales tax on luxury goods and services
1	it does seem like there should be more stringent design guidelines
1	keep Portland disgusting
1	keep neighbor distinctives - schools, landmarks, significant historical sites
1	keep older homes
1	keep set backs ample and ground level design varied on multi-unit developments.
1	keep up the good work!
1	l;kj;kjkl
1	look to santa barbara, ca for ideas about taxing cars to help limit their numbers.

1	lower city fees for permits to remodel or add on to existing housing.
1	make this plan comprehensive, not piecemeal
1	more density, fewer planning limits on development, more progressive ADU programs and waivers.
1	my house is my only form of savings and i want it to be worth was much as possible.
1	n/a
1	need to balance park needs as housing density increases
1	need to maintain some green spaces
1	neighborhood aesthetics, livability being destroyed by infill
1	nice to have a poll to ask our opinion.
39	no
1	no more McCondo's please
1	no more mixed-use eyesores!
2	no thanks
2	no.
2	nope
1	nope, thanks for doing this!
1	nope.
1	nope. just best wishes on an impossible task
2	not at this time
1	not at this time
1	not at this time.
1	not really
1	nothing
1	only supportive of infill housing when it upgrades abandoned homes/lots.
1	parking and traffic control need to keep up with increase in density
1	parking for each rental space created
1	peace
1	preserve our urban forest
1	preserving green spaces, trees and tree canopy should be a high priority
1	problem houses, drug houses, must be dealt with & not ignored
1	question 3 does not belong in this survey
1	reduce parking requirements for new development
1	remodeling existing houses over tearing down and rebuilding from scratch should be a priority
1	save the historic homes. try to build on already empty lots. keep the fabric of neighborhoods.
1	see previous comments
1	see previous question

1	see previous statement
1	stop the demolition
1	thank you for allowing me to participate in the process of governance in this way.
1	thank you for listening!
1	thank you for the opportunity to provide feedback!
1	thanks for asking for input
1	thanks for asking us for input!
1	thanks for soliciting our opinions.
1	the city needs to stop developers from destroying the character of our established neighborhoods
1	the city should encourage and incentivize moving existing homes as an alternative to demo
1	the developers are going nuts with too expensive, tiny apartments.
1	this city's rental market is making families homeless. RENT CONTROL
1	this situation is unmanageable and I'm sorry you have to deal with it.
1	too many restrictions on the use of land makes the city one giant HOA
1	too many trees are cut down to allow new infill
1	we need parking - assuming that all do not use cars is incorrect and frustrating
1	you really need to address low income housing. The City Of Portland is a heartless bureaucracy!
1	I am wholly supportive of the city's efforts to increase housing density in Portland. With the seemingly never ending stream of negativity and terrible ideas coming from the NIMBY crowd, I figured you'd like to know that you DO in fact have some people in the city encouraging your efforts.
1	Portland government desperately needs to understand that most people rely on cars. Allowing multiple unit apartments to be build without adequate off-street parking creates huge issues for neighborhoods.
1	We need more handicapped parking in these new popular areas. What's with all the trees being taken down? Some gone at 60 and Stark power station . More gone from 60th at Taylor, all in December. The lack of diversity here is alarming and the pressure on remaining low income families are a problem we won't recover from soon.
1	Can there be more developer oversight? Every person I know who has shared a property line with a house that has been demolished so a new house can be built has had a horrible time with the developers. These developers have violated building codes by building their houses too close to other houses, or too high. They have torn down fences without permission to try to move property lines. They have cut down old trees on other people's property without permission. They have stolen lawn signs. The list goes on. The developers behave in ways that antagonize neighborhoods, and sow discord in communities. Can you do something to stop them?
1	It seems like a giant economic and environmental waste to tear down perfectly viable homes to build a new one. Owners should not be rewarded for that kind of destruction to the environment or the character of the neighborhood.
1	Make it illegal to use poor equality building materials and then put an enormous price tag on those new ugly pop up thin houses all over the inner city. It's a disgrace.
1	It is currently a fucking joke what developers are getting away with and the city should be ashamed.
1	The city should bring in outside experts (from other cities) with experience in addressing these issues. Portland is rapidly and needlessly being uglified. The city seems to have a blind spot when it comes to aesthetics. Like people who say we can't have a healthy economy AND a healthy environment, city planners and at least one city council member seem to have created a false conflict between good design and other community objectives, such as

	addressing climate change, providing more affordable housing, etc. Making progress toward these goals shouldn't require the trashing of historic neighborhoods that are nearly a century old BECAUSE they were built beautifully and built to last. Bring experts like Mayor Joe Riley of Charleston, S.C., (who launched the Mayor's Institute on City Design) to speak in Portland. He's a passionate advocate for low-income housing AND historic preservation, understands the urgency of addressing climate change, AND has creatively addressed these issues in Charleston without creating the tiresome false conflict between these goals.
1	Provide enough parking options to keep streets from becoming too narrow or crowded for fire/police and other emergency vehicles to have easy, fast access.
1	Build the multi-unit residences next to major mass- transit corridors to encourage use of mass transit. Do not widen roads to encourage more care traffic, but build bike lanes and sidewalks near these residences.
1	We moved into Portland 5 years ago from outlying areas to take advantage of the many opportunities a city as diverse and yet very family friendly provided. In 5 years we have seen drastic and damaging changes to many neighborhoods in Portland and are considering moving out of Portland, maybe even out of Oregon because the agenda's driving policy is increasingly unfriendly to families as a whole.
1	Allowing large residential projects that are devoid of parking is a huge issue for me in a modern city. Having public transit keep up with the population increase is my favorite solution, but this is a NO in Portland. A second solution is to require new housing to offer sufficient parking to support its' residents. Until it can, jamming more people into a small area decreases quality of life for all. Who wants daily gridlock?
1	this is the first time that this survey has worked. all the other times it either froze up or would not let you rank-order the choices. The choices were also slanted toward favorable infill strategies.
1	I don't agree that adding a fee to new single family homes is any answer. The city should support the development of affordable housing by investing in developers who want to build affordable housing, not charging developers who want to build mcmansions a fee that they will only pass on to buyers, which in turn will only drive up the cost of housing even more.
1	Listen to the people and not just the developers who pay for a lot of permits and taxes for these new lots.
1	I have lived in Portland for almost 40 years. It used to be a beautiful city with small or normal sized houses with large trees on normal size to large lots. Each year it becomes more crowded and congested with huge, towering, over sized houses on tiny lots. I understand not allowing building outside the urban growth boundary but at what point do you finally say we have destroyed the area within the urban growth boundary! The builders tear down nice houses, cut down all the trees and build monstrosities because they don't care about anything but their greed. Please protect Portland and its neighborhoods from this destruction.
1	Embrace the future Portland. Not everyone can own a 109 year old single family home. Multi family condos and apartments are the way forward. Just make them more beautiful than what is being replaced.
1	Keep up the good work, and don't listen to the people who complain because they have to walk half a block to park. Their arteries thank you. Although maybe you should advertise the possibility that homeowners with reduced mobility can get handicapped parking spots for directly outside their home. I think that would address real concerns.
1	More regulation makes housing less affordable for working families, creating a "bubble" housing market within the city. The over regulation and exorbitant fees being places on infill housing development has resulted in the current state of Portland's housing market. No matter how small, affordable, or historically sensitive the regulations intend to make the housing stock each piece of legislation and regulation comes with a price that pushes this "affordable" housing out of reach of families.
1	I am disappointed in the greed, greed, greed! The tacky nonsense being built up on micro lots, the diminishing tree canopies and character. Infill is a nightmare. Please stop already. No room at the inn? Buy a house in the 'burbs, but don't subdivide already too small lots.

1	The demolition of viable homes in Portland is negatively affecting the liveability of the city. Density is necessary, and invited, but there are limits. Building apartments with limited or no parking negatively affects the surrounding neighborhoods. Traffic congestion due to density is making life in Portland unpleasant. The Williams/Vancouver development corridor is over the top. Too much density and not enough traffic corridors. Single lane auto traffic, combined with bus transit, combined with a main bike arterial and a hospital needs a good explanation as to how this is good for Portland.
1	Reduce requirements that new buildings have parking. Requiring parking drives up the cost of otherwise affordable apartments.
1	Don't like the idea of infill. hate that the city makes exceptions to all the rules for people who want to tear down existing houses but if a homeowner wants to do something they are stopped at every turn.
1	With families from below the poverty line to middle class being priced out of Portland, affordability matters so much more than preserving building aesthetics. Honestly the affordable housing crisis is so much more pressing than "neighborhood character" changes that I'm frustrated they're even part of the same conversation.
1	There needs to be more quality management in home design and building. Some of the newer McBungalows are not only oversized but lacking in good aesthetic design. In other words, they are monstrosities that do not increase residential density but do the opposite. New homes the size of a small apartment complex are out of character here in the urban innerSE. That kind of conspicuous consumption needs to remain in the 'burbs. We need more smaller single family dwellings and more affordable 1-2 bedroom apartments--fewer studios and no more mobster homes.
1	Change the culture of privileged home owners to neighborhoods that share resources to reduce built environment impacts on carbon
1	The housing costs are driving too high too fast, but I would hate to see new complexes build on existing green spaces. I would much prefer seeing an influx of appropriate smaller housing units able to accommodate the renters and drive the cost down while preserving the beauty of the green spaces that make this city so great to live in
1	Do not focus too much on design, but do have incentives for preserving large trees. Maybe tie density bonuses to tree preservation. Again this is low rise 1 to 4 family homes.
1	Remember that past residents (who have already been pushed out because of rising housing costs) and future residents (who may be eager to contribute to their communities and the economy, if they can find a place to live) often don't have a voice in these surveys, but likely will have (or have had) as much a stake as current residents.
1	I am very worried about parking and congestion where I live. I am at NE 56th and Glisan. Providence seems to be expanding and employees seem to be parking in our neighborhood. Unlike Hawthorne and Division we don't get the benefit of cool restaurants and shops. We just get the reduction in parking. It is very frustrating.
1	In our area, NE Parkrose Heights, we don't have sidewalks or rainwater collection attached to the sewers... Adding more houses on double or flag lots before upgrading the needs for safety in our neighborhood is not a good idea. All these additional houses add a burden to the already limited space near the roads/drains... Upgrade the areas as the new houses are added for overall neighborhood livability.
1	New construction is not of the best quality, does not provide adequate off street parking, and is HUGE! There is no space to plant trees on the tiny lots.
1	I appreciate that we are not building out instead of building up, but I would like developers to take into consideration the NEIGHBORHOOD in which they are building regarding other home styles, and parking issues for single family homes.
1	If the house being replaced is decrepit or falling apart, that's one thing. It's it is totally viable and demolished to maximize the value of an over-sized lot, that's disgusting. Money is not everything.

1	I am terribly maddened and saddened by all of the displacement of Black people out of N/NE Portland. I am disgusted by the gentrification!!!
1	Demolition of good, usable existing homes is a crime. It needs to stop. Keep Portland neighborhoods viable and attractive to all income levels.
1	A perfect example of a totally incompatible structure: the two new town homes on the corner of NE Failing and 16th Ave. They are completely incongruous with the neighborhood and should never have been granted building permits.
1	How ludicrous is the on-going demolition of perfectly good affordable homes in our inner city neighborhoods! The City Council, BDS and BES need to work together ASAP to develop a legitimate plan before it is too late and... it is almost too late now. Stop allowing developers to run the show and please do your job. Please listen to the citizens who pay the taxes that pay you! Homeowner of 28 years.
1	I am ready to relocate out of the City of Portland over all the recent poorly done infills and no consideration over the cutting of our old beautiful trees. I pay a lot in taxes and do not feel the city is listening to my concerns over the destruction of beautiful old homes and trees. Where is the balance between the need for diversity and the rights and requests of existing property owners?
1	It is a little late to be asking now- after developers have essentially destroyed the character of the city that made people want to move here in the first place. Let south waterfront be a lesson. Rapid unplanned growth is not the best way to grow.
1	We are cramming more and more (overpriced) housing into small neighborhoods whose original infrastructure was not designed to accommodate. We will quickly lose the Portland we love if we don't slow down or solution a different growth model. Unless we all become doctors or lawyers. And start cramming 2-3 people into the tiny, overpriced housing options. Its a recipe for disaster.
1	Parking complaints are misplaced with 95% of complainants as they are using it as a way to tell people they don't like the change.
1	city officials love to be seen as transparent and process-heavy but in fact from my many years of observation it's truly all lip service. Ultimately the guy with the most money wins. Every single time. Portland could be different: Portland could be a model for other cities in thrall with wealth. There's still time, but barely. It IS possible to zone with neighborhood esthetics in mind. Only wealthy developers prevent it. There can be infill that is not ugly, does not take more than its fair share of public resources (parking, traffic, etc.), and meets our needs. Do Portland officials have the chutzpah to make it happen? Or will they remain puppets to the monied classes?
1	I think it's ridiculous when you see a house that is 3000+ square feet on a block of 800 sq foot houses. It's pretty obvious that the builders have no desire to preserve the character of the neighborhood and would tear it all down if possible.
1	In urban neighborhoods a balance needs to be struck between access to public transit and/or ensuring new houses are built with adequate parking options.
1	Please pay more attention to stopping the destruction! And where it can only be destroyed, provide a way for people like me to come in and salvage old hardware and glass.
1	It is very important that you do not assume that people want to bike or take mass transit everywhere. Make parking structures mandatory. If single-dwelling housing is being build in undeveloped areas, make driveways and garages a requirement. Also, there is lots of building going on in my neighborhood in SE. The builders are putting in sidewalks in front of the new development, but the city hasn't put sidewalks in to connect to them. It would be great if you would work on that.
1	Sidewalks FIRST! So much new construction of 2 or 3 houses on what had been one lot. Increased traffic but no place or way to walk to bus, etc...

1	Portland needs rent control. People are being driven out of their apartments. Berkeley had rent control and it worked well.
1	It appears that developers have too much free rein to do what they want. I'm not against re-development or allowing in fill homes. There just needs to be some standards set that keeps neighborhoods good looking and neighbor friendly.
1	Developers have entirely too much influence in city hall. They are carpetbaggers and skunks. But I don't blame them. They do what is natural to them. I blame politicians that sell out the interest of homeowners for political kickbacks and contributions. It's Tammany Hall all over again.
1	I thank the city for putting the extension on the no-cause evictions and rent increases. It was getting a bit out of control as is, and 3 of my neighbors were affected before the new change took place. Our city is great, and we have to make sure to keep it great and a place where people want to live and can afford to live, even with the growth we are experiencing.
1	While I don't personally like the styling of most of the new building in Portland, I am more interested in ensuring there is affordable housing for all. At present, the median income needed to afford an apartment or house within the city limits is well above the median income of Portland. That is surely not going to be sustainable, and many locals will be forced out of the city.
1	I believe careful planning, sensitive and with clear goals, can definitely strengthen neighborhoods-as-communities, which the loss of community schools has degraded.
1	I'll just take this as an opportunity to reiterate my insistence that we must lift the ban on inclusionary zoning.
1	Can there be more mandatory earthquake safety? Like home inspectors being required to point out when homes need to be retrofitted, and water heaters strapped? And maybe not allowing new buildings in close proximity to steep hillsides.
1	As populations in neighborhoods increase, let's build traffic calming measures into plans!! More traffic circles in neighborhood intersections!
1	I'm very hopeful that this is when the City will finely right the wrongs of East Portland. It's time for better access, more investment in open spaces, multiuse paths, safer bike routes, and incentives for development of local business (and when I say local I mean those already living in east side neighborhoods). There is a great opportunity to support a new vibrant and healthy east side.
1	Get bikes off the sidewalks (unless ridden by a child). A cyclist hit my elderly friend while we walked down the sidewalk on SE Hawthorne!!! Being ridden up on or being ridden into by an adult on the sidewalk is unacceptable!
1	I live in a run-down rental house that has watched my street and neighborhood go from quiet and relaxed to noisy, crowded, loud, and nearly impossible to navigate safely either in a car or as a pedestrian.
1	The City of Portland's disregard for home-owners whose neighborhoods are now the feeding grounds for developers has widely eroded confidence in city government. I never thought I'd see the day when frenzied greed was the driving force in this city. Now we're just like everywhere else--one big shopping mall.
1	Maintaining and increasing the tree canopy is critical and this consideration should be a part of all development, new and updates.
1	Skinny houses suck. Minimum distance between them should be 15 feet. Nothing can grow in those stupid little halls between skinny houses. The only benefit is to the developer, who can then sell them as 2 individual homes as opposed to a duplex or attached. I would far rather see rowhouses with communal open space.
1	I think if zoning is going to change, it needs a long waiting period. For instance if E. Burnside, Division, Glisan, etc. is going to allow new 4-5 story apartment buildings, nearby neighbors should be notified and have 10 years or so

	until the zoning changes. So we have time to sell our houses and move out before a huge building or infill ruins the feel of the neighborhood.
1	Portland's high cost of housing is ruining the city. Perhaps make it more favorable on property taxes for people to build an ADU.
1	I think that the city does a pretty good job and does not favor developers as much as some extreme groups in the city claim.
1	I am very concerned that Sellwood-Moreland (SMILE) neighborhood is rapidly becoming invaded by large apt buildings as well as mega-houses. The exclusion of required parking in these large apt buildings impacts the unique nature of our small-business character that we all love so much. If the City cares about small businesses and retaining the "village character" we cherish here in the SMILE area, it will take a stand against permitting large buildings with no required off-street parking. This one thing will turn us into Division Street and destroy the unique character of my special neighborhood.
1	I am very concerned that we are losing trees that we cannot replace due to lack of space and the decades they will take to grow to similar size; it is also problematic to squeeze more apt units, even along transit corridors, when associated neighborhoods lack park and/or natural areas, community centers, etc.
1	Rents are outrageously high, as you are well aware. Those of us who grew up here love Portland for its unique creative character and it is distressing to see gentrification and rising housing costs continue to push local musicians, artists, restaurants, etc out of the city. You have a responsibility to implement strategies to prevent this from happening. Attracting new residents and commerce is only helpful if they add to and enhance the city, not bulldoze over it to make it into something it shouldn't be. I believe the city also has a responsibility to Portland residents who may work hard but still cannot afford to live here now. This should be a vibrant city of mixed-income, diverse neighborhoods, not a Chicago or Detroit with economically and racially divided suburbs and ghetto neighborhoods in forgotten East Portland. Something is seriously broken and needs fixing!
1	I think our Planning Commission of department is a failure by law and by enactment of existing law. It is supine and toothless. Get people on the department and in making laws who have the well being of the city as city in the long term at stake. You have allowed these buildings without parking to spring up all over changing the character of the city and the nature of people as they fight for things we see in larger cities like New York or Chicago --- space for day to day things like parking. This is a limited rapid transit system; it does not serve capacity hours so people still drive. They will for generations. Where do they park? How many people are developers packing into spaces without having plans reviewed for psychological and physical space requirements. Portland needs to have someone in leadership who cares about these basic things so that the nature of the city by virtue of its design and space stops blocking views of mountains for its citizens with big South Shore buildings, doesn't turn into more "canyon" avenues and roads with larger buildings and related urban issues that destroy the "psyche" of living spaces we all share.
1	Not really. I think in general people are too upset about change - but developers could be more thoughtful about the style and size of homes they built (but won't be unless required). I actually like well-designed modern homes in our neighborhood. Better than fake craftsman homes.
1	Please do something about the traffic that increased density brings. You've got your head in the clouds if you think that everyone is going to ride a bike or take a bus. That is not realistic. Gosh, how I would love a realistic Mayor and City Council for once!
1	Keep east Portland more livable by designating land for single family homes instead of apartment buildings and mixed commercial use.
1	Quite clearly most of the new rules that have gone into effect to address citizens' concerns about new development have been generous to developers. It is hard to celebrate when the only concession given to Portlanders is a new

	notification process. The development continues unchecked, but now we know about it a month early. It is like a car that runs us over. Now, at least, it honks at us before it runs us down.
1	We are not doing a good job in preserving the look of our neighborhoods. We need to do better and also protect our green spaces and trees.
1	The city is too slow to act/react. Developers are wrecking neighborhoods with little or no oversight or reaction from city hall. Hales is a terrible mayor. He has only helped developers--and has not advocated for livability or neighborhood character.
1	Portland still has many unique and enviable qualities for a mid sized metropolitan area; not all of the great attributes have been lost in the burgeoning, out of control growth of the past twenty years. Unfortunately, some things (such as the riverside developments) have tainted the beautiful green, river dominant city that was once something Portlanders could be proud of. I hope that there is a more visionary, controlled growth to maintain the characteristics that make Portland so special. The neighborhoods that my grandparents, parents and now children have grown up in should maintain their flavors and stories as Portland grows.
1	Yes, neighborhoods lose their charm when they are over crowded, have no parking, and have too diverse a design in and amongst classic neighborhood styles. Newer homes also cost more than smaller homes that are torn down just to build new ones. Stop allowing this.
1	The city needs to do everything possible to increase new home energy efficiency by adding incentives for "passive homes" and passive retrofits via streamlining the permit process.
1	The ADU allowances are a great start. More alternatives are needed to allow smaller units to be economically viable and to serve a variety of household types. Affordability is a critical issue in Portland, and that is not going to change as more higher-income residents move in. Affordable units need to be centrally located near high-frequency and all-hours transit options and critical commercial services (grocery, banking...). Transit concerns are particularly acute for lower-income residents as they are likely to work evenings, nights, weekends, and holidays where less frequent or limited-hours transit is least useful, and longer commutes with more transfers lead to greater hardship. Affordable units need to be discovered or created from existing inventory that is already well-located rather than just from new construction. Basic maintenance on existing inventory should be supported by the city through affordable housing programs, and transit services strengthened, rather than encouraging razing and rebuilding which carries a higher cost and leads to overbuilt residences with higher per-unit costs which limit the number of affordable units which can be accommodated in multi-family residences.
1	My preference is not to reduce lot size, and adhere to the character of the homes in the neighborhood.
1	Traffic and parking. This used to be a wonderful city to live in, now you can't get from one neighborhood to the other without a traffic jam and then no parking to shop or dine
1	Different styles of housing add vibrancy to a neighborhood and attract a wide variety of people. Let zoning dictate the size of houses; maintain the existing setbacks and require sidewalks for any new construction.
1	The way things are now, it does not appear the motives for infill have current or future residents in mind. It appears to be driven by greed on the part of the builder and financial gain in the form of tax revenue for the city. It is really sad what you are doing to our neighborhoods.
1	Continue to remove street parking, make active transit/biking target priority for new units w/better access to transit.
1	Something really needs to be done to help renters so landlords cannot continue to evict without reason and also can't double, triple, etc rent prices which are no longer affordable for most families.
1	Noise levels from zoo concerts, construction, use of music/phones in parks are too loud and intruding too much on livability. Also, safety/police is too minimal to keep livability, walkability, parks safe.

1	We live in the city because we like population density, which brings with it vibrancy and job opportunities. The government should not try to dictate a particular level of density, instead it should focus on making dense living more convenient (e.g. by providing good public transportation options).
1	Allow tiny houses on wheels in on lots in back and side yards. Address high rent and low vacancies.
1	Please be more thoughtful of traffic, parking, neighborhood character and liveability. Save our lovely old neighborhoods while there is still time. Stop shoddy developers from ruining our quality of life.
1	I really support the densification initiatives within Portland. Density brings a ton in terms of supporting amenities and public transportation, while preserving parks and open lands, and reducing sprawl. I know some people are vocal against change, but they don't realize the alternative: even higher prices, more traffic, more sprawl. You might want to educate people more about the alternatives. Portland is growing, like it or not, so it's not realistic to expect things to not change.
1	I'm really sad about what's happening in neighborhoods that the City is allowing. Tall buildings in the middle of established neighborhoods. Absurd taxation for any elderly or disabled who happen to own a home, scandalously disingenuous political deals with developers who have no intention to provide affordable housing. I am in grief about what I am experiencing in this City. I own a home, and I don't think I will be able to afford to live in it once I retire.
1	the city of the future must be a living city with green spaces and places for people to grow food and keep animals. I can't see another way, We can't pack our cities with houses with no room to share our city with the abundant life around it otherwise we have dead cities with living farms outside, Makes no sense
1	Recent in-fill project on 117th and Mill Park is such an eye-sore that I try not to drive by it.
1	The city should allow up to 8 unrelated persons to live in a large house, unless they all have cars parked on the street. This helps provide affordable housing for single people.
1	I am all for preserving the Urban Growth Boundary, but not at the expense of what makes Portland such a livable city. Instead of giving developers free reign over building homes that will bring them the most money, I want to see the city instilling restrictions that will preserve the character of our neighborhoods. I'd like to see more variety of sizes of homes to fit the needs of different families.
1	This city is no longer the city I love. The neighborhood that I live in, which used to be calm, eclectic and convenient is now too busy and full of jerks. My street needs traffic calming - the people drive too fast. I guess I will sell and move to the outskirts and keep moving until I die. Oh well, it was a nice dream while it lasted. RIP Portland, you were a good friend.
1	It's concerning that the city allows so many multi-story condo/apartment buildings be built without adequate in-ground parking. This is an insult to neighboring residences who then "have the option to apply for a parking permit" for their residential street parking. Shame on any city official who believes this is fair.
1	Portland has become a completely unaffordable place to live and everyday I see beautiful vintage family homes being torn down for sterile high rise condos and McMansions. This infill and development should be required to have the approval of neighbors and the community. I have lived near Mississippi Ave for over 15 years, witnessing the rampant gentrification and yet we do not have a grocery store or a bank!!! What about basic services???
1	I do not envy your job - for a city with such a progressive reputation, there are so many whiners and crybabies here who footstomp incessantly about not getting their way. Infill will be the way to save the city, and damn the haters. Find some ways to make it affordable (reduced taxes, reduced permit fees, etc) and be mindful of waste in city government.
1	Thanks for this survey. Portland is changing in a bad way and things need to change as far as all these houses being ron down that are perfectly good starter homes, and no rules for the lead and asbestos flying about in the air...and all that good wood going to the dump. Not Portland like at all.

1	Right now, profit outweighs any other considerations. This can only serve to hurt existing diversity in our city as affordable houses are demolished, affordable rentals are priced out of reach, and people who live and work here are forced to compete for declining inventory at a greater and greater distance from their livelihood.
1	With more people moving into Portland, stop turning perfectly functional roads like burnside, Vancouver and foster into congested nightmares. People aren't going to stop driving. They are moving here with cars. They aren't going to stop using them because there is too much traffic.
1	I understand that Portland is changing, and often times for the better. We can build for more vibrant, more dense neighborhoods that are centered around people walking or biking, instead of people driving. We should do so in a way that is just and allows people of all types and all incomes to participate, not just the few who already live in those neighborhoods or the few who earn six figures. To do so will require a more sensible mix of government regulation than what currently exists. We need to reduce the amount of regulation that exists that increases the cost basis of construction and disallows more creative, lower cost housing types. We need to repeal loopholes that make it unpredictable for neighbors to understand what the long term plan for their neighborhood will be. We need to create new incentives for affordable housing, like affordable housing bonuses. We need to invest in public transit (more BRT routes and more bus-only rights-of-way, please), bike infrastructure, and pedestrian infrastructure. We need to invest in communities often overlooked by the city, like Lents and communities east of 82nd.
1	I feel like a small vocal minority of anti-development advocates in my neighborhood (inner SE) are shouting down the majority of people who appreciate the benefits and necessity of increased density. Affordability is a cornerstone of Portland's quality of life and I strongly believe we must build a significant amount of high density housing to get there. To let a few people's aesthetic objections or NIMBY attitudes stop progress on this would be a shame.
1	Investor-Developers are building shoddy homes and bypassing city values at the expense of neighborhood continuity of character. Prioritize owner-occupied infill rather than land speculators.
1	Parking should be a requirement for developers to build for any and all multi unit buildings of 4 or more units!!
1	I'm deeply disappointed with a substantial number of the infill projects that I've seen in the past several years in North and Northeast Portland.
1	I am so concerned about Charlie's legacy. What a great job he and the rest of you buffoons are doing. Lets create even more useless Government to add to our tax burden. Share that!
1	Development as it continues is ruining SE Portland. The big, tall, cheesy houses and apartment buildings without parking show short-sighted planning at a time when good planning is an urgent need. The developers are running amok.
1	on a couple of your screens where we ranked things - just because they're ranked doesn't mean they are 'equal'. For one of my responses, if I had weighted my response - the top priority would have accounted for 90% of my answer - and the others would have shared 10%. (Yes, I'm in market research).....
1	I think builders should monetarily compensate the neighbors who live directly next to their work site. It will be a year of almost daily construction next door to my house where two big houses replaced the one that was razed.
1	I realize that Portland is a place many people want to live. I do not think developers should be able to reap huge profits by building homes that are not in scale with or representative of the older, traditional structures in the areas where new construction occurs. There should be a BALANCE between development and fidelity to the nature of existing neighborhoods. This is not easy to accomplish but without consideration of this important aspect, the good quality and distinct benefits of living in Portland will be threatened irrevocably. I do not want to see people in power think only about revenue gain without contemplating potential losses in the quality of life for all residents of the city!
1	I feel like average citizens (and tax payers) of Portland are being overlooked and that the mayor, developers and others from out of state are having a field day with our communities: building CRAPPY McMansions that won't age well and are too large, tall and expensive. After they make their profit they move on without any care or investment

	<p>in real community issues!!! Also disturbing is the loss of trees and yards because these large homes take up most of the footprint of their narrow lots. No wonder streets are flooding this week, there is less green space and fewer trees to absorb the record breaking rainfall! I am against density in older neighborhoods because I choose to live in a quiet place (NE Concordia since 1992) with bigger yards and more room between homes (and I pay taxes for this privilege) and am now being forced to consider moving because the zoning in my section of the neighborhood may change and I will be surrounded by 4 story buildings which will block my sunlight and views. Why does the city encourage people to grow gardens and add solar panels and then allow developers to take away all our sunlight????!! I am crying just writing this because developers are destroying everything I love about Portland!</p>
1	<p>We just move from Ladd's Addition -- a gorgeous, historical home with small spaces, lead issues, and a very expensive opportunity to remodel -- to a new construction 3-story home in Multnomah Village. Our neighbors have been very clear that they hate our house (and maybe us since we bought it?!?!?) and do not want the neighborhood to change. I understand them, and I also want to share all of the reasons why we decided to move from our awesome house to a new house that better serves our current needs with a growing family. Change is happening....but complaining and doing nothing doesn't help either. This population in SW feels much older and less willing to see change. They also seem extremely resistant to density...GAH. Nothing was torn down to build our house -- it was a vacant lot full of blackberries -- and yet we still have a backyard neighbor with tarps hanging in their trees to block the sight of our new construction home that they hate. Fun times. I'm going to ride over on my cargo bike to take them some cookies and craft beer and let them know that the new family they apparently disdain has lived in this city for 20 years. Change is good. It's happening. Tarps in trees isn't going to stop it.</p>
1	<p>Portland has become completely unaffordable for many families. Smart housing development designed for families of different sizes and income levels should be a priority of the City of Portland. Developers should be encouraged to invest in the neighborhood where they want to build to support community and resilience. Portland should also consider setting some seismic standards for new developments, residential and commercial</p>
1	<p>I understand people are angry about their neighborhoods changing, however Portland is not a museum. It's a dynamic place that's not afraid to take chances. The city needs to find way to encourage as much infill development as possible (we have a lot of tiny, ill maintained, war-era homes that should be removed), while not alienating vast segments of the population. Part of this is explaining to citizens the tradeoffs inherent in severely limiting infill and the benefits of a larger tax base. I've been evicted so that my landlord could renovate my home and rent it for 2500 / month. This happened with a four month old child and two children under 10. I understand what this housing market is doing to families. Frankly, whether your neighbor's new home design matches the neighborhood aesthetic is among the least important of our challenges. Limiting infill by adding hurdles, allowing Air-BnB, etc all benefit owners of property in Portland. There are thousands of Portlanders that don't own property; please remember that.</p>
1	<p>I've heard nightmares from regular residents trying to develop modest or reasonable updates/additions to their homes- getting harassed with hoops&costs, while it appears the Infill Developers are allowed carte blanche. Huge, ugly, style-less McMansions on small scale streets, etc. The city building/planning dept has developed a horrible reputation. Hopefully this survey/implementation will help reverse that.</p>
1	<p>The greenest home is an existing home. The city needs to stop its addiction to fees, permits and increased taxes from demolitions and new construction. Neighborhood livability and character, affordable housing stock, privacy and solar access are all sacrificed with the senseless demolitions of small houses under the guise of increasing density. The huge houses replacing bungalows do not house any more individuals than those demolished--they are just less affordable and more negatively impactful on the existing neighborhoods.</p>
1	<p>Demolitions in the 97206 zip code are positive, as it allows for houses to replace poorly maintained ones.</p>
1	<p>Cheap apartments are ruining the northwest neighborhoods and overburdening parking availability and neighborhood feel. Any additional building should include parking structures within, both residential and commercial. Flipping house within 2 years should be taxed and fined to avoid influx of non residing buyers only out to profit with no thought on long term livability in quality and aesthetics.</p>

1	Off-street parking should be emphasized instead of on-street parking. Big houses on tiny infill lots are ugly, and intrude on the privacy of existing homes.
1	Demolition moratorium at this point seems the only way to slow this to a manageable rate. we need a cooling off period of some kind
1	I just want to see the wanton destruction of perfectly good homes that forever change the character of a neighborhood to stop.
1	In the current housing market affordable housing and infill development is essential for preventing displacement and keeping city neighborhoods diverse and functional.
1	Not at the moment, it's hard for me to tell exactly how I feel about it. I see both negative and positive impact and feel conflicted at times. I hope urban planners and other city experts know what they're doing.
1	Our neighborhood (SE Portland) has seen a spate of demolitions with unaffordable (\$400-500K) houses built on the site. Usually 1 small LIVABLE house (1000 sf house) is demolished and 2 large ones built in its place. This doesn't really increase density much (enough to reap benefits) and neighborhood character is often negatively affected (we lose historic buildings, greenery, and get cheap new construction). We're in one of the last affordable neighborhoods on the eastside, and we're not rich like Eastmoreland (and have the time to organize like rich retirees), so nobody in the City really cares about us. This is a real equity issue.
1	Parking and congestion is a big issue for close-in neighborhoods where there is a lot of apartment construction. Must find a way to ease congestion either through street design or stronger enforcement of existing traffic laws (or both). Need to feel safe to walk the neighborhood and not get run over by someone cutting through to beat a light.
1	McMansions are ugly, but what's uglier are the NIMBY attitudes of those that can't fathom the thought of sharing a neighborhood with lower-income people. Low-impact infill (primarily ADUs, duplexes, etc.) can ease the burden on the housing market. Don't let the the Air-BnB red herring confuse the issue.
1	ADUs are not solving our affordable housing problems. These are not being used for long term rentals. The majority are being used for Airbnb and the like. We have them on our street and they have had a huge effect on parking and none on affordable rental space.
1	I am generally speaking a big fan of urban areas. After growing up in Portland I lived in New York for a spell and fell in love with density...but it isn't working in Portland. People act like they have a right to park in the right of way, making driving dangerous (reduced visibility) and moving between neighborhoods prohibitive (no parking). The neighborhoods with lots of development are soulless because real people and practical businesses are forced out - way out - all the way out of Portland. Public parks become dog bathrooms. And all I see this new housing doing is catering to outside money. It's not Portlanders buying those \$800K condos. And as for me, I've just accepted I'll never be able to purchase a home.
1	Roll back your plans, go back to prior zoning, put a lid on this crazy infill development until you can at least get the basics figured out. Get our roads fixed and able to handle the increased traffic you have created. Correct education system so Oregon is not at the bottom of the charts cranking our dumb, under educated youth. Figure out adequately funding police and fire.....the basics need to come before you just wily Nily pack this city with more and more people and big structures that aren't even affordable to the majority of residents of Pi Portland. Feel ashamed about the tent cities. Your priorities are all squed.
1	If livable homes are going to be torn down they should be replaced with a multi family dwelling. Replacing one house with two didn't seem a big enough gain in housing options
1	Developers should be required to ensure consistency with rest of neighborhood. There shouldn't be "one of the things does not belong here " result

1	I believe in Portland and I believe we can set a gold standard in affordable, diverse and plentiful housing for everyone.
1	Changing the housing stock maintains urban vitality. When it's time to massively remodel houses that were built 100 years ago, homeowners should have the option of replacing those houses with modern ones.
1	No, but to reiterate 1) Maintain our tree canopy and ecosystem. It's what makes Portland Portland 2) include more parking in the developments 3) remember to create open space, or micro parks as part of the density planning
1	The current policy is destroying the socio-economic-cultural diversity of our neighborhoods and deepening the wealth gap in our city.
1	Huge homes on small lots mean less area for rain to infiltrate the soil. Building code needs to be thinking critically at where this water will safe go.
1	I thought Portland was so green/sustainable but now I tell people it is only a myth. As soon as the \$s wave the same reaction as everywhere...cave-in. The dept of planning & sustainability needs to do what their title implies--for the last 2 years I have seen the opposite.... Get out of your offices, take a 'real life' look--this is what we do everyday.
1	I love my house and my neighborhood but the new McMansions really stink. They are ugly with ungainly proportions crowding the property lines and shouldering their neighbors. Further, they block sunlight to neighboring properties greatly limiting landscaping and gardening options for the neighbors. I believe this is an uncompensated taking of utility and is a form of theft.
1	The city needs to build and manage more mixed income affordable housing projects. Some should be built for City of Portland employees....
1	Developers should pay for potholes in streets, since they are caused from weight of supplies to build new apartments and houses. New housing should be built around existing large trees.
1	The contractors need to be more accommodating and work with the existing neighbors. Some have been rude and inconsiderate
1	I think business are compromised when there is no place to park and more infill. Especially thinking new infill won't have cars. No one can come from other areas of town to spend money as parking is so limited. Busing hours is pore and limited car2go options. We drove to Division to try and have dinner in the evening. We live off Hawthorne. It was too hard to park so we went home. Buses between Hawthorne and Division take too long to get to your destination. It took over and hour for a 15min car ride. Without a way to accommodate parking for businesses in a residential area, than they will suffer. There needs to be a balance that allows people to get around at all hours and be able to use their car if coming form a long distance.
1	How do new homes add more (or even equal) vibrancy than the old? Totally inane responseâ€”was it given to you by the HBA? I've lived in 80 year old homes that were tiny and yet parents raised 4 kids there. Now that's vibrancy. I don't see that vibrancy, in fact, I don't see any people except TVs flickering in the four McMansions around me.
1	I am all for high density but get upset when the buildings have no or extremely little green space. Humans need greenspace.
1	Yes. I am sick about all of this development that has been shoved down our throats. As I age, I cringe about the thought of where I will be able to access medical services. I am unaware of any discussions about adding hospital beds. Our natural resources are also being stretched thin, and the traffic is now a nightmare. I have been living in Portland for almost 30 years, and there is no doubt that the quality of life here has worsened. I never thought I would say this, but I am seriously considering moving away from Portland as a result of all of the above.
1	Focus on development across the city to allow for multiple city centers (Alberta, Division, etc.) rather than only prioritizing central city growth and planning.
1	The Bureau of Planning and Sustainability has shown a pattern of disregard for the concerns of SE residents.

1	I'm pleased at how new development has increased the vibrancy and livability of my neighborhood (Boise).
1	Look....this issue is largely a result of containing the UGB. This is a supply/demand issue...and we are containing the supply As a result, Portland's diversity is being lost because only the rich will be able to live in Portland. Or the very young willing to live in itty-bitty apartments. The very fabric of what I LOVED about Portland is being lost because we have this flawed notion that the UGB is sacrosanct.
1	Density adversely affects livability, especially when infrastructure and maintenance (such as streets and parks) don't keep up with all the new development. And don't forget pets. If it wasn't for parking strips many pets would be leaving their marks on the sidewalks. There has to be a better way to address pet needs.
1	I'm concerned about the increasing unaffordability of housing in Portland and the probability that my kids will not be able to afford a house in the city where they were born & grew up in.
1	The demolition of existing homes and replacement with out-of-scale, out-of-character homes (and greater density) has a negative impact on surrounding property values, decreases overall quality of life and destroys the historic character of neighborhoods. Residents need a better set of tools and possibly market options to respond to this problem, which seems to be only getting worse.
1	Please! We've been talking about this for several years - at least get the common sense ideas in place! Every month, another block in my immediate neighborhood is screwed up by out-of-scale home building.
1	I believe the plan of infill and anti-preservation/high density at all costs is appalling. It will destroy the priceless and unique character of this great city. If you continue down this path, you will turn Portland into a clone of Seattle or San Francisco - characterless, generic, and a horrible place to live. You are also destroying irreplaceable architectural treasures. Portland is one of the few cities with several early 20th century Craftsman neighborhoods still largely intact. These homes and neighborhoods are rapidly disappearing in the U.S., and are all but gone in many cities. In Portland, neighborhoods like Laurelhurst, Irvington, Hawthorne, Sunnyside, and others are treasures to be cherished and appreciated, not to be victims of a misplaced 'high density' fiasco. Once these irreplaceable homes are gone, they are gone for good. I, and many of our neighbors, chose to live in Portland because of this amazing architectural heritage. One of our greatest pleasures is simply walking in the neighborhoods and appreciating the stunning beauty of the homes. This uniqueness has already been compromised in many areas, such as Hawthorne, Belmont, Abernathy, and others. If you proceed with infill plans along Hawthorne, Belmont, and Division, you will accomplish nothing except to destroy neighborhoods which are currently vibrant, thriving, and happy places to live for their residents. For the sake of one of the last remaining architectural treasures in this country, please take your misguided infill plans to others areas where development would not require destroying a way of life. The outer southwest area is already seeing construction of high rise buildings, and would seem to be a natural for your 'in-fill' plans. Please don't turn Portland into another Seattle. While that may be a dream to some, it would be a nightmare to those of us who actually live here. We will move away and leave Portland forever if it continues down this path of destruction.
1	I'm concerned about the city's lack of concern for the preservation of historic homes/buildings/neighborhoods.
1	Yes. This is yet another "push poll" designed as a survey. The third section is total BS. YOU have the least skilled survey drafters in town- is that on purpose?
1	I hate to see permits issued (seemingly on the sly/quickly) for existing housing being demolished.
1	I'm mainly concerned with people being priced out of homes and apartments, whether rental or purchasing.
1	We would have built an ADU, but having taxes reassessed on entire property is prohibitive. Also ADU should not have to match existing home design...
1	Well constructed, attractive infill that does not take down old trees is a welcome addition. Stacked skinnies that clear lots, are built poorly of cheap materials, with limited or no parking are not. Infill that does not consider the layout of the actual lot and neighboring houses degrades all of our comfort and enjoyment of this city.

1	Need shared public spaces, wider sidewalks for stopping to talk with neighbors, open benches, gathering spots to take a moment rest. Traffic calming of traffic circles, slower streets to make it more pleasant to be out walking around. I know the city can't control bus service, but more frequent bus service to make it easier to be car free. Making sure there are spaces for local services--grocery stores, restaurants, shops, hardware stores, etc close to neighborhoods or on main streets of neighborhoods.
1	I was thrown out of an apartment on a no cause eviction. I was paying \$925 a month. They proceeded to paint the unit green and now charge \$1650 for the same unit. I can no longer afford to live there.
1	I cannot compete in the housing market. I'll never own a home in Portland if things continue as they are.
1	This is not really a survey in an honest sense. You have skewed your questions and forced choice responses to receive the information you want to have to control the conversation and process. What I have been witnessing is a bureau of planning and sustainability and the development commission's efforts to pander to developers who have more interest in their profit margins than neighborhood livability issues. What this survey does not reveal is the incredible amount of infill that is replacing demolished homes with apartment complexes in neighborhoods with no thought of being sensitive to needs in existing neighborhoods. The 64 unit Remmers project on two city lots next to Overlook Park is a case in point. It will have 15 parking places I believe. Another house on the other edge of the park was demolished and replaced by a 3 story, \$1.2 million home that unfortunately cut off my view of the hills. Needless to say, I am not happy with this development. It seems to me, the city and development commission, the bureau of planning and sustainability have NO interest in what is happening in this city unless it is to their vision. Look around. The Burnside Eastside building did not even have a review of changes to the plans that are resulting in a darker and oppressive building that is ultimately blocking our view into downtown. What happened to height restrictions close to the river so that would not happen. You like to limit this survey to 'homes' but apartments and condos are the homes for people and those are a huge part of what is making life more problematic all around inner city, eastside neighborhoods. I am submitting this survey because it is important to say something. I have no illusion that information will be used unless it conforms to your preferences. I grew up in southwest Portland and as an adult purchased a home in the Overlook neighborhood. I love my neighborhood and I see all of Portland as my city and visit and do things on both sides of the river. I can't say that there is an equitable application of your plans and zoning to promote infill. Ultimately, I do not see the direction the city is taking as a good example of responsible behaviors in the development of a livable, sustainable city like you would proclaim.
1	Please respect the character and livability of our city's neighborhoods. Restrict infill to those neighborhoods that request it
1	It is a lot less painful if we can see the benefits - more parks, better transit service, etc, to an area. It is not sustainable or livable to just build up without the other features.
1	Demo'ing a single family home to build another, much larger one on the same lot isn't infill, right? So come up with an amazing infill development policies and avoid those situations. Portland is getting ugly.
1	I'm concerned that east Portland will not benefit from future improvements. While there is more affordable housing available in that area, the quality of the housing and maintenance is very poor, as are the transit options (sidewalks, crossings, public transit). Communities that have been pushed out of inner and north Portland need to be included in and benefit from new policies. This is part of how the city can show it is truly committed to equity.
1	I am very concerned that apartment buildings are popping up quickly in my neighborhood without parking spaces and with rents that are not affordable to many people.
1	Im very very concerned about lack of parking & increased traffic . Increased dense apartments that have no / minimal parking space may require " no car " policy. doubt that. I support urban density with a parking plan. Creative Parking Density plan should be included !!!

1	I was born in the city and have lived here most of my life, and I like how Portland is growing and becoming more dense and diverse. However, preserving middle-income and lower-income neighborhood availability and promoting class mobility through home ownership need to be prioritized.
1	seems like the current rules are being exploited by wealthy people to build large single family homes which make neighborhood even more unaffordable than it has been.
1	Too many big box appt buildings are destroying character of existing neighborhoods; adding insult to injury these appt buildings are not affordable for most people.
1	I appreciate the opportunity to take this survey and hope that Portland can come to terms with the influx of change in the community without sacrificing the integrity of the history of this wonderful place.
1	Parking requirements that inhibit density increases should be removed. Gradual densification through infill should be allowed to tighten the parking supply. Rapid densification (e.g. apartments on commercial corridors) can mitigate parking through permits and limited permit availability for the new building.
1	The increase of property taxes based on the addition of an ADU seems to add to the already arbitrary system of property taxes in Multnomah County. It seems that taxes should be based on a standard equation that is public knowledge.
1	Our neighborhood of Laurelhurst is being damaged by demolition of smaller, affordable homes and replaced by oversized, poor quality homes that block light and views, and decrease the overall value of the neighborhood.
1	The character of Portland neighborhoods is what makes Portland unique and special. Infilling skinny homes, apartment buildings and other "out of place" dwellings damage the character of neighborhoods and diminish property values of neighboring homes. New buildings should be integrated into the existing character and feel of neighborhoods. Thank you for taking the time to administer this survey and consider our feedback! It is greatly appreciated.
1	We live in a "skinny house" built in 2008. It works well for us as young professionals without children. However, what should be a starter home is going to be valued at nearly \$300,000 in the near future. That is not attainable for MOST of our neighbors. I know we need more housing but there is also a lot of dirty development going on in N Portland as well as many derelict houses sitting and rotting in our neighborhood. How do we encourage ethical developers to get a hold of these derelict properties and shut our doors to the dirty developers?
1	Please provide active assistance and political muscle for Multnomah County residents who are being adversely affected by new and unfair property taxation on detached ADUs from the County.
1	Learn to say no to fast talking, money waving opportunists, at least once in a while. Slow down, think it through. Don't give away the gold, for we can never get it back.
1	More solar panels on more buildings + protect existing solar installations from encroachment by new development.
1	No more shitty row houses in existing houses' side yards! It's killing the look/feel of our neighborhood and portland as a whole.
1	The city needs to look at the increased traffic through our city streets, especially in NE. They make provisions for bikers but what about safe streets for walkers, children, etc. The traffic on my corner goes too fast. It's surprising there hasn't been more accidents. When I called the city to have it assessed they are backed up for months. We have lived in our home for 30 years and have seen a lot more traffic .
1	Traffic along SE 60th and Division have gotten out of control. It takes me 20 minutes to go 1.2 miles from Hawthorne to Glisan. Insane! Parking in our old traditional neighborhoods has become fight-worthy as so many condos and new businesses have been allowed to be built with zero parking provided by the developers. Each of these MUST include reasonable on-site parking to not destroy our neighborhood livability. Our public transportation system isn't developed enough to allow everyone to bike or be carless. And parents typically must drive too.

1	I am not against infills, per se, but the character of the neighborhood needs to be respected. The size and lay of the land should be considered. In our neighborhood this is not happening. We're seeing cookie-cutter houses being built, almost always 2 big houses on a lot where a single, smaller house used to be. Also, most middle-income families would be hard-pressed to afford these houses at the price they are being offered.
1	The sheer number of demolitions without deconstruction this year was astounding. The city does not seem to hold neighborhood values above revenue collection. We need to preserve our heritage while we still can. Please make it happen.
1	No rent control. Has worked poorly in other large cities, results in higher prices, less mobility, and decreased maintenance on existing housing stock.
1	Thanks to infill and the increase in density it has brought local small business closer to the community such as bike shops, ice cream shops, restaurants, pubs, new seasons. If the density wasn't there we wouldn't have cool areas like division, Alberta, Hawthorne
1	Parking needs to be considered. If parking is not required with new development, a plan for the neighborhood parking should be developed.
1	It is my feeling that Developers are not well managed/controlled by existing infill rules. They are allowed to demolish single homes and build two homes on a small lot. It seems like there is insufficient oversight or management of infill developers by the city,
1	Homelessness is also a huge problem in the city of Portland. This is mostly because Portland has created an environment in which being homeless is easier. We have a national reputation as a homeless destination! This must change. The Lents and Gilbert neighborhoods are experiencing increased crime due to a population of people who are temporary and have no emotional tie to this place. No roots if you will. They come and go as opportunity and weather permit. Increased density will only make this problem worse. As permanent and no permanent people struggle to coexist. The homeless do need help, but more than just a meal and clean clothes. Get the people who truly live here and truly need the help off the streets and make Portland less attractive to people who travel though taking advantage our or permanent residence. Infill is great and should continue in a way the maintains our neighborhoods integrity. However, the pave the way for that increased density we must get crime and homelessness under control.
1	It's very frustrating that City staff seems uncaring of the fact that citizens are very upset by the direction infill development is taking. I work at a busy community center and talk to people from many neighborhoods who are opposed to the current manner of increasing density. Our concerns seem to have no effect on decisions made by those in charge.
1	The beautiful house two doors down recently sold for \$875,000 to Eden Enterprises. 10,000 sf. lot. Small hose next door and across the street. Eden will make a bunch of money that the county will boost their tax payroll. Nobody else wins.
1	Please give growth, traffic and roadway improvements and infrastructure your care and attention. Overhead trams and max bridges are nice, but our city is crowded and falling apart...and it gets worse every year. Thank you!
1	Parking garages are ugly and a sign of poor planning. Build parking for the future as we ratchet up density.
1	BDS SHOULD NOT BE FUNDED BY BUIDLING FEES. There is a clear conflict of interest that encourages inappropriate development because BDS code and code enforcement are done by employees whose salaries and funded by building fees. Vic Remmers and the SK Hoff building conglomerate own BDS.
1	I am a homeowner, so I am gaining financially on paper, but in every other way, I feel like I'm losing because of recent development strategies. Families can no longer live here because of excessive the housing burden; traffic has dramatically worsened; neighborhoods are becoming homogenized by the spread of ugly, soul-less apartment buildings that cater to the wealthy (and childless) few. When I moved her in the late 1980s, this city was truly a

	family-friendly, neighborhood-centered place. No longer. If I wanted San Francisco I would have moved there - oh, wait, I could never afford to live there. Is that what Portland wants to become? If so, you're doing a bang up job. If not, then you need to stop, rethink, and change direction.
1	the city lets too many things happen and then after the fact says "oh we didn't notice till too late" so things slide by...builders know that and plow ahead so they can so "oh sorry" when it is too late.
1	I support density, but the architecture we are getting sacrifices everything for square footage. The city also needs to reevaluate what it considers "affordable." Every neighborhood should have housing baristas can afford.
1	Ensuring the city retains and restores nature close to home. For healthy communities, for people and wildlife. Backyard habitats!
1	It would be nice if there were more attractive designs for infill "skinny houses". While the homes are a good solution in terms of increasing density, and are considered "greener" by having a smaller footprint, they are frequently an eyesore. They don't have to be. Some are really nice and even manage to fit the look of existing, older neighborhoods.
1	I should hate to think that the zoning, tax, and building codes are designed to favor real estate developers. Just sayin.
1	Please stop letting developers ruin our little communities, such as Maplewood, near Multnomah village. Small house after small house is being destroyed, and huge houses are taking their place. You are pricing people out of Portland!
1	Old houses need to be replaced. But don't let irresponsible builders build something that is out of place in a neighborhood. Have a policy in place that maintains home sizes and pricing.
1	Bikes and light rail are great, but ensure there is PARKING! Portland is a car city, that will never change. Also, please do not destroy existing livability such as that of Argay Terrance by building multi-unit apts in a single family home neighborhood. Opening dead-end streets in a low traffic area to renters who do not care for the livability of the existing neighbors is also extremely destructive to morale and safety.
1	Too many rules/codes/license fees, etc. It is far too expensive to build a house. Too much government involvement.
1	Multnomah County's policy of re-assessing land values based on the entire lot when an ADU is added is unfair, counter-productive and an intentionally perverse interpretation of the tax code. Adding ADU units accomplishes density goals in a much better way than bulldozing everything to build a mix of McMansions and hipster hovels.
1	Get off this neighborhoods not changing. Change is a good thing. We must move forward not tread in the past. Growth is good and new people bring new jobs and more money to build a strong tax base and city
1	I am afraid that the Wierd is being priced out of Portland. Starving artists and those of us who want to quit are job and be a little weirder don't want to be held hostage by a high mortgage.
1	We gave a lot of lip service to density as far back as I can remember to preserve our farmland and keep the inner city livable (I moved here in 1990). Now is the time to redouble our efforts. Do not waver from the plan - it is a good one!
1	This city could become a traffic nightmare (yes, it is probably there now) by development of new housing (cramming more into fixed spaces). Haven't fixed the existing street infrastructure, but are hell bent on adding housing with little or no space for parking cars. We should be careful with what the city wishes for....
1	Simply bringing on more housing will do more to lower rents than requiring affordable housing. Basic economic theory of supply and demand proves this out. Seattle (more supply) vs San Fran (affordable housing requirements) prove this out as rents are starting to fall in Seattle.
1	If Portland really considers itself a progressive city, it needs to protect it's low and middle income residents from the influx of development money and rental inequity.

1	don't dump homeless shelters in residential neighborhoods, stop allowing "homeless camps"! camping within city limits is illegal, right? enforce the law!
1	The destruction of our neighborhoods and historical homes and buildings for profit is unacceptable. These buildings, and our history matter. Once they are torn down we cannot get that back. Look back to the housing boom in the 1970s and 80s. Those homes are in no way as desirable or well made as the homes build in decades before. Heirlooms are being replaced by throwaways. If towns on the East Coast can figure out how to adjust to increased population needs and still protect and value the historic architecture in their towns, why can't we? I spent a semester in Salem, MA where houses from the 1600s (and beyond) are well kept treasures where everyday families are living. Why is this not a priority here?
1	I hate seeing huge McMansions being built in our sweet Westmoreland neighborhood with its cute bungalows and small cottages. Many new buildings are ugly, too tall, thus overshadowing the neighbors (bye bye garden), and simply do not fit in.
1	I'm not sure I understand the need for infill. Is the goal more tax revenue? If that's the case, will my sky-high taxes decrease with more infill? History tells me no. I can appreciate the need for a transit-oriented urban environment with fewer cars, but transit fares have increased 60% the last few years, yet trimet has no way to make freeloaders accountable on MAX other than a few scattered fare inspectors. Transit, housing and city leadership needs to be in sync about priorities, not work as independent empire builders who waste tax dollars. I am not a conservative. I am a hardworking taxpayer with a job in education and I've been a Portland resident nearly all my life. I want my city to be better, but not for the satisfaction of City government.
1	Increase in density effects the parking problems, developers should address these problems with the building of their developments.
1	I support density! Creates a more vibrant city, and allows us to accommodate the growing population.
1	I seems the deck is stacked toward developers and away from home owners. Multi unit developments with no parking being placed in neighborhoods with limited space for parking.
1	1) We hear a lot about how many people are coming to Portland and how we need to be ready for them. Could we start campaign to get people not to move to Portland? remember Tom McCall? 2) Help Gresham, Happy Valley, Oregon City create urban centers so that those people can work there.
1	Though some density is nice, I do not believe we have to accommodate everyone who wants to move to Portland. Our roads and freeways are overcrowded and more density from new residents will not encourage more cycling, it will add to traffic jams instead.
1	I'm very concerned about the scale of new housing and it's lack of integrity with the existing style/scale of our neighborhoods.
1	I fear that the character of my lovely neighborhood is changing - not for the better - as infill drives families to the suburbs. After many years our neighborhood has seen an influx of upper-middleclass families who shop locally and support the community. They are being driven to the suburbs by lower-performing schools, tear-downs next door that impact their property and parking/congestion. I would love to see more affordable housing but also not loose the economic base that his financially supporting our small, local businesses and restaurants.
1	It is very sad to see many houses in NE torn down, which are not in that bad of shape, they just need some maintenance. Newer homes are not affordable, not are they putting two houses on one lot. One large \$550-600k house goes in, which does not address the need emphasized by the urban growth boundary.
1	My neighborhood (west tabor/Richmond) is a family oriented area with beauty, charm and individual character. By building large, single unit complexes, it is changing the whole reason people live here. This isn't for families and their best interest. I can name a dozen other places on a bus line that these huge apartment complexes could be built instead.

1	More and earlier neighborhood notice to changes, especially the building of apartment and other multi unit structures, with little parking, adjacent to single family dwellings.
1	many of the large condo complexes are destroying the character of the city. architecturally they don't fit in, and they are causing Hughes hikes in housing costs for surrounding current residents. the planning seems very short sighted and exacerbates housing difficulties which are already out of hand for current and long term residents of the city.
1	I'm very disturbed to learn that the city council passed new zoning regulations to remove the 5 ft setback to build habitable structures that may be 500 sq ft. Most residents of the city have no awareness that these changes have been approved.
1	Maintenance of city facilities like parks, roads and libraries and schools needs a serious boost with all the new users. Don't allow these important services deteriorate any more.
1	Stop the demolitions! The only one who benefits are speculative developers. Not the sellers. Not the buyers. And not the neighborhood.
1	So heartbroken to see Portland becoming a more and more exclusive place. I'm seeing friends and family pushed further and further to the periphery of the metro area. The structure of our neighborhood associations prioritizes the interests of homeowners over renters, and the NA's have such power at city hall. Add to that all the money the real estate industry stands to make from re-selling near-in Portland as prestige neighborhoods, and I despair for the future of our city.
1	Rainwater/graywater cisterns should be required by law for any new dwellings as well as solar, wind and any other green technology.
1	Encouraging builders to build different size houses to allow for a wider diversity of people who can afford homes in close in neighborhoods. Smaller homes for singles, couples, lower income people. How do you encourage more developers to make less profit and build smaller homes? They say they build to the demand but for who? Families relocating from very expensive cities the have huge equity in their previous homes. Renaissance homes is a prime example. The city's efforts needs to be in encouraging more smaller, skinny homes and just smaller homes in general especially in denser developed neighborhoods and developers who build those should get more incentives.
1	Affordability is really important! We need to keep low and middle income earners and families living in the city to keep the city vibrant!
1	New construction should not be allowed to devalue existing homes by towering over them, blocking views, creating parking nightmares, and congesting traffic!
1	At the rate things are going I will be priced out of my apartment (resident since 2003) and my city (resident since 1994) within 5 years. I love Portland and I, along with many thousands of others, expect to not be able to afford to live here before the next presidential election.
1	Bps needs to place more value on quality of life for current residents and character of existing neighborhoods.
1	With the mass increase in homelessness throughout the city, all multiple dwelling should be required to set aside a percentage of units for affordable housing and veteran housing.
1	I have zero confidence in the city leaders to do the right thing. Surveys and town hall meetings are a joke. Decisions are made behind closed doors, then meetings with the public are scheduled to appear that they value citizen input, but it all amounts to wasted time and money.
1	"Tall Skinnyies" are the "Snout Houses" of our time. These homes are out of control, ugly and ruin the feel of a neighborhood not to mention over-shawdowing a short-normal house next to it. Too many homes are cast into perpetual darkness due to someone building too close and too tall.
1	I am concerned that the City's transportation people do not seem to listen to neighbors when they complain about fast and high-volume traffic on neighborhood streets. In Sullivan's Gulch, we asked that stop signs be installed

	<p>along Multnomah between 21st and 27th. Trucks and people driving to and from their jobs tend to pick up speed as they traverse this distance, to the detriment of neighborhood livability. More intensive development at 21st and Multnomah will, we fear, exacerbate this problem as more people park on Multnomah to access new development. The solution of offering restricted parking zones to residents on Multnomah and other affected streets comes at a price that many neighborhood residents cannot pay.</p>
1	<p>People moving here from out of state are not changing their car license plates / driver's license. This is lost revenue for the state that I assume goes into maintaining and upgrading our roads. I think enforcing these laws will help bring in additional revenue that will help alleviate some of the pains of increased density. I also think developers, not taxpayers, should have the burden of updating things like for example in Southeast Clinton/Division area - sewer expansions. I'm sure we the taxpayers covered that cost because developers increased the population density in that area. It doesn't seem fair.</p>
1	<p>Affordable housing is crucial. The last mayors ignored it and PDC has been terribly negligent. The City never should have allowed the problem to get this bad. In addition, don't allow what happened on Division Street to happen again in the city. Require density to provide some parking spaces. What a nightmare to use that street in a car now. I avoid it like the plague.</p>
1	<p>Put infill housing in commercial areas AND REQUIRE PARKING SPACES BUILT FOR EACH AND EVERY TENANT!!!!!!!!!!!!!! This is obviously another thing I am livid about!!!!!!!!!! Tenants in the infill housing do not all work downtown, which is where public transit travels to!!!!!! And they do not all ride bicycles either!!!!!!!!!! I ride a bicycle as often as possible; however, I do not ride it in heavier rain, and I do not ride it if I need more than 2 bags of groceries or am needing to deal with heavy or bulky things. I am 60 years old, and I do not imagine that I will be riding my bike when I reach whatever age is too old for that or if I get injured. And that describes a lot of Baby-Boomer-aged people.</p>
1	<p>Portland Oregon has a certain character that needs to be maintained because cities such as these are rare and beautiful.</p>
1	<p>during rental affordability emergency, allow section 8 voucher holders to rent rooms with homeowners temporarily without losing voucher or forcing homeowner to register as section 8 housing, also, extend urban boundary only for affordable housing usage</p>
1	<p>Also my understanding was that the Eastside was to preserve the industrial district for business and light industry. Also I thought the zoning did not allow for taller buildings but the East Burnside building is huge and aesthetically does not do fit in whatsoever. Washington High School rehab and development is exemplary and is an example of what should be done.</p>
1	<p>Portland's neighborhoods are crowded with scarce parking and increasing rents. Stop building apartments with no allowance for parking.</p>
1	<p>It's a shame that the rents have skyrocketed. In order for a city to be truly livable, there needs be housing for everyone. Let's not force our workers to drive an hour or more each way to get to their jobs. It wouldn't be fair, or friendly to the environment. We can do better, and we should pursue goals that foster a good quality of life for all our residents.</p>
1	<p>I like to bike and take transit to work. Currently, I'm as far as most people would consider feasible to bike and I'd like to live closer. I can't afford to live closer. If you don't take drastic steps, only rich people will be able to bike or take transit. Currently, only rich people can afford to live in areas with transportation options such as Car2Go (not to mention streetcar and the new bike share). If you want to only serve the wealthiest people, don't change a thing. Otherwise, blow it all up. Start from scratch, even if the rich noisy people come and disrupt your meetings because they have time to do so. Serve all your residents instead of stacking everything for the rich and protecting them from the barbarians at the gate. You can do it! You're Portland!</p>

1	Please, offer to the community when an budding opportunity comes along so that local can be the ones who make a profit on the changes and not some large company from somewhere else.
1	the current situation in portland seems to tilt toward developers. obvious zoning code issues take years to fix (splitting along old lot lines is a good example) and financial costs of big changes to a neighborhood (loss of canopy, for example) are borne by the developer but by the neighborhood. some way to slow down development when it obviously isn't working for a neighborhood so that it possible to change regulations when necessary, and before it doesn't make a difference, would be a big step forward.
1	-I think it would be an interesting experiment to find some streets where the city sold the parking lanes to the property owners at market rate. The owners could charge for parking, park there themselves, use the additional space to build closer to the street, etc. and the city would no longer have the maintenance burden of something like 35-40% of the existing street. -Fix the state's stupid property tax system. Just wave your magic city wand or something, I don't know. :(The city's probably not allowed to fund the political campaigns of people who promise to make life slightly better for lots of people, so I guess we'll keep being dominated by the few who have the chance to make things a lot better for themselves and thus, the motivation to do whatever it takes to convince the politicians to do a thing.
1	Inferior building standards has turned some "new homes" already into run down properties, especially noted in St Johns small lot newer homes and "skinnies."
1	maintaining all of the SF zoning in the closest-in neighborhoods of the city is limiting our ability to increase the housing supply and provide affordable housing options. Upzone for the long-term interest of our city.
1	City must not compromise existing greenspace, and replace dying trees with climate appropriate new stock.
1	Historically Portland has included a lot of outdoor space for gardening. Many people today do not want to maintain large gardens anymore. Why not encourage expansion of existing homes on their individual lots and shrink existing garden and deck space to a smaller percentage of the total area of the lot. Also, people should be encouraged to build bioswales and other natural planting that use less water and fertilizer. Shrink lawn sizes!
1	The "character" or "style" of the house should not be a consideration. It is actually quite insulting when style elements are applied to a large out of scale house with very tall steps to the front door,(just because it is cheaper to build a garage above grade instead of a basement) For example, the large house built behind us (several extremely large trees removed, before permits were required) had a very high back porch off the kitchen with tall ceilings, so if their back door was open, voices from inside their kitchen could be heard clearly for several houses around. As an architect, I know that these are the real things that matter: daylight, acoustics, access to views and the outdoors, how the built environment helps relating to your neighbors.
1	We need to fix the infrastructure first. We cannot take care of what we have. More does not seem to help.
1	5% of today's carbon emissions come from making concrete. retaining existing homes eliminates this source of carbon, conserves energy and our natural resources, and keeps more affordable homes for the middle class.
1	Personally I think it is sad to see these ugly, out of place structures shoved into spaces for the sake of money. There needs to be more thought and energy put into the planning so that all benefit, not just the builder.
1	People (including myself) are getting priced out of Portland. This is quickly becoming a city where those who already have wealth can build more and More and MORE wealth while those who do not have wealth are pushed further and further away. This is not the city I want Portland to become.
1	You need to plan how to deal with problems that will arise from people being squished together in neighborhoods and not liking it. Also, the lack of parking issue: people will not give up their cars simply because the city thinks they should, even if they bike or take the bus to work. So require parking spaces for every separate apartment or house.

1	You've got an important job-- do it right. Recognize that neighborhood character matters, and once it's been destroyed it doesn't come back. There are ways to achieve greater density and affordability in single family neighborhoods (ADUs, internal divisions) that don't violate the stated planning goals of retaining viable existing housing stock and limiting waste and carbon emissions (the typical practice of replacing modest existing homes with new, larger, less affordable homes and sending tons of reusable material to the landfill isn't adding meaningful density or meeting any other planning goals). Don't take the easy way out and trash the concept of Single Dwelling Zones. You'll be killing the golden goose, destroying much of the neighborhood character, green space, and material culture that makes this city a desirable place to live.
1	I own a home built in 1913, 4427 SE Morrison, that shares a standard 5,000 sq ft lot with two other homes. Our houses are an example of infill from 90 years ago. There are examples around Portland and around the world that could be drawn on to build infill right.
1	I own m,y home and I pay my tazes like I should, but the junkies and theives that live in my neighborhood have more rights then I do and I am still paying for them to have those rights. But they steal from me and my neighbors. Harness us and Trespass on our property searching thru my trash in my driveway looking for what ever they want. How is it that they have the rights and protections and as a home owner i have shit.
1	I want to note that the new adu plan is not rezoning and therefore the rmay of land is illegal. (and, i still don't understand how the no notice hike was legal under former measures)
1	We are growing, it is better to grow in existing neighborhoods. Except for affordable and middle income housing strategies, the development boom happening right now is a good thing.
1	I would like to see housing co-ops in Portland as an affordable housing alternative....and pocket residential communities of small homes (800sq' and less)
1	The city has rich/multiple public transportation options such that lower income residents can get to work economically from neighborhoods further from downtown. Real estate is a free market, supply/demand equation. Portland has vibrant neighborhoods that are being rebuilt and updated that are the envy of the country. Why limit this from happening?
1	Some of our older homes are unsafe and should be replaced, but not with a home that towers over the neighbors! A 1200 sq foot home which previously housed a family doesn't need to be replaced by a 2500+ sq foot home built for two people! Although infill is the intention, that is not always what is happening. Build apartments close to main streets, single family homes (not McMansions) in the neighborhoods!
1	Please, please, please stop the rampant demolition of affordable older homes that are being replaced by out-of-character, overly expensive monstrosities.
1	APT. are a poor substitute for family living and when they get run down they are not repaired or taken care of they lower the rent to keep them open and we get lots of undesirable people in nice neighbor hoods its like a cancer you cant get rid of
1	The city needs to listen to neighborhood citizens that are being impacted by developers who want to make a buck but have no emotional investment in a neighborhood.
1	Las familias necesitan la oportunidad de vivir en el vencidario que deseen sin tener que preocuparse que sus ingresos no podran ser suficientes debido al aumento del costo de vivienda.
1	I'm a home owner in the NE. My modest house is 107 years old, 800 sq. feet, and needs many improvements. I want increased density in Portland to increase housing stock and lower housing prices. I won't be swayed by the arguments for retaining "character" that are veiled NIMBYISM. Break some eggs to make an omelette, etc. We need a development plan that looks 25-50-100 years down the road. Not one derailed by a vocal but short-sighted subset of established home owners. Portland is not "ours" to covet. Share the wealth.

1	Developers who don't care about neighborhoods are coming in and tearing down homes or buying side lots and building very tall houses and it decreases the amount of sunlight we receive on our homes. I've even heard of developers telling neighbors of lots they've bought that if they don't sell their side lot then they will just have to build a really large home on the lot in order to make up profit loss. Streets are getting crowded. What we loved about the eastside was that it wasn't dense, there was character, and people lived there for a long time and were invested in their neighborhood.
1	I don't think you will get accurate information from this survey. It will mostly attract people who feel strongly about this issue. Most people don't care all that much. I'm more concerned about Portland traffic and crime.
1	It's sad to see beautiful homes be demolished but I understand the idea of infill which will maintain farm/wild land outside the city. Unfortunately all the multi unit condos being built in the neighborhood only accommodate people with upper incomes. The state needs to pass a law for inclusionary zoning. All new buildings should require a percentage of affordable units.
1	I have lived here for 16 years, waited tables while earning both a undergrad and grad at PSU, and have built up an amazing community of friends. They are bartenders, baristas, social workers, therapists, and work on shows like Portlandia and Leverage. We love this city, and we are terrified. Many of us feel we are staring down the barrel of having to bail on PDX if for some unforeseen reason we are asked to move out of the home we rent. If we have to pay \$1200 per month to rent, we won't be able to eat. Please keep this in mind every time Everett Homes is granted a permit to demolish and build an unaffordable behemoth.
1	People should be able to use their own property in a manner that meets their individual needs. Over regulation leads to loss of personal freedoms.
1	Infill must be sensitive to the environment. Streams and wetlands must be maintained with appropriate set backs.
1	We need to prioritize preservation of existing urban tree canopy one way or another. Homes do not need to be giant to increase density. There is plenty of room for trees and housing, but in order to retain canopy, our elected leaders and planners need to grow a pair and overtly take a stand.
1	I hope you read all of these and actually take this into consideration and not just statistical data that tells you to sell sell and build build build.
1	Whatever planning occurs, the city needs to prioritize building affordable and subsidized housing in the rapidly gentrifying neighborhoods of ne and n portland. Priority for this housing should be given to communitites who have historically lived in this neighborhood or native ne portlanders.
1	I appreciate the focus on in-fill and maintaining the urban growth boundary which I appreciate will require big changes in our neighborhoods. If I could get by on transit/bike only, living in Cully and working downtown, I would be a happy camper. I would say I'm up to 80% bike/public transit and wish it was 100.
1	I'm concerned about the unavailability of affordable rental and mortgages. Along with concern regarding property taxes drastically increasing for families that are barely getting by.
1	The process seems slanted to developers with notice requirements being eliminated if it is an adjustment, which is being used by developers to rush demolition before going through a full process. More outreach would likely help. A lot of people feel infill is a cram down by the city and developers are In. the driver's seat. Parking issues are not being given Enough attention. Livability issues are important to everyone.
1	Loop holes that exists for developers to fully replace a home without getting a new house permit need to be closed. A developer shouldn't be able to leave up 1 or 2 exiting walls and then proceed by replacing it with a new McMansion.

1	Allow for the construction of small units on tiny lots in and among single family homes near transit lines. Some neighbors will squawk about neighborhood character but are often simply opposed to living among people who are different than them, including with lower incomes. It is ugly and should be rejected.
1	I understand that neighborhoods change over time, and mine was one of those in the '60s. But building enormous, 2-story monstrosities that barely fit on their lot AND require removal of old trees is a terrible approach to development. We should learn from the lessons of the past, not repeat them. I've spent the last 15 years adding trees back to a neighborhood that used to be an orchard.
1	I would like to see priority given to increasing access to safe bicycle routes and public transportation to help keep the neighborhood automobile count as low as possible. Also, please consider turning some of the very narrow streets into one-way to relieve traffic congestion and make it safer. Right now there is a lot of reversing to make way for two way traffic. This is dangerous in heavy pedestrian traffic areas like near the church, Arleta elementary, Red Castle and Plaid Pantry off Foster.
1	The codes of Portland are extremely complex, and permit fees are at an all time high. The City supposedly supports no further urban growth, but never publicly admits it. The reality is more and more people are moving to Portland and there isnt enough housing. The prices are going up and up. Unless Portland truly supports infill construction the prices will get higher and higher and Portland citizens will be priced out of there own neighborhoods.
1	tax break for walled concrete construction with high energy saving construction. Make sure rebate or tax break is easy to apply for. Small time developers would like to make houses more efficient, but get tax breaks or applying for subsidies is too complex. lastly work towards NE 82nd ave. commercial spaces. Tax breaks or storefront improvement would help the area.
1	Infill developers target older, poorly maintained homes. The City should incentivize home maintenance and mechanical update/upgrades to existing structures. Offer rebates for updating plumbing and electrical systems.
1	Please resist the pleas of wealthy and/or house-rich Portlanders to continue exclusionary zoning. We are repeating the mistakes that San Francisco made decades ago.
1	Mail personel are having a hard time finding a place to park and deliver the mail. UPS parks on 39th and has lights blinking to deliver to the new 101 Apartments at 39th and Alder.
1	Please don't destroy our neighborhoods more than has already happened. Huge condos right in the middle of old neighborhoods!! It's crazy
1	The skinny house across the street from my house looks like someone sliced a mcmansion with a deli slicer. It exceeds height laws and is only 10 ft wide. It is being used as an air b and b and the long time neighbors who threw block party's for the neighborhood moved put when it was built right next to their home. The skinny house that was built two houses up the street from me blocks our view of mt Tabor from our backyard and took out two Asian pear trees and a regular pear tree. The folks who bought the home next to it on a decided lot could not afford to buy it in its undeveloped state to keep it as yard space, which it had been when the lot was drawn originally, but they wanted to keep it and would have preserved the green space and food trees:). In general the development in my neighborhood has been a long the lines of cramming as much house and/or as many housing units as possible into as little space as possible with little or no yards and as little consideration for building codes as they can get away with. I'd like to see the city do more to protect the character of Portland's unique neighborhoods and less to line developers pockets and cram bigger numbers of people into smaller and smaller spaces!
1	As an historical aside, the city government did well 30 years ago in their vision and planning for a restricted urban growth boundary, and foreseeing (and designating) specific neighborhoods to grow and be developed, unfortunately however, at the expense of some communities and cultures. Where the city has failed miserably: POLICY. We had this wonderful vision, but there's been a complete disconnect with social policy and how this development would affect the social, economic and cultural fabrics of neighborhoods and communities. And quite honestly, the most

	<p>recent City Commissioners and Mayor have been caught off guard with the onslaught and haven't handled it well. Portland needs to put on its big girl pants. The city government has been operationally disorganized and inept on their leadership. To their credit, at least, it's been an onslaught. I would like to see more attention paid to the social capital -- the value of people and communities and culture, which is what's alluring about Portland in the first place. We're in fear of losing what makes our city unique for the to those who want to, at all costs and without much regard for anything, make a profit on something that no one should be commodifying, people's lives and livelihood.</p>
1	<p>Affordable housing needs to be given an actual dollar figure. At \$15 an hour, 40 hours a week, can an individual afford an apartment and still have the rent make 30-40% of their budget? Without real figures, "affordable housing" is meaningless.</p>
1	<p>Portland city council is corrupt and serves the interest of the members of council and not the constituents.</p>
1	<p>It is so bullshit that I need my neighbors permission to put a dormer on my second floor, but some a-hole developer can tear down my neighbors house and build something twice as big and twice as tall that cuts out all my sunlight. Wtf?</p>
1	<p>The city has been incredibly lax in allowing the type and scale of development that has occurred throughout the city in recent years. I have seen in my own neighborhood (Sabin) the destruction of modest homes in careless manners only to be replaced with homes that are cheaply built, tower over their neighbors, and out-price many families. Residents and city officials have very few tools to mitigate the damage, or prevent it in the first place, and the city needs to take substantial action -- not through weak city planning principles, but solid, enforceable zoning code reform.</p>
1	<p>Preserving detached single-family dwellings on R2.5, R5 and R7 zoned lots might protect the social status and the investment of those households, but does little to make Portland more affordable and more diverse in the central city neighborhoods. Bring greater density of housing units, experiment with housing typologies (developers do not always know what is best for us, or what we want), and make housing affordable to households at or near median family income for households of 2-4 people. Also, the PDC should consider pilot programs like the German Baugruppen and Dutch CPO. Basically, small owners forming an LLC, and purchasing land from the city, getting connected with financing, and building middle-income multi-family housing that private developers refuse to build.</p>
1	<p>Maybe a good way to look at this is to recognize the developers that are doing a good job at building infill homes in Portland's neighborhoods. Grade them and publicize it. Criteria could be how they execute the demolition, what their "green" practices are, how well they integrate the design into the look and feel of the existing neighborhood, etc.</p>
1	<p>The City has done a poor job of managing the many, many demolitions over the last couple years. Many viable and affordable houses have been torn down, often replaced with single-family monstrosities that drag down the value of neighboring homes, and don't contribute to density, affordability, or the character of the neighborhood.</p>
1	<p>Will you please please please provide a bike/sidewalk lane up Taylor's Ferry from Macadam to Terwilliger? this is a badly needed improvement given the excessive traffic on this street.</p>
1	<p>Keep the historic districts historic; don't encourage tear-down buying; maintain flavor of "old Portland" within neighborhoods and out into new areas; have height restrictions in new apartments in historic neighborhoods w/possible underground parking</p>
1	<p>Stop making the mistake of gentrification. It has already happened in the Pearl, Alberta, Mississippi, Williams and Division. It not a sustainable or working system when the system tears communities apart by pushing out the low and middle income individuals who have been living, working and creating families there for many years. This practice is destroying our town. Also, there needs to be better regulation of VBRO/Air Bnb rentals. There are hundreds of units, located in dense, close-in neighborhoods, that could be homes. Instead they are hotels in residential neighborhoods.</p>

1	<p>In a culture of histrionics and overreaction and the general need to not over regulate and stifle development you have a tough road ahead. However, economic justice and an acknowledgment that housing is quickly becoming a nightmare in this city for those not making \$100,000 plus per year -- either single or as a couple--is going to be critical. You have to do a much better job of communicating why infill and a build, build, build model is essential to prevent an LA or San Francisco scenario -- basic supply and demand. However, contrary to PSU's recent claims it's not all market forces that are involved in the housing crisis in this city. You must take into account the actual economy of Portland and its broader context in a nation that is an Oligarchy -- where all our economic potential is being directed to accommodate fewer and fewer people shoving everyone else physically to the margins of our cities. There is money to be made selling houses to working/middle class families. That's the way it used to be (at least for white folks) in the 40's, 50's and 60's and even into the late 70's. Developers are simply not building affordable homes because they're chasing the big bucks of higher income brackets. There is HUGE demand in this city for \$250,000 to \$300,000 dollar homes. Whatever incentives you design must move us back in that direction of affordability. I'm not saying it's easy or even possible at this point given that we live with such economic disparity nationally, but it should never be out of your minds in your planning process. If you don't encourage affordable housing now ALL existing property values are going to start plummeting in 15-20 years as the post-depression /boomer middle class savings finally runs out. People won't have family equity to make home purchases in the way they do now. I don't have a single friend who has purchased a home in Portland on their own based on their own incomes -- not one. ALL of them used equity gained by their parents or grandparents to get the down payment. That money is drying fast though as those middle class incomes decline and disappear. Contrast that to my mother/father and grandmother/grandfather who purchased their homes (the latter on a single income) on their own without any family equity whatsoever and entirely on their modest middle class incomes. You have to get the community to understand its in their long term economic interests to invest in affordable middle / working class housing now. Otherwise, we will all suffer in the not too distant future as fewer and fewer folks will have enough economic means to rent apartments much less purchase a home. Our collective equity will go down the drain rapidly.</p>
1	<p>I think that those who are approving these permits should be aware of the deleterious impact some of their decisions have had on peoples' lives and finances, the character of old established neighborhoods and the character of the city itself.</p>
1	<p>We should remember that transportation and employment issues and solutions are an important component of resolving housing issues. If housing is built eastward and jobs are centered downtown or in Washington County, you are creating LA-style traffic commutes.</p>
1	<p>I've lived in Portland for >30 years. "I like my spotted owl fried" was a common bumper sticker when I arrived, showing how many locals felt about the changes going on, and about newcomers like myself. I'm always shocked when I hear people talk about how current development is threatening what Portland used to be and they're referring to 10 years ago - as if this process hasn't *always* been going on. I loved Portland when I moved here, and I love it now. Yes it's more expensive, and the traffic is awful. But a lot is better, too. The outcry seems to be because the higher costs are finally impacting those who have felt privileged and entitled up til now. Now that it's not just elderly/blue-collar/black/etc people getting pushed out - people who know how to complain to officials and make demands are doing so, because it's happening to them and their friends. And for people who already have their piece - they can't see fit to let others have some too if it means change (eg more density, modern houses that don't "fit" the neighborhood) of any kind. Drives me nuts. It's not that I can't see or acknowledge the real areas of conflicting needs - but the sanctimony(!) of people opposing this infill development gets in the way of having substantive discussions about how to move forward. 1) I already own my house, so I'm not going to have to move b/c of increasing rents - that surely reduces my anxiety about this issue; but when I retire, ever-increasing property taxes will become an acute concern. 2) I hope to be car-free and want as much infrastructure as possible to ensure that I can get wherever I need to whenever I need to for a reasonable cost. And I love it when businesses for which I have a use open up within walking distance, even though it creates parking annoyances (once I'm car free, even</p>

	<p>this won't be a concern of mine). 3) I love that there is countryside not too far from here; I hope that Beaverton, Tigard, etc find ways to infill and become user-friendly to take some strain off of both Portland proper and the UGB.</p> <p>4) I would love to see some level of socioeconomic diversity salvaged - not sure how. There are a few oldsters on my street - been here since the olden days (which always just means 'before ME', but in this case happens to mean since the 60's and 70's), whose houses, when they die, will certainly be sold for the >\$600K that houses on my street now command(!). I would rather not live on a street with only wealthy people (though I imagine these oldsters might have felt the same way when I and my ilk were buying houses at inflated prices in the late 90s/early 00s). Good luck.</p>
1	<p>Please work diligently to assure that those of us who raised our families here can look forward to our children being able to do the same. Preserve as much of Portland's character and accessibility as possible in the face of land grabs from Californian investors.</p>
1	<p>Affordable housing is obviously the prime consideration on everyone's minds here. I am all for governmental intervention to preserve low-income housing. However, I think the best possible solution is to simply increase the supply of housing on a scale that we haven't considered since the end of WWII. Having supply will drive down the prices. We are, after all, in a market, no matter how much the government intervenes. So as a part of your jobs I hope you keep in mind that sometimes it may be the best idea to step *out* of the way and let private interests work, or even ask what ways you can assist private housing development to accelerate its progress.</p>
1	<p>Please build schools to accommodate more students so PPS can provide more services, more opportunities and more enriching educational environments within every neighborhood.</p>
1	<p>Don't lose the beauty of Portland. Take into consideration the integrity of the neighborhoods. If you must tear down houses, tear down those that are abandoned, not houses that only need some updating.</p>
1	<p>Neighborhoods should be balanced. It appears the city does not know how to develop neighborhoods but actually how to ruin them. Too much of something is not good.</p>
1	<p>Change all low-density zoning to include mixed-uses, mixed-forms, and higher density. Require building demolitions to increase density, while simultaneously incentivizing the preservation of 'historic' housing. Remove auto parking minimums, and create parking maximums. Meter all street parking so that they are self-maintaining and to pay for paving all unimproved streets. Increase the number of 'pocket' neighborhood commercial zones with strict size and parking regulations, create these zones over time from the 'organically' created places that emerge from the new mixed-uses residential zoning. Create 'road diets' for neighborhood greenways to one way auto traffic, allowing space for continuous off-street pathways (think Copenhagen or Amsterdam). Require ground floor retail at existing neighborhood commercial areas. Incentivize the replacement of all post-war FHA style housing (500-1200 SF houses on 50 x 100 lots) into duplexes, townhomes, or mixed-use buildings. Create opportunities at house auctions for low income residents (loan priorities), and de-incentivize 'house-flippers' over home buyers (tax higher if homes are resold within 2-5 years?). Lastly, change historic district regulations that promote 'disneyfication' or stylistic mimicry so that new buildings look their age and don't blur the lines between what is actually historic and what is not.</p>
1	<p>Too many viable buildings are being lost, but there is also too much resistance to tearing down derelict structures. Is there a way to certify if a structure is worth saving?</p>
1	<p>No thanks. If anything has proven to be a complete waste of time in my six years of being a Portlanders its "sharing" in a system that is dense with process and where real estate and business development trump community development. Let's hope the next mayor isn't more of the same and healthy connected neighborhood strategy isn't just fore some neighborhoods-the white ones. Shameful!</p>
1	<p>Newer in-fill houses are too tall and have no yards requiring residents and kids to "hang out" or play on the street and in others' front yards. 50 X 100 lots should not be allowed to be split up or have multi family dwellings built on them.</p>

1	Infill development is NOT the only option. Protecting Portland's unique "neighborhood" feeling through careful planning and develop is an important social and economic value. Providing workers with healthy and happy living should be our most important concern right now.
1	For the "What potential aspects of residential infill development are of the most concern to you?" question: "neighborhoods are becoming less affordable" is a minor concern. My view is that neighborhoods become less affordable because zoning codes prevent us from increasing density. The result is closer-in neighborhoods increase in cost. If we could add denser development, perhaps prices would not rise as quickly. As to the other issues, I am actively unconcerned with any of them. A denser city with good transit and bike access is a better city. Neighborhoods are safer when there are more neighbors seeing one another on sidewalks. I am a homeowner in a close-in neighborhood (Arbor Lodge), and there are too few houses on too much land. Almost all of my neighbors drive for most of their trips around town. A result is high speed and unsafe conditions on collector streets (N Rosa Parks, N Greeley, N Lombard). When walking, it is rare to cross paths with another person on the sidewalks. We live within a half mile of a max stop, and a few blocks from major bus lines on N Rosa Parks and N Greeley. We own a car, but most of our commuting is done by bike and by transit.
1	Whatever changes need to be made should be made universally for all single dwelling zones (R2.5, R5, etc.) Please don't try to pack more density into pocket areas. Whatever concessions need to be made should be made across town, not just in weaker and more vulnerable areas. If you really want to address affordability, it needs to be done on a large enough scale to make a difference. Building next to existing transportation lines is a red herring. We fundamentally rely on buses and these routes can change as the new contours are revealed. Let the market determine where it makes sense to build.
1	Please, please, please take action to save the character of our city. I am a fourth generation Portlander and have always had great pride in the environmental ethos of this city. Please consider what hundreds of houses in the landfill being replaced with new materials means. Please add density responsibly (i.e. Apartment buildings on buses lines or Max lines). Tearing down a house that is in good repair and an average family can afford to build a mansion that only the richest can afford is horrible. Is there a way to level the playing field so that developers offering cash don't have the upper hand? Thank you for your survey.
1	Portland doesn't need to be the next tech hub... We are more than that. Better than that! Please preserve the NW now so the future can be sustainable
1	Infill is very important to making sure that we can grow as a city and still preserve farm and forest land. I wish all infill was well designed and constructed, but that is difficult to regulate.
1	Please reign in the developers who are cramming so many houses in lots only suited for a single house. We are loosing greenscape and all the new skinny houses look the same. I don't want the town to look like cookie cutter houses. There must be diversity.
1	water, sewer, garbage, streets, public transportation, schools, parks... infrastructure! Pull up your pants and get ready Portland, you're going to be a big city soon.
1	Require apartments to provide sufficient parking for all their tenants!!!! The pressure on off-street parking in close-in neighborhoods is insane and largely due to City policies allowing developers to get away with building apartments that do not have on-site parking.
1	Establish a zoning code in between mixed use and residential that allows small businesses that currently have conditional uses to remain without up zoning that would allow out of scale development and do not allow micro-apartments in single family home zones.
1	ADUs are BS. As is Air BnB. Both destroy neighbors, and all because (sniff) someone's trust fund ran out. I used to pride myself on being a Portlander. I no longer do so. Shameful level of homelessness (plus you keep breaking up homeless camps) and a complete disregard for homeless folks with real needs. And you allowed developers to

	destroy neighbors, knocking down churches, homes, etc., creating environmental problems and stuffing the debris in landfills. But all is okay in the Pearl, right? Isn't that what matters most to everyone? Best of luck in finding another way for developers to wreck Portland. Remember the bike lanes? Weren't those nice? Oh. And NE Burnside. And NE 20th. Thank you for wrecking that area, too.
1	We are at a crossroads with our city. We need to encourage new infill development in existing dilapidated neighborhoods (East of 50th & north pdx) not in existing well maintained neighborhoods. We are destroying small well built homes, many which are well maintained for developers to build mini mansions. This needs to stop!
1	People should be able to replace small, unmaintained, dilapidated homes with quality housing of their choice. It is not the role of the City to regulate single home design or charge fees to demolish homes.
1	We need publicly funded sidewalks in Brentwood Darlington neighborhood. Most of our neighborhood is without sidewalks.
1	We welcome architectural diversity; efforts to create continuity seem hopeless except in terms of setbacks and height.
1	As a fourth generation Oregonian born in Portland, I've seen this city grow; Through both upturns and downturns. I have been raised in the true Portland tradition-- civic involvement and volunteerism. However, as I try and purchase a home for my new family, I'm uneasy about the prospect as I have continually been bid out by large scale development. The current trend in the city is pushing out working people, and building a developer and investment capital paradise. However, we are not looking forward to the future as all these renters and service sector jobs will not sustain this city long term. I often hear cooks lament that they not only can't pay rent, but they can't afford the food they prepare.
1	I am discouraged by the city's lack of control over developers choices to build McMansion type houses that use more resources. And to knock down large trees that give sustainability and character to neighborhoods. I am discouraged by the city's lack of planning for this boom. I am a participant in this community by teaching students in the public education system. If I didn't have my home already, I would not be able to afford to live in this city I have loved. I am discouraged by the city's lack of planning to keep neighborhoods diverse in population and in income levels. We need diversity to enhance our communities health. Portland already lacks diversity and is behind other metro areas regarding this issue. At the rate we are going only the upper middle class and rich will be able to afford to live here. It's tragic.
1	Reducing the size of new construction seems like the most important goal. Smaller houses are more affordable, more resource-efficient, and friendlier to neighborhood character. Limiting allowable new construction size would also reduce the incentive to demolish existing, usable housing.
1	Too many apartment buildings are being crammed into Sellwood and Westmoreland. Too many studio units that are still unaffordably priced. The intense impact on the streets of apartment buildings with inadequate offstreet parking. The negative effect of excessive apartment building on neighborhood traffic--24/7 rush hour traffic.
1	I'm in favor of the urban growth boundary, and thus I am willing to accept more residential density. There is no legislating poor taste, so house style should not be an issue.
1	Portland needs to grow in a more responsible way. We need to preserve green spaces that are private home gardens as well as public parks. We need to require that all apartment buildings be placed in ways that respect the property and pleasure of the homes already present in the neighborhood. Additionally, we need better seismic standards for all new builds!
1	Full disclosure, I am on the Stakeholder Advisory Committee. It seems like this survey could have had a few more questions to help inform our process...?
1	Make the process clearer and more transparent so the average neighbor can understand it. Please revise the Tree Code. Consider parking - even bike commuters have cars. You've worked hard, now go have a cookie.

1	Traffic is getting unbearable in parts of Portland. Esp the convergence area of Barbur/Terwilliger.
1	I do believe there is a viable way to have infill; however, the way infill has been up to date seems like developers make all the decisions so they can make a profit with no consideration for neighbors. The city seems to think this is ok and therefore lets these developers get away with overlooking timelines and notices to neighbors. Parking is a big issue in the SE. Allowing apts to be built without providing parking thinking that these tenants will take public transportation or ride a bike is ludicrous. Even bikers have cars! Also make sure ground floors of apts on main streets need to have retail on the ground floor.
1	I'm sick of East Portland being the ugly step-child. If there is development in richer neighborhoods paid for, disproportionately by poorer folks, maybe the richer areas should get some affordable housing and the poorer folks should get some nice development in their neighborhoods.
1	I hope there is someone working in the bureaucracy that can hear the frustration that many people in Portland feel and will listen attentively to what we need to express about how our city is being impacted by thoughtless and greed-based development, development that serves the needs of big businesses but not the average city dweller. I have lived in my neighborhood for 17 years and witnessed the changes, some good and some bad. Thank you for the opportunity to express my opinions about this.
1	No more infill! It is ruining livability for the majority who have lived here awhile and it is environmentally detrimental, contrary to popular spin. The latest anecdote: just this morning trying to patronize a Div. St. business at 34th, I can no longer turn south on 34th to park because it has become one way going north as part of yet another bike route, and then even if I did come around to go north on 34th, the 3 or 4 parking spaces that were once at that corner on 34th have been removed! Every day, one more access point is choked or cut off. The whole development plan of the City is on auto pilot with drones at the helm.
1	Parking is still a necessity for all developments. Apartments need to provide parking for their residents.
1	Enforce environmental regulations for toxin exposure on demolition lead, asbestos Etc. Educate neighbors on exposure risks and symptoms with demo notice.
1	Please don't let this place turn into San Francisco. Please don't let developers and investors turn this place into their next investment portfolio windfall, without giving a shit about quality of life for people who actually live here!!!
1	Many of the homes that are demolished are undesirable and run down. The trouble is the size, scale, and crowding caused by very large houses being built. In this scenario the neighbors lose and the developer wins. Stricter code would make for more reasonable development and profit.
1	a lot of the concerns you listed for me to prioritize aren't concerns for me. I worry that aesthetic concerns of neighbors (which can be very specific to class and culture) will trump issues pertinent to people who will or would live inside new homes. I'm concerned about whether our communities will have enough shelter left after the major earthquake, how we'll impact climate change, whether people will have to live with moldy homes, how the people critical to our community will continue to afford living here and have enough left over for other expenses. I don't care about parking because I don't drive. I don't care if people build a three-story house next to a one-story house, because that does nothing to change the quality of my life (frankly, my preferences are toward an eclectic mix of buildings, but I know that's not everybody). I do care about my friends who are artists, who are people of color, who are community activists, staying in my community! I care about this city actually attracting more people of color, more immigrants, more young people, more artists, more people who want to work at non-profits or start their own thing.
1	My own bias is that we should create more historic districts if that is the only way to create design review leverage.
1	Our neighborhoods have been one of our treasures for decades. We have to care deeply and work hard to preserve them.

1	This is a HORRIBLE study in that you offer a very restricted set of option and then will try and act as if this is the people voice. It is not! 1. Enforce code and law in Portland! 2. Require more green foot prints and architectural standards 3. Save natural areas for our cities youth. Stop trampling every green space unless you will mandate and enforce replanting of old growth trees around the city. Mandate and enforce! I have so much more but you and I both know you will dumb this down and remove my voice to support your ridiculous narrative. Stop allowing for all these homeless folk to destroy livability in our city. WAKE THE HECK UP!
1	Moving people of color to east county is wrong. We don't want the city to look like what the suburbs used to look like.
1	AFFORDABLE, AFFORDABLE, AFFORDABLE. Make home ownership within everyone's reach. People are what make neighborhoods, not numbers.
1	I have less concern about houses of different styles, skinny houses, taller houses etc. and MUCH more concern about poor design, bad materials, crappy cheap houses being put up in what were nice neighborhoods. I love the idea of density and keeping our UGB limited. I DISLIKE how this is being done by sketchy developers. Can you regulate for that?
1	Our leaders need to lead from the front and get on a bike. The city council has made it abundantly clear that they're missing that perspective and Portland is suffering for it. People who bike spend more money in our local economy, and are not constrained by traffic congestion, parking, or car payments. For example, consider lining several blocks of alleyways with ADUs and/or tiny houses -- with everyone biking, the net loss of parking space and the narrow, unimproved alleys would be no problem. We need to stop spending our public money and space on encouraging people to drive alone.
1	The city needs to address the problem of oversized homes towering over other homes in the area. Also, many contractors do not follow the rules of 7-6 working hours and are not respectful of the neighbors.
1	I'd like a PR campaign to help new arrivals preserve Portland's politeness and gentleness. Could be humorous: "You're in Portland now; drive slowly."
1	I have issues with apartment buildings being built with no parking provided and in between houses. An example is the apartment building going up across the parking lot of the Hollywood Trader Joe's
1	Yes! I do hope the City of Portland will rely on mass transit rather than the automobile as the solution to mobility. Also, PLEASE allow neighborhoods to use more "traffic calming" methods and stop using the Fire Dept. as an excuse not to.
1	Lot size should be maintained and affordable housing should be required in multi-family units like condos. Off street parking should also be required for condos and multi family homes. All homes, actually. Every condo should be required to have 10% affordable or low income options.
1	Like most Portlanders, I'd like to ensure that folks without housing or jobs are cared for. At the same time, having moved back to Pirtland after a five year absence, it is our distinct impression that there is more violence and less pristine conditions than we recall. Simply allowing people to camp wherever they like does nothing to improve their prospects for getting out of poverty and into a more middle class (or even lower middle class) environment. Other countries are beginning to utilize a variety of options to take care of some of the problems faced by folks who are out of work, mentally ill, drug addicted, etc. I hope that Portland will continue to be the progressive city that it is and look for alternatives.
1	In the past few years, I have seen many viable homes razed to the ground and much larger homes built in their place. Most of these homes have significantly more square footage than the homes they have replaced, and thus they often appear out of place because of their scale relative to the size of the lots and the surrounding homes. In many cases, these new homes lack the design elements that are in keeping with the surrounding houses. Some are just eyesores. While it is nearly impossible to establish design guidelines for new construction, the residential

	development board should attempt to balance the need of the city to expand housing without sacrificing the character and integrity of the old neighborhoods.
1	Infill seems to be uncoordinated. There should be ways to retain livability and affordability while increasing density.
1	On-street parking is almost impossible in residential streets near through streets like Division or Hawthorne. We can't find parking to go shopping or to restaurants so avoid those areas. Look at NW 20th-23rd. Houses/apts without off-street parking and that was decades ago. We should have learned from that.
1	People need to be able to stay in the neighborhoods and communities they have lived in for years. Housing is a right and should not be planned based on profit.
1	Not everyone wants a McMansion, or a "luxury" apartment! I'm OK with change, and with new construction, but my concern is that virtually 100% of the new construction I'm seeing is inaccessible to most people. There is a market for decent-but-not-fantastic, reasonably-sized housing, particularly among people who don't qualify for any kind of help but can't afford what Portland is turning into.
1	Make it easier for neighborhoods to become historic districts and restrict growth. High density and uncontrolled growth is destroying Portland.
1	Keep the Neighborhood Associations viable, and away from manipulation by opportunists. There has been a reduction in the strength that these associations had...City Hall needs to put the teeth and ability to participate back into them.
1	Question 8, planning to move out of Portland city limits, due to property taxes, politicians with hairbrained ideas, and increased crime.
1	Stop making so many bioswales and street seats that eat up valuable parking for neighbors and their guests. Not everyone shares your war on cars approach. Families and older residents are not being considered. Overly dense entertainment districts create a parking nightmare for property owners. There is such a thing as straining the existing infrastructure of a neighborhood. If Belmont street becomes a town center it will become a canyon of high buildings and dangerous for traffic, bicyclists, and pedestrians just like Division. Everyone I know is up in arms about the city's plan and approach. We are sick about it. We need businesses that support the needs of the neighborhood, not attract more visitors and create a tourist fiasco. I feel sorry for everyone that lives near SE Division. The city needs to do as much polling as possible instead of going to neighborhood association meetings that are poorly attended and only have folks there that agree with you.
1	I'm very concerned that the rental houses being demolished are depleting Portland's supply of affordable housing. Low income units in new apartment buildings are not the complete answer.
1	The choices for item three in this survey are all crap. I forced myself to select one item but I have no interest in the others.
1	No more row homes in neighborhoods that have big older houses. Also add sidewalks to existing neighborhoods that don't have sidewalks to make the street more accessible for people and children that walk the area. Ne Emerson st. West of 72nd needs sidewalks badly so many pedestrians and no safe places to walk.
1	Preserving Portlands green, lush and wild landscapes is important to me and everyone I know here. That's what many people migrate here. Affordable housing is key for all residents, taxes make and break new and old cities.
1	Decrease the permit fees. If you want affordable housing but the permits to build a house are \$31,000 !!!!! That will just be passed to the buyer. Seems it's a sin to make a profit in real estate development in Portland. What possibly does the \$31,000 got to?!
1	This is an important issue. There are so many ways development and increased density can be encouraged to meet demands for more housing. Insensitive the infill development should be done discouraged while sensitive infill development and other development in desired areas with development potential (e.g. East Portland) should be

	encouraged. Development interests need to be balanced with existing resident livability concerns. More needs to be done to support affordable housing for the lowest income community members. Too many people in our community are homeless.
1	I love the ideas of density and diversity, but I would love planners to be thoughtful and mindful of what made these neighborhoods great to begin with, and not risk losing neighbors who don't feel comfortable with the giant boxes towering over streets and homes, as well as the destruction of green spaces and trees!!!
1	Incentivize or reduce hurdles to remodeling existing homes. Support existing homes becoming duplexes/adding internal ADU and creating multi-story flats in 1 unit.
1	The problem to me is teardowns that don't increase the supply of housing units and just replace older homes with larger more expensive homes. If duplexes and other multifamily uses could be permitted with design standards, infill could actually increase the supply and affordability of housing.
1	Aging in place should be a central component to policies and planning. This does not just mean accessibility; it means that residents living in this city for years should have options to remain in the city - not necessarily in the same housing, but in neighborhoods with characteristics around which these residents have structured their lifestyles - as the city changes and as their functional abilities change. Unfortunately, this is becoming unrealistic, a utopian idea of how a person can continue to exist in Portland.
1	Please stop the demolition of homes that are still viable living spaces. Please encourage sensitivity and respect toward the natural world.
1	Portland's walkable neighborhoods are what make us special and a wonderful place to live. There are more than enough cookie cutter suburbs across the country that could be Anywhere, USA.
1	A giant new home was built on Willamette Blvd, near U of P, where a garage was removed and large lot separated... it looks nice, tho 3 stories tall, matches in with neighborhood.. and tho sold for about \$480,000 will pay only \$850 in taxes for many years because of infill tax rules. I have an OLD house nearby- \$275,000- and pay 4 times that....HOW is that Fair ? Infill home builders are taking advantage of taxpayers to lure new buyers with low taxes... maybe we don't actually need all that infill if the buyer must be lured with low taxes. Stop it.! You allow giant apartment buildings - several in St.Johns, but there are no parks added to accommodate all the people you bring in... where is the open space we need?
1	I've made Portland a temporary home and I enjoy it and would hate to see it change for the worse...infill would do that.
1	This survey is extremely slanted to produce answers that fit into the bureaus preconceived policy ideas and agenda.
1	Everyone needs to follow same rules- homeowners who want to remodel, developers, & those who want to camp on public property but not follow public decency & safety norms.
1	Get money from developers so that we can create housing options for the homeless. Better design, perhaps integrating colors other than beige and grey. Making sure that there is affordable housing options. Making sure that greenery is added back when they cut down trees. Don't let them build all the way to the edge of the sidewalk. Stop giving developers carte blanche.
1	Overall I support development and believe it increases property values. The incredible number of new apartments and condos going up in such a short amount of time is a bit unsettling, as it feels like our neighborhood looks different every time we walk the dog. We are homeowners in the Richmond neighborhood and are used to being able to park in front of our house. My wife becomes incensed whenever a strange vehicle is parked in front of her house, which happens more and more. I try to keep her in check, but I fear she may be driven to vandalize some tires someday. My greatest concern about our neighborhood however it's not new development but homelessness. Portland has got to do something about it. It's a crisis

1	I would like to see Templates for building in an area giving and area 3 or 4 different plans yet keep a continuity in the neighborhood
1	When we finally realized that construction was going to take place in the lot behind us (the morning we were jarred awake by chainsaws and chippers cutting down a beautiful, giant Doug Fir), I got on the phone with the city to find out what was going on. I had myriad questions and was transferred over and over to multiple different departments. Nobody gave me a straight answer and I got the run around until I eventually gave up. I am a bit of a bulldog and don't give up easily, but it was absolutely ridiculous. I felt very frustrated and passed over about the whole situation, from the fact that we weren't informed about the impact this construction would have on the livability of our home (which we purchased 7 year prior) all the way to the general dismissive attitude of the city staff.
1	I owned a home in Eastmoreland for over 30 years and recently moved to rent in Sellwood. I love the vibe BUT I see major issues in the next few years: 1) parking - lack of parking in new development is encroaching on the neighborhoods, 2) traffic - I believe someone is going to have to die before city addresses the growing traffic problems, 3) allowing developers to take advantage of outdated zoning laws to the detriment of the people who have made the neighborhoods in Portland livable 4) cost of housing is making the city unaffordable, in 10 years we will look like San Francisco. I accept growth is inevitable but disappointed that revenue is more important than balancing that growth with the needs of the people who have nurtured their neighborhoods and communities.
1	The generation of residents in the city that fought to revitalize its neighborhoods during the tough 80's and 90's believe that the Planning function of the city has lost its way and that its new leadership is more interested in personal recognition than preserving the qualities of the City that made it great before arrived on the scene.
1	I live across the street from a modern infill house. It does not fit in with any of the other houses. After several years I have adjusted to the house and become friends with the owner/designer. I still don't care for the design. They have 2 cars and no driveway or garage. Getting in and out of our driveway is a pain in the neck.
1	We need dense infill, but much development in SE lately is in the form of HUGE single family homes, which doesn't increase infill whatsoever, prices out lower income families, (often) destroys viable historic homes and limits profits mainly to a handful of large developer/contractors, many from out of state.
1	Density infill is necessary for good growth, but livability needs to be included in the design and review process. More parking options are sadly lacking as the city has grown in the last five years. Sadly if this isn't remedied, the quality of life in the city will continue to decline as the city continues to adding housing. Also, transportation needs to be better brought into large design projects. One can't promote density infill in a neighborhood and at the same time remove a lane of traffic and expect quality of livability to improve. SE Division comes to mind. Traffic is now a mess there during commuting times, and now Transportation is spending money how to fix the problem (after they helped create the problem).
1	I think demolition of older homes is ok given that everything has a life. Advances in building technologies and energy consumption is a big deal, as population grows energy demands will as well. We can't afford to let old homes be inefficient.
1	Make Portland a city which works for everyone. Not just spec home builders, luxury apartment developers and established homeowners. You have to begin taking vigorous steps to ensure that our city doesn't become an enclave for the white wealthy elite. Inclusionary Zoning must be on the table. This is an emergency for anyone who doesn't already own a house in the city.
1	We're all afraid that Portland is turning into San Francisco with rents and property values rising so quickly. There is a lot of research on what went wrong and what's lead SF to the situation they are in - let's try to avoid making the same mistakes.
1	Infrastructure, such as adequate parking cannot be ignored or downplayed-- not matter how much planners would like to for sake of density.

1	Please look at the big picture of how infill affects the character and lifestyle of existing neighborhoods, so that they can remain a wonderful place to live. Also, it's crucial to address the issue of affordable housing within the city so that people of all means can help enrich and maintain the vibrancy of Portland.
1	Look at the causes of immigration to the region, and address the causes. As Buddhist leader Daisaku Ikeda has often said, problems created by humans can be solved by humans. And as Einstein said, problems can not be solved with the same level of thinking that caused them. The assumption that increased population is inevitable is just that. An assumption. What if we try on some different assumptions? What if we assume that we can address the causes of massive immigration to this region, and do so in a way that is respectful of humans and all life on our Mother Earth? What would happen if our energies were focused on that project? Just a small shift in the course of a heavy ship at sea will send it to a completely different destination. What if we make that shift in our thinking? I envision a future where native plants and animals once again flourish in this region. And humans can be sustained by the land. We need less population density to live in harmony with Mother Earth.
1	We need to house the homeless, now! Also, affordable housing, higher minimum wage and better community health services is good for everyone.
1	NO MORE installation of traffic cameras and placement of camera vans in obvious speed traps. These are TERRIBLE for citizen morale.
1	The quality of many new homes, dressed up as "craftsman" homes are so poorly made that they may be razed long before the old, real craftsman homes that have been around for 100 yrs. They are replacing homes that can be rehabilitated while preserving the integrity of a street and neighborhood. Some developers and real estate agents care about nothing but their bottom line. We must rely on the city protect our neighborhoods and the unique character of our city.
1	Portland is special. Don't destroy the unique characters of the city. All development needs to have an off-street parking plan -- the words "everyone here bikes or takes public transport"; will not be the case during this decade.
1	The east moreland and east moreland heights neighborhoods are a good example of how the city zoning and building rules do not protect the interest of the residents of the neighborhood. Renaissance Homes comes to mind as an offender. There is a growing tension among homeowners new and old.
1	East side neighborhoods seem to be the most impacted by the developers razing (some without permits) and cramming 3 houses where 1 has been the norm. More thought should be given to keeping the character of the area, not the profit potential for a few well connected developers.
1	Parking and green space really need to be focused on. Green space needs to be retained on each residential lot. If you let people build to the edge of their lot not in downtown than you are losing greenspace and water reclamation areas
1	Yes, if you could do something to help lower skyrocketing rents that would be great, too. And the LED streetlights are really an ugly shade of white. We miss the old, warm lights.
1	I wish there was rent control. I have grown up here, lived in close-in SE my whole life and would love to stay but live in fear of being pushed out.
1	Infill happens and most of the noise I hear surrounds the general size and style of new homes diminishing neighbourhood character.
1	As the neighborhoods get more multifamily dwellings the on street parking becomes a real issue and street signs for no parking areas need to be visible and more 4 way stops need to be put in place. Visibility for drivers and walkers is impaired by so many cars on the street.

1	Portland is barely recognizable as the livable city it once was, due to the terrible rise in housing costs, the lack of social services and the hastily built and shoddily fashionable apartments springing up in every neighborhood. It's really very distressing.
1	I am a fourth generation Portland resident, born in Emanuel hospital. What is happening to my city is a disgrace
1	Infill is a necessary part of a developing city. As of yet, the structures destroyed seem to be of limited value due to neglect or deferred maintenance. Limiting the size of new structures could help maintain neighborhood character, within reason, and still allow an increase in density and quality.
1	It feels like the builders are only interested in maximizing profits, and the city is mostly interested in increased property taxes. The trees and the existing homes and the character of the neighborhood seem to be of little importance. And builders are allowed to pretty much do what they want without penalty. The feedback process does not seem to have any teeth.
1	Encourage restoration and recrafting of existing homes, rather than demolition and gargantuan rebuilds!
1	I am horrified that perfectly good homes are being demolished without ANY concern about asbestos, lead paint and NO requirement of deconstruction and recycle of perfectly useable building materials!! I am afraid and horrified over the City's blatant disregard of the safety of our neighborhoods and community! I wish someone would sue the City, OSHA and the developers for their gross lack of safety standards!
1	Homes should fit the aesthetic of the neighborhood not be giant McMansions that drive up the property taxes of those who live in the neighborhood and are a giant eye sore
1	Ending adu setback requirements is a very bad idea. People buy a house with existing zoning rules. City of Portland then arbitrarily changes major portions. Not good.
1	The removal of older smaller homes is not a bad thing. Fining people for upgrading homes is just bad regulation. We need a city that has all sizes of homes, so don't freeze land use.
1	Please don't let the negative Neighborhood Association NIMBY's derail this process! Change is inevitable and I'm hopeful that through this process we'll end up with standards to ensure more compatible design.
1	Change is good, but it would be a tragedy to lose greenspace in our city because new homes or remodels are permitted to fill an entire lot.
1	I fear for this city's future. I hope that we as a great city retain what makes us a decent place to live while being a welcoming new home for future residents. But it seems it may be too late.
1	Cramming people into cheap apartments is not the solution to our city's woes or a good plan for our city's future. The city's leadership is hoping that a ton of cheap apartments will entice Californians and people from the South Eastern US to relocate to our city and in doing so save our struggling economy. That notion is little more than a cargo cult and certainly not a form of responsible city management. The public is getting sick and tired of our plannocracy trying to stuff this notion of in-fill density down our throats. We aren't just looking for new ideas and new directions at this point, we are looking for new leadership. I refuse to live in a community where violent criminals live without consequence, my streets are not maintained and every responsible activity that a city government might opt to engage in is put second behind "re-imagining". 2016 is the year of change and we need to make huge changes in our city's leadership.
1	I recognize the need for urban density, and wish it to be well done, with the hope of preserving surrounding rural areas. I am cynical that we can do this with the population pressures put upon the area in the future.
1	change is necessary, and it entails loss. maybe the city could acknowledge the loss (and allow folks some way to grieve) without being super defensive about the necessity of change
1	Tree code enforcement must be prioritized. Developers should not be able to cut down large healthy trees, period.

1	Increased density does not have positive results if the population of the city continues to grow and people commute by auto from more distant locations. Good and attractive mass transit options are needed.
1	It now takes a 30 unit development to get parking added, that need to be brought down below 10 unit threshold.
1	You are continuing to try to kill outer SE Portland. Stop relocating people. Your permit department is good at carrying out the City's plans. There is no equity with how they treat people there! Junk can go up quick!
1	If you are going to allow a new apartment complex without parking, ensure that the residents don't come with cars through rules or incentives.
1	Protect home owners' property rights. Do not make Portland homogenous. Allow for diversity in taste, architecture and style. Do not be afraid of change or give in to people who are.
1	Preserving neighborhood character is SO IMPORTANT to our quality of life in Portland. I support growth management, but know we do not have to sacrifice the scale and quality of our neighborhoods. Huge houses that are out of proportion and styles that are out of place make our neighborhoods less friendly and less comfortable. It puts people in different categories on the same street.
1	Speeding on our streets is 100 times worse than 1986 when I moved in here. Pets and wildlife are being killed and it's dangerous to walk your dog. More homes equal more cars. Also less water pressure to the original homes. Please, help us get speed bumps!
1	Require curb and sidewalks. If none, that money needs to be banked and spent in the neighborhood. Also, please address the unimproved roads. Either vacate, install a 6' wide asphalt path, or allow neighborhoods to cultivate community gardens (with help from City equipment/resources).
1	Yes--pay attention to neighborhood concerns and stop riding roughshod or ignoring people's legitimate complaints.
1	People who pay taxes need to be represented and their hard work to be able to pay taxes should be thought about when planning. If everyone in the world got a free ride who would pay for it.
1	The current lack of rules and regulations is scary and damaging. We need a strategy so developers don't continue to destroy our neighborhood.
1	I think the city is growing and that means change. I don't understand the protesting of homes with issues especially on major thoroughfares like the recent protest of the Monkey Puzzle house demolition on Hawthorne. That is precisely where infill should be focused to preserve the neighborhood feel off of these major thoroughfares. I think promoting the major streets (think Burnside, Stark, Belmont, Hawthorne, Division, etc. [one every 4-ish blocks]) with local businesses and more grocery stores is likely the best way to promote some preservation of the neighborhoods while still promoting appropriate growth the accommodate the increasing population.
1	I've lived in close-in SE Portland since 1983 and I'm sad that the ethos of the thoughtful urban planning that took place 40 years ago appears to have been tossed out the window by recent city officials. Hundreds upon hundreds of new apartment dwellers have added to the number of people using city services, but without paying the property taxes needed to sustain them. As a longtime homeowner whose property taxes have tripled, I am not alone when I say I am weary of carrying more than my share of this expense.
1	Make commercial activity legal on corner lots in all neighborhoods, like a bodega or small businesses with just a few employees.
1	Plan to make current (especially long term) residents part of development plans vs victims of decisions that were made by a committee that doesn't reside there.
1	I love Portland, but the character that makes it so vibrant needs to be maintained. Pricing out middle class people so developers and hedge funds can make money is detrimental to what brings people here in the first place. Ensuring that the infill consists of homes/condos that are OWNER occupied with a percentage set aside as affordable housing (subsidized by the developers as the cost of doing business here, not taxpayers) will help. This might be difficult for

	those in city government who have friends who are developers, but doing the right thing, while difficult, is what the future demands.
1	My home is beautiful, I have a clean yard and small business dog daycare building in the back yard. The hoops I had to jump through to get it approved were ridiculous. Right behind my house is a junkyard, and another one next to it. Both homeowners have let their property become a vermin wasteland and fire hazard. A couple houses away is a horrid property, with an overgrown JUNGLE for a yard. (neighbors got together this past summer to help her, and she got upset) This neighborhood is constantly "tagged" I have mentally ill whackos walking into my back yard. And there is a corner where furniture is dumped regularly. Its a constant eyesore.
1	I hate seeing the ugly modern monstrosities next to the beautiful homes that give Portland its charm. If we allow in filling - it a) should be affordable and b) should suit the neighborhood - look like the neighborhood.
1	We do not need anymore apartment buildings without parking. Thankfully, we're not affected by this craziness, but we have many friends who own homes in these neighborhoods who are adversely affected.
1	Development and redevelopment in Portland is happening without adequate oversight and supervision, at great long-range cost to human health and livability. Portland's urban canopy goals are for the benefit of all, and cannot be met at current rate of land development. Our first concern should be to house Portlanders who are without proper housing, and reverse trends making housing unaffordable for low and moderate wage first time home buyers. Our obligation is not to build housing for those who do not yet live in Portland.
1	I love that Portland has an Urban Growth Boundary and I think it is being used wisely to curb urban sprawl, but a lot of people have misconceptions about it and are blaming our current housing crisis on the UGB. Perhaps educating people on the benefits of the UGB would be a good step in swaying people to be more receptive to infill development. They are focusing on the UGB right now instead of the influx of people moving into Portland, and misplacing the blame detracts all of us from addressing the actual problems/issues.
1	My previously safe neighborhood has become a dangerous place to live. Five narrow houses are now across the street from my house; two houses were torn down and 10 vehicles have replaced 4. None of these people use public transportation. There are more narrow houses in the next block. Two multi-residential complexes are being built 2 blocks south of my house and 1 multi-residential complex 3 blocks north; no parking spaces are being provided by the developers. With all the utility installations, the street looks like a patchwork quilt. We house residents are required to be responsible for upkeep of curb strip and 1/2 the street. To my knowledge, none of the developers are requiring new residents to share in weeding and sweeping of street curbs, leaf removal, and mowing and edging of curb strip. We who are forced to provide parking at our curbs are having to provide it for free and inconsideration. I'm 76 years old and do not have a garage or driveway, so I have to park in the street. I get very angry at "you" when I come home after dark and find someone's car in the spot where I like to park for safety reasons and I have to park a far distance from my front door and walk in the dark. I have to be handicapped to have my own parking space sign; I'm working hard to keep my health and feel I shouldn't be denied the right to have my own parking space at my own home.
1	The city has an obligation to its new arrivals just as much as to its long-standing homeowners. Unfortunately, the latter is far more represented in neighborhood coalitions and advisory boards. It's the city's job to advocate for those who can't afford to be part of the process, but are most affected by low density and the unaffordability it brings.
1	I'm a homeowner (and native Portlander) who is 100% in favor of increased density, upzoning, and New Urbanism, but we have to have the whole package including the crucial transpo, parking, walking, biking elements. More housing, less parking, less driving. Break down the City silos, act more boldly, bring streets, parks, planning, housing, fire and police together in broader decision making.
1	It's exciting, and a little scary, to see how quickly Portland is growing up. ... We attempted to construct an ADU; however, the cost of building was prohibitive (\$250k bids for 600sf) and we abandoned the project.

1	You have a plan most people don't like yet continue top shove it down our throats. Who are you working for - The developers and their partners, the radical eco-nuts or the well being of Portland's people?
1	Yes. I feel the city is not listening to the public about their concerns. Public comments are not relayed accurately in full context or are only manipulated to meet the cities predetermined plans. Is there any real input into the process or is this a done deal to meed the comprehensive plan?
1	I live in Sellwood and work at Emanuel hospital. What used to be a 15 minute commute to work is 30 minutes and 45-60 on the way home. Infill development and huge apartment buildings are clogging roads and public transportation is even slower. I would consider riding on the Springwater Corridor but it is no longer safe and is getting worse. While this is a survey related infill housing...all of these issues are related.
1	My anger and sadness about Portland's loss of character. Some of that is b/c it is becoming just another big city. Some is b/c the 'sustainability' mantra and the claim to be 'The City That Works' have both taken huge hits at the hands of developers, who are pouring volumes into the waste stream and building giant and again wasteful homes, in the manner of street-of-dreams wannabes. Who needs three porch lights instead of one? Who needs a 'master suite' with a bathroom and a closet each as big as another bedroom? Who needs a bay window that looks at the back of a fence, except where it looks into my yard and my windows?
1	communication with the neighbors about the impacts of infill so neighbors can support efforts with good information.
1	Parking is a mess and dangerous to bikers, drivers and pedestrians alike. Public transport is not quick, efficient or reliable enough to replace cars. Homes need to be provided to the homeless before any more money goes to developers in the form of subsidies.
1	I think that the City needs to take action to add back in the "a" overlay to our neighborhoods, especially in the SE, to preserve the reasons why we have so much immigration in the first place. I have been truly disappointed in City decision makers and am shocked that no one is listening to the actual constituents - it is obvious to me that money from developers is driving many of the decisions that have taken place in the past 24 months. It's really sad. Makes me want to move out of Portland. I think that the development happening 6-9 years ago was moving in a better direction - skinny houses are great and make great infill solutions. Also, CS zoning shouldn't allow for huge apartment buildings - it should only allow what it was intended to allow: commercial storefronts. I think allowing commercial on the ground floor and residential above can work well, but we also need high end townhouses and condos, not more rentals that are cheaply built and change neighborhood character.
1	I lived in Berlin for the four years I was in high school. I and many of my friends lived in rowhouses or apartment buildings, most of them an easy walk or short bus ride away from grocery stores and other shops. One of my friends was pretty poor -- her mother gave voice lessons for a living and received government assistance for the kids -- but she lived in a comfortable apartment in an attractive building with a shared green space. Portland could be like this, too. We need to be more visionary about providing quality of life for people at all income levels, and more bold about raising income taxes to make it possible. You can try to introduce demolition taxes or -- and this is an idea that intrigues me -- profit taxes on the real estate companies that are exploiting our out-of-control housing market, but at the end of the day achieving real progress is going to have to depend on redistributing wealth.
1	The tree fee is ridiculous and more attention should be paid to better equalizing mitigation costs - tree removal for maximum building space means there is no room left for a new big tree and the permanently lost opportunity for large trees is damaging to the urban ecosystem
1	I am all for increasing density in order to preserve wild space and agricultural land but the two "homes" they are building on lot adjacent to me are not "compatible with and supportive of the positive qualities of residential neighborhoods" as the city reads their requirements to be. When this development is completed I will be plunged into darkness. That may sound overly dramatic but since this structure (I've seen the plans) is being built to the maximum dimensions (practically 4 stories tall) and as close to the property line as is legally allowed I will loose any direct light entering my home except for two windows. Goodbye houseplants - hello seasonal affective disorder.

	<p>Since this structure is so large I will also loose most of the light in my yard. And since the developer has excavated right up to the property line and will fill with rock my soil will loose a considerable amount of water retention ability making growing conditions very difficulty on my property. Goodbye vegetable garden, goodbye fruit trees and berry patches, goodbye years of work and considerable monetary investment. This structure is so big I will no longer be able to hold porch conversations with my neighbors down the street. This new house wont even have a porch just two balconies on the second story that look down into both my front and back yard eliminating any privacy I once enjoyed. Many Portlanders think they have every right to do whatever they like on their own property. This is not a family building a home next to me, this a developer who bought the land and is maximizing his investment at the expense of the neighbors. I have the right to move but I am priced out of buying in the neighborhood where I have built a business and community. I am heartbroken, angry and bewildered that the city I love is allowing this sort of greed fueled development cloaked in a fake green ethic that purports to be creating a more livable city.</p>
1	<p>It is devastating to see historic buildings demoslished at the current rate. These historic buildings are irreplaceable. The city claims to be concerned about affordable housing. How is tearing down a modest size home appropriate for a first time home buyer and replacing it with a \$700 - \$800 thousand dollar home contributing to affordable housing?</p>
1	<p>there needs to be improved pedestrian safety in high density areas...crosswalks that are well marked and lit. it's treacherous crossing the street in some areas and ridiculous to have to walk several blocks in any direction before having a reasonable crossing access</p>
1	<p>Neighborhood redevelopment does not have to be a bad thing. Thoughtful initial planning and improved community involvement will make these changes easier on everyone.</p>
1	<p>When I hear the word infill I think all I can think of is the demolition of a bungalow, the death of mature trees, and the subsequent construction of a 4000 sqft box on a 3000 sqft lot. That is a crime that is turning the city into an ugly patchwork of spec McMansions.</p>
1	<p>Portland is my hometown, and I'd like to stay, but man, does it suck to try to buy a house here now. And of course the rent is even worse.</p>
1	<p>Elect city commissioners with common sense (I know, there aren't enough competent people running for office)</p>
1	<p>Please find a way to prevent Portland neighborhoods from losing their charm. Our neighbors have character and if we continue allowing developers to do whatever they want we'll end up losing much of that character. Though maybe if Portland lost its charm then people would stop moving here and some would possibly move away, which could be a solution...just not a good one.</p>
1	<p>The entire area of Northeast Lents should be rezoned and cleaned up and made more attractive to viable businesses and service providers. Sidewalks are needed on Bush, Powell and other through streets. If that is done, this neighborhood would be more attractive for new residents to purchase nice, affordable homes and raise their families. Crime is very, very bad here right now and the city needs to focus on making this a more liveable, safe and clean area with more amenities so families will want to move here.</p>
1	<p>On-street parking is not a problem. I worry that the size of new infill houses is too large to be affordable (or necessary) for most Portlanders, and that they undermine our climate goals.</p>
1	<p>I have better answers than you offered, higher priorities like providing HOUSING for people experiencing homelessness that meets their needs, e.g., zoning for encampments, adopting the Housing First Model now successful at maintaining housing for formerly chronically homeless folks at an 82-88% rate over 1 year.</p>
1	<p>Please be more restrictive with developers so that it slows down the high end development and provide really dollars to fund affordability.</p>
1	<p>Address traffic and infrastructure issues hand in hand w/ increased denisty. We cannot increase the population/density and shrink traffic options i.e. remove car lanes on N Williams and expect livability to not go down. We are fooling ourselves if we think cycling and public transport will absorb increased density. That may be true 3-4</p>

	months of the year, but not once the rain starts and it gets dark/cold. Why is there so much pressure to increase density and make portland the most attractive city to move to? Zone for lower income housing and allow growth in a more scalable way.
1	The lot adjoining my house was divided after a sale and they built a 2 story house which looks directly into my back yard. This is in a neighborhood of small one story houses. Where there was one small house with 2 people, there are now two houses, one with 7 people, another with 4 people and a converted garage with at least 4 additional people. All of them are renters, so they do not maintain the property, there is increased traffic and noise. They also cut down at least 20 trees to build the house. It has affected not only my property value, but has adversely affected my ability to use and enjoy the home I intended to stay in for many years. I am now considering selling. Everyone on my street wrote letters to the city when this change was proposed against the flag lot addition, but there was no way to stop it. Also, many of the homes in this area have become rentals or empty because homeowners no longer want to stay in this outer SE neighborhood.
1	I live in N Tabor, and have become very concerned about the inability to travel on the side streets without stopping multiple times per block to allow cars to pass because of the number of cars parked on both sides of the street. If a street is not wide enough for two cars to pass while cars are parked on both sides of the street, then people should not be able to add residences without off-street parking, or else parking should only be allowed on one side of the street to prevent gridlock on side streets in residential neighborhoods.
1	I sure would like to see BDS and City Commissioners that seem to care about constituents. Also, builders build houses--people make them homes.
1	Disappointed that three, later, two stories house were built behind ours which blocks all enjoyment of the eastern horizon and sunrise. Would like to ensure that when people buy a house, with a specific view, no man-made structure can encroach on that home's view benefit.
1	Alleys should be revitalized and garages and parking encouraged off them without requiring excessive upgrade fees
1	Expand the edges of neighborhoods more than filling in and crowding existing streets, density creates high tension and stress,
1	I really hate the Infill Strategy. I don't want to live in someone's back yard or have someone live in mine.
1	Please make all of this data and comments (minus personal identified information) is available to the public.
1	I used to love living in Portland. Now I regret buying a house here instead of in West Linn. Mayor and City Council are too eager to purchase real estate with taxpayer money and they sell it at 20% of what they paid for it to developer friends. And the new infill development is turning Portland into Vancouver or Beaverton. The McMansions popping up that tower over neighbors' backyards are an eye-sore, and the prices are driving out blue collar workers. Traffic in Portland is horrendous and getting worse as density increases. PBOT is a joke - I don't think they plan anything that is effective.
1	What is done now will be lived with for many years & effect Quality of life - one only has to turn to other cities to see the impact and also good urban planning. Before supporting the increased destruction of good old homes that add character to our neighborhoods, filling landfills and wasting resources, consider increased density where there is already density.
1	With the rate of new residents increasing in Portland, we need a sane structure that gives guidelines to developers and encourages sustainable and affordable housing that is true to the qualities that have drawn people to Portland in the first place. We should also encourage home owners to live within their means and give incentives to not purchase excessively large housing. Our city needs to adopt tighter restrictions on infill development to prevent: - Reduction of our open and natural spaces - Demolition of existing good structures - Inclusion of buildings that do not meet the aesthetic of existing communities - Homes that are unfordable to median income families - Excessive

	square foot in buildings that is not sustainable or responsible. If we do not act we will lose the character which has made Portland such a diverse and vibrant city. Thank you for taking the time to read this feedback. Cheers!
1	You better move quickly. Portland is rapidly losing its livability which includes affordability and ease of moving around in.
1	I'm glad city planners are including citizen voices in this process. Growing pains are hard, but the booming population is a testament to how successful our city has been. It is important to preserve the things that make Portland unique, like excellent public transportation, safe bike-ways, and amazing parks, so that we can continue building our legacy as one of the country's best cities.
1	There needs to be a requirement that multi-unit residential buildings have sufficient off-street parking to support their impact on neighborhoods. It's ridiculous when a 15 unit building is squeezed into what had been two single-family lots, and there's nowhere for all the residents of the neighborhood to park. It's dramatically reducing quality of life for everyone.
1	Restrictions on demolitions need to be strengthened and enforced, eg, adequate notification for neighboring homeowners and protection from toxic debris.
1	Yes, change the form of our city representative government to district aldermen/women so our neighborhood voices are heard. You run ruffshod over us
1	Yes. I am appalled at the development I am seeing in what once was a sustainable, affordable and green city: Unnecessarily huge homes (many purchased by households of 2), maxing of lot coverage, incompatibility with existing homes, loss of solar for long-time residents, demolition of viable homes, adding impervious surfaces and removing canopy. Sections of my neighborhood look like the suburbs with multiple cookie cutter huge homes, which then drive up prices. We purposely did not move to the suburbs, but it seems moot now. Like others, we will have to move because we can't afford to live here anymore. My young son, watching a demolition, said, "Pretty soon there will be no more little houses." Enough said. Diversity in housing stock is important for long term health of a mixed-age and -income city. Sustainability isn't just about green, it's about being able to sustain a decent life over a lifetime and its changes. Thank you so much for your work on this, and good luck.
1	Just purchased a new home in North Portland and was surprised we found something so close in - the market is nuts....
1	There should be an emphasis on developing low income and affordable housing in the city so that people with limited income can access resources, services, etc.
1	Bridgeton community is undergoing major apartment density very soon and safety, parking and auto ingress and egress nearly impossible. autos and commercial vehicles parking on both sides of street making it impassible for fire and other commercial vehicles to pass
1	Value light and quiet. Not buildings that are too tall. Portland has great neighborhoods. Don't change the character of them by allowing too much density and no parking. all new development should have parking. it's unrealistic to ignore the need/want for cars.
1	The City should also give thought to its residents who happen to lack housing currently yet are none-the-less a part of the city community - i.e. the homeless population. Homelessness is a straightforward problem to solve: Give them a house, and they are literally no longer a homeless person. Having a safe residence should not be viewed as a reward for having sorted out all the other problems in one's life, but rather a prerequisite. The City should strive to integrate space for extremely low income people to live. Homeless shelters are helpful but not a solution since they're temporary by design. Even small things like increasing the number of public restrooms with showers can make a huge difference for these people trying to exist on the margins.

1	I just came back from 2 weeks in London where I never needed a car, even though I was in a suburb. Suburb integrated transit; tube, surface train, high-speed train and bus. We need to grow integrated transit, drag backward suburbs (like Clackamas Co) into the future and place Max trains underground downtown.
1	I strongly support upzoning along transit corridors, commercial corridors, and around parks. I want to see properly managed parking in surrounding residential neighborhoods along with this - which includes appropriate pricing. I do not think that it is appropriate to allow existing homeowners to have free and unlimited access to our public right-of-way for private vehicle storage, nor do I think that the fact that they have done so in the past gives them any greater rights in opposing new development. This city is on the cusp of an absolute housing affordability crisis, and if we don't react quickly, decisively, and comprehensively to increase supply, we are going to see working-class families absolutely priced out of our city.
1	Force Light Rail to Vancouver by charging Southbound tolls to Vancouver area commuters. The double tax subsidy of Portland workers living in Vancouver but shopping in Oregon is harming the rest of us, through added tax burden, and horrible bridge traffic (which is now beginning to flood and degrade St Johns during rush hour, as people seek back routes).
1	We need to offer starter homes for young families and single people instead of promoting so many new apartments. Equity in homes is one of the few ways the middle class can build capital. But Portland is driving people into apartments where rent is paid from after tax dollars.
1	Allowing tiny houses / houses on wheels to be permissible. Not in plain sight. (back of house or a fence)
1	There is a need for one level housing for our aging population. There is also not much zoning to allow for small plexes
1	Preserving the urban canopy should be a priority for the city, the loopholes in the existing tree code should be fixed.
1	Maintain relative size of houses. Don't block sunlight of neighboring houses. More off street parking for apartments (one spot per apartment)
1	You better hurry, as the Brooklyn neighborhood is in the process of being totally transformed while survey results are being compiled.
1	Demolitions need to be regulated for safety (lead, asbestos, etc). Historic buildings should either be preserved or integrated into new structures. RENT CONTROL
1	I understand that people find change difficult or unpleasant but please do the right thing by encouraging more housing and housing types as soon as possible. Do not let the old white home owning driving NIMBYs win, my parents are those and even they get that we have to do something big and quick. Thanks!
1	The city needs more education on the topic (marketing) along with affordability for all (60% AMI to living wage) so that we can age in place. I make an architect's wage and could not afford a house in Overlook in 2007 so we had to move further from the city (Kenton). Even now, I can't (responsibly) afford a new house in Kenton on my wage. Quick growth is hard on everyone and the existing residents seem to think they are the ones who are suffering, but they need to be reminded of the benefits of a growing city.
1	The Portland Planning Bureau should put more time and effort into planning for a better Portland for the benefit of the residents of this city and less into planning for housing needs of people who don't even live in the PNW, and who probably won't even want to move here once all the changes have been made to accommodate them with tiny houses and dormitory-style apartment buildings.
1	I despair that Portland will become like so many other large cities, losing the character of its historic homes and buildings, and pricing out the creatives and entrepreneurs that give its population so much vibrancy.
1	I didn't answer the first few questions because the implications of some of the answer choices weren't clear to me.

1	close the development loopholes. employ a "spirit of the law/rule" to eliminate the "we don't like it, but there is nothing we can do" answers. Right is right so start protecting us.
1	I'd like to have a sign posted to give notice to neighbors when a house will be demolished. Also I'd like it to be mandatory to reuse or recycle materials from homes before they are demolished. A partnership with the Rebuilding Center is what I have in mind.
1	The best way to deal with increasing housing costs and to handle increased residential demand, is to build more housing. Portland should do everything it can to encourage housing affordability and the construction of more housing units that can be rented by people of all income levels and family types, and that are respectable enough that people will be proud to call them home.
1	Well-built ADUs can accommodate aging in place, diverse family sizes, and bring extra income to families. Support for and allowance of ADU construction promotes stability in neighborhoods by combatting the negative effects of gentrification through allowing for more income generation and savings for current home owners. The city should promote ADU building and support it with special zoning and tax breaks.
1	Please also consider street safety (sidewalks). Several neighborhoods do not have enough - some on school or church roads - and it is a safety issue. One that immediately comes to mind is SE 117th avenue between Stark and Division.
1	Portland's land use plans have failed the residents of this city in favor of big money. I hold Portland development solely responsible for this. Portland is now less livable for current residents and has helped push out those long-term residents who are lower-income. We are becoming White, Rich, and Entitled. That is NOT the personality and character of the Portland I love.
1	It seems that the homes that are being built now days are for profit first and foremost with little regard of the family being able to stay to age in the neighborhood.
1	Traffic is getting congested, so more people could make it worse. Taller houses that overlook other properties is really disconcerting.
1	Just my general concern that middle class and seniors on social security can no longer afford to live in Goose Hollow. The diversity I fell in love with 8 years ago is fading. Rents are increasing but it's not benefitting the neighborhood at all.
1	Building multi-unit dwellings in neighborhoods without parking spaces makes streets crowded and unsafe. Not everyone rides a bike. As a senior who needs a car I need a parking space. Seems like greed of developers overshadows the need to provide parking spaces. Developers need to understand that not everyone can or wants to rely on public transportation.
1	Please try to keep on top of demolitions that are happening and make sure they're being done properly. The Oregonian reported that a huge number of homes are being flattened and asbestos is getting into our air, soil and water. This is appalling. It must be stopped. http://www.oregonlive.com/portland/index.ssf/2015/09/portland_home_demolitions_asbestos.html
1	Limit the amount of foreign investment interest in the housing arena. People who live here, should be the ones who are benefiting the most from housing.
1	With all the demolishing of older homes it takes away the incentive for people to make improvements to there own property. We are loosing the livability in our neighborhoods, it should be about affordability and diversity not just replacing small affordable homes with \$600,000 houses just because someone from out of state will pay the price.
1	Clean up and maintain our alley ways. They become very dangerous when they are not kept clean. Drug uae is very active in my neighborhoods alley and feels very unsafe because of that. Not to mention decreasing the walkability and potential property value

1	Please encourage developers to be conscientious of building smaller, more affordable homes for first time homebuyers. I'd also like to see property taxes subsidized for those who have lived in the neighborhood for a long time. Make it affordable for folks to stay and encourage cultural diversity.
1	I am pro infill. We need to make available affordable, diverse housing types. We need to make sure that neighborhoods contain a mix of homeowners and renters. I want my neighborhood to be diverse in family type - size, income, race, age, mobility.
1	Many of the demolitions are houses that have reached the end of their life cycle, so I am not anti-demo. I do think we need to preserve single family detached housing stock, and not just build apartments. I like density along the corridors, but five stories is too tall next to existing SF homes. Three stories allows intensity and compatibility. Step back provisions help. Tree protections are excessive, especially in private back yards. People should be able to do what they want with their back yards. It also reduces the efficient use of urban land. Trees can be replanted in the correct location.
1	It is shameful that developers are allowed to build ugly large homes compared to existing home sizes in neighborhood AND apartments/condominiums being built without off street parking. These severely negatively impact the livability of Portland neighborhoods.
1	Be careful Portland. Portland housing is becoming like San Francisco and Seattle. We've lived in NE Portland for 18yrs, our home is worth 4X what we paid for it, but we're stuck here, wanting to desperately move to another portland location, but we can't afford the current prices unless my husband and I come out of retirement and find jobs. How crazy is that?
1	I understand the need for additional housing, but let's please be realistic. New constructions need to include off-street parking.
1	The City needs to make infill developers more responsible for parking and traffic impacts on area neighborhoods.
1	I support increased density in urban growth boundary. Added fees to builders only raise prices of existing homes. Provide incentives to builders and homeowners for maintaining original neighborhood character.
1	4 awful homes were built across the street (after knocking down 2 craftsmen) using poor workmanship. The city should have at least insisted on underground wiring as there are now about 100 electrical lines hanging from one old pole on my property line. Really ugly and unnecessary...And the street is a mess of patchwork!
1	Put a limit on rent increases and tax increases as well as blocking infill and fighting the tendency for greedy, destructive developer behavior.
1	It sure seems as if old, historic homes and trees in Portland are being razed without sufficient public comment, nor thought for the surrounding neighbors.
1	Neighborhoods should have more binding power in not allowing the fabric of the neighborhood to be destroyed by demolition and rebuilding. Dangerous lead, asbestos, and chemicals are released into the environment with zero rules, fines or enforcement by the city, county or state. I live 2 blocks from Sabin Middle School and massive amounts of lead Dust and asbestos were released into the air when a developer Exceptional Homes by Andre tore the existing home down. With no rules, enforcement or fines by the city members of our community are exposed to known dangerous hazards.
1	Stop ruining the character of Portland. I'm not saying don't build, just get out of the easy destruction rut and figure out a way to make living better for all of us, not just a few who have the money to live in these invasive apartments that ruin historic views. Example: Marvel Building, St. Johns. I'd like to know who thought it was a great idea to block the view of the iconic St. Johns bridge so a few people could see it out their window. Really terrible, disrespectful decision making. Again, if people working there can't figure out any other way to do this, we need new politicians and planners.

1	Parking needs to be a part of multi unit apartments. Too often the developer says they will use public transportation but we all know they have cars too, sometimes multiple cars.
1	Please do something. My modest, mid-century house is now surrounded by 2-level monstrosities with no set-backs. It's too late for me, but please, please, help the others.
1	The city has done a good job over the years of promoting infill development as a goal that meets other city and regional goals. Now that a couple of neighborhoods have it in "their back yard" it is a problem.
1	I am concerned about the drastic reduction in affordable housing in my neighborhood, Foster Powell, over the past two years. Portland residents who rent can no longer afford to live here and residents who want to buy can no longer afford to do so unless they have \$350,000+ to spend. Salaries are not in keeping with this higher cost of living. The character of Portland homes and communities is being lost to a more generic look. Streets are becoming increasingly congested in regard to cars and parking, and I feel increasingly unsafe on foot and on bike.
1	What are the traffic considerations of this infill? I think density is better than sprawl, but once all those apts on Williams open, it's going to be a traffic nightmare. Even on a bike.
1	Protecting exclusive high-income neighborhoods from new development through restrictive zoning is creating disparate impacts that are likely illegal under the new Fair Housing guidance from HUD
1	Let the market dictate what Buyers wants. Builders are products of the system. We follow the rules and if you don't give them some freedom to personalize and create what Buyers want, you're going to create a long term problem.
1	I worked with young families and low income populations as a PPS teacher. It breaks my heart to have witnessed the eroding of their housing options. Per another questions, we are remodelling a kitchen and bath soon; not an expansion, just repairs and update.
1	Primary concern as a a homeowner in North Portland is affordability. I support increased density in the form of smaller homes and mutli-family dwellings.
1	We need to open our minds and hearts to find the best solutions. Design and justice matter. Thank you for soliciting input.
1	Portland needs to work on the other side of the affordability equation. It's nice to find a way to build cheaper housing but it's even better to attract businesses that pay salaries so people can afford housing.
1	I would like to see developers such as Everett Homes have a cap on how many projects they can build from demolition permits. 3 rebuilds for every take down? Not all of these structures going to the landfill deserve it. Some do, there are true wrecks, but blanket disregard for the value of saving old things is heartless.
1	In Sellwood, there are many small "worker" cottages from the 20's and 30's. A woman in her 40's owns one of them nearby. I watched as, over the past year, she worked to paint her house, replace her old windows (hopefully through energy credits), replant her yard and side garden, and place a big wreath on her new front door in December. She clearly exhibits a "pride of place". But many of these homes are being demolished. Why don't we use the REACH Community Builders model to save some of these structures? (And if you don't know about REACH CDC, you probably shouldn't be in this job.)
1	Yes, stop allowing lots to be split in neighborhoods like Eastmoreland. You are ruining the character of the neighborhood when this occurs and lowering everyone's property values. There are an abundance of neighborhoods in SE Portland where you can encourage growth AND increase property value.
1	Please quit allowing large trees to be cut down and viable houses to be demolished. In one particularly egregious act. Everett Homes was allowed to cut down 3, 100 year old coastal redwoods in our neighborhood AND demolish a perfectly good, small home in order to build two monstrosities on North Omaha. Requirements around efficiency, as well as adherence to Portland's climate plan would have made this far less possible.

1	I think that Portland needs far more inexpensive housing in vibrant close-in neighborhoods. People are forced to sacrifice by 1) living far away from the heart of the city where they have access to amenities and nearby jobs 2) living in sub-standard or overcrowded housing 3) spending a huge proportion of their income on housing.
1	Stop wrecking our lovely modest SW PDX neighborhoods with terrible, shortsighted ideas for density that no one wants but greedy developers!!
1	Large developments, homes which are out of character for an area, removal of large trees all create distrust and disrespect from established neighborhoods
1	public transit has much room for improvement if people are to give up their cars. night workers are forced to own cars because there is no transit during shift end times.
1	Rental and the way we give incentives to developers over families is not a working model. Of course developer should be assisted but having them offer a reduced rate on an extremely overpriced unit or two is NOT A HELP MATE to this problem. Smaller home new construction is out of the price range for most lower middle class individuals and family due to fees and lack of proper loan instruments available. Please think outside of providing just developer help mate models because the true is developers are not struggling.
1	The Portland I know and love is almost gone. Big trees, open spaces and reasonable neighborhoods are turning to no space for trees, unreasonable roads and pretentious buildings.
1	With 2 homes going in to what had been a single home space, traffic, parking and traversing the side streets is becoming problematic. Not to mention the added noise and general congestion.
1	This survey is biased. It limits options for comments and makes assumptions. For instance, it singles out "modern" design as a concern. The main flaw is that it ignores property rights. This looks like a project that allows people who don't own a particular piece of property to limit what the owner can do. The losers will be people who want to expand or replace their house, who'll end up not being able to build to the limits that the current zoning allows. People that already have what they want are set. People who do not are screwed.
1	I want to also protect the small businesses in the area. New and updated buildings are far to expensive to rent for a small business. Plus when a developer plans a housing situation in a higher property value area for low income people and assumes they won't own cars therefore they choose to not provide enough parking for the tenants, that hurts small businesses in the area.
1	I am sick and tired of the hideous monstrosities that are being built to replace gracious old bungalows in my neighborhood. It speaks appallingly poorly of the city that we allow developers and contractors motivated purely by the bottom line to buy and tear down our architectural heritage with so few barriers.
1	I live in a new infill house. The existing house was undersized to the neighborhood. I'm perturbed that some of my neighbors are politically opposed to that type of building due to the current stop the demo zeitgeist. A 1200 sqft house would not accommodate our growing family. Why can't a boulder build a house that can accommodate us?
1	I'm very disenfranchised with Portland right now. It feels like the city has been handed over to developers and of us who have been paying high must okay county taxes for years are being ignored. Let the newcomers gentrify Beaverton!
1	I have heard that planners are cherry-picking citizen input. It is a serious charge that I hope is not true.
1	I'm tired of my neighbors complaining about apartment dwellers taking "their" on street parking. I love seeing all the new people in my neighborhood - I just wish the city was working harder to make it possible for everyone to live without cars (and use one of our many car sharing options - which can save a lot of on-street parking.)
1	Be careful regulating design with regard to style and size. Portland has a spirit of independence and artistic expression; we need to maintain that.

1	Just personal sadness at the character of some of the old established neighborhoods being sacrificed to builders greed.
1	Allow du-, tri- and four-plexes on inner city lots of appropriate size. The usual set backs should apply. Consider a minimum yard size and maximum height relative to neighboring structures.
1	Gentrification is a terrible thing and it is happening here in Portland to middle/low income residents. People from this area cannot afford homes and rents and are being pushed or kept out. New people to the area drive their vehicles & do not use transit--Density does not alleviate traffic congestion when people work outside the city.
1	Require builders to submit plans for how their project will harmonize with existing houses, to be a positive addition to a neighborhood rather than cramming it down the neighborhood's throat.
1	The ranking questions in this survey don't tell you how important any single option is, only how important they are relative to one another. Rating each would make it easier to communicate my opinions.
1	Living in a net-zero-energy, aging-in-place, in-fill in the near southeast, I like most of what is happening. My children probably will move to Camas, because they can't afford to buy a house near a good high school. For all the effort, neither Jefferson nor Roosevelt makes the cut. And housing policies are largely responsible for that - ie, don't blame it on the school district.
1	Close the 'underlying lot line' development loophole that reduces lots to half-standard lots. Keep with currently used lot lines. Don't promote higher sales prices by fining developers for tear-downs. Instead REDUCE fees for preservation and remodel. BSD and Urban Forestry rules must be in sync!!
1	Very concerned about huge increase in Airbnb units reducing affordability and availability for families. Also concerned about new expensive development which actively harms the community feel of the neighborhood. Look at the 2 houses built on 1 lot at SE Madison and SE 33rd near me. I am so scared that this will continue in my neighborhood as our older residents die and landlords see the great value in selling to developers. Please disincentive such out-of-place, high-priced, too tall, no yard development which benefits only the developer.
1	Yes, I live in a neighbourhood where there will potentially be a new development. We are currently a highly pedestrian, bike friendly, kid friendly neighbourhood, but we have been told by the city that for approval of the new development there must be a new connecting road that will bring more traffic and irreparably damage the characteristics of our neighbourhood. I would welcome a strategy that requires the city to take into account the existing neighbourhood characteristics and quality of life.
1	The developers in our neighborhood seem to be out of control. They work every day of the week, their building debris litters surrounding yards and parks, they cut down old healthy trees, and they seem to have no check. If they cannot obey the rules established by BDS then the fines need to be set in a way that corrects it.
1	This is a poorly written survey in that there are no options in the questions for answers that do NOT support IFH ... so i suspect that the result will be that you will say "x% of respondents to the survey said y" when the honest answer should be "here is what people wanted ... but if you dont ask what people want in every questions then YOU can (and I bet will) take these answers out of context to make it appear that more people are supporting this IFH than really are! It's disappointing but not surprising.
1	Preserve the undeveloped land of the Willamette Valley. We have paved over some of the richest soil on the planet; this seems wrong.
1	See my previous answer. According to Amanda Fritz, Portland can meet its density needs without increasing density in R5 zones beyond that currently allowed. The minimum allowable lot size in the R5 zone (currently 3,000 SF) needs to be increased to 4,500 SF. Portland needs to stand up to developers. They do not have a right to destroy this city's neighborhoods just so they can make a (very lucrative) living.

1	I know so many people who are looking to buy homes in the 200k-350k range, only to be outbid by developers who then demolish and replace with one or two homes that are far out of their price range. I've also seen beautiful old homes crushed to bits and sent to a landfill in lieu of deconstruction or preservation. Many of those homes could have been restored, ADU's added, and the density and diversity you're challenged with would be covered. This buy-to-demolish mentality is really a sickness.
1	There are only two ways to resolve a shortage, and few of us actually want people to move away or settle in Camas. Increased density is the only viable option.
1	Creation of thoughtful, sensible and transparent criteria for tear-downs and tree removal is essential.
1	Try to build on existing empty lots before tearing down old buildings. Stop building gigantic ugly condos that don't match the other building in area. Try to keep a good skyline view for others who bought their homes with said view in mind. Maybe redo roads like Belmont which will now be a shit show once that monstrosity goes up.
1	<p>The Comp Plan and the City are treating all neighborhoods alike and they haven't found a single definition that pleases any. There are so many unhappy people with the new development that is taking place in many areas and it is being replicated to others. My neighborhood is a good example of what poor planning has taken place and is being put in place for our future. There are 7 new houses on my street that were built this year by Everett contractor and he built within the code. But they violate every guiding principle you set forth in your survey. The Comp plan allows these sort of developers to freely destroy our wonderful neighborhoods even further. Unfortunately, there is no going back! Poor planning will be with us for 100s of years... I didn't complete the lists #2 and #3 because I could not prioritize any further. So much varies by circumstances. I am a huge advocate of public transportation but I live in an area that has almost none even though we are just a few miles South from downtown Portland. We have no infrastructure here to support any more volume of traffic and every time a better solution is proposed it is shot down do to budgeting. The urban growth boundary allowed huge developments to be built even more South of us and no mass transportation to support them. Now, we are all grid locked. I am a bike commuter myself and would love to get around more by my favorite form of transportation. But I risk my life doing it. I want this option and public transportation to thrive but it appears that no viable plans are being proposed or invested in. Just increased density and poor planning that makes the problems so much worse. I think an especially big concern for our area is that planners will consider more buses an inexpensive option and because they haven't implemented anything before building the only option. I don't know if planners realize just how difficult it is to share the bike lanes with our city buses. Most bus drivers do everything they can to be careful around bikers but there are a few who are out to get us and they scare me!!!! I am so small and soft compared to them. Also they are bus drivers and have no idea the issues we face as bike riders. Sharing the same lane can be a nightmare. They pull in and out of the lane and sometimes we don't even know they are coming. They drive so close to us and I'm sure that sometimes they are very angry with someone or they would never come so close as to threaten our lives. I have been more than once thrown off the road by a bus whizzing by. And they unload people right into the bike lane. I have come so close to crashing with these people as neither they nor I know we are on a crash course. We cannot see them about to hop out the open door!! I want to point out too that bike commuters are not on the road to just pedal around for fun. Most are trying to get somewhere - often to work. This is the riders you most want because they take cars off the road and reduce the burden on mass transportation. It costs nothing in wear and tear to the roads. A complete win-win. These riders are on a mission and just as interested in getting places as the cars and buses. It must be an efficient way to get places or people will get in their cars! Solutions that put more buses means more danger for bikers due to the shared spaces. Fewer of us can take this risk. I am a mother of 3 children. They don't want or deserve to be mom-less. I feel I do everything I can to be a respectful rider and still it can be frightening!!! West Portland density cannot be increased nor that of the outlying communities without infrastructure improvements or West Portland will become unliveable!</p>
1	Do not require parking to be included with new developments when they are located near transit lines, or frequent service transit lines at the very least.

1	Typical shortsightedness. You didn't even ask a question about issues such as whether the infrastructure can support infill. Schools are overcrowded. The "amenities" that supposedly more people can share don't exist in some of the areas where infill is promoted, so you are simply adding more traffic to congested roads. Stupid.
1	Height and proximity are the biggest issues. Style isn't great but it's worse having 3 story houses next to 1 stories, watching them be poorly constructed, and seeing them go up for \$600K+ a piece in a city where no one can afford to live anymore. I watched a family of foster kids get kicked out this year on my street because their home they were renting was torn down to build 2 tall skinnies. The lot has been vacant for almost 6 months.
1	Residential infill by apartment buildings without parking (29 units or less) is putting tremendous burden on residential neighborhoods.
1	Please target contractors who are shoddy, unsafe and are building inferior housing while this housing push is so strong. Pay now or pay later.
1	I have lived in the South Burlingame neighborhood for 30 years and have seen many remodels and new homes come to our neighborhood, but the pace is getting overwhelming and scary. Please do not let them continue.
1	It's become difficult to live in Portland. As a household earning \$2700 per month, it's nearly impossible to save and improve economic status.
1	I support redeveloping Stroheckers Grocery Store as mixed use, heavy on the grocery, restaurant, and retail - with a few condos or apartments. 3-5 stories with improvements to traffic control on SW Patton.
1	Portland has an overabundance of single family residential zoning. We will need to zone large areas of the city for multifamily to maintain an affordable and vibrant place to live. Otherwise we will be a city of millionaires whose working people must commute brutal distances. The best model for residential development in Portland is NW/Nob Hill. Any neighborhood would be lucky to attain its density & mix of development. A lack of cheap/free parking and slow traffic speeds are signs a neighborhood is WORKING. Cute bungalows, affordable housing, urban growth boundary : choose two
1	Ban the tall super skinny houses -- require connected townhouses instead. Make housing more affordable. Let people know what plans there are for knocking down houses and building 2 in the same place or a much larger monstrosity in the same place. Require ample parking for apartment complexes - one spot per apartment.
1	I have lived in Portland over 30 years, and no longer care to do so due to your infill program causing cramping conditions
1	I have lived in the same house in the Richmond neighborhood for over 20 years. I can't wait to retire and leave Portland. It's not the city it used to be. Too much greed.
1	The charm and feel of a lovely city is being ruined by greed and poor regulations. You won't be able to undo what you are now allowing to happen.
1	Not happy with infill as allowed in the Maplewood neighborhood. A lot of trees have been cut down and a lot of tall houses crammed onto one lot. It looks unsightly and ugly.
1	More residences are the only way to bring down prices, and recent infill development may be a bit ahead of its time, but is still a viable part of a quality community 20 years from now.
1	I love all the new architecture in the apartment buildings, and Portland definitely could continue to use an infusion of new design idioms. Please don't let any neighborhood place some sort of strange architectural ban on apartments or new housing. (Let's NOT be San Francisco.) We need more density, we needed it 20 years ago, and lots of people are suffering now because we prioritized single-family development over multi-family throughout the past decades.
1	Due to rising prices in homes, all inner Portland neighborhoods are becoming too expensive. I would not be able to afford my current home if it were for sale today (I bought it 9 years ago). A couple of years ago, more young families

	were moving in to my neighborhood. I am not sure that the trend will continue as they tear down homes and build \$600K and over homes.
1	The house on 17th and Clackamas, owned by Holiday Park Plaza is tearing down a beautiful old craftsman to put in 10 townhouses and a 50 car lot, in doing so, they are railroading the project and changing the zoning laws for greed and with no respect to the neighborhood. Who's pockets are being lined? They already railroaded one building through, I am surprised the city is allowing the second one to go through and tearing down a beautiful gorgeous house in the process.
1	Homes or new construction built on property, usually twice the size or larger than the neighboring homes!
1	Higher standards for townhouse and apartments, and provision of parking for multifamily projects (at least one space per unit).
1	I also think that more should be done to prevent neighborhood contamination from the demolition process. The city should coordinate more closely with DEQ.
1	Skinny houses are rampant and while density is generally seen as a positive thing I'd much rather see a row of townhouses or a main house with an ADU than the skinny house lot split. Skinny houses come with the negative of lack of space but don't reap any of the other benefits of shared walls.
1	I am unhappy that builders are allowed to bulldoze historically sound structures that could be updated instead. I am also unhappy about the large size of new homes that are being crammed together as closely as possible. Three houses have been built on lots that used to accommodate one. Sunlight in adjacent homes is blocked by massive, multi-story structures that used to house single level homes .
1	Consider require developers to conduct public involvement with neighbors. A note on the door that a demo will take place will go a long way along with a schedule. Public involvement doesn't mean that the developer asks for input. PI can also be information sharing. Developers should also provide a public contact and work with neighbors during the temporary disruption of construction. Finally, during construction the developer should maintain a certain level of cleanliness during construction. Also the City needs to provide citizens a place to file concerns about construction practice, debris and other nuisance about a contractor. The current method requires a citizen to have an extensive knowledge of the city org. chart to know who to call.
1	i was offended by some of the assumptions this survey has made. it is implying that there is a 'problem' with the type of infill housing. the problem the city really has is the fact that it is unbelievably difficult to get a permit to build, remodel, or improve your property. this limits the amount of improved housing being brought to the market, which in turn is driving up the prices. the city needs to make some changes to allow more density, make it easier to get permits to build new homes, remodel, or improve your property. we are on our way to becoming 'san francisco' and all i see coming from city hall and the permit center are policies that are encouraging the trend. more density is vital to help this affordability crises we are dealing with.
1	Yes required bike licensing with training on how to share the road. 95% of bikers are courteous and use common sense. The other 5% are unsafe and often rude. We should develop some basic rules to allow for more safe transit for all on our streets.
1	I worry about dense infill that results in more neighborhood traffic, narrow streets that are not wide enough for parking, and loss of mature trees.
1	Throughout my neighborhood I see the livability of existing homes being ruined by new development. This is usually a result of an existing home being demolished and replaced with a 3-story 6 plex, or a ridiculously oversized single family home that is built nearly to the lot line. Apartment complexes, such as 6-plexes, don't belong in a neighborhood of single family homes.
1	The police are already overburdened as are many other city departments. You can't cram in everybody who wants to live in Portland without negatively impacting the quality of life for all Portland residents.

1	<p>Stop handing out tax incentives. This really doesn't help the tax payer. It increases our property taxes and you end up creating silly city taxes to cover things. Taxes paid for by property owners, not anyone else. These companies will build and expand regardless and they should be paying the proper taxes. You believe it keeps them here but really it harms the majority. Instead define where the taxes will go that developers or companies will pay. Keep that money in that specific developed area. With the growth that Portland is experiencing, they will build with or without the exemptions so why short ourselves. I would also like to see that when a building is placed upon the historical register that the surrounding grounds are also protected. The trees, plantings, water sources, etc. Section 8 housing. I agree that we desperately need housing. Part of the requirements should be that each house hold donate time to maintaining the property. Established rules and regulations that are self policed by the renters and overseen by the Section 8 Dept. will build ownership, community and pride in their own surroundings. Many of these places are ran down and trashy because these folks don't feel committed. Criminal offenses should also eliminate their privileges. Currently they are lenient on this. Drug dealers live in many of these and the police find it hard to remove them. It should be cut and dry and make room for those who are willing to appreciate the privilege of a home offered by those who make it possible. There are jobs to be created to help these folks and manage these projects. How did we create jobs and homes for the poor folks of WWII? Perhaps a history lesson will assist us.</p>
1	<p>The city's current policy of inflating density in already thriving communities is crazy. While some increase in density is necessary, and even desirable, the city's policy seems to push all of the services and resources of already popular neighborhoods to the breaking point. Please, please try to identify neighborhoods that are currently less populated, less popular and underserved by city services. Then use the comprehensive plan to build those neighborhoods up.</p>
1	<p>please do something about the fragmentation of neighborhoods and the rubber stamping that seems to be going on for all these new building permits for structures that change the way people feel about the city and each other.</p>
1	<p>I am so disappointed in the council and the mayor. I have lived here 40 years and I have never felt like this. It's as if you all just checked out. Like no one is in charge. The homeless problem is at a breaking point, the over development without direction (look at poor Division St). Wake up! You are pricing out the people that we need to keep this city vibrant.</p>
1	<p>Wake up with parking for multi-family. Right now in Sellwood, you have 500 units being built with 150 park spots.</p>
1	<p>No-cause evictions should be outlawed, period. Make landlords and the buyers of buildings honor the contracts in place with the tenants. Put up substantial barriers to the kind of affordable apartment destruction we are seeing by mercenary pump-and-dump investment houses. Don't allow Portland's housing market to become another junk bond windfall for money men in New York and California.</p>
1	<p>I'm annoyed that increasingly, requirements (to preserve trees, remediate before removal, excessive permit fees, and a planning department which seems geared to expedite high density development at the expense of small and/or unique projects) have made it almost impossible to save viable houses (and acres of future lumber) by moving them.</p>
1	<p>Portland is a beautiful city that has to work together to manage the growth it's going to have in the next decade.</p>
1	<p>Clearly infill and density are not working for Portland. The developers are not interested in building low-income housing, and the lack of garage space is killing us. Just look at the mess SE Division has become.</p>
1	<p>I'm very concerned about the homeless situation in Portland. I would like to see a variety of housing options for homeless people. Also, I think there should be more shared and inexpensive housing options, like units with shared kitchen and common spaces located on MAX and bus lines.</p>
1	<p>I work with developers who do infill, both affordable and smaller, newer homes in old neighborhoods. They feel beaten down and trod upon by city personnel, including Bd of Commissioners who have decided narrow lots are</p>

	bad, condos are bad, and developers are a race to be distrusted and extinguished if possible. (Honestly, encounters with water, development and planning have been down-right unpleasant the last couple of years. They need an overhaul!) Look at Beaverton and Washington County for leads.
1	Process and incentives favor developers who have a profit motive, rather than existing residents who may have infill options. Are there any thoughts about providing some community mentoring or consultants at reasonable fees to assist home owners considering increased density or infill construction?
1	Thanks for the survey, although it is a very poorly designed survey. I was really confused when the second page asked me to rank things that I didn't agree with at all. Rather than having a page of "Anti-Infill negatives" followed by a page of "Pro-Infill benefits" you should have included both negatives and benefits on the same survey page. Your survey seems designed to favor the anti-infill minority. There are numerous people in Portland who design surveys for a living, including my S.O., who would decry your survey for created bias.
1	Sort out your issues with multnomah county around ADUs. And chance state antiquated laws that prohibit community dwellings and home spaces. Helping diversify options to match the diverse ways we all want to live.
1	Older people who have lived in our neighborhood a long time are being taxed out of their homes, faced with no parking close to their homes, when they have mobility problems. If the assumption is that people living in an aptmt building with no parking spaces will NOT have cars then this should be regulated and they should not be allowed to park their cars in front of preexisting businesses and homes of owners who were there before the aptmt buildings were built. I HATE the level of confrontation and anger that is building in my neighborhood--the bird flipping, the swearing, the name calling--due to what is happening around these buildings and parking.
1	Portland is losing its quirky character fast. One of the reasons I fell in love with this city is because the residential architecture doesn't remind me of anywhere else; it is unique! In the last 2-5 years, the new multi-family apartments and condos going up everywhere has caused all the neighborhoods the look exactly the same. Not only do I get confused which neighborhood I'm in, but I forget what city I'm in. I could be anywhere, USA. When building single family units, please be sensitive to the fact that this city is becoming a San Fransico or Denver or Seattle duplicate. It can't compete with those cities, and it never wanted to! Stop making Portland something it is not!
1	Start a proactive zoning enforcement program. Complaint driven enforcement forces neighbors to be adversaries. Do not allow retroactive approval of out of compliance use.
1	The city is a fiasco. I have no end of things to share. Portland has fallen so far so fast. I know all cities are facing the same pressure from outside investors who view real estate as a cash cow moneymaking opportunity, but something has to give. I can feel myself getting priced out. The waste of viable housing stock is shameful. People are tired of the greenwashing. So little of what people say in support of infill development makes sense or pencils out - where are the critical voices BEFORE these unfair developments reach the public? At what point do you lose most of your service sector? How long do t hey have to clog the roads and smog up the air trying to get to their low-paying jobs being serfs for our climate change refugee New Portlanders? I'm jumping around, but I'm hopping mad.
1	pouring so much money and resources to save a few old trees is a waste. plant new ones and they will grow. money should go to schools or other infrastructures rather than renewable resources.
1	Portland is growing and we need to not fight that. Parking is becoming a problem, and multi family dwellings need to have dedicated parking since street parking is already full. Roadways also need to be addressed. The new 124th Ave extension is a start, but there should be a bridge from I5 Trwilligercurves to 99E. Streets should not be narrowed like was done with Burnside, but given a higher priority to moving traffic.
1	Continued displacement of low and middle income families in my neighborhood and the entire city needs to stop. I'm disgusted with the face of the new Portland.
1	Portland is already too population dense. It feels like it is bursting at the seams. Adding more homes is not a solution. Building infrastructure to better support the existing population is the only logical step.

1	I am saddened by the rapid increase in housing costs and the displacement of renters. The city needs to act to create balance that includes all members of our society in our growth and doesn't just contribute to the increasing gap between those who have and those who do not. Excluding the poor and working poor hurts us all.
1	Density can bring a positive things to a neighborhood, but should be a carefully thought out process. A higher degree of consideration should be taken to make sure the new structures fit well within the fabric of the existing neighborhood (size, scale, materials, etc.).
1	finances, of course , need to be considered but to keep our city the special place it is, we need to expect developers to pay attention to this culture--it isn't always about the almighty dollar
1	Affordability, affordability, affordability. More needs to be done by the city to provide affordable housing in the urban core. Also, design should not be encouraged to replicate homes from 100 years ago. People a century ago built a certain way for a certain reason. New design and construction can respect that, but don't encourage replication. It's the 21st century, design and build like it is.
1	Why do we have such a protectionist view of single-family, detached homes? Why does the dogmatism of the sanctity of SFR neighborhoods and the thinly veiled racist/classist concerns of NIMBYs prevail in this city? We will become another San Francisco if we don't accommodate more housing OPTIONS, not just more units, period. With these enormous SFR homes being built, there should be guidance given to architects or developers in how to accommodate a transition from SFR to duplex in the future. These cant be SFR forever, so cue how these can be redeveloped more cheaply to accommodate more units and people. Also, do not require ADUs to be rented out by the home owner, instead of a property manager. At the center of all of this should be climate change. It is no one person's burden, rather everyone's, including the City's, and the City must make tough-love land use decisions that enable the perpetuity of life on this planet.
1	Let the decision makers start putting up high density buildings in their own neighborhoods without parking availability and let them see how wonderful it is.
1	Please help save this great city of ours, Portland is regal and beautiful! But if development continues at this pace, with nice livable family homes demolished everyday, soon we will look like just another LA
1	We have seen perfectly good housing stock torn down and replaced by housing that no one in the neighborhood could afford. People who grew up here see that their children can not afford to buy where they grew up. Developers are not recycling anything and they should be. A house down our street, remodeled 5 years ago is now going to be torn down. New windows, electrical, etc. totally wasted. Sustainability is a myth in Portland. Also, we have no solar ordinance to protect solar investments when large new homes decrease or eliminate the ability to produce power. No one believes City Hall or staff care about changes.
1	All the home which have been demoed in our neighborhood have spent weeks (months?) As open pits before the new construction takes place. These hold homes have basements and the pits can be deep with standing water and debris. These are not safe in family neighborhoods! They should be required to put up temporary fencing along the sidewalks.
1	I whole-heartedly support increased density, maintaining the urban growth boundary and the general policy aims that the region touts, however,I think current trends are not the right direction and it needs to be addressed in zoning code. First and foremost, we have an affordability crisis. Beyond that the city is loosing its nerve on making bold strides towards livability. North Pearl was promising but its just becoming a bunch of forgettable high-rises. Elsewhere in the neighborhoods new development is grafting the failures of suburbia to the urban environment. The symptoms of it abound. From the faux-craftsman mcmansions to the army of curb-cuts that destroy the safe, continuous environment of the sidewalk space and hand it over to the almighty automobile Portland is losing its way.
1	Please do something about this problem. Our neighborhood has been tragically and forever altered by a recent new "infill" house which removed three 100 year old douglas firs. It's atrocious.

1	When I lived in France, the bus service ended at 10PM, but a system of collective taxis picked people up and dropped them at certain bus stops every half hour all night. In many parts of Portland it is very difficult to find transportation later at night. A system of vans might well address this problem.
1	Present residents and city planners with Portland's best interest in mind, NOT greedy builders who do not care about the preservation of Portland's livability or character, should be setting the infill standards. This is such a great opportunity for Portland to make a long-impacting sea change. Help Portland stay unique, green, affordable and livable!
1	I've lived in Portland for 35 years and it's gone from being a paradise to a nightmare. A new LA. I want the urban growth boundary lifted and construction of all multi-unit housing inside the boundary stopped. Existing neighborhoods have been destroyed. Where density has been allowed, it's time to add parking structures and widen roads. I will vote against every incumbent in city govt who comes up for reelection because they allowed this to happen.
1	There are a lot of moderate people like myself who understand that there are a lot of interests and as long as the city strives to maintain a fair balance, that is the best that can be done. I hope the vocal minority on both sides doesn't exert disproportional influence.
1	Please find a way to maintain the integrity of this community. Affordable housing, landlord accountability, and green spaces are all necessary for artists and families to keep their homes.
1	For people who want to develop courtyard town homes with a share room aka co-housing or intentional housing, the current zoning and building codes are at odds, driving development costs up. Further the BES requirement for flow through planters really drive costs up and are required to meet an over engineered code.
1	With the legalization of marijuana....tax the sale of it and use for maintaining roads and bridges, helping elderly and disabled, etc
1	I'm a policy professional who has worked in property management for years. My day job is as the executive director and lobbyist for a state-wide non-profit trade association, including many hours slaving over land use codes and ordinances. I'm happy to be a resource to the city however I can be.
1	1. In our neighborhood (Boise), I do appreciate some of the new modern homes that are being built. However, there are no rules for garbage cans, so many of these are designed with no shelters for cans. Many are built with concrete retaining walls, so the only option is for them to leave the cans out 24/7. Ick.
1	The giant new construction homes are for profit only, and destroy the character of the neighborhoods they are in.
1	Our local government is for sale to developers who reap the benefits of subsidies and tax breaks in exchange for campaign contributions while tax payers in this city watch their housing costs increase and quality of life decrease. Want to help Portland? Quit and let competent professionals take the reins.
1	As a young professional working for OHSU, I'm very concerned about finding a decent place that I can afford within an hour's transit commute. I know I'm not the only one. As far as I can tell, Portland needs to build more of every kind of housing, especially along transit routes.
1	I love the infill building and think it is best for our environment and city to have people closer in and not sprawl all the way to the coast.
1	change the whole greed based development system from system "B" to system "A" as explained in the works of Christopher Alexander, architect, builder, and university professor.
1	We also need a moratorium on the destruction of mature trees which provide the essential benefits of storm water management, climate change mitigation (CO2 scrubbing and temperature control) and enhanced quality of life.
1	Displacement of people from the city center has become epidemic. An unprecedented number of working class families are sleeping in shelters because our housing stock does not supply anything in their price range. It is

	imperative that we provide housing for all economic eschelons of our city or we will lose what makes "Portland weird."
1	It really bothers me when a new infill house doesn't maintain the same front/street setback as adjacent homes. That, more than anything else, ruins the character of the neighborhood and I see so much of it in my 'hood- Beaumont
1	I fully support more density in-city to reduce urban sprawl. However, there needs to be a heavier investment in public transportation. Especially buses - Portland desperately needs to expand bus service: more routes and more buses. People won't give up their cars until it's convenient for them to do so, or it becomes financially prohibitive.
1	Let's keep an eye on the politicians making the deals that impact our communities - is it their interests or the publics that are being presented and implemented (?)
1	Especially encourage ADU construction in areas with very easy access to trimet; 1 to 2 blocks to the nearest MAX stop or major bus line. Biggest financial incentives for lots closest to transit centers (Gateway TC, Rose Quarter TC, Beaverton TC etc.)
1	ADA (aging in place) house designs must be promoted, with accessible doorways and more open areas. However, there needs to be a minimum of 3 bedrooms and 2 bathrooms to allow for family size flexibility over the life of the structure.
1	Please see my previous comment requesting the City limit commercial use (ala Air BnB) in residential neighborhoods. This survey platform performed flawlessly by the way. Thanks for asking input on this topic. Let's keep Portland smart/progressive!
1	My neighbors can see the inside of most of my home from anywhere in the back of their fill-in, which abutts my backyard and manages to dwarf all the neighboring homes from a formerly-backyard (40-foot) lot. They can see inside my living room, dining room, kitchen, and second bedroom because their house was designed to be humungous to make the builders more money. It's squeezed up against the fence on all sides. No one has any privacy. There's just no reason for this. A tiny lot like that would be fine with a small house, such as some normal family could afford. Instead it had to be a \$500,000 giant house with an underground garage and a deck 20 feet off the ground, from which they peer into every corner of my yard (no respect for my privacy because to them, there's no such thing). That's not good for the neighborhood. There are plenty of huge houses around and we need more variety, more small houses, more diversity in the neighborhood.
1	Put a moratorium on demolitions until the city can hire an asbestos inspector to look at every single home that is to be removed. I'm horrified that the city is allowing demolition workers and nearby residents to be exposed to asbestos particles because developers want to save a buck.
1	I support increased density and infill. I appreciate that you are looking at this carefully. The current craze to build giant apartment complexes with no parking is going to fade, so you need to plan for the next step in increasing density. I think it's allowing a structure with up to 3 or 4 units on single dwelling zoned areas.
1	I think Restore Oregon is doing some really good work creating awareness and education to help drive positive change and I hope the city will work collaboratively with them. Thank you for giving citizens a chance to give input.
1	There needs to be incentives to maintain existing affordable homes instead of demolition. Also, the city is doing a horrible job of overseeing lead and asbestos mitigation during demolitions. The developers just don't care.
1	Listen to the community and not those merely contributing to campaigns in an effort to increase their own profit. And do something about the number of illegal air b&b and vrbo properties that are making the housing crisis even worse. Having regulations means nothing if there are no teeth or willpower to enforce them.
1	The multi unit complexes with little or no Parking are absolutely nuts. You can't even nagivagte SE Division or NE 40th & Halsey.

1	Portland is growing too quickly. Developers' and contractors' greed, and the city's insistence on increasing urban density is ruining our city's quality of life as our neighborhoods, parks, streets, schools and public services become overburdened and crowded.
1	I think the vocal minority have overshadowed this whole discussion on density. The beauty of cities is that they change and evolve over time. Portland is changing. To meet solve the problems the city faces, like housing affordability, and to grow without impacting the access to nature so many cherish, we must change and evolve. People against infill often cite outlandish reasons instead of just saying they resist all change. Don't allow them to overrule this conversation. Our single family neighborhoods can absorb more densities and still be great places.
1	We have wonderful homes built with great materials that are cost prohibitive these days. Portland can encourage repairing and remodeling over demolition. We MUST, MUST, MUST protect citizens from the health risks of demolitions. We have zoning laws that should be enforced. The poor quality of building materials and the total disrespect of building crews and developers for the neighbors is shameful.
1	This survey was difficult to complete on mobile without it continually going back to previous pages. Also, please control developers who are coming to Portland just to profit off of construction without regard to building quality aesthetics, or impact socially and economically for residents. This is a thing where developers profit off of construction without it even mattering if they rent or sell a single unit.
1	Airbnb longtime rentals and other things like that are ruining things. We really must enforce longterm AirBnb etc rental prohibitions.
1	Housing diversity in all neighborhoods is essential if we don't want to become an economically (and racially) segregated city. The city/housing bureau needs to land bank and support land trusts. I think demolitions are okay if density is increasing. I'm less supportive of demolition of a moderately priced, viable home in order to build one large single family home (viable is key --- because renovating a home is expensive and not affordable for all of us). I live in a skinny house and it is THE ONLY REASON we were able to afford inner Portland. Please do not ban or eliminate infill that provides this kind of middle housing.
1	I've been generally disappointed in all the City's bureaus, EXCEPT ONI. "MONEY" too loud a voice in Portland, and needs to be severely beaten back.
1	We NEED much more housing, whether people want to admit it or not. And if parking becomes more difficult, then maybe people can learn to take transit or walk or bike. This is Portland, not Estacada!
1	Our streets should prioritize safe transportation for bikes, pedestrians and mass transit. Free parking is an unfair subsidy that encourages more traffic and pollution.
1	I am not opposed to infill if done appropriately and in congruence with neighborhood context and character. ADU's are great. Continue to offer incentives for siting o these homes.
1	We have an affordability crisis. Did you address that? If not, this is a waste of time for planners to navel gaze as the fire burns around them.
1	I'm sure you are already aware of pocket neighborhood development but if you aren't: http://pocket-neighborhoods.net/
1	Before big developments come in, perhaps the community can have more say in the features they would like to see. Unlike many in this town, I don't object to new development but I would like to have a say in what it looks like and its impact on traffic in my neighborhood. I live in St. Johns and we have a new development with 100 new units and NO parking. We suspect almost every unit will have at least one car-- St. Johns does not have easy public transit. This will radically change traffic downtown and no one informed me this was coming. I feel blindsided.
1	Traffic and parking are made worse by encouraging car use. Invest more in transit and bike facilities and get rid of parking minimums. They're an embarrassment to the city.

1	The city has spent millions on bicycle transportation. Back in 1968-69 the Bicycle lobby with Sam Oakland and a bunch of us tried to have bikes registered licensed and riders had to be insured to ride on the public roads. Doing that would help with money for road maintenance . Without onsite parking for the new apartments, no tax income coming in from renters, our neighborhood is already so clogged by traffic it is impossible to navigate during rush hours 4pm - 6pm or later. The traffic gets funneled onto our street NE 45th Ave, and the traffic is too fast.
1	There comes a point when not everyone who wants to live in Portland can. There isn't room for more people and a decent amount of green space.
1	The middle class is diminishing. The house prices do not reflect our fiscal demographics properly. Most persons I am aquatinted with struggle to pay for housing. Putting up with "slum lords" just to have a roof over their heads. Sometimes a very cold roof.
1	I think the loudest voices about this issue are very anti-infill, but I think most people aren't so negative about it. I also think this is a generational issue- most older folks seem to be anti-infill/anti-increases in density, but people in my social groups (30-40s) are very pro-density. Also, I'm personally a huge fan of infill since our family bought an infill as our first home in 2010. :)
1	I am concerned about the impact of new zoning/design/infill rules on less affluent neighborhoods. Will the people living in these areas really have a voice in how their neighborhoods are developed, or will their concerns, as so often happens, be ignored? I live in Montavilla and have long worked in inner N/NE Portland. I have witnessed a great deal of change, and it has often not been kind to the area residents.
1	Keep improving and adding to green spaces and bike infrastructure. Particular focus on improving the waterfront. Provide greater access to the river but not noisy, fast-moving, dangerous watercraft (the Willamette is not big enough for rapid vehicles). Provide greater wildlife opportunites along the Willamette and it's urban tributaries. Need a long term plan for expansion of I-405 bypass and elimination of I-5 between I-84 and I-405, maybe it can go underground?
1	Developers should provide parking for all housing units. nearby mass transit should not give any credits to builders. Respect the character of neighborhoods and encourage a variety of housing to avoid creating little economic islands based on income. Diversity and variety on many levels should be part of the plans.
1	As Portland grows businesses are expanding in size and operating hours. The MAX and other public transit really need to continue running later at night.
1	When I filled out Metro surveys 20 years ago and said: "I support infill" I did not by a long shot mean what's happening today. A question earlier in the survey offered "more affordable housing" as a benefit of infill and home demolitions. I see the exact opposite happening. Houses that used to be on the lower end of the market are being torn down and replaced with larger, more expensive houses. As a homeowner, I put a lot into maintaining my home. Most recently, we did an energy upgrade through the Community Energy project. But, I'm starting to question whether it's worth it. My house is small, and on a double lot. When it's time to sell, I'll do my best to avoid developers, but there's every chance it'll be torn down. If that's the case, why should I invest in updating it? I also hate the way my view beyond the city is being lost in so many places.
1	Unfortunate developers only seem to want to build really ugly skinny houses or monstrous McMansions and nothing in between.
1	Affordable housing is now virtually absent from walkable/bikeable neighborhoods. Every effort should be made to allow people options to live in these areas.
1	Don't allow lot splitting. We moved to a neighborhood because it is the density it is. Tearing down houses, splitting lots and building more units is like the city breaking a promise to us.
1	This city is at a turning point and only citizen action such as occurred in Eastmoreland can save this city from congestion and developer greed.

1	I don't like the trend to build apartment complexes instead of homes or condos for purchase. It seems to me that building codes are lower for apt ? And after the apt building has been there for a few years, it seems to get switched to condos. Except now you have a condo building that isn't as well built as the condos around it. If I'm wrong about this seeming loophole then I beg your pardon. Specifically, I watched the Lexus apts being built and it was cheaper construction than the condo building going up. Then, after a few years of being an apt building, it became a condo building in which cheaply built apts were selling as high as the better built condos. If this is correct, that's s loophole worth closing.
1	More affordable housing is needed. Important that new housing not shade neighbors' roofs and gardens.
1	Portland can't remain mired in the past. We've told the world that Portland is great so they are moving to our community. Infill diversifies neighborhoods.
1	The City does not build housing except for direct involvement with low income housing and should not be in the business of building housing. Finding ways to support private development will be the big challenge of the coming decade.
1	The options that are provided here in terms of what residents see as the potential benefits of the residential infill project's work are skewed toward the outcomes that BPS leadership would like to see and don't consider some of the negatives of those options. For example, at this point, ADUs are seen as vehicles for providing income rather than needed long term housing. That is because we have moved from the notion of Granny Flats to the more generic ADUs. And these are increasingly utilized as hotels rather than housing. This is actually a pretty serious issue especially with the vegetative loss from external units.
1	More low income housing. As someone who makes slightly over \$20k/yr I am not eligible for many benefits including reduced housing, though I struggle to make ends meet due to the exceptional increase in cost of living in Portland. I am a native Portlander and should not have to consider leaving my home town. I have a science degree from PSU and I work to protect Portland's natural resources; a wonderful job I love, but does not pay well by any means. Make our city great again.
1	I think PDX should have unique rule sets for each of the concurrent neighborhood plans. For example, I live near Clinton - a designated bike way. Seems to me, if PDX is going to embrace Clinton as a safe bike route for folks it should manage the housing capacity and retail-draw to keep it bike safe. The large complex proposed for 50th & Clinton would bring more of every kind of traffic (car, bike, ped) to an intersection that can barely handle the current mix of traffic. And, then there is the parking issue for the proposed structure...without many spaces it will force on-street parking - a) that is very, very limited on 50th and doesn't exist on Clinton between 50th & 49th, b) more parked cars flanking Clinton will make bike travel more dangerous. Counter productive to bike-safe route I thought the City was trying to make. These already approved and/or already in action neighborhood plans need to carry more weight. All the money already invested in Clinton being a bike route (signage, education, etc) needs to influence the neighborhood development.
1	While all of the changes to the code to encourage infill was in good faith for reasonable development, there has been exploitation. Remember that any inch given to developers will result in surrendering two. Some developers exploit the code for profit with little regard for the damage they do. Please consider the rights of the existing residents that could be burdened by this increased density. After all, the city is for it's citizens not for the developers.
1	I agree we are in a housing crisis and the city is not only not affordable to the poor, it is not affordable to young professionals the very people we need to stay vibrant.
1	I am all for increasing density - I love how it makes our neighborhoods more walkable and vibrant. But I hate the current system is doing to our city and our neighborhoods. It's turning our "weird" town into a place that only people of a certain means with a certain aesthetic can afford or want. We do not want main streets with only one kind of building on them. And we don't want neighborhoods full of giant overbearing homes with no yards. These eyesores do not improve the walkability or livability of our neighborhoods. More importantly, people with lower incomes,

	renters, single parents, etc. are being priced out of many city neighborhoods. Is this what portland envisions? A town with rich people in the center and poor people on the fringes? Shame on you for letting this happen.
1	Williams and division streets are totally nightmares to navigate. I really hope those areas are studied objectively because while there's positive growth for some businesses and residents I know a lot of people unhappy with the scale of those projects.
1	As a long term resident I would like to see more emphasis on safety in our neighborhood. I think te only solution for this to manifest is continued development balanced with providing opportunities for lower income families. Continued investment along mass public transit routes and small business startup grants to provide these opportunities would be helpful.
1	Too much development is going on with out a lot of input from the neighborhood. Keep the integrity of the neighborhood intact.
1	We are very disappointed in what we have seen happening in Portland. It appears to be all in favor of the developers. Why are all the new homes such huge monstrosities? Build single family bungalows too.
1	Increased density is necessary, but developers should not have the final say in how development happensâ€”that should be decided by the people and government of Portland.
1	My biggest complaint is that the new homes tend not to be infill it is most often a 1 for 1 trade but the new home towers over the neighborhood. The people that can afford these homes don't add to the character of the neighborhood - they never come out of their houses and meet their neighbors!!
1	As a person that would like to purchase my own home in Portland because of the character of the neighborhoods and a home that is sized for a couple, I'm very concerned about buying my dream home only to have a neighbor sell their home and then have one of those huge 3-4 story homes that run from one end of the property line to the other built next door to me and making my house a nightmare to live in because of natural light being blocked out, a lack of privacy and then losing my investment because I can't sell it. The zoning laws as they are now are causing heartbreak and financial nightmares for so many Portland dwellers. The only ones that benefit are the developers. They make tons of money and walk away from the mess they create in what were cohesive communities.
1	NE Portland is now crazy crowded. We are desperate for some left turn signals at intersections like 33 and Fremont and 15 and Fremont and 33 and Prescott. Driving is a nightmare in Portland.
1	I just hate seeing perfectly good homes demolished. ...and the new homes ruin the special integrity of our old wonderful neighborhoods! So sad....
1	I live in a historic district, lucky me, so the issues in this survey do not impact me directly. In neighborhoods around me, however, I see demolition (abolish smash and haul, unsafe, demolition), too-large houses in these lots, lack of convenient parking. Canopy trees come down in my neighborhood as well as in others. Let's have more city oversight plus not suggest to homeowners that they should plant small trees to replace of the large ones. This will not enhance our urban canopy.
1	I have now idea if this applies at all, but more pet friendly complexes/single family dwellings would be great. I have two Huskies which means I have to immediately drop \$500 at least upon move in, if we're accepted as most housing wants under 25lb, but for certain not two 40 lb dogs. Portland is a lot of young families and tons of couples who opt out of kids for fur babies! Please help us make our fur babies more welcome!
1	Investment property that provides a profit has a right to exist to insure that a lifetime of planning allows citizens to retire in comfort.
1	Your like most/least priority ranking questions will give you very misleading results. What most concerned me wasn't on the list and what was I was concerned with at all.

1	I think parking will continue be a huge issue, until developers are required to enough parking spaces for the residents into their designs. I feel bad for folks around streets like Division, who cannot even park in front of their own homes anymore because parking is so hard to find.
1	You will have far more surveys from angry people with their own interests at heart above all else. Aesthetics are subjective and the first priority of the city should be to provide sustainable (dense and close in) and affordable (dense and no parking) housing for citizens.
1	The lack of Affordable housing is the biggest challenge facing our city. Making this a place where all people of all incomes are welcome is paramount to the culture of this city.
1	There absolutely needs to be more attention to stopping greedy developers from tearing down older homes (and without regard for toxic materials leaching into the community) and building several cheaply constructed homes. The prices are still high but you then have less canopy and green space and poorly built homes that are not built to last. It's a crime and the city council and city planners need to be serious about this issue.
1	I assume citizens were involved in the very beginning of this process and were instrumental into the choices we had for the first few questions. But if not, the City needs to incorporate citizens before much planning is conducted.
1	Its the same builders over and over destroying land, trees and property/neighborhood feel. People are terrified their neighbor is going to sell and a monster house will go in that looks into their back yard and bedrooms.
1	I now have a house next to me that is less than 5 feet from our property line. I bought my property in 92 and the fence that existed between our two homes was apparently incorrect. Two skinny houses have been put up in place of the wonderful old home that once existed. Windows now look right into my living space. Beautiful 60 year Ginko at the edge of our property was cut down. Even the tree guy was shocked and saddened to see it go. Tree was in perfect shape. It didn't have to be cut, and with a little extra care and planning it could have remained. Entire neighborhood upset that it was destroyed. The developer is in it for one reason only - to make a profit. Yes, the capitalist way and all, but the lot to my south is also for sale and the people who have bought it have talked about how they can put up something with integrity and in respect for the land, and for us, their neighbors to the north. We have had several conversations and they have the interests of the neighborhood most at heart. Nothing like the greedy developer who hired known drug addicts. Didn't have to pay them I later found out - from the second crew of workers he needed to hire to clean up this first crews mess - and they arrived at all hours of the day and night, and left piles of trash for weeks outside. Later roofing crews trashed our surrounding area with stuff landing in our back yard. How could it not, as we could practically touch their ladders from our back deck as they worked. Ugly, long, looming tall skinny behemoth in place of the sweet one story cottage that had been there before. Utter senselessness that the city has allowed to occur. Shameful, really.
1	I dislike that builders play a very dirty game with which they tease people into selling their homes!!!!
1	Portland is much more than downtown and inner East. Pay more attention and do more for people living east of 102nd and south of Burnside.
1	Houses that add ADU's should not be re-assessed except for the value of the ADU and any new improvements to the house.
1	If the city decides to force the east side neighborhoods to change, then the west side should suffer the exact same consequences. If you want to put low-income housing here, it should be a requirement to put it there too.
1	I think it is great that some people use bikes as their primary transport but I think the apartment buildings that do not have any parking at all causes people to park on public streets as they reside there. Also these types of homes are too small and cater to single people living in them. I understand developers are following a trend of younger single people looking for simple houseing inner city however as families occur and grow I foresee problems with crowding and inner city density.

1	In surveys I resent having to appear to support your agenda by 'approving' benefits I don't even think, overall, are benefits.
1	I do not like the infill housing at all. If a home fit in to the neighborhood, looking like the rest of the homes, and not so close together, it would be much better. Keep some consistency of like homes in the neighborhoods. Those tall skinny houses don't fit in at all.
1	Be thoughtful and strategic to preserve Portland as "Portland" while allowing it to slowly grow and evolve with time. All I have been seeing the past few years are high end studio apartment buildings and raising rents. Single family housing and homes of solid structure and history are in grave danger. Not all Portland residents are wealthy 20 or 30 something transplants that want to live in a studio in the current "trendy" neighborhood.
1	Exclude reassessment of homes value if being remodeled to accommodate multi family units of five units or less. Same for ADU construction or conversion. Eliminate all system development fees for ADU construction/conversions. Give a tax credit for ADUs and multi family conversions of existing homes consisting of five unit or less.
1	Preserving the beautiful homes built 100 years ago is important. What a loss of character and history to see these homes torn down. They are a large part of what makes Portland great. Thanks!
1	Most of my friends will be priced out of Portland in the next decade, and the only way to prevent that is to build more housing.
1	From what I've read, Portland planned years ago (a decade?) for what is happening now. I'm wondering what the heck they were thinking. I get that change is the only constant, etc., but the entire feel of Portland is changing for the worse. In just one year, I've seen rents go up an incredible amount. I was apt hunting about 14 months ago, and the same apartments are now between \$300 and \$400 more per month. Purchase prices are rising, too -- far beyond what is sustainable, especially considering the ridiculously low pay rates in this town. (\$18, to most people here, is considered an excellent wage for a professional-level job.) Employers believe they can keep paying low wages, yet rent and realty prices keep going up. So who's going to pay those rents or buy those houses? Trust funders? (Portland already has so many of them!) People from out of town who can telework at their jobs? Is Portland going to turn into San Francisco? Not to mention Airbnb. (I was kicked out of my house rental last year by a couple who said they were moving in. They didn't. They turned it into a full-time Airbnb. I reported them. They removed their listing from Airbnb but still rent through VRBO.) Portland has so many problems right now. It is truly a crisis situation. And then I drive through my neighborhood and see house after house being torn down and in their place gigantic houses being built out to the edges of each lot. It makes me not want to live here any more. Portland, to me, masquerades as a "green," environmentally conscious, community-oriented city--thereby attracting people like me who want that in a place to live--when really it's all about giving power to developers, greed, and helping the "haves" feel good about themselves. And it seems this is what the powers that be want, because if not...wouldn't you be stopping it?
1	Density is important, but density doesn't have to mean huge buildings surrounded by SFR. Look at Montreal as an example--much denser than Portland, but their density is achieved through predominantly 3-4 unit buildings. Much of Portland's urban form is already decided, but it is going to be critical to find ways to stop building SFR homes and increase the number of smaller, multi-unit buildings (2-8 units or so) with common green space and affordable rents/ownership.
1	Portland has the intellectual and financial capital to create a livable and affordable high-density core city.
1	Don't let developers get away with building, building, building, without building PARKING. Just because they don't put in parking structures or individual adequate garages in neighborhood homes, doesn't mean more people will ride their bikes or take public transportation. And, even if it did, people still own cars, and these need to be parked somewhere. PLEASE!

1	It is imperative that besides allowing multifamily buildings along corridors, more density be added "behind" the corridors, from RH to R-1, and down to R-2.5 and R-5. Duplexes, triplexes, fourplexes and garden apartments should be allowed throughout the R-2.5 and R-5. There should also be no parking requirements for residential anywhere in the city. And certainly, even if the 31+ parking requirements are maintained, the exception for near transit streets should be extended to all areas. There is no need for requiring residential parking in the middle of single-family neighborhoods, where there is the least pressure on on-street parking.
1	Portland is a great city and community and it to many great visionaries to keep it that way. I recently toured Eureka, CA and was agast of demise that city experienced in a few decades. Please keep the vision, build the foundation, and it will work.
1	We have lived in our home on SE Woodward street and 33rd for 37 years. Needless to say, we have seen many changes. We raised our daughters here, and have had many different experiences, mostly good. We are enjoying much of what is happening in our neighborhood. The vitality is exciting and we love so many young people enjoying division Street. The issue of affordability is troubling. Young professional families who grew up in Portland cannot afford to move into our neighborhood anymore. I know I am far from alone when expressing this concern. One big reason are these enormous infill homes.
1	can we ban leaf blowers yet? why are all the new apartment buildings in constant need of leaf blowing?
1	The traffic and parking situation has become such that we moved away from Portland metro and to Hillsboro. We own a multi family property.
1	Would like to see MUCH more "missing middle" housing that is now largely illegal: rowhomes, townhouses, courtyard apartments etc. combined with form codes More small developer/granularity needed.
1	find a way to make it too cumbersome for suburbanites to drive in to utilize the city's amenities. make it a 'no brainer' to take MAX into the city ('the city' includes hawthorne, division). cars in the area only for local residents and aspiring towards completely car-less neighborhoods.
1	Building codes need serious revamping. When huge projects like Division St. can be built with no parking but a homeowner who wants to enlarge their garage (which affects only the homeowner) can not, there is something seriously wrong.
1	I believe that a well-developed infill process with input from neighborhoods is critical to reasonable growth in a city. Without proper infill, you just get sprawl
1	I am very concerned that the original residents of neighborhoods are being priced out and only businesses catering to the the new higher income level residents are opening.i am also concerned about the new problems with traffic flow and parking cannot accommodate the sudden influx of new residents.
1	I have a VERY bad impression of home builders largely based on my experience living next to a development several years ago. That developer, Raasch Construction, could not have cared less for their neighbors or the neighborhood. They saw an opportunity to make money and could care less about how their work impacts others around their development. It is that experience that convinces me that the City cannot regulate builders enough. Builders motivations and the interests of the people that live where they build are at odds with one another. The residents should take precedent over the whims of builders to make a buck.
1	While much of the growth in Portland is exciting, as a city we must protect the characteristics of our classic inner city neighborhoods. In my classic old neighborhood, I have seen many examples of homes being torn down and new, larger homes being built. Often times these homes are replacing one single dwelling house and are doing nothing to increase density in the city. Instead our old neighborhoods are dotted with new homes that don't always fit the character of the neighborhood. Homeowners purchased homes in our older neighborhoods often times because they appreciate the characteristics of old homes and the simple life that the old neighborhoods bring. When a citizen of Portland purchases a home and pays taxes, I think the city needs to value and respect their concerns

	about setbacks over the developer's wishes. The developers will move on to their next project, the homeowner stays.
1	I don't mind new development but large structures need to have 1:1 parking plus additional spots for the businesses/guests.
1	I left many choices off my lists in the first few questions because I disagree with those concerns.
1	A comparable scale is more neighborly, as is special attention to preserving old trees and allowing room for landscaping--these things help build relationship between people too, Old trees cool the air and give us more oxygen, hold the soil and help create the soul of a place. Many of the new construction sites in my neighborhood are sorely lacking in this soulfulness, and are just imposed on what is already there. They often seem way too big for the lots they are being built on--there is no room for yards and trees.
1	We had to move out of the Sellwood neighborhood to be able to buy a home. We bought a home in Oregon City but would have preferred to stay in the neighborhood we were in
1	The house across the street from me has no one living in it now for 20-25 years. It's falling down and is dangerous. But there's no way to get the owner to sell or even tear it down. Regulations that would require him to remove it if he won't fix it or sell it seem sensible to me.
1	Creating truly affordable housing across the city is the most pressing issue that the city should be pursuing. Truly affordable infill must be aggressively promoted and unaffordable "luxury" infill must be discouraged.
1	How come leaders aren't listening to the community (not the people who pay them off) and how come leaders aren't learning from history? Also... with this big earthquake we're expecting... isn't it totally unethical not to invest in bringing ALL SCHOOLS up to code and provide money to long term Portlanders who need to Earthquake proof their homes. It seems insane to market Portland to the world all the while knowing we have a hugely devastating earthquake coming. These are two opposing realities that will collide. I wish this was considered in the planning considerations. It makes me wonder how much of a sustainable lens we're looking through with development in Portland.
1	Don't lose the things that make Portland a special place to live and work. We have green spaces, and we're not super crowded.
1	Existing neighborhoods are losing their neighborhood feel. They are becoming over crowded and unattractive aesthetically, less safe and unfriendly. Existing families, especially older people, are getting pushed out. Modern buildings are of lesser quality construction and are not built to last. They will not stand the test of time like classic homes and buildings. These practices are not environmentally friendly by any means. Rather than destroy historical buildings and neighborhoods that can never be recovered, build where the space exists already. Consider livability, history and character before development dollars.
1	85 to 90% of the people want their cars and need parking. Stop catering to the 10-15% that bike.
1	I work for a deconstruction firm and while deconstruction is preferable to demolition for MANY reasons, it is not economically competitive to demolition as a for-profit business model. Saving/retrofitting the existing home should be prioritized ... excuses that these homes are not livable, not in demand or that the cost of hazards outweighs the benefit to save existing resources are rarely truthful. Purchase of a home for \$350K, only to put it in a dumpster is not a sustainable model.
1	Stop allowing new multi-family structure construction without requiring on-site parking. Higher the on-site parking ratio to provide for 1 spot for each new unit. On-street parking is currently becoming a gold commodity in neighborhoods with new apartment structures. The new tenants drive and park a car on nearby streets, their guest drive and park, and service vehicles park on the near-by streets. This reduces availability for long-term residents and this difficulty continues to increase. It needs to be stopped. It boils down to a livability issue.

1	Residential Infill Development is not going well the way it's being done now. Apartment buildings with no parking. Lots being split and houses shoulder-to-shoulder, from property-line to property-line, which diminishes green space AND TREES--like the Sequoias in Eastmoreland. This city says it cares about "quality of life," but I don't think it does. What's been happening in my neighborhood proves that the city does not care.
1	Overall I do support higher density. With that, I hope it can be done tastefully and without shocking changes to existing lively/healthy neighborhoods. As far as affordability goes - we need to make that a big priority!! A city where only the rich can afford to live in it's core is not a healthy city.
1	On question #2, I don't view most items listed as bad, making it difficult for me (and presumably others too) to rank and answer.
1	I can no longer grow a backyard vegetable garden, since a towering infill building was constructed behind my house, shadowing the yard. I'm sure this is not uncommon--we lose the option to grow a portion of our own food, which is v much Portland values.
1	Even single family housing should meet some design requirements to assure compatibility with existing neighborhoods.
1	Portland has always been a unique small but vibrant city that supported at least some cultural and social economic diversity. I see the city I love selling out to become just another big crowded impersonal city. I believe preservation of the farmlands and forests nearby are also very important and realize the concern about the urban growth boundary, but I think the city density that has been allowed should now slow or stop. Again, serious concerns about the roadways, grid and a very old sewer system being able to sustain so much growth. And many of my neighbors and young families will not be able to stay in Portland, Portland will become another city for rich white people. Very sad.
1	Developers should face consequences for disregarding the process and skirting the rules that are in place during construction of new homes and creation of subdivisions. Developers don't care about neighborhoods and act in ways that are detrimental to a community. It should be the City's responsibility to check this.
1	We need to prioritize access for low income residents. Keeping Portland weird is working in the sense that culturally people and companies (MONEY) are moving here. In order to maintain this draw, I believe we need to foster the weird that comes with artists and makers that aren't able to afford the market rate.
1	This survey is badly designed. It's not clear to me what I should do when a particular response I s low-priority to me. Should I rank it low or not rank it at all? Also, the placement of the "clear selection" button led me to click it twice when I just wanted to go to the next question. Super annoying.
1	Most all of the new home being built have a large waste footprint - lots of waste material and wood... Most new homes and condo boxes are clad with oriented strand board that contains much formaldehyde. Formaldehyde out-gasses in all directions for several years.
1	The mitigation of unfettered growth and further relegation of the most vulnerable Portlanders to poverty and traumatic impact from gentrification-induced displacement from "development as usual" must be made a priority where public investments, decisions and actions that lead to forced relocation of low-income and communities of color are made. Particularly when less discriminatory alternatives - Inclusionary Zoning, Rent Control and Equitable Community-led Development opportunities - exist. In this time of economic recovery and unprecedented prosperity, we must bend political will toward stemming displacement and gentrification of the most impacted, and to truly implement an Equitable Approach to Development. In the close in neighborhood of N/NE Portland, the heart of Oregon's Black community - replete with ALL cultural, social, economic, education, economic and spiritual institutions create by a community forced to remain geographically segregated in a disinvested location due to de jure and de facto practices, African American populations have gone from 31% to 15% since 2000 when the City instituted the Interstate Corridor Urban Renewal Area, whilst it has simultaneously become one of the areas of

	highest opportunity in Portland. In order to create a comprehensive gentrification-prevention program, mitigation of the continued underservice and disinvestment of this community through coordinated City policy creation and action must take priority and be done FIRST if we are at all committed to making equity a reality.
1	current regulations seem to benefit developers and not encourage mixed income housing. Consider targeted moratoriums on multi-unit housing. two family housing encouragement would foster owner-occupied investment
1	Start fining people that do not take care of their properties. If they need assistance doing so those fines can go to assist them somehow. Neighborhoods need to look less trashy.
1	I moved to Portland over a year ago from Seattle where I have been working for a home builder who focuses on infill development. My experience in both cities has made me realize that both municipalities have a lot in common and can learn a lot from each other. Both have parts of their planning and development systems that operate extremely efficiently. If I could take the best parts of both cities and put them together I could make a well oiled machine! I would encourage more collaboration with your neighbor to the north.
1	It is time for Portland to live up to its image as one of the most sustainable and equitable cities in the world. It is time for us to walk our talk with regard to the situation in East Portland and there is a profound urgency to act NOW. While there is a small group of well-intentioned folks fighting against gentrification in East Portland, the most vocal of these voices don't actually live in the area. For those of us that live and work here, we know that what we truly need is balance. There are many parts of the city that lack affordable housing, but Gateway is NOT one of them. Aggregating a majority of high-density, low-income housing at the edge of the city where the infrastructure and amenities simply cannot handle the influx makes for dangerous ghettos. Rather than making the inner city safer, it makes for an increasingly disenfranchised population that is much more likely to victimize the "other half".
1	Traffic is bad and will continue get worse with the infill. Focus on improving east county (82nd and beyond).
1	Portland housing is becoming unaffordable for low-and moderate-income families. People have no where to go.
1	As you might be able to tell, from my previous comment, I am a native Portlander who currently lives on the outer east side. I pay easily double what someone in Ladd's Addition pays in property taxes - for a house who's value is 1/4 of any of those. I am lucky enough to live in an area with sidewalks and undergrounded utilities (Argay), but didn't for many years, all still while paying these increased taxes. I do not see parity in project dollars in the east side, but rather an excessive concentration of high density, low income housing, not supported by any public amenities. I am very encouraged to see two parks going in nearby (Gateway and Beech), but those are so long overdue it's embarrassing. Portland needs to spend a concerted effort paying back east side residents for the amount we have been putting into the collective tax fund - and then statewide, we need to resolve this ridiculous disparity where lower income homeowners are unfairly shouldering the tax burden of others.
1	We are currently living next door to a new development. In general, I support in fill development, but this has been a horrific experience. The developer has acted badly at every turn, and there is no recourse for homeowners. We have been told by City staff to talk to a lawyer, and we were told by a lawyer there is very little that can be done. The City needs to hold developers accountable for bad behavior or offer more options for neighbors who are so directly affected by this situation during construction.
1	Skinny houses are so unsightly; why not more multi family rental properties instead of putting three SFHs on two lots?
1	Need to have commercial areas close to residential areas-- even in traditional single family neighborhoods to promote 20 min neighborhoods
1	It is happening so fast that we don't know what to do or how to help. Educate and train folks on things they can do today and set th vision for the future. Create a movement city-wide. Leverage our collective passion on the subject and put us to work.

1	The Woodstock Neighborhood charrette process was extremely valuable and the plan recommendations coming out of this process could be a model for many neighborhoods in Portland
1	It's obvious to the majority of Portlanders that you don't actually plan on listening to public input if it contradicts you plans
1	Portland is nationally known for its established, historic neighborhoods. Destroying them makes no sense, as it de-values neighboring homes. There is plenty of empty land to build on without tearing down homes that are in good condition. As an example, I would cite the long-empty grocery store on SE 27th opposite the Reed College Apartments.
1	Portland seems to be losing some of its diversity and attractiveness due to the current housing crunch and focus on high-end housing. The best cities incorporate all of their contributing members of society and cares for those members in need. This includes the working class, low-income, and those in greater need. By catering to those with high incomes we lose the diversity and we also tell those who make are city what it is that they are not worthy of living within our city limits.
1	If current code or zoning encourages dividing a 5K lot into two with resulting separate "skinny" houses vs option of two units sharing a common wall thus allowing either larger units or more green left, change them.
1	Right now developers do the maximum allowed on all zoning code requirements, which results in what appears to be an over sized house. This should be corrected through Zoning
1	Do the people making the choices actually live the lifestyle they promote. I think not. Ten parking spaces for a twenty unit apartment building is crazy.
1	I continue to worry about the lack of affordable housing for people in this city and it's just getting worse. Larger developments should require higher %of low/fixed income/affordable housing (family wage). I am not a big fan of condos in existing older neighborhoods. Find other underdeveloped areas like SW Waterfront and the Pearl were.
1	Portland has created a self-promoting nightmare. Seeing how many national publications with pro-Portland articles only leads people to want to move here, but they will be disappointed when they get here. Cramped housing, high cost housing and a neglected public school system will show the reality that is more important to address than which hip restaurants to flock to.
1	Please adjust regulations for both demolitions and tree removal to make it more difficult for a developer to bring major changes to the character of established neighborhoods.
1	There needs to be a sound barrier between the freeway and the 60th Street MAX Station. It's like you're standing right on the freeway and is a big deterrent to using the MAX.
1	Any and all builders working in a neighborhood MUST practice good housekeeping on and in front of their job site. No unsightly piles of trash and debris, no loose trash blowing around the neighborhood, and proper containment of mud and runoff from the job site.
1	I am about to be homeless due to a no cause eviction that is actually retaliation. I am disabled and need help fighting this. If not, I will be homeless and will have to give up my companion animal who is pretty much responsible for giving me a reason to be here.
1	Listen to the residents and the neighborhood associations before the developers. We have the best interest of our communities at heart rather than our pocketbooks.
1	The river is being obscured by too many high rise buildings. Leave wild places along the river. LESS pesticide or NO PESTICIDE usage mandated for green spaces including suburban backyards, office exterior green space maintenance, parks. Portland is insufficiently protecting its small wild green spaces and just creating a big pile of constructed mess. Most of the new building architecture looks ugly and shoddy! Leave some large warehouse

	districts open and usable for commerce such as small food producers, crafts and art people, PDX could use more public quiet spaces in all this mess, Portland is an incredibly NOISY city.
1	Allowing homes that do not fit the neighborhood character to be built is an insult to the neighborhood. Every residence (house or apartment) should have a garage or off street parking available OR if they choose to not build parking space/garage, that residence should NEVER, EVER be eligible for on-street parking permit.
1	I'd like to see city leaders summarize this survey for the public, and act on some the desires of the tax-paying Oregon homeowners.
1	All the new multiple-unit buildings that have recently been built in inner city neighborhoods without adequate car parking are already making Portland a less livable city. Makes me want to move away.
1	I'm a strong believer that we should embrace greater density in order to both keep Portland affordable and protect open space and farmland. There's a way to do it right. Many fellow residents have to let go of many of their worries about change and traffic and parking and see the bigger picture. I'd love to help persuade my fellow Portlanders to do so. Let me know how I can help.
1	Don't incentivize property owners to build units that are out of the reach of low and moderate income residents. Provide more tools for young families to be able to afford and purchase a two bedroom home. We need more one level homes for seniors and disabled people. There a clear housing demarcation between the have and have nots in this town which, in turn, affects the quality of schools and children's life opportunities. The infilling of scarce land must be a driver for social equity and supporting people getting what they need to succeed in life.
1	Tent cities are not a solution. When we start looking at this as a viable option we are sending the wrong message about housing. It's not a safe solution and it invites people here that are coming for the wrong reason. Also the trash that is resulting from these options is changing the fabric of this city. We can do better. If we have more developers building housing and mixing affordable housing in with new development. This allows people on the edge to integrate and feel community instead of gentrifying neighborhoods. Thanks for putting this survey out.
1	We are in danger of losing our artists, educators and much of our economic diversity. All the new 850k houses are attracting people with a different set of values from the people who live here.
1	Building homes that cost twice or three times as much as the other houses in the neighborhood, out prices hardworking families from some of our safest neighborhoods and forces them to look outside the city for quality affordable housing.
1	Don't allow any more high rise in The Pearl!!! I don't live there, but what I saw at Tanner Springs then other day shocked me. That high rise is a disappointment and complete spoiler for that beautiful park and neighborhood. SHAME ON YOU!!! STOP forcing people out of their neighborhoods in the name of gentrification. How cruel is that? Imposing your belief and system structures on others and taking their homes away from them is just...lame. Portland is becoming monochromatic i.e. WHITE! STOP IT! Again, your land-use and planning regulations are forcing people of color out of their Portland homes and neighborhoods making way for the affluent dominant cultures to thrive. Again...WHITE! That's racism and classism all in one bag. We do not have the infrastructures in place to bring 200,000 new residents into this city. Creating housing is the easy part. Taking care of transit corridors is going to be the difficult part. Where will everyone work? How will they get there? Like I said before, put a moratorium on demolition and monitor construction carefully until you have your 'ducks in a row' and know how you are going to 'take care of business'. Thank you!
1	I no longer pride myself on being a Portlander. This has become an unaffordable, trendy horrible place to live. I'm guessing you can sleep at night because you're sleeping on bags and bags of money from Washington County developers. And I'd like to extend a special thank you to Travel Oregon, and those two hacks from that crappy "andia" cable show. Wow. Nice job ruining what was once a nice town. And the speed at which the decay happened. Wow. Three, four years? Glad this nightmare of a mayor is ending his tenure, though annoyed at his

	legacy-looking efforts to provide affordable housing (while heartlessly breaking up homeless camps.) And the fact so many people are homeless (visible, on the street, suffering) doesn't seem to bother city hall at all.
1	I am in favor of growth and development done with mindfulness. This survey is all about single family units, not addressing the laws which are skirted for the 41 units etc.
1	More homes will ultimately increase the available supply and make the neighborhood more affordable, even if it takes time for these effects to percolate down to less affordable units. This is a good thing. The city should avoid excessive red tape and bureaucracy that would discourage construction. But it is critical that the neighborhood infrastructure (especially the local public schools, and to a lesser extent traffic on Woodstock blvd) is upgrade concurrently, and that the developers bear some of that cost.
1	Again, new and arbitrary rules about detached ADU's is a complete deterrent to building these viable, small-scale living quarters in the city. Why do detached ADU's trigger a complete reassessment of a property's entire tax cost, where as attached units are only increased according to improvement value?! It's arbitrary, a deterrant to building good infill housing, and frankly makes us want to leave this city (just one of many factors, including PPS's redrawing boundary lines to boot us into poor performing schools).
1	Development should integrate into neighborhoods, not destroy them. Not everyone wants to live in a high rise building or fake craftsman house. Providing numerous housing choices is critical. Having sold real estate in the past I quickly learned people for the most part either wanted to live in a new(er) house or an older house "with character" and this was usually as or more important than square footage, number of bedrooms etc. In this country and this city no one should be forced to live in a one size fits all environment. We need more creative solutions than tall boxy buildings with a mishmash of exterior finishes indiscriminately placed in every neighborhood. First do no harm should be the guiding principle.
1	Financial aid for low-income home owners, like myself to keep my home from falling down. My ex-husband was not a handy-man and saw no sense in providing financially for repairs. Now I have a home and no money!
1	Kids today experience housing trauma and constant displacement. The City must create policies that require affordable housing set asides in every neighborhood to mitigate the impacts of gentrification and displacement.
1	See previous comment. PLEASE stop the tear down of older homes to just be replaced by a new home for profit. This doesn't create more housing, just eyesores and less affordable housing options.
1	Portland leaders need to avoid reactionary policy making such as demolition freezes and imposing parking standards. We need visionary, long range thinking to avoid massive, continued disconnect between housing supply and demand. Change happens, let's make the best of it.
1	Historic designations, demolition restrictions, on-street parking - don't assume that our current regulations aren't already good enough. For instance, we don't need to - and shouldn't - protect on-street parking for existing residents.
1	I am in support of residential infill as a way to cluster humans around hubs of services and - hopefully - lead to an increase in public transportation options. I live in St. Johns near Columbia Blvd and taking public transportation to work is so inconvenient that it is not an option for me. We need more bus routes running more buses to increasing destinations.
1	Zoning laws need to be enforced fairly and across the board. There is no reason I should not be able to keep my RV on my property yet someone with a run down RV who is living in can keep one on their property simply because their neighbors aren't asses. That combined with the high property taxes is the major reason we are seriously considering moving outside of Portland in the next few years.
1	Our property taxes are outrageous!! That coupled with our high income taxes are making Portland a city that is no longer affordadable to grow old in. Each year, people are forced out of multnomah county due to their property taxes.

	We would all vote for a sales tax if you would lower our state income tax and lower our property taxes. Lets share the taxes instead of putting the burden on home owners and people who work! PLEASE!!!
1	I have 5 Renaissance homes going up on my street. that's an additional 5 cars parked on the street. They're all priced over \$715,000, hardly something a normal person can afford.
1	Historic neighborhoods are being destroyed to provide "housing" for those in need, yet the rents charged for this housing is usually too high for average renters to afford. The city should address this problem before the problem becomes one of increased homelessness in a city that formerly had no such problem..
1	Infill development and the resultant density needs to occur in tandem with mobility options - good sidewalks, access to transit, bike provisions.
1	You've got a tough job ahead of you. I support infill 100%. Density saves out natural land we need to build 'living infrastructure'. More bioswales, more green roofs, street trees. Every city owned building should be maxed out with solar panels and living roofs
1	Based on hard won experience, we are sick of the promotion of Smart Growth and public involvement processes which merely aggrandize previously made policy decisions. It's highly patronizing, arrogant and creates a ton of mistrust.
1	Not too keen on your survey design. The ranked items reflect an in-built point of view without any opportunity for citizens to add their own items; and ranking is a blunt force question format since it implies an equal distance between ranked items when in reality #1 and #2 on the list may be much closer together in a person's mind that #2 and #3.
1	I'm really glad you're asking about this. Really, really glad. (I will be even more psyched if changes occur.) I've changed my commute now, after the dramatic uptick in demolition/massive sun-blockers started bumming me out at the start of my workday. I know we have to find somewhere for all these transplants to live, but I'm hoping we don't have to destroy the character of our city to do so.
1	Portland needs to seriously consider the negative effects of displacement that are happening in the City. Housing is a civil rights issue, and there needs to be policies in place that promote inclusion for low-income and minorities to live in the city they call home.
1	Solar access is VERY important, along with the preservation of trees and adequate green space. My neighborhood HAD an open airy feel. Not so much any more.
1	We should strive to encourage a sense of neighbor hood in an increasingly urban landscape. Portland like to call itself less car less but that is definitely not true.
1	The lot next to us had a house built on it that is a little too close to it's neighbor on the other side in my opinion, but the style it was built in matches the houses around it, so it doesn't look out of place. So I know it's possible. It can be done!
1	Yes. My heart breaks everyday to see Portland turn into a cookie cutter city of crappy looking condos that price everyone out of their homes.
1	Deconstruction should be required unless safety can't be assured. All homes that are demolished/renovated or deconstructed should be considered to have lead. Neighborhoods with residential infill should receive a significant portion of the SDC revenues for transportation, open space or other improvements (not put in a general pool). This survey should be available in more languages. The survey should be sent to churches, NPOs and neighborhoods.
1	Large buildings with small apartments foster high turnover which diminishes the opportunities for neighbors to know each other. Neighborliness enhances many quality of life aspects. Portland has many diverse neighborhoods. Development should respect the investment citizens contribute to their neighborhoods. It's tragic that people are

	being forced out of homes they have lived in for years because they no longer can afford to live there. Managing growth is tough, but I think some of the developments have diminished Portland.
1	Designs should either match the neighborhood or be innovative. The pseudo craftsman isn't always the right answer
1	Loss of habitat, green space and trees is changing the character of Portland in a way that will make it look like any other concrete jungle. We need significant replacement of this in each neighborhood, so that if we have more density built around commercial centers, then we need to add green space and plantings in each neighborhood, open to the public
1	Portland is getting very crowded. The traffic has become terrible. I was born here and lived here most of my life & it's becoming a less than desirable place in my opinion. Prices are forcing people out. I think I will move elsewhere in a few years. Maybe we could have another campaign to encourage people not to move here.
1	I live at [REDACTED] SE [REDACTED] Ave., Portland. My neighbors (two houses west on me, at [REDACTED] SE [REDACTED]) recently built what they claimed was going to be a small wood-working shop. Well, what they actually built now stands a tall 2-stories high & has an apartment (with deck) on the 2nd level. This was all done without ANY honest disclosure! I lost my privacy and my view of the sun setting & west hills. To me, this is outrageous. Why didn't the city make sure the neighbors were aware that this modern backyard TOWER was being planned, and why weren't we given the opportunity to object? I'm serious. I'd really like you to look into this. Please cite me an ordinance that allows this. I live on a corner, so only have one adjacent neighbor at [REDACTED] SE [REDACTED]. That owner rents his house to young party kids, but it has been sitting empty for a number of months. This makes me nervous. I'm afraid he's going to tear it down and build an even taller unit or units than the people next to him built (the "tower"). I truly hope you get back to me about this. It lies at the heart of the problem with infill. Thank you for your concerns, Stephanie Talley 503-[REDACTED]
1	Infill is a bad idea unless regulated in a way that preserves village and neighborhood character and way of life. Zoning and design review, particularly in old neighborhoods could prevent the kind of terrible damage that is now legal.
1	I think ADUs in general are a fine idea for dealing with extended families and optimizing existing single-home lots. They should be taxed fully, however, and I think it is entirely appropriate that Multnomah County is aggressively seeking collection on these units. I'm tired of the city and other entities lowering tax rates for short term gains in development; the long term results, a reality we are already living in, is serious unfairness in property taxes.
1	I am very concerned about cutting down large, old trees (and even smaller, younger ones) to make way for new development. Trees contribute to the environmental, human, and economic health of our city and are not easy to replace. We should be doing everything we can to preserve them.
1	Public transit should prioritize speed. Wide roads such as Powell or sandy need to be made less auto-centric - add wider sidewalks and protected bike lanes
1	Look at the goals of the developers. Watch for big business from outside the area taking advantage of the Portland market and potentially changing what is best about our City.
1	Consider that once the old buildings have been demolished and the creative people, people of color and low income people have been pushed out what Portland will be like: too expensive, lacking in character and even whiter than it is now. The very unique historic and cultural resources that are being destroyed are what makes the city great and as guardians of the community city leadership has the responsibility to safeguard a truly livable future. Building your way towards sustainability is not green; use what you have in a thoughtful way and no deconstruction doesn't count.
1	SMALLER new houses that fit into the neighborhood character. Save big trees! Create tiny home villages! We need smaller, more affordable housing options. This town is getting out of hand - new houses tower over others in the neighborhood and the price of housing is impossible these days!

1	Eastmoreland residents do not speak for the entire city. We must replace delapidated housing with new housing. Allow people to realize the dream of home ownership. Don't limit civic rights.
1	I was born and raised in Portland .I'm sad to see so many neighborhoods losing their uniqueness at the hands of developers and builders turning everyplace into a strip mall concept (it all looks the same).I have seen so many big , old beautiful trees disappear even when they were not in the way of construction .People I know are working hard in my Multnomah village neighborhood to have a voice in what happens . Please listen to the people who live in the neighborhoods NOT just the developers with the money .
1	I believe that if Portland is to keep its character, then it has to protect its neighborhoods from being bulldozed and leveled. Tree's need to be protected too (this is the NW - not an AZ golf course). ADU's are crucially important, but seamless design with the existing neighbourhoods (without garage door boxes), is truly important to the existing residents. These boxes are not practical and a couple cannot practically live in them through their elderly years or if their mobility is an issue.
1	Make the tearing down of perfectly fine houses to put the same number of (wealthy) people in a huge house costly and cumbersome to implement. This isn't my specialty. It's yours. So, it is absurd that I would know the various ways this has been accomplished nationwide.
1	Holgate, between 92nd and 112th, has three boarded-up, broken-down homes, with for-sale signs. They've been trashed and abandoned for at least 6 months. Why don't developers target these types of blocks? It would greatly increase the neighborhood value AND the values of the individual lots.
1	Skinny homes and flag lots are not the solution to density! AdUs and alternative housing types are OK if they go with look and feel of neighborhood
1	Infill is fine as long as it's done right. Look at good examples of infill and encourage or require developers to follow good examples and be good neighbors. Nobody likes skinny houses but some look better than others! I've been encouraging my neighbors to look around and see what properties look unkept. Talk to homeowners and see what help they need so they can stay put and not have to sell to developers. If the the developer shows up with a bulldozer, try to work together- hopefully the city can encourage all to be part of a team effort! Thank you-
1	Forget about becoming the most progressive city in the nation and fix what is broken like repairing streets, lowering water rates and building better schools. No drive thru businesses, closed caption and bioswales?? Spend our money better!
1	The idea of increased density does not have public transit keeping pace. The two need to be increased together. More people = more bus lines.
1	In my neighborhood (Woodstock) we have a huge range in housing types, so I think the idea that any kind of house wouldn't fit with "neighborhood character" is absurd. There are also a lot of run-down homes don't look like they have a lot of potential for redevelopment. I think there's an opportunity to charge reasonable fees/taxes to leverage that development for affordable housing or infrastructure investments -- but it's also important that we continue to add housing stock, which makes better neighborhoods and relieves price pressure on the rest of the market.
1	I am concerned about the loss of greenspace in new infill lots, and new homes that tower over existing neighbors. New construction is not a bad thing----if it is done proportionate to the neighborhood.
1	We can't not build out or up. Preservation of valuable neighborhood assets is important but change is essential to keeping up with population growth and changing demographics in order to keep rents down, achieve environmental goals, and create walkable neighborhood corridors.
1	The change in Portland is heartbreaking. As a native portlander everything I loved about Portland and everything that makes it one of the most unique eclectic places in the world is slowly being demolished. Do people want to move here because they want to live in a boxy condo? No, they want charming portland style houses. Soon there will be no 'Portland' left. And where do you go instead? Cause there's no place like Portland...

1	As a mid 20s recent college grad who isn't planning on having kids, I'm scared of being priced out of Portland before I have the time to save up for a home. A greater increase in condos and other small-size developments that you can buy (as opposed to all of the luxury apartments that are rental-only being built) would really help I think!
1	You should provide an option to state an item is not a priority - i.e. homes to allow aging in place may not be a priority for some.
1	The tall skinny houses look right into the backyards and back windows of the established neighbors. It is disconcerting and will not create neighborly feeling. There must be a way to angle the windows or move them so they are not so intrusive.
1	Infill also applies to the multifamily and commercial zones. These areas must be addressed concurrently given the large in migration growth that is projected
1	Yes I would like homes and buildings to quit being torn down because it takes away our city history.
1	Consider smaller homes and the feasibility of them grouping on a lot with adequate parking. People still rely on cars since not everyone has the privilege to work Monday through Friday, nine to five, like City workers. Recognize that TriMet's services are inadequate for people who work swing, nights and weekends.
1	Portland is in an affordable housing mode for affordable housing. Clearly the supply needs to increase and multiple tools for managing rent need to be employed. I would like to see more active engagement between the City, the private sector, and other NGOs including faith-based and other non-profits to develop and implement sustainable solutions.
1	I'm relieved to see a survey asking for input. I only hope that it is the start of handling Portland development in a more conscientious way.
1	There has to be a more recognized anger about new condos, apts coming into older established areas and pushing parking into our areas due to no parking requirements on those new structures
1	To the extent that development is going to happen regardless, find some way to encourage diversity of developers in neighborhoods. In my inner SE neighborhood, Everett Homes is the only one buying and building, so all of the new housing stock is largely the same. Some variety would be appreciated.
1	Please do not allow demolition of existing viable homes. Existing trees are a benefit to everyone. Do not allow builders to remove trees for new construction of McMansions.
1	I don't care for new construction of multi unit buildings that don't have parking and also are build very close to sidewalk. This is causing traffic and parking problems in neighborhoods such as Sellwood and detracting from the charm of the neighborhood.
1	The City of Portland should be pushing the State Legislature to overturn the Inclusionary Zoning Ban, as that is something we need in our toolbox.
1	Thanks for reaching out. It is a good first step in getting ongoing engagement and buy-in from a rapidly changing community.
1	The housing market here in Portland is so frustrating. We are a professional couple (giving back to our community working for the City and County) making a really decent combined income, making \$1100/month payments on rent but cannot find housing anywhere in our desired neighborhoods (For example, Woodstock, North Tabor, Montavilla, Lents or surrounding areas) The housing market is out of control and we feel helpless. There needs to be more equitable options now.
1	It breaks my heart when single family homes in residential neighborhoods are demolished and replaced with multi-family units. This degrades the character of neighborhoods that were not designed to support them: lack of parking, crowded schools, the reduction of trees and greenspaces, etc. There has to be another way. For example, industrial and commercial uses of inner/central NE and SE Portland could be relocated to non-residential areas, and be

	replaced with new, affordable, multi-family units to meet the needs of our growing population. I know this is entirely unrealistic, but I still believe there has to be an alternative to the demolition of single family housing in existing neighborhoods.
1	Prices for homes have become unaffordable for the people who have lived here for years. I could not afford to buy a home in the neighborhood I've lived in for 40 years.
1	I'm sad to see all these nice little homes that would make great starter and fixers for energetic people. Such a waste, and loss of diversity.
1	Demolition - it is absolutely crazy that the city of Portland would let builders demolish old homes with out requiring to have asbestos removed prior and have proper lead paint control in place. Both need to be a certified process and it needs to be enforced (inspected) by the city. This is a health crisis in the making. We have stringent EPA roles in place, but for some reason the seem not to apply to Portland's Builders.
1	Infrastruture needs to be updated to accommodate additional development. Road are in terrible shape. Gutters and storm drains cannot accommodate the current level of use. In other places I have lived, developers had to contribute to infrastructure improvement in order to obtain permits.
1	Many houses being demolished for new homes are not architectural gems, so I'm not too worried about that. But as this relatively affordable housing stock is destroyed, the city must create - AND HOLD TO- a commitment to create new affordable stock.
1	I hate what's happened to this once-lovely and livable city. The South Waterfront is HIDEOUS. All the new lookalike apt. complexes that don't fit the character of the neighborhoods are HIDEOUS. All the beautiful old homes with character that you've allowed to be raised are never coming back, and the replacements are cheap and ugly. What were you thinking???
1	Portland's entire development plan seems to be based on profits before people. The low-income residents, creatives, and people of color who made so many of our neighborhoods interesting and vibrant continue to be displaced in favor of allowing developers to install new buildings that decimate communities.
1	SE Division is a horrible nightmare and everyone involved should be ashamed of themselves, their values, and their priorities.
1	Sadly, it's become clear to me, that the City has placed little emphasis on livabilty in its outer SE PDX neighborhoods. Increased crime, more free lunches in the school districts because of the reverse gentrification which has gone on way, way too long are huge negative marks. Businesses are wary of relocating to these neighborhoods because of the crime, and REDUCED class of people moving into our neighborhoods. Why do we deserve less??
1	Affordable housing is quickly disappearing. Long-time residents - many poor, with few if any options - are forced from homes and neighborhoods. This is wrong. Period.
1	Consider making more streets one way, especially in congested neighborhoods with narrow streets and limited parking.
1	New growth is ok, but Portland needs to sliw down a bit. You have a lot of families and single persons being displaced. Let's try and figure out how to help these people first before we turn into Chicago or whatever big city here. Make new laws about rent increases and do away with the no reason to evict people. There needs to be a specific legal reason to evict someone from their dwelling not just a greedy well I want more money so get out reason.
1	I'm all for the multi-unit infill happening but a majority of the projects are horrible design-wise. I'm not anti- modern design, in fact, I disagree with those who don't think modern design "fits in the character of the neighborhood". The

	Pseudo-craftsman and four-squares going up are some of the worst offenders in terms of bad design. However, if portland becomes an entire city of multi-unit buildings clad with hard-panel, we all loose.
1	By the time reasonable guidelines are put in place there won't hardly be any older homes left. It's pretty much a mute point.
1	Unimproved roadways are stifling development in the South East. Please prioritize solutions along business corridors to grade and pave them.
1	These "infill" houses may seem like a great idea in theory but their actual construction in existing neighborhoods is a scourge of noise, heavy equipment too large for the environment, and then houses that do not fit in with the character of the street for way too much money for most regular human beings. Help us fix this! Make the developers have to play by the rules and pay when they destroy rather than rehab/rebuild.
1	The city needs to make sure we can accommodate expansion (ie the gutters that have been overflowing with rain because of lack of planning/recent increase in population & development.)
1	IF trees of 48" caliper are to be saved,the root zone square footage should allowed to increase height in a FAR adjustment.
1	With infill development Portland must change its parking policies. It should have citywide permits on all streets, with the fees varying by area and even street address. Infill apts. without parking should not have access to cheap or free street parking. This is the only way less costly infill can happen and get residents to use public transportation instead of their own car. Cars must be made to be expensive in the city.
1	I don't object to new development that is bigger or closer together than what was there before. We need options for people that meet their needs and sometimes that means a bigger house on a lot there there once was a smaller one. Neighborhoods should change over time.
1	Portland has an opportunity to be a national model for sustainable growth. But, it cannot be a boutique utopia where everyone gets what they want. It is a collective effort for change.
1	I am a Portland native and I feel like I've lost the town I loved to greedy developers. The reasons people are flocking here are the very things being destroyed by poorly planned building and growth: diverse neighborhoods, respect for history, care for our parks and tree canopy, ease of navigation by walking, driving or biking.
1	It is obvious that someone is in somebody's pocket. Make it illegal for developers to be on the commissions that decide what the density will be and so contribute money to the campaigns of city officials.
1	Despite Portland's commendable efforts to densify the inner city and improve public and alternative transportation, the City still remains very car dependent. The reason being is that in most cases it is much faster to drive than take public transportation, thus there is little incentive to take public transportation, except that it is cheaper. Thus, more public transportation options (more streetcars, more MAX lines), more dedicated lanes for buses, more express buses would be helpful for improving the speed of travel by public transportation. Additionally, continuing to improve and create bike routes is also crucial for encouraging alternative modes of transportation.
1	Portland is rapidly becoming a playground for the rich. We can stop it now with creative solutions.
1	The city should review all new construction/remodel plans and determine of the housing style fits within the existing neighborhood.
1	Thank you for doing this work! As someone who has lived in Portland for nearly twenty years, and is finally ready to buy a home, the current situation is dispiriting. Our household income of nearly 90K, with good credit and a 20% down payment in the bank, is simply not enough to compete against all-cash offers coming from developers or out of state. And if we're struggling that much, I hate to think what it's like for working class families and people of color who are part of the fabric of this city. Portland is more than Portlandia, with its quirky hipster creativity. The synergy between the creative class and the working class is part of what nurtured the now-famous artists, writers and

	musicians, and that Portlandia reputation. It breaks my heart how much of it we've already lost, and I hope we can stem the tide before it's absolutely too late. I never wanted to live in Seattle or SF!
1	I strongly support higher density, but I do have reservations about taller buildings in some areas. Particularly for homeowners with solar systems or homeowners considering solar systems, it is really important to know whether a tall building might go in on the next lot.
1	Pursue density. Enhance transit + walkability. Slow down neighborhood traffic. Only when it's painful to drive will we see people embrace alternatives.
1	I have no problem with no parking in buildings but it encourages multiple smaller buildings from developers. This is happening along the interstate corridor. Same developer developing two buildings next to each other instead of one large one to avoid parking requirements. There is a good chance we could have gotten a higher quality building instead of two low rise building that cover the entire lots. Could we consider buildings with lower lot coverage but same FAR and taller. Could help preserve tree coverage and allow for better light and air access then the full lot coverage 3 story walkups next to 1 and 2 story bungalows.
1	\$25,000 fee for demolition of current housing that is proposed/coming in March is a deterrent to development of infill property by home owners Permits process ridiculous
1	I am distressed that infill rarely serves the community that is already there and displaces affordable housing integrated into the landscape. The goal is to preserve greenspace outside of the city without preserving existing health benefits of green landscaping inside the city. Larger scale housing can be grouped around pleasant courtyards and gardens off roads that are already zoned commercial and made desirable and beautiful. They can even be gated for those who want an exclusive address. Parking should be underground or layered in garages.
1	please put better tree protection policies in place and instate a demolition tax to deter the demolition of existing homes for bloated single family residences
1	PBOT needs to listen to the neighborhoods. They need to be responsive and work with the community and not against it.
1	One of your questions didn't address the previous issue--more people without more parks, sidewalks, bike paths, transit will just create more congestion and erode whatever livability we have. Schools need capacity to accommodate families as well.
1	Use housing to deal with the ugly tent living. This is a serious blot to the city--so dirty, unhealthy, and scary.
1	don't tear down my house. seriously, its old and unique and not kept up very well. but its UNIQUE! new development is rarely of as good quality and character as older places.
1	Tiny houses on wheels could provide use of small spaces to allowformore affordable housing while the permit process is being filled out for an ADU!
1	My largest concern is around affordability. We will soon go the way of San Francisco if city planning does not take into the account the levels of income of people currently living in Portland. The feel of our city, the heartbeat, the culture, the families who have lived here for generations are being pushed out. I don't care a drop about the style or size of new units or divided lots, that's not going to change a neighborhood...but when people can no longer afford to live in the city they have grown up in, the city will die. Everything that makes Portland great, weird, will go away.
1	I actually prefer modern houses, and wish we could get more of them rather than the ugly 90s-style skinny houses with absolutely no character. There are some well designed skinny houses that are just perfect!
1	The history of this city is shamefully racist and the city's demographics still reflect this. Why is everyone so hell bent on hanging onto "landmarks" of such an ugly history? Buildings in shambles that could be made into affordable housing should be bulldozed and rebuilt. The people who live here now matter more than some barely standing relic to the past.

1	Communities need free professional conflict resolution help from city to address infill issues. Lawn signs vs. infill do not breed good neighbors.
1	Portland needs more affordable and low-income housing and apartments, and increased vertical density. Rent control, protection against displacement, and taxation of new developments to create more low-income housing.
1	This city needs to fully embrace historic preservation as one of the most important tools for ensuring our legacy as the greenest a city. It's a farce to say that we are the greenest city while we allow rampant demolitions of perfectly good building stock, especially while allowing the replacement structures to be built at a significantly larger scale which use more energy, destroy existing tree canopy and open space, and waste the embodied energy and materials of the former structures. This is especially ridiculous when there is no gain in density on a site.
1	If future surveys asked respondents to identify their current neighborhood analyses would be more informative and could feed into informed differentiated strategies.
1	We need to rein in short-term rentals. There would be much less of a shortage of rental property if people were encouraged to go back to renting to traditional tenants.
1	if Portland plan from 2014 says there's available zoning currently to double the number of housing units why does my r2(r1) street need to be up zoned?
1	Large neighborhood trees should not be arbitrarily cut down just to convenience the ability of a contractor to use equipment. If a legal house design does not encroach on a tree on a lot, then the tree should stay during and after construction (instead of clearing the lot completely just because it is easier for the developer.)
1	All new apartment building need to have one parking spot per unit, to ensure that there is ample off-street parking for businesses' customers and for private homes' use.
1	I have a infill townhouse type building going up across the street from me and it is ugly and does not fit in the neighborhood. It just doesn't make sense that the city approved this. Very disappointed.
1	I live in Northwest Portland and my family has been here for five generations. I love this city and I appreciate its leaders efforts toward a more sustainable future. Let's not lose the character and livability of our neighborhoods as we work toward that goal. As we all know, developers are focused on squeezing the most money out of every project, not on maintaining the integrity and character of our neighborhoods.
1	Don't bash builders .. They are responding to the needs of the market (folks like us that want to live in good neighborhoods. But we want newer housing types).
1	Modernist architecture is as unsightly and detrimental to a neighborhood as large surface parking lots.
1	Do not like infill at all. Leave the neighborhoods alone with their own unique character developed over the decades.
1	In order to deal with global warming, we need to change the way we live. Greater density makes public transit, bicycling and walking work. Subsidies for auto use are part of the problem.
1	Rapid housing development to accommodate a high influx of population is a temporary solution. Maintain infrastructure.
1	We should be ashamed of ourselves for not having a better grip on the actual livability of our city for all our citizens not just the wealthy. And I am guessing the wealthy are not too delighted by the increase in traffic which may have a direct line to the gross mis-management of the Port of Portland. That fiasco has an enormous impact on our infrastructure and livability as the number of big rig trucks increases monthly. And the consequences for our manufacturing income has got to be huge and long term. Who exactly is minding the City Store?
1	Sprawl happens and should be allowed to happen with some restrictions. It is a natural occurrence as a city grows. Start thinking about cars and roads!!! Road diets are a fine idea except when that is all you think about. Foster Rd and the downsizing of lanes is a terrible idea that will only displace traffic to surface streets that are not designed for

	<p>the increase in traffic and will only bring the dangers to those that live on said streets. How about a left hand turn signal on Woodstock and 52nd!...you got your zoning ideas out there but really whiffed on the congestion in Woodstock's core district for moving traffic...no surprise there...it will probably take a pedestrian death to get that on the budget. Also, allowing a developer to plow a 29 unit project with ZERO parking is about as stupid as it gets. Who does that benefit? The bike and transit housing idea is an epic fail! People have friends with cars, relatives with cars, deliveries that use cars, professional services that use cars and trucks, commercial vehicular traffic that uses cars and trucks. I miss my Minneapolis city planners that really had the public in mind and not just the city's pet projects...Max...Tillicum crossing...road diets...bike lanes...Start thinking about the fact that a city needs to move cars and trucks through it to operate and remember that the number of said cars and trucks will only increase as your city grows. I know my tone is sarcastic and down right rude, and for that I do apologize but I just don't know how else to say it. I said good day!</p>
1	<p>I do not want increased density. Let newvomers move to Troutdale or Hillsboro. Stop turning our parks and road rights of way into no-fee camp grounds.</p>
1	<p>Portland is a great city. Do not like the homeless sprawl. Poverty is ugly and in your face. The negative of helpless poor people existing in their filthy heaps and piles takes away from everything that is positive and beautiful in our city. This is the worst problem in Portland, not people building out of place houses in established neighborhoods.</p>
1	<p>The city has been shamefully pro-developer in recent years. Try being pro-neighborhood for a change.</p>
1	<p>It frightens me that the taxes on this house I have owned for 25 years are going up much faster than social security payments. In Arkansas, people over a certain age would be given homesteading breaks from paying taxes. I wish there were something like this.</p>
1	<p>Several bad assumptions are made in the writing of this survey, almost like a push poll. Particularly question 2. Infill development doesn't make neighborhoods less affordable -- building large houses and preventing more units from being built make neighborhoods less affordable. Additional homes don't reduce available street parking - additional cars do; infill development that enables car-free living will have no impact on parking.</p>
1	<p>Way more than I can type here on a phone. In the past few years, portland has done a great job of bulldozing it's past and character in the name of money and development and it is quickly losing the very things that make it portland and pull people in, especially since so many people who gave portland its character have been completely priced out. It is sickening, and something really needs to change before it becomes a completely bland city full of hideous glass luxury condos.</p>
1	<p>Portland should work to preserve historic buildings, but put lots of density into the city. For those who do not own property, the long term elasticity of supply is crucial. I would also like efforts be made to work on housing supply regionally, in a way that keeps undeveloped land open, but does as much as possible to create lots of new supply in already built-up places. This will face pushback, but its the only way to have an equitable and environmentally sustainable region. I also think you should work on a regional master street plan.</p>
1	<p>This needs to be done quickly. Housing is in crisis in Portland. There are too many homeless. Build affordable housing in every neighborhood.</p>
1	<p>I would love to see more attention paid to road maintenance and sidewalk construction in outer SE Portland, I would also be very happy to see more fine dining restaurants and gourmet food grocers, such as Trader Joe's, New Season, QFC, or even just an upgraded Fred Meyer with a cheese kiosk.</p>
1	<p>Sometimes it looks ok to have a 4 story building, e.g. Sellwood library where the fourth story is set back from the other three stories. Mostly it looks terrible when 4 story buildings are erected. Look at Division St and the building next to the 7 Eleven on Tacoma and 17th in Sellwood</p>
1	<p>City/county agencies should support community-driven initiatives to increase housing affordability, provide job opportunities, slow displacement/gentrification and promote access to local resources. Ex: Living Cully. I would love</p>

	to see the City/County support more livability projects in this neighborhood. Selfishly, I would love it if the City/County would support creating a community center at the former Sugar Shack property. Our community is starving for public spaces and community resources.
1	Please give the Residential Infill group the authority to make recommendations that will become binding city zoning policy changes. This group is widely representative of the city's neighborhoods and communities. Its recommendations must not be shelved or weakened.
1	Get control of developers who want to knock down perfectly good existing homes to put up extra-huge or multiple skinny homes in the same space, and also developers who want to take out all the trees to do so. Additionally, stop insisting that sidewalks be put in for 40 feet along a neighborhood road that doesn't have any and neighbors don't want just because a new house is going in. Have the developer put that money into a pot that builds sidewalks on the east side of town that desperately needs and wants them.
1	The character of a building is so important. Cheap boxy construction just looks tacky in a very short time.
1	Stop giving connected Design Commissioners or ex planning commoners who are close friends with City managers at the development bureau extra development rights. Say no to Ben Kaiser say no to Rick Michaelson and the special rights the City is giving them. African American who once owned these properties would NEVER have received those upzonibg rights.
1	Density can be achieved without destroying the character of existing neighborhoods. I feel that the City has completely caved to developer demands and has little interest in the independent home owner.
1	Yes, a couple of pages back, the questions regarding infill...here are some thoughts: 4-New or increased rental income or opportunities house family members in accessory dwelling unit (ADU). Not a concern for me at all but I see the ADU's making the liveable space more of an space issue - where there was once one structure on a residential lot, now there are two (garage withstanding), which probably means the second structure is close to the neighboring lot/structure. Pretty soon, we'll have structures butting up against one another. People are going to feel invaded. 5-More households means access to amenities for more people. What "benefit" is this? More households means accessing amenities means fewer amenities to go around! You didn't mention any increase in resources/amenities. 6-Increased variety in home styles and types. What "benefit" is this? Increased variety in home styles and we end up with out of place structures like Andre Koshuba's "Dental office" up on 16th and NE Failing next to traditional wood framed homes! If you're going to build new styles and types, at least retain the character of the street and try and fit in with the neighboring houses. 7. What "benefit" is this? New homes don't bring vibrancy. People bring vibrancy. When you build new homes that go for nearly a million dollars, only rich people will be able to live here. When this happens, you will lose the diversity that makes this city so great. Also, call me cynical but i get the feeling the mayor is in bed with the developers here. Lastly, I'm adding something I wrote up about three months ago. Happy reading. This is my three minute rant. I'm glad to see there's finally a committee set up to deal with the housing situation in this city. I and many of my neighbors are the people impacted by the seemingly explosive nature of unregulated demolitions and monstrous, development going on. The developers could care less about the neighborhoods they're building their gargantuan McMansions in. Mike Hubbell from the Portland Development Group, an investment group, by the way, wrote in an email "I am a firm believer in property rights and our right as a property owner to develop on pieces of property we purchase." Andre Koshuba of "Exceptional Homes" is building a duplex which looks like a dentist's office to me in the Sabin area, said in an article, and i quote " If I own the property, I think I have the right to build new product and if I choose it to be modern, then modern it is." But these ego-bloated developers could care less about the neighborhood or the impact of their actions. They are interested in making product that makes profit for their investors. THEY AREN'T GOING TO LIVE IN THE PLACES THEY BUILD! Mike Hubbell lives in Camus - what does he care about Portland!? So, now I have this massive eyesore next to me that sold for twice what my house is worth. I can't guess what this will do to the value of my house but I suspect, when the time comes, my house will be more difficult to sell because who will want to live next to a monstrosity. I may be forced to sell to another developer who will tear it down and build

	<p>another behemoth on the block. And so, like dominoes, there goes the neighborhood. I remember sitting on a plane next to a musician who moved up here from New Orleans, after Katrina hit. He made a comment about how much he appreciates the diversity of Portland. But how diverse will this city be when only rich people can afford to live here. What I suggest this committee do, is define some guidelines, make some policy, create an office that regulates the construction. I'm not saying houses shouldn't be built. I think those homes that are salvageable should be saved. These homes have character, they have history. They feel like home. It might be environmentally beneficial to save resources rather than see everything that makes up a home end up in dumpster. Create some guidelines that define when a home can be demolished. Enforce those guidelines. If the home can't be saved, build a home that is not out of place in the neighborhood. If you, as a developer, doesn't want to build something within a certain limits, then don't! I'm sure there a plenty of developers willing to do so. Again, the city should define some guidelines for construction. Maybe the guidelines need to vary, based on the surrounding homes instead of some generic rule that it can't be greater than 30 ft tall. Because when you have some generic maximum rule, you know the developer is going to build to the max, to maximize his profit. I wish this committee would come up with some ruling that would force the teardown of the house built next to me. Yes, i'm pissed that it's there. But i'm realistic. It ain't gonna happen. But maybe this committee can do something to prevent the continuation of monstrous homes being built that will turn Portland into a place no one wants to live in.</p>
1	<p>Portland is no longer the friendly, safe, affordable city that it was 15 years ago. Traffic is a mess. Housing is too expensive, displacing the historical tapestry of neighborhoods. This is sad. We were already too white but now it's worse.</p>
1	<p>Stop allowing destruction of viable homes by developers simply to increase their earnings. Make the process to do so more robust.</p>
1	<p>From The Wire, Season 3 -- Bunk: "Stringer" Bell is worse than a drug dealer. Prezbylewsky: He's a developer.</p>
1	<p>Sensory should mean more affordable housing not less. And what's with tearing down cute modest small houses for ugly McMansions?</p>
1	<p>I think current building standards promote homes that are just too big. I think a good majority of new home buyers would like to have smaller more self maintaining affordable efficient homes.</p>
1	<p>It would be great if Portland banned AirBnb (at least for spaces that could otherwise be rented as long-term housing). I know we need more housing density to accomodate everyone moving here, but I love historic/Victorian homes so much, and I don't think tearing them down to build more apartments and condos should be the primary strategy for making room for more people in Portland. Let's also make sure existing space is used responsibly (in a housing crisis, using a livable space as an AirBnb is irresponsible).</p>
1	<p>Infill is critically important to maintaining the dwindling undeveloped land outside the city. Sprawl isn't sustainable; infill is.</p>
1	<p>I strongly oppose current efforts to restrict demolitions and to limit new construction to the height and volume of adjacent houses. I believe that the city will benefit from increased density and I support the development patterns that have been outlined in the comprehensive plan. I do not believe that public street parking is a homeowner's right.</p>
1	<p>Just to specifically address the aesthetics issue - it's healthy to redevelop in more contemporary styles to create diversity. For instance, Mid-century modern was probably complained about when it came on the scene, but is perfectly acceptable now.</p>
1	<p>The way the city goes about development seems absolutely tone deaf to the concerns of residents. Stop listening to planners and their optimistic ideas that focus on the latest trends rather than solid empirical evidence. For example, the PDC's plans for Lombard say they want to avoid the problems of gentrification, yet the actual plans are no different than everywhere else in the city that has turned into developer's playgrounds.</p>

1	Please don't forget about the experience of the pedestrian while supporting greater density. Towers or other high density structures above 10 stories that don't fit in or are not friendly to pedestrians should be avoided at all costs. If we're going to build tall building and density please make sure there's enough neighborhood benefit to offset the cost of a colder potential feel to the pedestrian.
1	The housing market has become a playground for outside market forces who are simply duping City Hall into allowing them to bleed the city dry before moving on to the next city. There is no interest in the wellbeing of the local populace, for most of these people will never even visit. Stop being duped into destroying your own community for notions of "profit". Portland is a community and tradition focused city, we do not appreciate being sold out.
1	The extreme increase on property taxes for people building adu s was a real blow to successful density housing.
1	I don't know what can be done, but I really hate what has happened in our city in terms of in-fill. Lovely older homes are being torn down, and homes that don't fit the neighborhood, and have little to no lot line are going in. I fear the day that our older neighbor goes to sell her home, as I imagine some developer will come in, tear her house down and put in two skinny homes and all privacy I once had in my backyard will go away, along with the sunshine.
1	The demolition tax is a poor idea, as it just makes housing more expensive and doesn't meet the city's equity or environmental goals. We need to make housing more affordable, not more expensive. And the city shouldn't prioritize the current state of single family neighborhoods over expanding affordability in our community.
1	Density is good. This is a city; your neighborhood's character is made of its people. More people is good!
1	please, please, please stop permitting developers to cut down large trees!!! tearing down a nice old home and replacing with enormous modern multi-family monstrosities is also rather unpleasant
1	-prevent removal of trees -stringent rules of toxins such as asbestos (required approval BEFORE demolition -high fines for demolitions instead of remodels -analysis of loss of green space before density -limit on size of new houses being built -ban on changing zoning or historic preservation sites
1	Developers are having too much say in where and when houses are being built. Urban planning should encourage increasing liveability in all neighborhoods (i.e., not just tax breaks for those in trendy neighborhoods (Pearl, Mississipi). This includes incentives for new business development.
1	I am a big supporter of the urban growth boundary. I understand the need for increased density in the city. But the current zoning laws and building permits would seem to benefit only the developers. We Simply cannot continue to tear down one house and replace it with one house, where the replacement house is tall huge and has no setback.... Does nothing to increase density and most certainly does not benefit the character and livability of the neighborhood. I see the reasoning behind cramming two tall skinny houses on a typical lot.... This would indeed increased density, but for anyone unfortunate enough to be next-door to one of these newly developed lots, the light is blocked and one feels as though they are living next to a commercial property. Building these way too large houses on Single lot clearly benefits no one but the developers.
1	Elected officials have a responsibility to the people, not the developers. Stop talking to them! Neighborhoods should grow and evolve naturally with any control being led by community members not outside money. Trust the people, not the money PLEASE!!
1	New housing units do not bring in 'diverse' families. They bring in predominately white families who have a much higher income than most Portland residents.
1	I love the character of Portland's neighborhoods, but my biggest fear right now is that the fight against development will frustrate the necessary, aggressive infill development needed to catch up to and pace with population growth demands. I have lived in San Francisco and seen first hand the devastation of serious housing crunches; tracking debates, I fear that many in Portland aren't aware of the dire consequences inaction. We should preserve what we can, and prioritize options that best preserve our architectural and cultural heritage. But the baseline priority must be

	(hopefully, smart and strategic) development. We must ensure that everyone has a place to live, and that lower-income residents aren't priced out of our city, which is inevitable if housing stock doesn't rise to meet demand.
1	I'm concerned about the number of homeless in outer Southeast, and the appearance that nothing is being done to encourage them to "move on".
1	There appear to be many teardown situations in which the original structure was sound but building two rather than re-building one resulted in a lower payback to the "owner". Maintaining sound housing stock which were well built but need updating should be an objective of any infill plan. For example creating duplex homes from one existing home rather than teardown and rebuild two separate homes might even be better.
1	This note is related to multi-family dwellings: Allowing development without parking is not working. Even people who primarily take public transportation still own a car, which needs to go somewhere.
1	I'm concerned about the rental and housing marketing. I got into a bidding war for my house and ended up paying 10% over listing but I feel fortunate because most of my friends can't afford a house and are struggling with the constant rent increases. Are rent controlled apartments a possibility? Also, it would be fantastic if there could be a Multnomah County out-of-state relocation tax for the first year they're a new resident. Especially if the new residents are from CA.
1	It's a tough balance, I know. Density is ultimately good. But it also goes against some of the things that make Portland a beautiful place to live for those of us lucky to be able to afford it.
1	The City is doing a great job managing growth. I would suggest perhaps offering incentives for the remodeling of existing structures.
1	All new buildingd should be subject to design review. Most of the Portland houses being built by suburban and out of state development companies are horrifically ugly and out of character with the rest of the city.
1	i have lived here my whole life . but i am afraid i will not be able to afford this city. it is horrible how expensive and homogeneous this city is becoming.
1	Glad you are asking. Perhaps this has been mentioned but the large and giant apartment buildings offer a chance to bring beauty to the neighborhood and our city. Some that are going up, e.g. Sandy/Burnside and 12th are huge and blocky. Not quite "Soviet" but on the way. Aesthetics are good for our mental and physical health. Research shows.
1	All the new houses in my area are huge and are all Craftsman style. They don't integrate well in the neighborhood.
1	More people/homes/businesses does not equal better for existing neighborhoods. There are many underdeveloped, close-in areas of Portland that can accommodate growth, instead of allowing developers to squeeze every spare inch of livable space out of "popular" areas.
1	Yes in my backyard â€” let's have more affordable housing, taller denser buildings, and more accessibility for more transit modes and people. In short: let's not be San Francisco.
1	Just because on a map the homes are close to transit does not mean it is viable transit. IE slow, in-frequent service would not warrant 3 story development
1	Although I live in a multi-family zone, I appreciate the diversity of housing - single family areas included. I would hate to lose the character of our beautiful neighborhoods.
1	Avoid overly prescriptive approaches like a set "demolition tax." Use policy and planning approaches in line with Portland Plan principles, rather than political efficacy in making decisions. Continue to encourage green infrastructure and stormwater management.
1	If I had more time to think and organize my thoughts, I'd share more. Unfortunately I need more than a few minutes. But as a native Portlander, I love my city and am becoming increasingly dismayed at what is rapidly becoming a

	housing crisis. And as someone who is looking to purchase a house in Portland in the next 1-2 years, it's just downright depressing!
1	I generally approve of infilling if it is done so as to maintain or enhance the quality of life for current residents. We always want to encourage walking, cycling, and transit use when planning our neighborhoods and include means for elderly and disabled to be as independent as possible.
1	The city would benefit from encouraging community living (many houses on a lot or small or large coops.) The city doesn't benefit from adding 4000+ square foot homes that need so many resources. The city should tax developers more. They are making a killing. The city should make sure that when companies demolish houses, they get it inspected for asbestos and other carcinogens.
1	homes of 3,000 sq ft and larger taking up the whole lot replacing smaller homes are not infill. You make no mention of energy use and sustainability.
1	I work for a Contractor. I am all about construction but it needs to be done thoughtfully and respectfully. Please get the big developers from trashing our skyline with ugly cheap buildings with no parking that native Oregonians can afford. There also needs to be more policy and visibility the relationships with the Portland City Council and Developers. It's getting slimy and it's not Portland we want.
1	You guys have a tough job on your hands, balancing need for growth and maintaining the city's character. Maybe just outlaw the use of stucco? The 33rd and Broadway apartments are incredibly ugly and should be relocated to California.
1	It would be helpful if you could define what "residential infill development" means for this survey. Are you talking about multi family infill or single family infill??
1	Make smart, sensible, realistic decisions and improve education, reduce the 420/pot friendly culture.
1	Provide a real housing solution for the city's homeless instead of just shuffling them around the city out of one area and into another (i.e. Hazelnut Grove camp)
1	I'm very concerned about long-time residents getting kicked out of my up-and-coming neighborhood (St. Johns). I do not want to see these people displaced, and I am not sure what the solution is. I would like to see more leadership/involvement from the city on these issues.
1	I am frantic wanting to be out of here. Sadly, so are our friends. 1973 = Portland was the best place ever to live. 1977 = great. 2016 = have to move now!
1	It is disappointing that it appears that the city is lenient toward developers and their practices of tearing down properties to put up multiple poorly designed units. While not informing neighbors of their input. And yet they are strict with homeowners that would like to improve their homes .
1	Portland must increase the availability of low-income housing. There is no more important thing for us to do.
1	Stop wasteful demolitions. Encourage more neighborhood planning to address local concerns and aspirations.
1	As an example-A New Seasons Market shouldn't be the omen of bad news. Whenever they are put into a spot, the entire neighborhood is demolished!
1	People who have lived in Portland for years and years are being pushed out because housing is no longer affordable. Those moving here from California, for example, have more money to offer when it comes to buying a house. When long-time residents have to submit a letter with their offer because outside developers and transplants have a larger budget, the people who truly deserve to live in the city they love are being left behind.
1	PARKING, PARKING, PARKING! Stop planting trees in the middle of the road - they are targets for cars to take out, and all the green shrubbery is making pedestrians less visible. Lets NOT make policy that ends up killing MORE people!

1	I love my neighborhood, and the fact that my home is worth two or three times what we paid for it is heady, but I am concerned that most people who live here will end up selling and having to live far from the city center, far from amenities, and far from public transportation.
1	We need a couple more damn freeways! Traffic to Gresham and Clackamas sucks, They dont have to be WIDE, 6 cramped lanes will do. NO Exits inside of I-205.NOT everyone can ride a bike uphill, or more than 5 miles, Get rid of METRO-The Unnecessary Government and let people build nice ranch houses like we used to have in the 60`s.
1	Much work is needed on the city's part to improve the design of new housing construction. Landscaping is not being improved with the new housing and it should be.
1	Not all old houses should be saved, many do not meet modern needs. New development is far superior to maintaining old rundown housing as part of an anti gentrification movement. The city is evolving and the City Government should embrace that change and channel it, but not stifle it so that a few people can feel good about keeping it identical to what it was before. Modern and upgraded housing and rising home values are good for everyone. We just need to also work on increasing income through higher min wages and better employment opportunities, Race to the top, not race to the bottom. Thank you
1	Metro and Portland concept of building up vs out does not fit everybody's lifestyles. Social engineering is par for the course for the elites of Portland.
1	Better laws against demolishing of existing beautiful Portland homes to be replaced with crappy looking condos or apts. Understand the need for more living spaces for new residents moving here to reduce the increase of living, but there should be more protection of the history of this city.
1	I fully appreciate and support infill in that it reduces urban sprawl. Preserve large tracts of farmland and natural areas
1	I am a big proponent of density, however, it has to be done correctly. We are pushing out people, cultures and identity, and replacing it with boring, cookie cutter, buildings and people.
1	I support infill but I find the taller multi-skinny-houses on what used to be a single lot difficult for the shorter, older homes to deal with. There are ways to build a duplex that don't crowd out light or cut down mature trees and still turn a profit. Site-sensitive design needs to be a priority.
1	Slow the growth and ensure there is ENOUGH affordable housing. Stop building huge apartment buildings in residential neighborhoods. Stop building huge apartment buildings without parking. Stop taking away parking and traffic lanes for bike lanes. NO, EVERYONE IN PORTLAND DOES NOT RIDE A BIKE. AND NO, PEOPLE WILL NOT WALK/BIKE/BUS JUST BECAUSE THEIR BUILDING HAS NO PARKING. THEY WILL JUST PARK THEIR CARS IN THE NEIGHBORHOODS AND SCREW THINGS UP FOR RESIDENTS, AS HAS HAPPENED ON DIVISION. In addition, developers never build the low-income housing they're required to build under agreements with the city. They usually can find ways to get around those agreements because of our spineless city government. That's the city's fault. The PDC, developers and bicyclists are far too powerful here.
1	Don't let developers reconstruct the character of neighborhoods. Scale of size of homes drives other factors of resource use(energy, land use, and likely climate change).Decisions should be made with conservation and consequences in mind at all steps (economic, land use, resources, space, etc).
1	Mostly concerned with outside investors buying up property instead of local residents. Houses are being gutted and turned into "flats", where each room is an apartment and often one or two rooms are being rented out on Airbnb/VBRO. Condos and Apartments are being rented by people not even intending to live there, but to rent them out on Airbnb/VBRO. Considering how difficult it is to find vacancy, this should not be allowed, or at minimum taxed appropriately so there is less incentive for people to rent/own in Oregon yet not reside here. Building homes/apartments with usable rooftops. Whether that be for gardening, patio, solar, storage. Rooftop potential is not being utilized enough.

1	We have always loved Portland but taxes, infill, etc., make it harder and harder for us. Especially that the Safeway store on 82nd and Burnside was replaced with Hong Phat - useless for quick store runs. Safeway was part of our "Age in Place" strategy. That we could walk to the store. Used to walk to the post office, etc., now all gone.
1	There are some great cities and towns nationwide that have used charrettes, Form-based codes, and missing - middle housing to turn around the breakdown of communities. Portland needs to take use of some of these tools and development types to better involve people in the future look and feel of their neighborhood.
1	The laws against petrol tank farms in the city limits should be reinstated. the dangers presented by these have again come into focus recently with earthquake fears, they were once outlawed within city limits for very important reasons that are no less valid today.
1	Only that I remain quite concerned about the continued loss of affordable housing for younger and retired people, for lower income people, and how crowded our streets are becoming due to inadequate parking being provided for most of the newly constructed high density properties. I feel the City really dropped the ball on this particular issue.
1	As former Public Information Officer for the Los Angeles County Engineer (Building & Safety, planning, airports, sanitation, waterworks, and city engineer for 69 municipalities) I am appalled by the idea of demolishing viable housing and destroying the character of many fine neighborhoods in Portland. Infill is NOT the solution to Portland's growth problems -- including crowded streets, lack of parking, overtaxed public works.
1	Thanks for doing this! I work in the social services and I would love to see development that is more inclusive and feels like it has a more long term view of helping people in our city make a home rather than just creating big ugly buildings that many can not even afford to live in. Our city is special because we have beautiful neighborhoods that have distinct character and that is being lost. Additionally, we have so many people literally living on the streets in these same areas. Its so frustrating to see these two dynamics occurring side by side. It feels like the city is just catering to the desires of big developers and young wealthy individuals instead of the larger community.
1	I believe in density as a means of protecting land outside the urban growth boundary. I also think that redevelopment of older, worn homes is appropriate in many cases. However, I object to the rampant overbuilding of near in neighborhoods with homes that are clearly out of character and/or scale with neighbors, particularly when they do absolutely nothing to increase density. I would not object to regulations specifically limiting the ability to do this.
1	I certainly hope all commissioners are sincere about their elected responsibilities. Many are not abd are arrogant and insensitive, their constituents are turned off about it.
1	I love Portland. My husband and I would very much like to become home owners after renting for over 20 years. I am a local artist and have a disability; medical expenses ate up my life savings (and destroyed my credit) 10 years ago when I became ill and because I live on disability and my husband is a small business owner we are on a fixed income. Our dream is to own a home in the neighborhood we love (Multnomah Village / Burlingame area) but every time we get close to achieving this goal it seem like this ridiculous market kicks us right in the gut. Growth is great and needed to support a healthy economy, but how healthy can it be when this market and the competition and greed is crippling the the very people who have worked so hard to make this city the wonderful place it is.
1	More housing infill & ADUs mean more cars; pushing overflow apartment parking into the neighborhoods exacerbates the congestion and degrades livability.
1	In my opinion the developers have too much sway, too much access and have too much of an inside track in City Government. The level of compromise that home owners are being asked to make needs to be extended to developers. What happened to Charlie's "tear down a perfectly good house, pay a \$20k tax" suggestion? Hmm, I think I know.
1	When we allow development that takes up a large part of the property, we remove the opportunity to have trees for generations. Even where large trees are preserved during development, there is so little room given to them that,

	<p>after they die, they cannot be replaced in kind. I am embarrassed that Portland cannot adequately protect its majestic old trees without celebrity intervention. I question the wisdom of a policy (infill development) that impacts our ability to plant trees even as climate change and urban heat island threaten our livability and reduce our health. We should be aggressively planting more trees to buffer the climate changes we know are coming. I don't know what policy/zoning changes need to occur to make this happen, but we really must act quickly. In 50 years, Portland residents will wonder what we were thinking when we allowed our forest to be decimated just when we needed it the most.</p>
1	<p>I found this survey confusing, primarily because the options appear skewed and leave out the majority of concerns I have about the appalling transformation of Portland. The best options for affordability seemed theoretical, as if no one taking the survey had been priced out by rampant gentrification. This survey felt inaccessible, and I can't imagine a demographic with enough comprehension of the terms used except for highly educated city planners. Whatever information you collect is most likely going to be highly skewed.</p>
1	<p>Even though we want to encourage people not to have cars, Portland is still mostly a city where people own cars and they need to go somewhere. New development should have more reasonable parking availability, esp in neighborhoods with mostly street parking.</p>
1	<p>Leave Creston-Kenilworth alone. We have high density, many rentals, and mixed incomes already. Protect what we have and strive to improve the rentals, restrict rent increases. Why not offer landlords improvement loans in exchange for rent controls? Address the economic discrimination in your zoning plan. It's embarrassing and does not reflect Portland values. Laurelhurst, Alameda, Eastmoreland, Irvington, Mt. Tabor, etc...these can all contain more apartments and plexes, available at lower prices.</p>
1	<p>This neighborhood has grown very distrustful of its elected officials in the City Council and are increasingly angry about what is happening to the character and style of our beloved area. Again and again I hear stories of elected officials unwilling to listen to and address citizen complaints about infill housing. Again and again I hear stories of liberties taken by Developers and a City that turns a blind eye.</p>
1	<p>Again, Airbnb (or other short-term rentals) in single-dwelling zones is a bad, bad idea. For so many reasons!</p>
1	<p>As an architect specializing in residential remodeling--and a good close-in SE liberal--I think it's important to encourage people to maintain, improve, and generally cherish existing houses. But I also expect change and growth, and I would hate for the current panic over demolitions to result in overly complicated regulations, especially those dictating shape and style, in non-historic districts.</p>
1	<p>I'm not happy with what I see all over Portland, older homes that are still perfectly good being demolished for McMansions. It's ruining the character of Portland's neighborhoods. Stop allowing multi story buildings where they don't belong.</p>
1	<p>My experience is that when people who have visited Oregon and Portland speak of these areas, they do not speak of Portlandia so much as of the natural beauty of the state, the greenery, uniqueness, and the livability of the city.</p>
1	<p>There is going to come a point where the line has to be drawn for new comers. There is only so much land. the boomers see this coming, do you?</p>
1	<p>I love how my wife and I have been run out of our old neighborhood (Foster-Powell/Mt Scott-Arleta area) for the sake of trying to buy an affordable home. My former landlord raised the rent by 33% for their new tenants. Congratulations on not doing anything to prevent this nightmare.</p>
1	<p>Skinny homes are cheaply built and they show it in a couple years. Taxes are disproportionate to neighborhoods and those residents in poorer neighborhoods with higher taxes do not have equal access, services, nor amenities. For example, police don't respond to safety, prostitution, theft, graffiti around 82nd because it is deemed as the norm. Also, my neighborhood is missing sidewalks, has gravel alleys and dangerous potholes, and has limited walkability to anything but bars and car lots, but my taxes are \$4,000. College educated, middle class professionals</p>

	DO NOT see prostitution, neglected foreclosed houses taken over by squatters, graffiti, potholes, broken streetlights as the "norm" nor do we believe it is acceptable. Calls, emails and reports are "heard" or recorded, but same old, same old "can't do anything" result. I am one of many who feels this way in my neighborhood which is (strangely) becoming unaffordable.
1	Concerned about parking with proposed higher densities along narrow local collector streets in neighborhoods that rely on street parking due to age of neighborhood and limited off street parking options Division steer improvements is not a role model for elsewhere in the city
1	Increased traffic and parking constraints caused by infill must be addressed in a meaningful way - more/better bus routes, bus lanes, improving road infrastructure, mandates for associated parking with multi-unit structures.
1	Would be great to provide incentives to keep rental costs of commercial space in inner SE + NE affordable. We are costing out the artists and small start up businesses that provided the sweet character of Portland in the 1990's and early 2000's.
1	I believe our priorities with infill development needs to be building homes for people already in the neighborhood and thereby assisting in preventing displacement instead of adding to it.
1	I have seen good development where developers respect the setbacks of other homes and the design in their development. There are many examples of development where what is built sticks out like a sore thumb and where nearby homes have a greater than 10' setback the new construction follows the minimum setback and while code calls for compatibility of new construction to the existing housing the new home is so out of scale in size and design. The nearest example to where I live is a huge dual home that was built at NE 16th and NE Failing that resulted in a huge two story structure that overwhelms all of the other homes in the neighborhood. Compare that to a dual home that was built at NE 26th and NE Going that resulted in a pleasant looking very compatible dual home that compliments the neighborhood.
1	Design review is the only way to fly - it will also prevent the extreme amount of "replicate" houses being built (same house over and over) by large production home builders like Renaissance and Everett. They are destroying Portland's character.
1	Be really, attacking more developers who had no respect to existing neighborhood had been proved a disaster. Our city government should focuses on basic services to fulfill our city residential needs. Last ten years, City taxes stability increased but my neighborhood livability and neighborhood public safety had been continuously deteriorated. What good will be established if you only process new neighborhood developments and proving a no safe place to live in.
1	Please clean up SEast Portland. It was once a very nice area and now it looks like the "hood". I don't feel safe walking in the evening anymore (thanks alot) Drive by shootings etc should be addressed before adding more homes. And please fix our roads. Where are my tax dollars going, certainly not in this area! Approx 112th and Division.
1	Please take into consideration that families are being forced out of homes because greedy developers don't seem to care that we are actually people
1	Tough issue! Maybe developers from out of state need to pay a high fee/tax when they purchase. The fee would be based on what they were to do to the property they purchased.
1	It is so disappointing to see HUGE houses built to fill the entire lot, then, to add insult to injury, they are priced way out of range for local folks that would like to purchase a home. We keep our less than 800 sq ft home well maintained. We have to make it work for our family of 3. We could sell and make a good chunk of money, but then we'd never be able to buy in inner Portland because we're competing with out of state buyers that can throw down twice the cash we'd have. Also, our house would be demo-ed so a developer could either split the lot and build tall skinny houses, or they would build a huge monstrosity that would take up the entire lot. Our neighbors on either

	side would be SO disappointed. No doubt. So here we are. We'll just sit back, enjoy our small space, be at peace knowing that we have a house, and be thankful that we bought when we did. It's just sad to watch the gentrification, and Californication. I don't know the solutions. I just know there are huge housing problems. Instead of upscale condos to fit more new comers, we should be creating space to get the homeless off the streets and in permanent shelter. Dream. Dream. Dream.
1	In our neighborhood (Multnomah) the infill is adding traffic to streets that are not improved and that adds to the rapid degradation of the roadways and makes them more dangerous.
1	This is a solvable problem - both the lost of affordable housing, the loss of tree canopy, and the loss of older houses. It takes political will and a willingness to stand up to developers in a way that includes them in the solutions. At the end of the day, if somethings don't change, we will have a city of Haves and Have-Nots. It will suck.
1	I would encourage development of less attractive sites, such as along Beaverton-Hillsdale Hwy., Barbur Blvd. It seems to me there is room there for both housing and some nicer businesses.
1	Tearing down viable homes is wasteful. Tearing down neglected and decrepit houses can help the neighborhood. Nothing wrong with a 3000 sf house but height limits could be instituted, just like in Central City.
1	Houses should fit into neighborhood style, color or surrounding houses should be considered. Someone has painted a new & ugly bldg in my neighborhood bright orange. It was ugly enough to begin with, this really makes it conspicuous.
1	Integrate housing onto upper floors of light industrial zones. Study Berlin Germany's historic 19th Century block structure in which housing and workshops were integrated into the same blocks.
1	The house next door to me and it's 1/2 lot are being developed into 2 separate (and probably gigantic) homes. Several trees and a viable home will be destroyed. This will impact my sunlight, my view, and my shade. no one asked me about this and it makes me want to move.
1	Portland's affordable housing crisis did not happen by accident! And it's not the result of competitive free market forces- it is the fault of a small handful of greedy developers who don't care the slightest bit about their negative impacts on the city and on society, as long as they can make a fortune and continue to feed their massive egos.
1	In-city apts/condos MUST provide some parking. The many new apt bldgs on Division create problems for ALL area residents due to psrking issues. I wish that city code were changed. Indwelling infill is great, I'm all for it: but residential needs must be considered.
1	Need to consider rights of homeowners. To not demolish or rebuild old home must be fiscally viable
1	Portland has a lot of beautiful historic homes but sadly Portland does not offer a property tax reduction for homeowners who restore and bring back to life these vintage properties that make Portland so interesting many other states have done this and it worked out wonderfully here your penalized for spending money on your own home when your property taxes increase after you've done a remodel to save the historic property so there's really no incentive to fix the neighborhoods
1	Ban no-cause evictions, and install some sort of cap on the amount that a landlord can raise the rent on a given rental unit per year, REGARDLESS OF OCCUPANCY. i.e. disallow ALL landlords from charging whatever they want. The allowed percentage can be tied to the average rental price per square foot for units within the same geographic neighborhood. This will prevent Portland from becoming unaffordable like Manhattan, San Francisco, and many other highly desirable cities.
1	The issue of apartments that don't provide parking is important in my view. Also, the city could do much more to provide low-income housing. The rate of eviction and rent increase is not workable for our people.

1	Make it illegal to cut down Trees larger than 12inch diameter. Everett homes clear-cuts giant sequoias to build "green" infill homes. Allow me to sell or give my extra Solar power to my neighbor. Allow composting toilets in homes.
1	Please don't change the zoning on the dead end part of Henry St., just E of 52nd Ave! It would be a terrible thing for our already dense block with 22 children living and playing on this tiny street!
1	Right now, this city only works for the Russian mob and other greedy developers who have ready cash and can force the rest of us out of our once livable neighborhoods....and there are no jobs that can justify the high rents on cramped studio apartments.
1	Development is your life-blood, currently the largest industry in Oregon. In-fill has been happening throughout Portland's history. There are 1920s cape cods sitting next to 1950s bungalows sitting next to 1970 ranches. Your job is to apply rules evenly City-wide in a consistent manner so that people know that they can and will be treated fairly. Situations where rules change on a street by street basis creates the misperception (and actual acts of) of lack of transparency and shady unfair dealings.
1	I have a huge concern with the number of apartments going up with no parking and the impact that this is having on livability in our neighborhoods. But that's another survey...
1	I think the City of Portland should do everything possible to promote density around EXISTING transit hubs (eg MAX stations). I lived in Vancouver BC for 9 years before moving down here and feel that they do a much better job of this. Use funds generated from infill development is used toward increasing amenities for greater population in core neighbourhoods (eg schools, libraries, parks).
1	Increase density causes increase in traffic plus difficulty in parking. The permitting in the NW has helped, initially, but enforcement seems minimal as well as people selling their visitor passes on Craigslist. Combined with an excessive limit of 4hr...things seem to be back where they were originally. Not to mention the allowing of car to park up to the corner, inhibiting visibility. All this will only get worse as density increases. Something creative and effective needs to happen before a critical mass is reached.
1	Please help maintain the open space, trees, landscapes and visual corridors that make the Portland beautiful. Do not let greed and infill development destroy livability in our city. Don't let Portland turn into Los Angeles.
1	Portland needs more affordable housing. New development is based on profitability to the developers, not affordability for the people who want to live here.
1	The home across the street from me was demolished last week. This was opposed by the local neighborhood association. I was opposed to this happening. Now the developer is beginning the construction of huge, very expensive homes that will tower over my one story ranch home, block my views, and take away my privacy. These homes do not fit into this neighborhood.
1	Don't listen to the hipsters! Demolishing old crappy houses to build new, attractive, higher value homes is a very very good thing. More nice new homes inside neighborhoods, and growth on main thoroughfares (like division) where there can be larger multi-unit dwellings and businesses seems to be working great - more of that!
1	Money and the companion lack of conscious usually plans for now, not for the future. Imagine our city 50 or 100 years from now and see if what we are doing now is making sense.
1	This survey strikes me as a waste. If we didn't have problems to address, we wouldn't have the Residential Infill Development SAC, so why bother collecting this info? Also, there's a clear slant to how the "answers" or "priorities" or "concerns" are written to reflect city's agenda. Please be open to the fresh ideas coming out of the neighborhoods that can help this city grow, don't just listen to the developers who are just looking for short-term profit. We neighbors made these places great, we can be trusted to know what's good for them in the future. Thank you.

1	I would like to see revitalization of SE Portland's Mill Park neighborhood. Lots of drug houses, rundown houses, and yet housing prices are on an upward trend?
1	Esthetics: what I find objectionable to a lot of current individual houses being being put up by builders and construction co. isn't their supposedly "excessive size". It's the mediocre architecture and quick-fix schlock. Either build truly traditional houses in a truly traditional style (early 20th century style, 1920's), not some cheap imitation, or show some modernist/contemporary flair. I realize this is very difficult to control: but we ought to try devising ways (incentives, bonuses, awards) to encourage interesting (yet practical) architecture.
1	I think that the last 2 years have seen much unplanned, unorganized development that has harmed neighborhoods including putting their health at risk. Asbestos that was not safely removed. Large, healthy trees cut down. Parking has disappeared. I can't shop on 23rd or in Sellwood because there is no parking. The side streets are full too. With planning and listening to what the neighborhoods actually have to say about infill, maybe it could be done more constructively and with care to preserve the Portland we all know and love.
1	New houses should not be allowed to be bigger and/or taller than the neighboring homes. If houses are being taken down, they need to be de-constructed. Not just razed...it pollutes the neighborhood. Every time a house goes up for sale, the neighbor hood lives in fear that it will be knocked down (unsafely) and a huge home will be built in its place. Save our neighborhoods!!!
1	Some houses do need to be torn down and replaced. However, tear downs are being done to homes that are not in a condition warranting being demolished.
1	Please implement some standards for the quality and character of new constructions. Many of the new apartment buildings going up in my neighborhood (Westmoreland) look terrible and are cheaply made. Just check out the units at Harold and Milwaukie and 17th and Knight.
1	Affordable housing should be the number one priority. Large rent increases & evictions of long time renters should end.
1	Although I understand the concept of trying to reduce car use by reducing parking. Allowing large apt. buildings with no parking. It works in SF and NYC. But so much of what people who not only grew up in portland, but most who move here like about the place are the surrounding mountains and ocean. Although I may use my car infrequently to commute to work. Having to rent a car each time I leave the city is just too expensive. So I need, and many others do as well a place to park it while I'm not using it. I continue to believe that first Portland must have better public transit options, and then can proceed with no parking apts.
1	I left my home where I grew up and lived more than I thought anyone else could because it's lost the grit and soul that the community brought out. I couldn't afford to live or find work to match the level of income needed to live without being miserable. It's hard to watch your home change into a place you don't recognize.
1	I don't think infill housing is a bad thing. Quite the opposite, in fact. I don't think demolishing old homes is definitively bad, either. However, when a perfectly fine house gets demolished and replaced by a behemoth that does nothing to add to the housing stock and contributes to pricing other people out of the neighborhood, that's a pretty negative impact. I don't think apartment developments should have required parking, either--BUT the city needs to more aggressively implement (or encourage neighborhood associations to implement) parking permit systems for street-parking. Carless households shouldn't subsidize the on-street car storage of people who do own cars. As of now it is an invisible and publicly subsidized part of car ownership, and it's kind of silly to have things set up that way.
1	It would be very nice to see incentives given for builders or renovators to either preserve houses or build in the style that is aesthetically pleasing and either complements or carries on the existing style of the houses in the neighborhood â€”certainly beauty is in the eye of the beholder, but a certain amount of common sense would go a

	long way. So much of the building that is being done in my neighborhood looks completely trashy, and frankly it's embarrassing. Portland deserves much better than cookie-cutter Renaissance homes.
1	I hate this. I hate that I have to fill out a survey just to give my opinion to someone who might listen. This city could have been a shining example to everyone, instead its culture is being destroyed and "improved". I am counting the days till my landlord tells me she's doubling the rent. This used to be the only place in the US that I felt at home, and that is being forcibly taken away from me.
1	Do not underestimate the importance of maintaining mature trees and greenspaces (including front yards and backyards) to the health of our environment--which includes people.
1	The tax revisions placed on the more recently built ADUs need further revision. We need to continue to encourage ADU construction, but need to incentivize this construction to be more handicapped/elderly/aging in place accessible. Further reducing permit costs for accessible ADUs might encourage more to be built.
1	Residential streets have gotten out of control with high speed traffic as the arteries get clogged. More of the residential cut through a need to be blocked to traffic. Example is Gladstone at SE 41st. That's exactly what needs to be done all over town.
1	Make sure that developments don't exceed the allowed parameters, ie, deny variances to established code.
1	I found this survey to be very narrow-minded. Many other options, which might not necessarily conform to Portland's "density at all costs" mindset, were even listed.
1	You are destroying the architectural heritage of the city by infilling with small or skinny houses and demolishing historic structures by adding new and smaller houses on one lot just to secure more taxes.
1	The demolition tax/fee that was proposed should be implemented, but differently. There should be a demolition fee for all demolished buildings, regardless of what is going to be built there, but not \$25,000. The fees should pay for demolition inspectors that check for asbestos, etc, similar to what Washington has.
1	The current resistance to infill development and the City Council's desire to appease unhappy neighborhood associations is creating less affordable housing in Portland. By restricting development, the city is creating high costs for development which directly translates into higher costs to buyers. There is a HIGH demand for new and diverse style housing in the city. People wish to live in infill homes and they will be sold for higher prices to those who can afford them. Restricting supply of these homes will not bring prices down on infill homes.
1	Maintaining the urban growth boundary is important. Infill should be encouraged, however, parking needs have been poorly addressed and congestion problems like SE Division must be prevented going forward.
1	REQUIRE tear downs to be re-cycled. Local house had a 50' single tree exposed beam destroyed and into the landfill. ran the length of the ranch house. in great condition. shame.
1	BAD idea to let buildings go in that do not have enough parking. BAD for nearby residents, BAD for businesses whose customers can no longer park nearby.
1	I understand the need to increase density but dislike how it comes at the cost of destroying neighborhood character (Division St, for example). Surely there are ways to find better balance
1	Stop demolition of existing older homes and replacing them with hideous multi family units that destroy the character of the neighborhood, quit cutting down big trees unless they are a serious hazard, make the soulless developers provide green space and landscaping.
1	I've rented the same unit on SE Division and 18th for the last ten years. This last year has been a nightmare in my neighborhood - nonstop construction, neighbors and small businesses forced out because of rent increases, unbelievable traffic congestion. I only work a mile away from where I live, but I drive there because I have to have my car for my job. It use to take me five to seven minutes to drive to work, now it takes anywhere from 25 to 45

	minutes to drive that single mile! My roommates and I live in constant terror of receiving a no-cause eviction or a rent hike that forces us to move. If that happened, where would we go that wasn't an hour away from our jobs?
1	The City is not enforcing codes related to demolition. This of enforcement and responsiveness is fueling anger about these issues. I recommend a moratorium on demolition while this issue is studied, a revision of the loophole that let's building owners take their buildings off the historic register, and serious enforcement of demolition code violations. Thank you for this survey
1	Too many people who grew up here are being displaced due to the increased price of rent in our neighborhoods. We need programs to help Portland natives with lower incomes to buy homes in the city they were raised in.
1	We need a sales tax in this State and stop taxing home owners so much. More roads would be fixed, we could actually afford to build more parking garages and provide marked parking spaces.
1	Portland needs to look at rent control. We are well into a period of forcing people with lower to moderate incomes out of the city. The new construction is not providing reasonably priced homes for young adults or families. Seniors are being forced out of long time rentals. There is too much demolition and too much greed.
1	I live in a townhouse, and although it wasn't our ideal home situation, the affordable price made home ownership a reality for us. We worry that we'll never be able to purchase another home in Portland, though. We need a variety of options in affordable price ranges.
1	Portland has been ruined by all the development. Neighborhoods are quickly becoming unlivable. There are no parking spots due to the additional of apartments with no parking. Neighborhood streets are no longer safe as cars use them as cut through to avoid other major roads. People speed and do not obey basic traffic rules. Housing and property taxes are becoming unaffordable for middle class families.
1	Homeowners generally want property values to be higher and prospective homeowners generally want property values to be lower, thereby encouraging housing projects that add value to a neighborhood, not necessarily projects that effectively improve housing stock. Generally the decision makers tend to be homeowners preferring to maintain their financial investment rather than improve the city's housing at large.
1	I think each neighborhood has its own character. City should respect that and try to add the walkable score to each neighborhood, so residents can enjoy their neighborhood and being more active.
1	There needs to be a clause to force developers to share light with their neighbors in our dark, dampy PDX and not just build 45 ft wall and deprive existing neighbors of light(Basic Right to LIGHT as it exists in London).
1	I also like the idea of micro-house communities, not unlike co-housing communities, but they could be the size of ADU's, or maybe up to a 1000 sf footprint, with a 25' height limit, created around a common space. I've seen some of these around already in the PDX area. More of those please...
1	I could use help- I want to build a new "main house " in my Cully back yard and turn the little house into an ADU, but financing that is difficult.
1	Even the apartments are too large: small and economical units would be much in demand, and would benefit our communities by keeping teens and others off the street.
1	Go light with "existing character" regulations - Portland is changing and has changed over time from its earlier "existing character" (again and again). Get essential massing right and don't worry about style details. Affordable housing will not be accomplished just through provision of market-rate units - we have to be more aggressive with subsidy and innovative housing (e.g. ADUs)
1	If ill housing is bad. It is already ruining my very nice neighborhood by placing 60+ apt units in my neighborhood with just a few places to park. Doesn't anyone use their heads to think about these things?
1	I have lived on 25th and Savier for the last 23 years. Home owner, small driveway to park, but my family has to park blocks away because of the Density building of apartments/condos that have NO Parking. The people in the

	required parking permit zones, have moved their cars into OUR neighborhood. The City. Multnomah County Management needs to know that we long time NW Portland Homeowners are being Squeezed out, Property taxes are ridiculous, no Parking near our homes, I am moving my family SOON. I can't take it any longer. I don't want to leave my neighborhood, and home, but no solutions have been developed or implemented.
1	Good luck! Many in the city haven't realized that we can't have it all! I applaud our leaders for taking the issue seriously given the challenge. Trying to keep the pace of smart new development in line with the influx of new residents while balancing all concerns is no easy task!
1	Character of a neighborhood comes from its people and not the house. A house is a home to these people and people should not be judged for building or buying something new. People seem to forget that most of Portland's great neighborhoods are made up of homes built in each decade of the last century. People want to live in the city as its an amazing place, but I see too many people who have nothing better to do bully newcomers based on the house that they bought. Its not very Portland-like.
1	I think most Portlanders understand the need for infill, but would like to see it proceed more tastefully, thoughtfully, and at a less frenetic pace.
1	When we looked for house in the NE in 2014 the older homes we looked at were very expensive and required a lot of work. Between a mortgage and repair costs the numbers were unworkable. We bought new and have new roof, siding, heating system, water heating system and windows for the same price as the local older homes at the time.
1	Infill can mean older residents with years of Portland living can no longer park near their homes - sometimes meaning they must leave
1	I am very concerned about the current trend to build huge single-family houses, that are too big and out of character for their neighborhoods, which displace Portland families from the city core. When we build new apartments that encourage density and provide affordable housing, that is great - and exactly the sort of new construction we need. What we don't need is the big houses that only the 1% can afford, in the middle of our city neighborhoods.
1	We need better mass transit, including private-sector options for mass transit (and both should be more reliable, more frequent, cleaner, more attractive to wealthier people) and create dis-incentives for car ownership (county-wide gas tax; tax on car registration).
1	I really worry that smaller starter homes are being torn down in order to build very large new homes that take up nearly the entire footprint of their lots. This is pricing many first time homebuyers out of our neighborhoods.
1	Please plan for parking garages with parking space that each unit can us; keeping one street parking for visitors, consumers, etc., and eliminating the visual overpopulated city appeal.
1	I do not approve of the way older homes and trees are being easily removed by greedy developers. It seems like the city will let anyone with money do anything they want, to the detriment of people who have already settled in the neighborhood. The city seems like it is being sold to greedy developers without any rules in place for keeping renters and home owners protected.
1	Surprised at how far behind CoP is compared to other major cities in terms of residential infill guidelines. Get on it!
1	I believe that higher densities should be limited to very few / appropriate areas of the city. Centers and corridors should be treated very differently so that they reflect he surrounding character.Reform the tax system to encourage sustainable growth and livability. Reduce the power and influence of development interests in Portland Greed is not good. Higher densities should be encouraged in the suburban areas outside of the city of Portland where the densities are lower and the design more compatible with contemporary ideas.
1	Would also say with increased bike streets and density, observing the increased speed of traffic on cut through streets making cycling unsafe, which is counter to efforts. Increased speed always seems to be a reaction to traffic on arterial streets. I live on a bike street, and at rush hour, they accelerate after turning the corner.

1	Please keep Portland "livable"....maintaining parks and green spaces, affordable housing, planning for easier transit to combat commuter nightmares.
1	It's truly appalling what the city of Portland has turned in to. As a lifelong native, I'm sickened seeing friends get evicted from their homes for no reason and getting priced out of neighborhoods just one year ago they could afford. I'm saddened to see friends have to close their businesses because their rental space they've had for years is now raised to an astronomical level. But most of all, the homeless population is so out of control, so sad, and there's no options for them either. Just this year I was able to elbow my way in to the housing market and buy my first house. The process was a joke--looking at starter homes, putting in an offer, only to have 15 other offers from out of state, cash-on-hand, \$50K over asking price developers who just want to tear down a place I would have happily called home. My husband and I looked at over 20 places, and we were priced out in these situations so many times that I lost track. There's just got to be a better way here, you guys. Just two months after I moved in to the house, there was a note on my door (and while block) from a developer who wanted to buy my house with cash and tear it down to put up two new houses. I can't even imagine demolishing my house from 1929--it's a beauty, and there's nothing wrong with it! Totally fine homes are getting torn down, which turns the whole thing into landfill. There's such little oversight, Asbestos from these tear downs fills the air, destroys the land and character of neighborhoods. It's dangerous and unsafe the cheaply made houses that go up in their place, and worse, no one can afford these monstrosities. It's a joke, and it's doesn't seem like anyone cares or is doing anything real. As a 34 year old native, this isn't the Portland that I used to know, and seeing so many people hurting in my own backyard--it just plain sucks.
1	Please listen to west Portland citizen's concerns. We desperately need sidewalks, Trimet service and paved roads before we add more houses that cannot be served by the lack of basic infrastructure.
1	I'm 59 female, single & very disappointed that City of Portland has so few affordable housing options for people my age.
1	Just don't lose Portland. Improve the aesthetics, but I hope you keep Portland the original that it is.
1	The lack of affordable housing in Portland is appalling. I have no solutions to offer, but deep concern over the income disparity that is being created.
1	We moved out of inner-SE Portland because the character of the neighborhood had changed so much. Essentially, the big 4-story condos made us SICK. Thanks to the greedy developers for ruining Portland for all of us natives.
1	The "potential benefits" aren't benefits at all. "Increased variety" means more likely NOT to blend in with existing homes; ADU's are turning into tax nightmares for people who have built them; highly unlikely to be "affordable"; more h'holds doesn't guarantee access to "amenities" -- just more demand for what can't be adequately provided now; need to develop outside the city -- not crowd everything into it.
1	Multi-unit apartments have few parking spaces making on street parking a huge issue in long established residential neighborhoods.
1	Thanks for asking! Look for ways to get people out. Porches, bike and walking paths, parks, green spaces. It's about quality of life. Without that as the central value, what good is the rest?
1	Yes, I think that infill housing has done the opposite of providing affordable housing to families. The infill homes being built in my neighborhood are huge, double the cost of rent/or home ownership, and seem to be taking away all the opportunities for lower income families to live in areas that are closer to the city. If a truly affordable skinny house is built then the house simply becomes a flipper, with nothing to keep current residents in the home because there's no charm remaining, no play area, no yard. Meanwhile, SE 82nd still has it's requisite used car lots with drivers and dealers test driving their cards through residential neighborhood streets that don't have speed bumps, um, because us "newbies," first home buyers, and single income families with children can't afford to fork over the cost of a speed bump that the folks "up the hill with no infill and Airbnbingit" can afford. The City of Portland is

	favoring inner southeast neighborhoods, providing them with bioswales and walkable streets while outer se wallows in a flood of poorly planned infill.
1	Take into consideration more existing neighborhood characteristics. Don't allow ugly street where one new home sticks out like a sore thumb and dwarfs adjacent homes and destroys charm and character of street!
1	The redensification of Portland has reached a tipping point. There needs to be a strategy of where you develop and where is off limits. I think you need both. Not every neighborhood needs infilling.
1	Our own block of NE 47th Avenue has been irrevocably changed for the worse by the demolition of 3 lovely houses and the building of huge, out-of -proportion expensive houses. Now the new neighbors are cutting down beautiful trees because their \$800K houses take up too much space. The aesthetic relationship between buildings and gardens / open yards and natural beauty has been destroyed.
1	Where would you care to see the children of families whose earnings are less than 40K per year. What opportunities would you put within their grasp.
1	Please read my previous comments carefully. I'd also like to add concerns regarding being priced out of our own neighborhoods. The real estate agents always want to impress on the "old" neighbors that our property values are going to go up, but that also means that our taxes go up. This is very hard on neighborhoods where established homes are modest, but new, infill homes are more than twice the size and cost. In a city that claims to want diversity, my neighborhood is becoming less diverse because home are so expensive. Working class people do not buy \$550,000.00+ homes. I'm fortunate that I bought my home in 1997 in a nice neighborhood. I would never be able to do that today, and I'm a college-educated professional.
1	Housing needs to be plentiful enough that the cost stays affordable. It would be nice to have a list somewhere that ranks housing areas/developments by price.
1	Restricting infill and density only pushes up home prices and rents, forcing more people further into suburbs and exurbs and puts more pressure on surrounding green spaces and farmlands. I'm 40 and was born and raised in Portland. The city has changed quite a bit, but the good has far outweighed the bad. Change to neighborhoods is inevitable - we need to embrace it, not be afraid of it.
1	The demolition of Eastmoreland has decreased the livability of the neighborhood. Trees have been removed and developers have destroyed the charm and space between homes. Due to lack of city oversight, I now open my daughter's window and can see straight into a new monster Mac-mansion next door to our home. Developers do not care about our city, our neighborhood, or even putting up quality homes. Please stop the demolition and the environmental impact of putting a house into a dumpster. Stand up and protect Portland!!! Take a look at 7100 SE Reed College Place. A beautiful home was destroyed.
1	I often think I will leave Portland altogether if I reach a point where I can no longer afford to live in my neighborhood.
1	Stop rewarding developers who are getting the financial benefit while the character of portland's neighborhoods are destroyed. Start encouraging more small, multidensity projects (the "missing middle") instead of large, expensive single family homes.
1	I think the large new apartment complexes without parking make it very difficult to navigate the narrower side streets as they become crowded by parked cars. Very difficult/impossible for two cars to pass in many cases, and no place to pull off. I am a strong supporter of public transit, but in the city with so many recreational opportunities a car drive away, most will have at least one car.
1	I look out my window onto a three story McMansion which looks like a space ship compared to the 1940's homes that surrounds it. I heard that it will be on the market for over one million dollars. Now that is some affordable housing!

1	Create incentives for homeowners to build ADUs for affordable and/or transitional housing for marginalized populations. City planners seem to lack the will to think outside the box, so to speak. Developers have too much sway.
1	Please collaborate more with the Village Building Convergence, Stop the demolition of Portland houses, don't shoot Portland, and low income and homeless groups. As a city employee myself I know what it is like to push the bar higher and do something no city has done before. Your first priority should be free housing for the homeless, no strings attached. Then, maintain the culture of the city while keeping housing prices low in the inner city. Then, expand in n portland, gresham, breaverton, Capitola highway, se 82nd, powell, and above OHSU.
1	Density is great! It's the way Portland will accommodate growth, connect people to services, and continue to be a livable and walkable city.
1	Infill needs to be balanced with affordable housing options. Pricing existing tenants out of a neighborhood destroys the community.
1	New infill housing ends up being higher end and expensive. What happened to affordable housing? Most new homes in my area are huge and expensive.
1	The current plan has alienated residential neighborhood residents, so the opinions of these residents should have priority.
1	why is the city afraid to stand up to developers? it is a SHAME how the city's lack of balls is ruining our neighborhoods
1	The rapid replacement of serviceable bungalows and other small homes with 3500+ sf single family homes seems rather antithetical to the goal of reducing per capita energy and resource consumption.
1	Our city will continue to be great only as long as it's affordable and awesome and increasingly diverse in every way. We need development. We need way more affordable housing. And stop sweeping the streets for homeless people until you give them a place to live. I don't care what the buildings' styles are: I want them to be affordable, with great indoor air quality.
1	Don't like it that developers take affordable homes that normal people can buy and turn the house and ultimately the neighborhood into places only for the rich - the only winners are the people who have \$\$\$
1	I am saddened by the lack of appreciation for existing houses, and am concerned about the loss of character of neighborhoods due to rapid, generic development.
1	I wish this survey had come out sooner! Thank you for taking the time to consider what the people of the city think, just wonderful to have a voice.
1	Infill is necessary to prevent sprawl and preserve agricultural and natural areas. But there is a difference between reasonable infill and tearing down all our neighbors' rental houses to build these huge ugly apartment buildings that our neighbors can't even afford.
1	It is heartbreaking to see single story homes being demo-ed & replaced by HUGE multi-story homes that cost triple what the existing home sold for. NOt only that, but it completely destroys the feel of the neighborhood and pushes younger/older residents out (as more affluent individuals with money from other states move in and gladly pay cash for these new builds with no regard to the character of the neighborhood.)
1	I detest the infill. The questions were rigged to get the outcome you desire. Pretty much worthless for accurate responses from the citizenry who pay taxes.
1	CAN'T WAIT FOR HALES TO LEAVE OFFICE. GREEDY DEVELOPERS RUN ROUGHSHOD OVER THE BEAUTIFUL NEIGHBORHOODS OF OUR CITY. HALES ALLOWED THIS TO HAPPEN. GREED, GREED, GREED!!!!!!

1	I'd like the city to step up and create a program to build low income housing ADUs. The city would get the structure for 10 years, be responsible for the tenants, and work with the county for a tax abatement program. After 10 years, the homeowner gets the property back. Everyone wins. Local residents, not corporations get an asset. We create low income housing and the city recoups the money spent from the ADU in rent.
1	Portland is great because of its diversity and character. Replacing 1 beautiful, viable Portland bungalow with 3 sliver houses is not the way to retain this city's unique charm. The Portland we all love is quickly being picked apart.
1	I am disgusted at all the quality homes that have already been destroyed to build cheap looking skinny houses. Condos and apartments need to be built with parking included.
1	This is an important problem. Affordable housing is always a problem for low-income residents. Portland is worried now because middle income folks are having trouble finding housing. So we need to respond with answers that actually meet the scale of the problem, and don't just work for middle-incomes but for all incomes.
1	Take into account the fact that people living in Portland may work in Beaverton, which means that they'll probably have cars. Portland's transportation infrastructure is already inadequate, and infill strategies that ignore parking/traffic issues will come back to haunt the city.
1	Eliminate the underlying lot line- lot confirmation- provision. R5 means a 5,000 square foot lot- not 3,000. R2.5 means 2,500, not 1,600. Truth in advertising.
1	We need not just more density but higher quality density. We also need to allow and create more variety and diversity in our neighborhoods - in terms of income levels, family sizes, ownership modes, styles, etc.
1	Yes! Please consider the potential to provide more affordable housing opportunities and expanding access to housing for low income families.
1	Neighborhoods need a way to report crime activity anonymously. Current Portland reporting app requires personal information.
1	AirBNB is raping the city. I say this because THOUSANDS of units are breaking the rule about long term rentals. And the City could bust these law breaking hosts. Yes there will be a backlash but have courage. It's the right thing to do. Long term AIRBNB rentals eats into the regular rental market which is too tight already.
1	We should hold onto lot coverage requirements when accommodating ADU's to allow some preserving of useable yard area
1	If rules are in place (and perhaps put to a city wide vote)and monitored by the city then the neighborhood is more like Y to be welcoming to whatever family buys or rents there. This is really important to keep our neighbor in our neighborhood's
1	While the growth of the city of Portland isn't inherently negative, the documented displacement is a real threat to long term low and middle class residents and urban renewal efforts are not giving affordable housing enough attention. Funding for affordable housing needs to increase and inclusionary zoning regulations should be implemented. Additionally in older neighborhoods historic houses should be preserved.
1	The newer homes currently being built to the zoning extents are unattractive and detrimental to the fabric of our city. Take a look at Charleston South Carolina on how to preserve the character of a city and its neighborhoods.
1	Support existing homeowners who are trying to maintain/improve the quality of life in their neighborhoods. For example: help us care for the trees that add so much value to the streets, but are so expensive to maintain after decades of neglect. (I have a large, old tree on my corner lot's curbside that needs much care, which I want to do, but I'm also restoring my 93 year old home) Friends of Trees is helping me add 4 new trees to the streetside of my corner lot, and I commit to this effort for the future.
1	Thank you for providing the opportunity to speak. Our community needs help immediately and there is no one department better to help than you.

1	Affordable housing is a myth. Govt funded housing simply makes one class pay for another's expenses. Wealth from owning ones home is the foundation of any vibrant city and economy. Pride in ownership, not pride in subsidies.
1	I don't believe the direction the City is heading, honestly makes me want to leave the City. Our neighborhoods are not what they used to be... the density is killing our neighborhoods. The traffic has never been addressed. Our infrastructure is a mess and based upon the way the city tried to address the pot holes/streets... this doesn't leave me with any confidence that these items can be addressed. If things continue... I'm moving out of the City.
1	I know you didn't ask about multi unit builds in here but the fact you are dropping apartment buildings in neighborhoods with not enough parking factored in is a major problem.
1	Strongly encourage creative, site appropriate design that considers existing trees and vegetation (such as established roses, large shrubs), as well as considerations for the adjacent homes - such as not blocking sky views with an essentially three story home (ahem, Everett) next to a single story home.
1	The level of destruction is unacceptable. Many home are being replaced by high-end homes that sell for much more than the home would have had it just been rehabbed in place.
1	I would LOVE to see incentives to encourage deconstruction instead of demolition. In a city as 'green' as Portland, there should be more of this.
1	Thank you for asking! Please set up a town hall meeting about the grey boxes that are proliferating on sidewalks and in front of properties and at intersections. We need to know more, and we need to have a say in their prevalence and locations and sizes.
1	I have lived here my whole life. I am sick at what this mayor is allowing people to do. Keep this up and you will no long have Portland that everyone wants. Traffic and crowded homes and work place is ruining everything. I am loosing my job because California developers have come up and paid way over asking for buildings running out the people who makes an area special. Now you are doing it to where I live. Thanks a lot.
1	Our neighbor residents are very unhappy with City planning, residential and council staff and the unwillingness to help residents. The City staff appear way to interested in big developments than able to work with neighborhoods to grow thoughtfully.
1	Keep the character of neighborhoods, race and age diversity. Monitor safety practices of demolition being done and enforce saving older structures that help keep character of neighborhoods. Too many older people are being driven out of homes - get those who offer to volunteer involved rather than discounting them.
1	I hate houses that are still good being torn down to build a new house. This should not be allowed. Only houses that are beyond repaired should be torn down. There is going to a time people are going to wonder what happen to the old beautiful houses. I lived in a house that was built in 1924 and I want to keep it and give it to my daughter when I am gone.
1	Something needs to be done about developers preying on elderly homeowners, there needs to be some sort of curbing to cash only sales and some sort of incentive to sell to new honeowners over developers landlords and vacation home properties.
1	I am troubled by the overreaction to demolition - in reality it is likely only a very small percentage of homes that are torn down in comparison to the total number of houses. We should not fear demolition per se. We should support innovative and thoughtful design: new infill homes should be well designed and well built, very energy efficient, contribute to the vitality of the neighborhood and a be a reflection of our time. They should be built to high standards regardless of "style." We absolutely should avoid imposing any regulations that promote quasi-historical or simplistic ersatz detailing over a more authentic expression of construction and craft. In addition, although I am happy the city is seeking public comment I want to also convey my deep concern for this particular survey, as I feel the results are likely going to be slanted and ultimately misrepresented as a result of the way many of the

	statements were phrased. Most of the statements seemed very reactionary and didn't really address a full range of opinions. As a result, I hope BPS doesn't take this survey's results too literally.
1	This is very important to the long term affordability of Portland. We need working families to live in the city and neighborhoods where they work, this update should be part of our climate action plan.
1	Please consider that historical homes have an incredibly rich history in Portland. There are plenty of empty lots to build multi units on. Please remember everyone has neighbors and to keep a beautiful city, we need to be conscientious of those that were here first. Please do not block our views, or dwarf our homes with concrete, characterless buildings, that have no green space and no parking. We live here and pay our taxes, and though growth is seemingly inevitable; it does not need to happen with a loss of history and community. I was born in Portland, and I am a 3 report generation Portlander. My families historical homes have been torn down to build condos and Little Big Burgers. Please be mindful of history and what that means to your city.
1	READ PORTLAND'S SUBREDDIT FOR MORE IDEAS. THEY HAVE ALL THE BEST SOLUTIONS YOU COULD IMAGINE, AND MORE.
1	With all of the luxury apartments and condominiums being being, city leaders and especially the Bureau of Development should ask themselves: who is this city for now?
1	I have two friends who have lived in their houses all their lives. This year, both have experienced small houses torn down nextdoor (in one case) and behind in the other. Huge houses have been built on those lots, cutting out part of the front view for one. The builders took fines for throwing concrete, etc. in my friends' yards, or other problems, and just kept on being "slobs" with I guess no supervision or care from the city. I have heard that the "city doesn't care...they are too busy." It's just what I hear from those affected. It makes some people not want any changes in their neighborhoods. Just think about if this had happened to you. How would this color your view?
1	Already mentioned my issue with demo because I didn't know if I'd get this chance. See answer to question 4.
1	Consider the consequences of increased density on the ability of people to get to and from various areas. The existing roads are becoming gridlocked because of the consequences of increased density living.
1	Stop the development in David Douglas District since you don't do anything to give back to David Douglas School District. Keep your infill in Portland Public District.
1	Builders should be assessed a fee for public school adjustments if they are increasing the school age population attending an existing neighborhood school.
1	we need to grow denser and higher, but bds is allowing their vision of 400K climate-refugee renters to destrpy what made portland special: a city of livable scale, with buildings of many sizes, visible horizons, with no dark canyons like new york. portland can grow, but will not be worth living in if it looks like hong kong.
1	We are losing the very features that brought so many of us here in the first place. Charming, older neighborhoods have been Portland's strong suit for many years. As the older homes are rebuilt with out of scale McMansions and particleboard palaces, we are killing the goose that has been laying our golden eggs. Smart planning in Portland? I don't think so.
1	Parking and first floors dedicated allocated to commerical use (i.e. to encourage restaurants, coffee shops, shopping) should be required when large condo buildings are being built.
1	Please put a halt to these cheaply built, interim apt. buildings in our Northwest neighborhood (approx. NW16th to NW 25th) that are destructive of community interest and involvement! Make it possible for seniors to affordably remain in the condos or apts they have lived in for a significant amount of time. We will probably have to sell our condo in the next few years & leave Portland, despite being quite involved in the community, due to property taxes and condo dues having become unaffordable,

1	I AM HORRIFIED AT OUR GROWING HOMELESS PROBLEM. Last summer was horrible, urine and feces in my neighbors yards and mine. This is ruining our beautiful city, now full of tents and garbage. We need to act now. WE Can accommodate 4000 people in Portland. USE our defunct schools that sit empty. USE their large play fields for camping. Provide social services on site. KELLOGG SCHOOL. BRING ALL THE outreach groups into the mix. Stop making them seek out the homeless to help. Let them come to KELLOGG school. WEED out the criminals from the people who want help, they hide among the unfortunate and mentally ill. KELLOGG SCHOOL SIT ON A MAIN TRANSPORTATION LINE with ACCESS TO SERVICES!
1	Nice survey. Thank you for seeking our feedback. I look forward to reading the conclusions/recommendations of your study!
1	Narrow lots feathered into neighbourhoods work really well to give a variety of design and also house size. Ensure that privacy and overlooks are dealt with in a sensitive manner. Shadowing and side windows are an issue that need to be addressed.
1	The "demolition tax" is a very bad idea - a disincentive. Much of the demolition is happening because it can and should. Evolution is a good thing for Urban Environments just as it is for other organic organisms. I am a firm believer in taking a positive, constructive approach - BPS staff will recognize two references I strongly recommend - Koberg/Bagnall- The Universal Traveler and Randolph T. Hester - Design for Ecological Democracy. You folks at BPS are very good, and I expect you will get better. We will continue to try to help as good citizens. Best, B. Brewer
1	The breakneck pace of building multi family units on Portlands east side does not appear to provide significant benefit to the current residents, but does provide benefits to the builders while burdening other city services and challenging the lives of less mobile current residents.
1	Thank you for asking. This makes people feel heard. It's a complex issue and a delicate dance. And emotions are running very high on this issue.
1	Whatever BPS does, it should be able to affirmatively be able to demonstrate that its proposed actions will not lead to displacement of families of color from Portland. Not aspirational language, but hard data supporting proposed actions. If not, do not promulgate changes.
1	The City needs to develop a streamlining process for homebuilders who are using plans which have been approved under previous NSFR applications.
1	Overall, the city should look at organizing the development as something that will have effects for generations. Our city is so unique and beautiful and must be preserved, but also updated and allowed to grow. Preserving old while adding new is not at all impossible, it just has to be done smartly and responsibly. Parking must be considered. Though we have great public transport, just look at cities like London or Paris... even though parking there is a nightmare, people still own cars. Always count on some residents keeping their cars and allow for parking. Also, consider different family sizes. I see buildings in my neighborhood being built with only studio or 1-bedroom apartments, but that doesn't allow people to stay there and become long-term residents of the neighborhood. We need apartments where people can have families and live for a long time. Building tons of studio apartments does not build a community, it only makes people temporary residents, soon to be searching again when their needs change.
1	Someway to have less cars and traffic. It doesn't seem like Portland has the room to increase parking and road size. It's already gotten more difficult to get around Portland in just the last few years.
1	I don't like my neighborhood anymore. I don't find any of the new construction to be beautiful. I find very little use of the commercial zones because they are not utilitarian (I.e. I cannot mail a package). I don't love Portland as much anymore. I'm tired of demolition.
1	The skyrocketing housing prices are becoming too much. Out of state buyers and greedy developers are a frustrating part to this equation. It would be nice if that could change.

1	We don't need any more condos, expensive apartments. Most are still empty. This city is crowded and over priced enough already.
1	Parking cannot be dismissed. People WILL have cars. We DO NOT NEED restaurant tables in the street. I cannot tell you how strongly I feel about this. It totally makes NO sense--and Portland keeps allowing it. WHY????
1	Placing large low income families in large complexes is unhealthy socially and physically, no one benefits from these 'dense poverty' areas. Open more housing for 'homeless by creating incentives for people to open the old style 'rooming houses' and other types of safe living situations. Stop replacing downtown rental units with condos or use the taxes for those buildings for affordable replacement housing. Every city is doing this and every City is now struggling with people that can't afford to rent anywhere. Be smarter and look at how to replace what we are taking away... from each area.
1	Make it harder for individuals and developers to get demolition and building permits. Have lots and plans inspected for impacts on existing tree canopy (we want more, not less canopy); scrutinize curb setbacks, size of home and placement on lot before issuing permits. Request alterations if large healthy trees are in jeopardy of removal because of size or placement on lot. Recognize the intrinsic value of large trees and realize that developers will pay large penalties to remove trees without hesitation. The City needs to stand more firmly on saving large healthy trees instead of putting monetary value on them. Don't allow demolition of well maintained historic homes or homes of significance. At least not without neighborhood feedback, and allowing time and opportunity for purchase and relocation the home. Make demolition recycling mandatory.
1	Please consider requiring a percentage of each infill lot to be green space. Run off is a huge problem and we need the ground to actually soak up our rains. Also I live across from a new infill home. The builder is working alone which I find dangerous and starts work at 7am blocking the street and disrupting the people who live here. It's awful! Restrictions on interfering with current residents should also be considered.
1	BDS needs to be more transparent. Whether the perception is true or not, the City seems to be "in the pocket" of developers, or at least a few usual suspects; e.g., Everett, Renaissance. Finally, for the record, I'm a year resident of Portland.
1	I value the urban growth boundary that Portland has maintained, and to preserve it we all must embrace new infill houses.
1	I am pro infill to protect our rural and forest lands but find the proposed four story building planned in Mulnomah Village offensive. It towers over everything causing the Mulnomah Art Cener to be shaded at all times. Three stories would fit the neighborhood much better while still providing housing for many people. I realize this is allowed by zoning rules but think it is imperative to preserve a community by carefully looking at the logic behind the zoning rules and consider a change in the rules when a developer is being greedy.
1	I am all for mass transit and think Portland is proactive about transportation. More bikes, more pedestrians - great!
1	In theory I support the idea of residential infill development, but dealing with the traffic congestion, lack of walkable sidewalks and bike able streets, and numerous safety issues, the idea of infilling the area seems to be adding fuel to these problems. Portland has become a less livable area due to all of these issues.
1	Please stay out of South Burlingame. We don't need our green space littered with cheap housing.
1	I think the newly formed tree ordinances are over the top. I believe it created a unintended consequences and even though I would save a tree when ever I can this ordinance is expensive and has contractors, architects, inspectors and home owners disappointed.
1	Require parking spaces for every residential and commercial unit, so there is parking on the street for shoppers, visitors, etc. Even people who use public transportation have cars! Local Oregonian's are the ones profiting from the real estate boom not Californian's: Sellers, Realtors, Contractors, Architects, Engineers, Carpenters, Plumbers,

	Painters, Interior Designers, Home Furnishings, Building Inspectors, City Planners, Landscapers, Hardware Stores, Auto Sale, Tax Collectors, and Survey Takers all have jobs!
1	Denser neighborhoods lead to better services. Open space is still important but proper planning can ensure green space and trees are accessible for everyone.
1	I own a slender home in the Montavilla neighborhood that I purchased using the PHB tax abatement program.
1	The City of Portland should promote and provide incentives for infill development. Infill development increases access of people to jobs, reduced air pollution due to shorter commutes, strengthens the economy and real estate market, makes better use of existing infrastructure, and brings life to communities.
1	Keep adding housing in Portland to prevent sprawl, deforestation and other negative impacts of growth. And keep adding transit! It's so important for supporting all the new people (me included).
1	It recently came to my attention that some developers with very shady backgrounds (owing fines for illegal operation and sometimes having to change the names of their businesses because of lawsuits, etc..) are actually GETTING DEALS from the city in order to develop new properties. How can you let that happen? And what kind of message does that send to the residents of the city who already own property here? Shouldn't the city be taking care of those who operate on the up and up? I wonder how shady developers seem to get what they want when it comes to building and redeveloping, while individual homeowners have to struggle to build a fence, remodel an addition, or remove a tree on their property. It seems like we are more concerned with who might be coming to Portland than we are with those who are already here and making Portland shine!
1	No more condos, 'live, work 'take up up space' buildings. Focus on Single Family dwelling houses and quit knocking them down immediately to 'barf up' another condo.
1	I think this is a very tough issue to address and appreciate the forum for feedback. Going forward Portland needs to consider liveability over development, if things tilt the wrong way nobody will want to have a fancy condo in an area that has overbuilt for the infrastructure and services available.
1	PDX needs more density, especially along our mixed use corridors like SE Division, NW 23rd! the east side is booming, and us residents love it! we need to keep getting rid of junk housing and underdevelopment to make more areas vibrant and charming local neighborhood hubs. city planning doesn't need every citizens voice heard, sometimes bold moves are better decided by educated planners, architects, engineers, and economists. keep up the great work!
1	I Live on Portlands east side, the infill options are plenty. We need schools close to business/employment close to shopping close to our homes. Yet still allowing ample roadways for private vehicles use.
1	The city should request more money of developers if the new development is going to impact the infrastructure of the roads (create more traffic and/or parking) or change the neighborhood characteristic significantly. Also, there should be steeper costs for demolition and a rule to reuse/recycle demolished home material.
1	It's important that we plan for Portlands future. We need more affordable housing while keeping our urban growth boundaries strong. Let's not gentrify folks out of their own neighborhoods.
1	Slow down the Comprehensive Plan process to go back to the neighborhoods to address widely-held concerns about the lack of detailed proposals and information during the commenting process and the conflicts of interest suggested by SAC composition and other hidden stakeholder inputs.
1	Right now the city completely ignores parking and traffic in neighborhoods by trying to force all new residents into mass transit with zero new parking. This is simply burying their heads in the sand and ignoring the actual problem in the neighborhoods.
1	I'd like the building codes to take into consideration the effect of new construction on existing adjacent homes, regarding view and sunlight obstruction. A new, large 3-story single-family home is not infill.

1	We live on n Ainsworth and had a 2unit townhouse with adu's built next to us last year, and we discussed our concerns on height with the city. You listened, and the builder excavated below the street level to maintain character and charm of neighborhood. It's still a mammoth building, but not nearly as crazy as it would have been. Parking on our street has become full but manageable most days. I heard interstate lanes (bowling spot) is going to become a new apartment/shopping complex like the others that line interstate further south, and we hope sufficient parking for its inhabitants will be a mandatory part of the design so our streets don't get so full of cars that we tax paying homeowners can park in front or at least close to our own houses.
1	I'm confused, the first questions mention "homes" and "houses" but the real issue in many neighborhoods right now is apartment buildings - whether or not they are located on a center or corridor!
1	High density is wonderful, in the right area. I fully support dev. in the Pearl esp. the north part. Go for it. South Waterfront, now six stories not more. Go for it. Not here in Multnomah Village. And, don't price out the young families. Let them buy the older houses that need updating.
1	New buildings MUST have parking. Parking is already a problem and with more people moving here there will be more cars. Even if the builder nourishes a fantasy that all the tenants will use public transit, you know most will have cars!
1	Current system is a travesty. Also give protection to tree canopy, especially preserving healthy older trees.
1	I think that old and historic houses and buildings being town down is a tragedy and want to see every effort made to maintain and restore existing homes and residential buildings.
1	I am tired of developers always seeming to win when it comes to tearing down lots and cramming mcmansions in to tiny lots or worse - cramming 2 in there. Eastmoreland is one neighborhood where the historical integrity is getting ruined by the lot splitting. Developers need a de incentive to do this.
1	my biggest concern is lack of commercial space in the new apartment buildings being built. "Mixed use" is what lit the fire 15-20 years ago in the pearl and we will be a better city with more commercial space
1	My heart breaks every day for what is being lost to real estate investors seeking profit over live ability. Destroying old home without salvaging materials is a waste of resources and history.
1	Throw out the mayor's plan for fines for tearing down a house. That just hurts property owners. Developers will simply pay less for the land.
1	Clean up the homeless camps in the foster rd. areas so people can enjoy the springwater trail without fear of being jumped.
1	You know what I want? I want this city to start enforcing the banks and mortgage companies to take care of their foreclosed and liened properties. Criminals see it as free rent . They move in and destroy the neighborhood. I see it everyday here in Lents. Maybe we should take care of existing residents before we start thinking about new development and worrying about weather or not houses match.
1	TRAFFIC! I am personally concerned about the planned development of the green / forest space above Johns Landing, off Taylors Ferry. The traffic in that area is already very bad; adding hundreds of new homes given the current infrastructure is going to make it unmanageable. There is no room in the current system to accommodate the influx. I work less than 5 miles from my house and have to account for 45 mins of commute time during peak traffic times. That is UNREAL and terrible for the environment (as well as my stress level and quality of life).
1	listen to the neighbors who are losing their privacy, access to solar and environmental quality, instead of the developers.
1	infill housing should be encouraged but not at the expense of existing housing. Parking is a legitimate concern. An ADU for a family member should not put a household in a new tax bracket. Apartment buildings should have appropriate set backs and greenspace. Code should allow for housing units with shared bathrooms, and kitchens.

1	Gentrification is destroying communities. Even at this late hour, we can work for more equitable and just development policies, but we must prioritize protection for Communities of Color and low income residents. Additionally, it would be absurd to talk about housing without mentioning the need to invest in more housing for our homeless residents. We can do it.
1	Do not destroy all smaller homes inside city limits for new large homes. Infill in city should be in high rises, not in destroying affordable housing in existing neighborhoods.
1	I believe that the idea that increased density necessarily means increased access to amenities is flawed. I think we need better infrastructure BEFORE we increase the densities.
1	Portland is growing and changing. Some old home gems should be kept, but also realize that some do not fit how people want to live today. I had a historic house in SE portland and was shocked when we purchased a new infill home. We love it.
1	The typical "skinny homes" being built do not increase vibrancy or community in neighborhoods. They typically have the garage in the front of the home, no ground level windows that look out onto the street and no front yards. In my older home, many windows look out onto the street and I regularly choose to go outside to chat with my neighbors when I see them, send my kids outside when the neighbor kids are out, keep an eye on my kids while they're outside because I can easily see them through the windows, etc. New houses are isolating to the families living in them as they can't see the community around them. There are many "skinny homes" on my block and as a rule those families are not present in the neighborhood community.
1	Parking requirements are weird. No one in my house owns a car nor do we desire to. Couldn't we start putting parking meters in busy neighborhoods with parking passes for established residents? Maybe grandfather free passes for folks who were residents before a certain date but require people to pay annual fees moving forward. We should be aiming to build a city that doesn't prioritize parking, since self-driving cars are probably going to be the norm within the next couple decades. Yay, density. Yay, transit. Yay, walkable neighborhoods. And let's figure out what we can do to make sure that we're stopping rent increases and even bringing some new affordable units online. May require cracking down on short-term rental units.
1	The character of Portland's inner city neighborhoods of single family housing is being destroyed. Over time, this will make these areas less desirable to live in, and the increasingly dense neighborhoods will become run down slums.
1	Provide guidance to condo HOAs in the city where SDUs can be added to vacant land on condo properties.
1	Thank you for changing the zones, infact I would like R7 more than the R5 that you have for my property on the new proposal, but again thank you for changing it to R5.
1	1. I hope the city considers changing the way they grant permission to take down large old trees. They are irreplaceable treasures to our city and environment. 2. if developers build and say that their clients will not be needing parking spaces (so the building has no responsibility for the new parking needed) and then this is not the case, there needs to be accountability. Traffic and congestion and parking may not be the first consideration, however, it is important to the neighborhood. 3. I see buildings that feel like they are slapped up without a thought for the surrounding character. It is not the infill, it is the lack of aesthetics and what almost feels like greed to me: build 'em right up to the curb, no trees, no consideration of what the building next to it looks like. I no longer go to shop on Division-- not because of traffic or congestion, mostly because it is so claustrophobic and just plain ugly to drive down. Developers are not architects and sometimes have no sense of space or big picture. I am fine with infill and living spaces for urban lifestyles, however, quality needs to accompany that, not just numbers and code. aesthetics are good for everyone and visual peace is calming in an urban setting. I lived in Chicago when the old black neighborhoods with front steps were destroyed and people were moved into high rises--the effect on the psyche was devastating... higher crime, social isolation. public space is a major human need in infill and density. We don't all need front yards and big lots, however, we NEED nature and socialization.

1	All of these rowdy homeless people moving here from other states and parking their RVs anywhere they want which attracts more in tents etc. starting new tent communities wherever they want. Stealing, vandalizing, terrorizing neighborhoods, ruining small businesses and places like Cartlandia. Stop making them think it's okay. Spend my tax dollars on roads not cleaning up after them and giving them protection. What the hell is happening in Portland? We've lived here all our lives. (72 years) and it is a mess. I lived here when this area was a blue collar middle class neighborhood. Now it's full of rentals, foreclosures and scary people going through my garbage. What are you doing with my tax dollars besides paying all your salaries to read, then ignore all these surveys.
1	We need to revitalize areas that are in need of revitalization, not gentrify areas that are already middle class!
1	Please spend the taxpayers money on education, public safety, and roads. And by roads, I mean roads for vehicles, not bicycles. I am getting tired of being "flipped off" by bicycles when I am the one paying for the road!
1	I'm a broker, and I have buyers who are excited about buying new construction. I also have many buyers who would love to find a moderate existing house, but are getting out bid by developers. There needs to be a balance to keep income diversity in our city.
1	The excessive number of apartment units being built in anticipation of increased population is counter-productive to addressing the needs of current residents, will no doubt result in empty units when the bubble bursts, and in no way supports our previous current livable city. Shows little 'planning' ability.
1	The city needs to hire more reviewers, employees, etc to make the application process for landmarks, pbob, building permits quicker!
1	Stop the assessors from raising entire value of house plus ADU--a deal killer. Encourage houses for 4-5 unrelated occupants to share for affordability.
1	Discourage grocery stores from consolidating and closing neighborhood stores. People have to travel further to purchase affordable food. STOP BUILDING MULTIFAMILY STRUCTURES WITHOUT ADIQUATE PARKING!
1	Inner area single family neighborhoods should allow for increased density. The responsibility to provide housing choices to more people rests with the privilege of having access to more services and downtown. Open up these areas to more people. It's the right thing for the city to do.
1	Development on SE Division between SE 82nd and the Willamette River, is a good example of out-of-control development that destroyed livability. The lack of parking did NOT encourage people to use public transport. It forced fighting over inadequate spaces. There are ongoing battles between cars, buses and bikes. Pedestrians beware. The intersection at SE Division and SE 12th is a nightmarish joke. It now takes 3 to 4 times as long to access Powell Blvd. than it did before the "new" intersection went in. The need for crossing guards at that intersection is proof of poor planning.
1	let her rip! those that have come from someplace else have to suffer as much as the rest of us. infill away. there is no where else to go and if you all dont like it, move back to the midwest and make that place trendy. the character of lovey old neighborhoods are one of the reasons portland is so popular. But too many people arriving cannot all have a craftsman, sorry want to live close in then you will have to compromise like east county has, (thanks for nothing Vera) and ugly infill mess. too bad, whant ot live in portland, then deal with it.
1	Oregon's cities as well as farmland need protection from overpopulation. The City should stop encouraging people to move here. The current growth is out of control and should be stopped before our quality of life is ruined.
1	In the nearly 30 years since i have lived in the Boise Elliott neighborhood I have watched it change from a crack ghetto with run down trashed out houses owned by absentee landlords to mostly owner occupied well kept homes back againto almost all absentee landlords cashing in on Air B and B and high rents with the houses and yards falling into disrepair and choked with knee high weeds. also with a constant parade of short term renters who treat the houses like hotel rooms with the accompanying litter and noise. We are all sick of the very expensive huge ugly Soviet Gulag style residences replacing homes that fit the scale and style of the neighborhood.

1	Make clear the ramifications of doing nothing. Connect the dots: explain how infill development connects to a greater plan for housing, including housing the homeless, including growth boundary issues, including (to the extent possible) the issue of rapidly rising rents that seem to be making parts of the city simply unaffordable...
1	Please stop making traffic nightmares to accommodate bicycles instead of cars. Our traffic has become unbearable because of the influx of bicycling and the priority placed on it. Homes and homeowners represent a large portion of people in Portland and should be given more respect and priority than they are being given currently. Homeowners pay for bulk of the costs associated with amenities and upkeep of the city but are receiving the least consideration in developmental decisions.
1	Affordability in housing is a key issue for our city and needs to be solved. Also demolition of existing houses in our old neighborhoods is a disaster and further adds to the lack of affordable housing - million dollar houses replacing houses costing \$500,000. It's ridiculous.
1	I think its great that the City has embarked on this project. It is a perfect time to sharpen our single-dwelling development requirements as we lead off with a new Comprehensive Plan and vision for our City's next 20 years.
1	I do not support any ban against demolition of homes in horrible states of disrepair. A large tractor and other junk occupies the front of a lot in our neighborhood, and the yard could double as a landfill site.
1	keep the established neighborhoods similar to how they are now. don't put 7 houses where 4 or 5 should be.
1	The quality of infill is also dependent on the land value, so the quality and character of infill occurring around 82nd avenue and to the east is so much lower. There is also less infrastructure and easy/comfortable access to transportation in further out neighborhoods (even if the max or bus lines exist - no sidewalk means a family with children may not easily walk to access an available service). Infill near unpaved or poor conditioned streets or streets without sidewalks is problematic. In areas where there is room to infill, the city may need to fund improvements (sidewalk etc) to allow the current and new infill residents to walk and access bus/max, etc. Infill should promote denser but more accessible and complete neighborhoods.
1	The leadership of BDS is more interested in revenue than the health of the city and what residents must put up with. Their willingness to interpret the regulations to suit their own biases and willingness to waive those regulations continues to undermine the future of the city.
1	I think it is important for people to understand that new infrastructure (to serve new UGB development) is very expensive and that infill is so much more economical in that regard and is one tool for keeping housing costs down. I also hope that this project does not result in the adoption of architectural design standards that require new homes to "match" the style of existing homes. While I appreciate the homogenous design character of many Portland neighborhoods, I don't think we should dictate design.
1	I don't like all the development of the mult- unit complexes throughout the neighborhoods in Portland. They are generally ugly and negatively changing the overall character of the city that I once loved. They also do not seem to be doing anything to alleviate the homeless crisis in our city.
1	I think its important to keep existing viable homes. It helps neighborhoods keep their character. Also, as a couple that is looking to start a family, these tiny condos or apartments are not conducive to the lives we want. We'd like to raise a family in a place where our kids can play (a yard bigger than the 5'—12 strips behind most new places) and where we could have grandparents come visit, etc. Also, I think focusing on the needs of the current residents would be beneficial for long-term sustainability. And lastly, it feels like these giant companies are building properties and are renting units for ridiculous amounts and then can afford to take the hit if those units stay open until the right rich person comes to fill it. I feel like these companies should be required to have a certain occupancy rate that favors tenants--it would force the agencies to potentially lower rents to fill units rather than allowing them to inflate the housing prices.

1	there is much beauty still in portland. let us not destroy its integrity. it is the city of cement. let us work to make it a truly green city with respect for what is important - clean air. any new bldgs should be built with integrity and intelligence toward sustainable futures.
1	Why not encourage development on empty lots and areas that are zoned for density before tearing down perfectly good housing?
1	If you have to make changes go to the more affluent areas.how bout bike lanes and apartments without parking in west lynn, how bout a max throughout lake Oswego or your own backyard or home town.
1	Before building larger complexes and/or units, make necessary changes to the whole neighborhood at the same time instead of waiting for problems to happen and then deciding later to remedy the problem. We build, but don't plan for the impact on the areas affected.
1	I hope the request for input from our community is sincere, and we won't just be talking while Portland disappears completely under our noses due to back-room deals already in progress that we can't revoke.
1	I have a slight problem with nearby neighborhoods that are requesting to be down zoned from R5 to R7. It's difficult not to feel that there's a bit of an "equity" issue here.
1	Portland city government appears to put the wants and desires of developers above the needs, wants and desires of Portland residents. The livability of Portland is being destroyed by poorly planned and poorly executed infill development.
1	I hope the city of Portland can maintain its character and resist looking like all other cities in the country.
1	City MUST address the asbestos issue in tear downs. Developers should receive stiff fines for not disposing of it properly.
1	I have no objections to old homes being demolished for new construction. The people who fret over old homes have never dealt with the challenges of fixing an old house.
1	Let leaders from traditionally underrepresented communities - east of 82nd Ave, Rockwood area, the new "Jade" District, communicate about infill hopes (Post Office, Gold's Gym, Safeway, types of housing) to increase BY-IN on their part.
1	I like what's happened to my neighborhood - that it's full of people of a variety of ages and income levels and that my property value has gone way up.
1	I have seen tuck-under garages with driveways so steep that undercarriages could scrape, people seldom use them, and I suspect that serious rains could become a drainage problem. There should be a reasonable limit for the angle of driveways.
1	I want to protect our urban growth boundary and if a single dwelling home is replaced, I would like to see it replaced with denser housing. Often I see a great house torn down and another single dwelling home put in its place. That bothers me. I am not bothered in the same way by denser housing replacing single family homes.
1	I support the general goals of infill, but developers such as Renaissance homes are creating over-priced, over sized, poorly built homes that destroy neighborhood character and affordability in the short term, and will not provide quality housing stock in the long term.
1	Portland seems to be becoming more and more restrictive and as such more monotone in style and nature. Restrict low quality poorly built homes, but otherwise allow for personality and creativity to come back to portland again!
1	Need to not cater to elitist, moneyed, NIMBY population of PDX. We must be realistic about the escalating housing shortage in PDX, and be far-sighted about the next few decades and the dilemmas for low-income folks, especially. Also, let's try to be less racist and classist than in previous decades.

1	I thought a tax on demolition of viable homes when not replaced With multi family housing was a good idea to keep neighborhoods affordable and reduce the "blight" of oversized homes
1	Portland's housing and transportation policies are what is driving up the cost of housing. Affordable housing...what does that mean? How is it measured? Low income families have to move out of the city because rent is skyrocketing and since transportation is focused on light rail and bike lanes it takes people longer to commute into the city making life balance difficult and shutting out low income families.
1	I understand the goals of the UGB and density increases and support them. Something needs to be done to reduce or limit the mega house infill I that has co-opted the infill idea without fulfilling the goals.
1	Eastmoreland is being ruined with the ugly house that are allowed to be build. Why aren't the trees that are dead removed and new trees planted. Eventually they will all come down at the same time and then there will be no trees at all.
1	Very disappointed in the huge tax increase many of my friends experienced because of building an ADU. That has discouraged me from considering building one. Is that what you want to happen???????
1	Thanks for asking! Also, start enforcing junk car tow-away and home neglect in the St. John's area. People can be low income, they don't have to be trashy and run-down.
1	parking must be considered with infill development. Increased density with multi-family residential without parking is not acceptable.
1	You must create affordable, rent-controlled co-operatives where working people, single-parent families, older citizens, students, disabled people all live together with dignified dwellings and housing security.
1	The city is not in the business of building houses. It is in the business of providing the proper structure for housing to be developed by people who build houses.
1	it's heartbreaking when affordable homes in livable condition are demolished to make place for very large, very expensive new construction. need more affordable housing and more housing for individuals, couples and smaller families.
1	the traffic flow in the new williams corridor is really terrible. Also, the going st bike crossing on MLK is dangerous.
1	Lack of parking in some areas make them attractive to bicyclists, but impossible for those who cannot ride. Perhaps more handicap parking.
1	I'm concerned that massive amounts of development are happening close-in, benefiting property owners who already have enough resources, while my neighborhood (Brentwood-Darlington) still suffers from crumbling, neglected, and abandoned houses, no sidewalks, high crime, inadequate public transport, lack of businesses, and our primary park (Harney Park) has no water fountain, and the playground equipment is crumbling. I'd like to see a more equitable distribution of the amenities we see with residential and retail development, so we can all have our piece.
1	In question 2 I don't see any of the responses as problems. We need to reduce parking requirements throughout portland to allow denser building to take advantage of and allow more development on improvements we are making(such as mass transit) Neighborhoods are allowed too much input on stopping developments.
1	Make it easier. Have a developer liason who can help home owners and architects get through the process with ease and less stress. The tougher you make it, the higher the chance only major co. will build in PDX
1	My sister and I own a duplex and want to age in place but current zoning prevents us from conversion of our garage to ADU for a caregiver. Inflexible and costly process to appeal. Need greater flexibility for central Portland dwellings.

1	Don't allow developers to cram a bunch of identical looking skinny houses into an established neighborhood. Infill is fine, just have some respect for the neighborhood you are joining.
1	I understand that Portland is growing and that's painful. I live right near Division in Richmond, and I don't love the canyon of buildings in the 30s or the increased traffic on that narrow road. But I'm okay with it. I'm not okay with Vic Remmers and developers like him tearing down viable homes and putting up 800K McMansions. Those belong in West Linn and Happy Valley. A friend of ours is living in HOTEL with her three kids because she got kicked out of her apt and can't find another one in this ridiculous rental market. When I first started renting out our old house three years ago, I charged market rate and felt like I was charging a lot. But market rate changed, and now I'm charging at least \$400 less a month than I could. And I would NEVER charge current market rate, honestly, because it's simply insane. You can't keep Portland weird if the only people who can afford to live here are lawyers, ad execs, and people who moved here from LA.
1	Traffic and development is out of control. There seems to be little effort to preserve the character of the community. Parking needs to be required for all new builds.
1	I'm so saddened to see homes in my neighborhood (NE - Alameda) being torn down. These are beautiful well maintained homes. One across the street sold for \$815,00. The developer tore it down & is planning on building two large homes in it's place. Meanwhile the neighbors are exposed to lead paint, asbestos, and other harmful effects. None of the houses in my neighborhood were in disrepair. Each house that was replaced was huge in comparison, and sold for over \$900,000. This makes the area now unaffordable for young families, seniors or first time home buyers. This needs to stop!
1	Immediately halt permitting and construction of big box apartment developments in historically established commercial corridors until comprehensive planning can get it right.
1	Remodels and new construction that block sunlight is a problem. My neighbor doubled the size of their home, stealing some of the sun that used to fall on our mostly shaded home.
1	Please control the number of skinny lotted cheap looking homes that are put up. I know we are trying to make room for more housing, but chopping up our lots to nothing is sad looking and the density of our neighborhoods are going to make Portland a miserable place to live in.
1	The fact that the city allows development to continue on a local basis without requiring local improvements is a net zero for the property owner and the neighborhood. Why allow that to continue?
1	Use rising property taxes from rising values to improve infrastructure, including street maintenance. Emphasize flexible public transit (buses) rather than fixed rail to allow flexible development.
1	Developers and investors coming To Portland from outside Oregon need to be heavily regulated, taxes, and kept to a minimum. They do not have a Portland community mindset. Also bicyclist who do not have a car (that pays registration) need to start paying taxes for maintaining road infrastructure. Laws need to be enforced to ticket cyclist who ride where ever they want. We love to cycle but do less and less because of the mostly reckless men who ride all over the place. It is hard enough to keep our eyes out for cars, now these yahoos create even more danger.
1	I think the quality of our neighborhood (Hollywood) is suffering. Some of the new homes are too big for the character of the neighborhood; apartments are built without parking for tenants, and the traffic is terrible. I sometimes have to wait through 3 lights at an intersection. And it is dangerous for people on bikes. I can't think of anything about the current changes that hasn't damaged our quality of life. Please no more!!!
1	Lots of education needed and lots of misinformation going around. New housing does not increase prices for everyone else! It keeps increases from being even higher. Econ 101 stuff needs to be discussed.
1	I moved to Portland 8 years ago because I loved the 'small town feel' of inner Portland. That is being lost so quickly. Twenty years from now when the boom has moved to some other city, people will look around and say What the Heck was the city thinking?

1	My husband and I bought our house in SW Portland's Burlingame neighborhood in 2001. We now have two middle-schoolers who attend PPS Jackson Middle School. We bought our home with the intention of being part of a community that is invested, safe, and committed to a healthy neighborhood ethos. In the first five to seven years of owning our home, our goal of being in a livable, friendly neighborhood was a reality. However, as developers have come in, the rising property values and taxes are pricing people out (my husband and I could never afford to buy the house we are in if we were looking in our neighborhood today). We have contributed countless volunteer hours to our children's schools and make a conscientious effort to support the neighborhood businesses in our area. The increase in infill housing is changing the look and feel of our neighborhood and although we, along with our neighbors, collectively fight to preserve our neighborhood's character, it feels like an uphill battle largely because the City of Portland's goals seem to be focused on increasing infill, whereas we want our neighborhood to maintain its character and livability. Thank you for giving us a chance to weigh in and considering our priorities.
1	Just remember, we are not making accommodations for new residents. We are thinking of the local residents and how new people will fit into their lifestyle and their livability. Thank you
1	Make builders of skinny houses use designs that are in visual proportion to the lot size. Narrow lots need lower heights to appear in proportion.
1	Yes, question #3 was loaded & biased, my # 1 priority answer would have been, None of the above with the choices given. Also to maintain & keep well established family residential neighborhoods & not encourage infill development by City Policy & help keep Single family dwellings affordable, the Metro Urban Growth Boudary should be expanded as the limited supply of buildable land is raising the cost of land more than it would normally be in the private market without this artificial gov. Requirement/control.
1	Seniors in our neighborhood are being put in danger trying to cross Fremont Ave between 42nd and 57th.safety has not been revisited with new construction and increased traffic.Crosswalks do not everyone cross safely
1	I appreciate the opportunity to provide input. Infill development is necessary for continued growth, but is it really necessary to build gargantuan homes to ensure a profit?
1	There seems to be no focus on what is appropriate density in neighborhoods and how it is achieved. It seems as if increasing population density is the only goal. You must take into account infrastructure and livability. For example, how does adding 6,000 new apartments effect traffic? The streets are becoming dangerous because of over use of street parking.
1	Good luck. I love this city, my birthplace. I protested the building of the SWCC, and then became a charter member when it opened! I appreciate the ability to voice my changing opinions.
1	As the Land Use rep for my NA, I have been frustrated and disgusted with the City's treatment of neighborhoods. Decisions are financially and politically motivated with no concern for the health and safety of the existing community. Developers manipulate the system to their advantage while the City naively allows them to degrade thriving neighborhoods. The City hides behind to ridiculous "standards" - 1) Educate into compliance, and 2)"It is the responsibility of the applicant to provide accurate information" - that have allowed developers to steamroll through the process with little oversight. These standards, which have no punitive damages or recourse for violations, encourage an "ask forgiveness, not permission" attitude towards development that permanently affects neighborhoods, water sheds, the wildlife, and conservation efforts, to name a few. I am so fed up with City policy that I no longer consider remaining in this city long term.
1	Get creative! What can we do with Coe Circle in Laurelhurst? How can we do something awesome with all the obsolete auto properties on Sandy? How can we work with the large property owners (e.g., Providence) to build assets that serve the community as a whole? Don't worry about whether everyone agrees, you'll never make everyone happy. Come up with something awesome and run with it.

1	For the first time in my life, I am beginning to wonder whether I will be able to stay in Portland to continue raising our family. I worry that the focus on growth and slick new buildings everywhere is killing the character of the city that I love so much. I also worry that soaring housing prices will lead to less diversity within the city limits. It is already lacking in that area, and I worry that as prices continue to rise, the city will become all rich white people.
1	It's a shame that the Portland no longer is an affordable city for young families to move to. I don't think the city of pdx is supportive of the residents that live here. The city is trying to make money by increasing property taxes and is happy about the huge expensive houses that replace smaller affordable houses.
1	I've been watching a new house go up on the west side of NE Cesar E Chavez between Burnside and Coe circle and it's been very exciting and fun to watch. Mostly because the builder/developer has built it to look *exactly* like the 1910-ish house next door to the west of it. Once the new house is done, you won't be able to distinguish it from the original older houses on the block. I'd love to see more of this "you wouldn't know it was brand-new" type of (re)development being done.
1	Portland has a problem. I hate to see it lose its history, and that is what is happening. When I'm ready and able to buy a home, I know I very well won't be able to afford one here because all of the quaint older homes are steadily being torn down. I want a yard too. I want some old-growth trees. And, good grief, I would like some place to park on the street in a little residential neighborhood if my home doesn't have a garage. What is happening is just breaking my heart.
1	I think the neighborhood should have a say in houses and trees that go. Why must it be that only rich development companies have the only say? Let's do our jobs here ! Please and thank you. Public housing public housing public housing. Look to European countries for ideas on those structure though. The ones we built 8n the states were horrible and put in far away areas because the US has a problem with black people apparently. Let's show the rest of the country what public housing SHOULD look like.
1	Create incentives for people not to own cars. Ration tickets that can be used for gas but also for purchasing bicycles, riding public transit, car sharing, etc.
1	I'm interested in more walkable neighborhoods and better bus bike transit. I'm interested in on street parking fees too
1	I am concerned with the sudden explosion in overpriced housing structures in Pietland seemingly driven by greed, not need. This trendies extending to suburban neighborhoods and will create an unsustainable glut of overpriced dwellings, yet forcing rental residents of lower income out of their neighborhoods.
1	I'm concerned about multi-family housing that is out of scale for the neighborhoods, especially those built right up to the street with little allowance for pedestrians and little regard for street level ambience.
1	This survey seems bias. Most answers favor grater density. Maybe Portlanders would like to see more single family houses with a yard? Your answers to most questions didn't consider this option.
1	Most of us in SE want more density. We understand that building up is the only viable way to preserve affordability. Do not let a few curmudgeons who think they have a right to two parking spaces in front of their house dominate the argument.
1	New apartment development on Division has been a disaster for the surrounding communities. The buildings are poorly designed and don't work well in the neighborhood. Bike facilities need to be improved as development occurs.
1	Providing housing opportunities with access to gardens (including small-lot homes and townhomes with gardens)in existing walkable neighborhoods is important for our city's future. Modest homes, more in number, will help middle-income families find housing in the city.

1	I'm really concerned about the economic and racial segregation that is happening. Portland is a city for artists and activists: how can we attract and keep people who don't make tons of money? This is Portland's life-blood and we will slowly bleed out if this isn't addressed.
1	I am not against infill. I am opposed to infill that reduces affordability city-wide for working people. I have family that have been born and raised in Portland and I fear they will not be able to afford to live here as they are teachers and engineers working to make this city a better place...but those salaries do not compete with the technology salaries - which lack direct benefits to the community as a whole. I also think that the City needs to take a more active role in regulating AirBnB rentals. These short term rentals that are contributing to the affordability crises by removing housing options from long term citizens.
1	Really unhappy with the current crop of 4-6 story mixed use buildings going up in SE (Division is a good example). They change the look of the neighborhood, and they look cheap.
1	Having an old willow tree torn out next to Two Plum Park on NE 7th Ave just broke our hearts. It provided shade for the entire play structure and was a beautiful, well-loved feature. Now there is a townhouse that is build right up to the edge of the park, and the developer left no room for plants much less trees. Honestly, I feel pretty pragmatic about all the infill development--it is what it is. But that gorgeous, cherished tree was enjoyed by everyone who frequented the park, and it brought into focus how little developers care for the community. They are making a profit. Please make it a little less profitable.
1	Some of the houses (skinny houses) have been sold under false pretenses, i.e. told sellers ithe lot would not be divided and a skinny house built.
1	I think that the city planners who permitted and oversaw the Division Street renovation project (from about SE 28th to SE 37th) should be fired. Future Urban Planning 101 textbooks will feature this process for how NOT to develop in a tight urban space. Shame on you for allowing developers to destroy the character and functionality of our neighborhood.
1	Any way to regulate the quality of infill housing? It seems to vary widely in quality between builders, and it's an eyesore to see poorly built home go up in a neighborhood.
1	Any progress we can make on making housing a right and not a privilege would be helpful; something all people can afford and not worry about living in the cold rain. It may help to also look at any city codes that still show up on deeds, detailing racial discrimination in that specific area (had a friend whose deed to the house had exclusionary language from 65 years ago). We knew it happened, but it's painful to receive it in your hand in 2015.
1	We moved here after seeing other cities sacrifice old neighborhoods and green space. Once it's gone it is gone for good! We were impressed with the obvious respect for the unique characteristics of Portland's many close-in neighborhoods (We live in Dolph Park), the protection of green space surrounding the city, options to live further out in a more suburban setting (like SW Portland), or right in the city with the development of new townhouses, condos, and apartments in the city center, as well as high-rise options on the urban periphery (South Waterfront, etc.). We have seen many houses taken down to their foundations, and replaced with short sighted, poorly executed homes built to maximize square footage and profit without regard for the surroundings. Ill-conceived "affordable" apartments built in Irvington in the 60's and 70's, another period when tear-downs took precedence over historical value, have not served the test of time and have generally contributed to a loss of integrated neighborhood blocks and community. Older neighborhoods with single family residences rarely benefit by the introduction of apartments and multiple-dwelling units, which are usually more suitable to commercial and urban edges where there is immediate access to shopping and transportation. This type of urban in-filling is desirable to young and independent people as well as retired and older persons who benefit from the convenience.
1	Prohibit replacing perfectly good modest homes with McMansions. Require a minimum amount of green space, Preserve existing mature trees. Require parking space. Discourage population growth. Stand up to the developers. Encourage affordable housing.

1	I'm stuck between disappointment and disgust at how portland is letting the developer run roughshod over the residents in SE. Hideous, cheap buildings looming over small houses, no parking, no setbacks, no greenery, taking down tall trees, tearing down good houses... The total lack of oversight or foresight has turned a modernist like me into an enemy of progress.
1	As planners we need to focus on the health of the community for the existing residence. If we need to plan for more people, than trees need to take a backseat. Also, pedestrian infrastructure should be a focus as well. Improvement districts should be funded for street & sidewalk projects in SW Portland.
1	The idea of apartments without adequate parking is a formula for resident frustration. A poor concept.
1	Most of the new apartment buildings look horrible, for what it's worth. Quinten Tower? Oh my GOD.
1	I'm glad there is a thoughtful discussion going on. The problem of affordability and displacement is, however, essentially unsolvable ... most likely it means new, outer "city centers" clustered around newer, more affordable housing rather than turning Portland into an SF or Manhattan.
1	More street trees and green medians! North Portland and the far eastern areas of the city especially need this.
1	Public transportation and wifi should be free. We should encourage migration to PDX of people that have "work from home", or home office jobs. Especially if these folks work for an out of state, or out of country company. If their home office is in PDX, that means their income (supplied by an out of state/out of country company) is spent locally. This means we have a "non-commuter" that spends his/her out-of-state money in OR.
1	There is a lot of talk about "affordable" housing. While this is definitely an issue that should be addressed, the middle-income group should not be forgotten. As a young professional looking to buy a first home, it's incredibly disheartening to feel that I can't find a home that is under \$300k and within a reasonable bike or walking commute.
1	Portland should balance needed growth that infill provides without sacrificing neighborhood livability.
1	Do not put the \$25,000 fee in place . That will have horrible affect on poorer neighborhoods where redevelopment won't make financial sense
1	We have an ugly infill on one side of us, almost on top of us, that is completely out of character for our neighborhood. Now there's a chance of one--or two!--on the other side. Portland is known for careful consideration of its residents but if this goes on we will be sorely disappointed and probably leave our neighborhood, thus adding to the increasing deterioration of the already fragile sense of community in this neighborhood...
1	I understand density in the city, but increased density does not have to come at such a large price. The loss of smaller, more affordable homes in the city is terrible. I've seen it happening in my neighborhood and it saddens me. In addition, I don't want to live in an area where every house is large and maxes out the setbacks. If I wanted that, I would have bought into a neighborhood like that. I like the variety and open space/trees.
1	So important to involve the community in what happens to their neighborhood. Hate to see people impacted by rezoning in their own neighborhoods once they have purchased. Don't think it's fair.
1	I am very concerned about the large number of long-time residents being displaced or out-priced by development. Watching the gentrification of the Alberta area has been heartbreaking over the past 20 years.
1	I am sick of the infilling that is happening in my neighborhood. Perfectly good houses are being destroyed and multiple news ones built in its place. There is no offset, no yard, no where to park. The increase in densely placed rentals is bringing down the quality of life. And the insistence on replacing green space with cement is a tragedy. My 15 years in my home may be coming to an end, sadly, because deny seems to be ruling decisions being made on behalf of the people. Quality of life is suffering.
1	ADUs are a terrible idea. I have lived next to them and privacy is compromised, they put noise right on the property line. they are rented and renters notoriously have little regard for the character of a neighborhood. smokers are huffing right against the fence. Put one against your neighbor's fence, but not mine.

1	I think it should be possible for a property owner to put more than one ADU on a property (one attached, one detached, for example)
1	There needs to be a sliding scale to property tax burdens on retirees or people who have suffered an income loss. It is unconscionable that one must sell the family home that one has worked all their life to have simply because property taxes here are at 70% of a social security check. The only option is deferral which is abominable!
1	The "increased density is good" mantra benefits developers, not the community. Stop that nonsense and focus on your citizens.
1	I restore old houses, and there are plenty of opportunities to save what is there, while responsibly providing more/better housing options.
1	Traffic is already a nightmare and going to be a worse the more people are here. There needs to be an express Max to/from major transit centers and downtown. I don't agree with the tearing down of decent homes but I understand there needs to be room to grow. Evictions are increasing and homelessness is up. It's getting ridiculous that where you work is no where close to where you live for more and more people and yet I keep hearing about taxing those same people who use the very roads they need to get to their job. It's not a luxury to drive.
1	We live in an infill house (lot split into two and two houses built), and are very happy. Would like to see even more affordable housing options in the city, accessible to lower-income households. We also strongly support transit-oriented housing development. We would like parking issues to be addressed, as well as more done to ensure residential streets are safer (more done to slow down traffic and enforce traffic rules).
1	It is surprising to me that the Bureau of Development Services allows large new houses to be built on existing foundations of smaller tear-downs. Often the older foundations do not have footings, rebar, adequate strength, and are not the required thickness. My observation is the BDS ignores the requirements of the Oregon Structural Code.
1	Keep high density buildings in the SW Waterfront or near there. Stop tearing down older homes with character and building more than one tall, skinny house on one lot.
1	Too many rats in a cage create problems and tensions build with overcrowding. Just because it is possible to fit more people into a smaller place doesn't make it a good idea.
1	Portland needs more single family housing and not just more apartments and condos. Don't treat all of Portland as city urban high density.
1	Homes that do not belong in a neighborhood such as; side lot homes look horrible in existing neighborhoods. Portland is beginning to look like the most unorganized and unplanned city ever. Visitors from other states have noticed it as well.
1	Part of what makes our neighborhood great is people meeting each other working in their yards. Maintain a yard vs just throwing up walls to isolate a family.
1	Our neighborhood (Woodstock) is rapidly losing its sky space due to newly constructed tall houses, losing sunlight necessary for psychological health/food growing/PV. Similarly it is losing its canopy.
1	I live in Rose City Park but work over by Ladd's addition. Please don't turn our neighborhood into the mess that is division between 7th and 39th. I love the walkability but there is NO PARKING. Particularly if you have a wheelchair van that already has fewer parking options. What good is it to have additional rental units for extended family if they are not accessible to aging or disabled persons?
1	The advent of such developers as Renaissance Homes, Ryan Olson and Everett Custom Homes has destroyed the fabric of every neighborhood they've entered.
1	Developers should not drive the choices that we have for our neighborhoods. We need a variety of living options, but not at the expense of our environment.

1	<p>I live in close in Northeast Portland, so my comments are based on my experience here: Increased density means more traffic on city streets. The city spends too much time and money trying to encourage public transit and bicycling when they should be figuring out ways to improve traffic flow. Reducing Williams and Vancouver to single lanes to accomodate bikes is a perfect example. With increased density and a few new apartments going up in the corridor, the traffic is worse then ever. Unfortunately, public tranist does not work for everyone (it would take me 1.25 hours to commute each way to work, when i can can drive to work in 15 minutes.) If the bike commuter lanes in the Williams/Vancouver corridor were moved to a side street, the roads could accomodate more cars and would be less dangerous to bikers. Because traffic is so slow on main streets, people are resorting to driving thru neighborhoods to bypass traffic. This is dangerous to kids and families and negatively impacts liveability.</p>
1	<p>We have so much room for infill. Ive live in the Pearl and it is dotted with parking lots and single story buildings.</p>
1	<p>The City of Portland has done a wonderful job in planning for the future with codes, zoning etc, however these items are meaningless when squatters are allowed to settle in without regard to these same codes and regulations.</p>
1	<p>I am ENRAGED by how the city has handled the housing situation in Portland. I have lived in University Park for 26 years and have owned my home here for most of that time. I have never been opposed to improving my neighborhood, but the changes allowed to be made over the past four years have not only completely altered the neighborhood visually, but financially. My old neighbor, who had owned her roughly 1400sf single-family home on a double lot since the 1950s, was only able to get just over \$400K for her property four years ago. Her home was very similar to my own home in age and quality, which is to say older but updated and very livable. The city allowed developers to raze her home and split the lot into three plots onto which was built three homes, each approx 1800-2000sf and two stories tall, except the one adjacent to my property, which is THREE STORIES tall on the narrowest plot possible. I am FURIOUS to have traded a lovely expanse of green lawn and tall trees for what is now a MONOLITH only 15' from my north wall. When the third floor went onto the structure, I sat at my desk and cried. This is NOT a three-story-home neighborhood!! Not only do the changes allowed affect how long-term residents have lived, but it negatively affects our own home values by comparison. And a review of the property taxes proves what I've suspected all along: Portland has allowed changes like this because it's a property tax boon. My property taxes are approx \$1800/yr. My old neighbor's would have been approx \$2000/yr at current rates. The three homes now squeezed tightly (they are all only separated by a narrow driveway) into the double lot that used to house one humble dwelling incur almost \$15,000 in property taxes. Comparing \$2000 vs. \$15,000 in property taxes, as well as whatever the city receives in real estate fees for the sale of three \$400,000 homes, makes it painfully clear why the city has allowed so many ill-advised and intrusive developments to be wedged into unsuspecting neighborhoods all over the city. The city is in it for the money; we're in it for our lives.</p>
1	<p>It would be nice if bds and the zoning department checked on job sites and required developers and builders to follow the minimal rules that exist.</p>
1	<p>I really think developers should be required to visibly announce impending demolitions. In the last year, I've walked by at least 3 homes that had been demolished seemingly overnight, and it was sort of shocking each time. Maybe give the neighborhood a chance to come to terms with the fact for a week or 2, maybe organize some candlelight vigils or something. In one instance, we did have prior warning that a house was coming down, and for the week leading up to the bulldozers coming in, my wife and I walked by almost daily and each time we talked with other neighbors about how we had always liked the look of the house, and how things were changing, and how that was both good and bad. It was kind of nice. A chance for everybody to sort of hang out for a little bit, tell what stories they had about the house, or the trees, or the previous occupants, and to talk about our hopes and fears for where our neighborhood was going. I still wasn't happy to see the house go, but it was less jarring this way.</p>
1	<p>The current pace and character of infill development is devastating to Portland. Enormous, ugly buildings are being slapped up all over town without any updrades to the existing infrastructure like roads and transit. Many of these buildings add hundreds of new residents but have little or no parking, which will decrease the quality of life for everyone in the neighborhood as streets get more cramped and conflicts arise. Most new construction has</p>

	needlessly destroyed beautiful, healthy trees and is built out to the sidewalks, providing no open green space. It is a blight on our once leafy green city. I don't understand why city leadership is allowing the destruction of Portland, except that it is pro-developer and anti-resident.
1	If property taxes were less, there would be more people able to stay in their homes. This should be a primary concern. Neighbors have to sell their homes often because the property taxes have gone up so much that it is often not affordable to live in many of the neighborhoods.
1	Attempt to find ways developers can remove existing trees by requiring replacements of a mature status in an equal number. Yes, it will be more expensive, but the ability to develop efficiently, and without overly ticking off the natives, might be cost effective in the long run.
1	I very much appreciate a diversity of architectural styles, and am opposed to most design review processes that go beyond health and safety. Setbacks should be maintained, but some adjustment for zero setbacks should be accommodated in high-traffic locations.
1	Please fix the tear down policies. Stop allowing developers to buy entire stretches of neighborhood and drastically change the feel/character.
1	As a long time resident and renter in Portland and a white educated professional living in a two income household what dismays me the most about the housing situation in Portland is that my husband and I have been priced out of Portland and our own neighborhood that we live in. In order to find a house that will fit our family and needs that we can afford we will likely leave the city. If this is true for my family then it is also true for people of other races and incomes.
1	We need something to protect renters from unfair rent increases. But needs to be fair to landlords as well. If I knew the answer I would run for Mayor! Not really. Who would want such a thankless job?
1	The apartments without parking benefits the builder not the neighborhood. Portland needs to balance the needs of the neighborhoods with that of the builders.
1	Let's face it...builders want to make a lot of money on their investments. The easiest way to do this is to buy lots they can maximally subdivide, build 2 or 3 VERY SIMILAR homes, and save on materials/time/quality. The current "code" does not deter them from this, so with the "code" on their side there is little a neighborhood can do...
1	Housing development in the city is a crisis for neighborhood character, affordability, and livability. Urgent action is needed to preserve Portland's vitality.
1	PARKING! I live off Hawthorne in a single family home, but I can't widen my driveway to accommodate a necessary second vehicle because of zoning regulations, but other single family homes in the neighborhood have 2 car driveways - how much sense does that make? People can't drive down neighborhood streets because there are constantly so many cars parked on the side of the streets. Portland's stance of "discouraging" renters from having cars hasn't worked and in fact most renters do have cars - and nowhere to park them, except on city streets in neighborhoods.
1	Money or influx of money should not sway decisions. We have to take care of what we have, even if it has been poorly managed in the past. Look at the street conditions. They say 2 Billion is needed to fix the streets. Adding a \$0.10/gallon tax is a drop in the bucket. Generally speaking: Go back to the start, find where the issue is and fix it. Don't perpetuate insanity or we'll never dig ourselves out. 'no pun intended' We need to take care of our own citizens first (employed/unemployed, home/homeless, veterans, etc.).
1	Traffic and parking! We need better freeways. All the buses, bike lanes and light rails wont stop people from driving, especially new people. Our infrastructure cannot handle this influx. Increase the city boundaries, improve traffic flow.
1	Maintain open spaces. Protect existing trees. Remember why we live in this city and our neighborhoods. If we change the character of what draws us here what do we have left?

1	Separate areas for single-family homes, multi-family homes, apartment complexes, etc. Do not integrate lower income/apartment housing into established single family neighborhoods...brings down my property value.
1	If I could afford to move out of Portland, I would. I always though if I bought a house, it would have a lot of acreage/or a big yard for my kids to grow up in and then my grandchildren to follow, with the possibility of something to leave my survivors; but it seems that the City can just come in and take what they deem necessary and do with it whatever they feel is for the good of everyone without consulting anyone!
1	Remind everyone that voted for the Urban Growth Boundary that this is what density looks like. Limit the supply of developable land = higher cost of development = higher home prices = pack in new homes/apartments on tiny lots = density. Duh.
1	Developer control over the infill process has undermined the environmental and social values of the urban growth boubndary; the public voice needs to be considered first and foremost. Let Portland lead the US arm of the no-growth movement,
1	Try to define neighborhood character, with clear and objective standards, or remove it altogether from standards or regulations.
1	1) While there is a limit to what government can do regarding the decisions private individuals or entities make on their own property, infill developments which are a change to the pre-existing homes should pay additional fees to benefit improvements to the overall community. 2) Infill developments related to ADU's or other modifications should also have stricter regulations as many are being used for Airbnb style rentals that do not contribute to the community. Rentals have become a nuisance to neighbors who live year-round in their homes.
1	Get Multnomah county on board with current incentives for smaller, sustainable construction. ADU tax reMAV issue is a joke. People should be paying their fair share - repeal the Measure 50 problem so taxes can become equitable again.
1	Portland does not have the infrastructure to support the infill of our single residential neighborhoods. Housing density should only be allowed in the urban core. We are losing our open spaces and there is a significant need for sunlight and park / open space to be maintained in our city's single residential neighborhoods. It's what's attracted people to Portland in the first place! and you are destroying it. Who is this infill benefitting? Air B & B?? Developers? Bankers?
1	I would rather see creative ADUs to keep community character, Standard infill or skinny houses are ugly, reduce available parking and the tree canopy Portland can do better
1	The plan update process should have started by identifying the public values (goals) represented in the existing plan and then engaged the public to clarify which values need to be updated, clarified, receive more or less emphasis. This was the process used in most of Oregon when the original comp plans were developed in the 1980s. My impression from attending a number of meetings is that this update process is driven by a goal increasing the density everywhere and as fast as possible and with as many loophole as possible.
1	We have lived in this house for over 40 years. The neighborhood now is better than it has ever been. Some people are always unhappy and complaining. Most of the ideas for improvement are illogical, unworkable and illegal. Prices are high because far more families want to live here than we have houses. In the 60s, 70s and 80s that wasn't so.
1	If Portland doesn't do anything to stop the destruction of homes & neighborhoods, the developers will keep throwing up cheap modern buildings with no parking & you will have made the whole inner city unlivable! Completely, totally unlivable. You'll actually force people to the suburbs it will get so bad! Is that what you want? Do you really want to make it such a nasty crowded place that no one has a yard or a space to garden? Just keep giving permits to destroy old homes & you'll have completely lost the character of lovely old neighborhoods. People don't want to live so close together & you can't force them in the name of 'infill'!!!!

1	I don't really feel that concerns about inappropriate infill that degrades existing neighborhoods are being taken seriously. Developers get whatever they want in order to reap huge profits at our expense.
1	Social aspects of existing neighborhoods need to be maintain and serious parking problems need to be addressed such as no more residential units without new parking spaces.
1	ADUs being built in order to be used for air bnb is a safety concern for existing neighbors and adds a commercial use to a residential neighborhood. The city should be focused on improving affordability, not helping residents create an income stream/business from this sort of development.
1	As a lifetime Portlander of N/NE, it saddens me that no care has been taken for the character of the neighborhood and those who live there. But forcing all lower income families out of it, it has become and ungated, gated community. Diversity should always be Portland's goal.
1	I think there is a huge amount of controversy over zoning, but I'd like to suggest a hypothesis - that people are conflating "zoning" with "architecture", and aiming their grievances at the city. While zoning allows for the so-called "skinny houses" that some people seem to really hate - is it really the size/shape of the house that is the problem, or the style? I grew up in New York where tall+skinny houses are very common - but the architectural styles are what make them desirable, and allow them to positively contribute to a neighborhood's aesthetic. My problem with the current style in vogue now is that the garage is front and center, bulging out and obscuring the front door. It creates a very auto-centric building style, which is very much out of character with Portland. Compare those to historic East Coast brownstone homes, which are tall, attractive, and place the human-scale staircase at the center. I know that there's no going back to ornate brownstones, but I wonder to what extent the bad architecture is creating the "skinny house" controversy as opposed to bad zoning. The city can take some steps toward encouraging better-designed homes (using tools such as code and design reviews) to create more human-centric buildings which I believe people will find more attractive.
1	I am looking forward to thoughtful growth and increased density in SW Portland - I'm hoping some day I can get to where I need to go without using a car.
1	Go back to the city planning views we held before the monstrous creation of the suburb. Let's get back to mixed affordable housing the suppers families and walkable lifestyles.
1	there needs to be more value placed on architecture and less on largest possible square footage. big flat walls are an eyesore
1	Look at what you people allowed to happen on SE Division. That street was narrow to begin with but for some unknown reason, the city decided to let developers run rampant and call their own shots, and now there is a traffic jam on that street almost constantly. There is no parking for all the people who own houses in that neighborhood! And having shops instead of parking garages exacerbates the problem! And it's not just there, either! Division is screwed up enough to make it on the local news, but the same mistakes are being repeated all over the city! Next up: the Williams/ Vancouver atrocity. Adding a traffic light at Ne Vancouver and NE Cook is not going to help. You wouldn't believe the ammount of illegal left turns people are making to avoid sitting in traffic at the 405 offramp intersection, and the condos aren't even finished being built! Every developer that you give a contract to needs to provide parking, and plant an assload of trees to offset their greed.
1	I am extremely concerned with the idea of a demolition tax and with allowing neighborhood associations to stop demolitions and lot splits. In my neighborhood, many if not all of the homes demo'd were not something that anyone looking for a bungalow would have had money to fix. The outcome is a slightly more expensive and energy efficient home, which is fine. Lot splitting is fine with me in areas where lots are larger. We will have to grow up, to avoid growing out. Portland could generate revenue to use for affordable housing or public transit improvements, with an effective street parking permit for neighborhoods. It is extremely misguided to punish apartment dwellers by not allowing them to park.

1	Residential infill will change Portland neighborhoods, but the city needs to address zoning issues so that infill is really infill, not just the replacement of smaller single-family homes with larger single-family homes that are out of scale with the surrounding neighborhood. The city can't legislate taste, but reasonable zoning regulations can allow replacement of poorly-maintained older homes without totally changing the character of a neighborhood. The city needs to recognize that although the demolition of existing homes and construction of large new home generates revenues both during the process and as a result of the higher property taxes collected on the new home, these new homes do not help increase the density of the city, and therefore will require higher compensatory density increases in the future. I expect that the costs, both public and private, of those deferred increases will outweigh the revenue generated during this demo/construction boom.
1	I lost the view of Mt. Hood from my bedroom window because of an ENORMOUS 3 story home that BDS approved. Nobody compensated me for the loss of the view and I had no input into the approval of the infill. I've lived in my house for 21 years. Why are my needs and my view subordinate to the needs of the developer's? I have never been so angry in my life. I feel cheated and disrespected. The only recourse I have is to vote out EVERY SINGLE MEMBER OF CITY COUNCIL, which is precisely what I plan to do. I've been supportive of infill in the past, but I am now a HUGE opponent to infill. Infill should not be allowed to block the views especially in scenic overlay zones like the one I live in.
1	Its not immediately clear in the survey questions that you don't have to drag/place/prioritize any or all of the items, but just some or none.
1	Keep neighborhoods with single family detached homes zoned that way. Leave the high rises to the pearl district.
1	A new house was built next to mine on an empty lot, and our houses are less than 20' apart. Because of the slope and the architectural decisions, the roof line is nearly 40' above ours, very awkward. If the design had worked with the slope, it could have been much shorter and still had the same square footage, but it is a cookie cutter house and I am guessing that the developer didn't want to spend on architectural fees. More thoughtful design review could have really improved this project and been a win-win. Instead it is a large house that looks even larger than it actually is. Please engage with designs to make sure they custom fit the site conditions most appropriately, especially on sloped, oddly shaped or otherwise challenging sites. Things like this are low hanging fruit that could easily be done under existing code. Thank you.
1	If you're breaking up the larger lots in neighborhoods, you MUST plant trees and create other greenspaces.
1	Buildings over 2 stories are not scary! People have convinced themselves otherwise, but these buildings are a good use of space that create a city worth living in. People will say it "Changes the character of a neighbor hood", sure it does but they need to realize the change is the most natural part of this world. Let's preserve what we can, no need to destroy or alter needlessly, but let's be reasonable here. These people, as well meaning as they are, will be the death of this city (well the extreme ones maybe). Also, thanks for seeking public input.
1	Developers seem to be running the growth of the city without regard to retention of our neighborhoods and without oversight of architectural design review. Moreover, I'm concerned that city officials don't believe that most of households own at least one vehicle that must be parked - it's a myth that people who take mass transit don't belong to a household with at least one vehicle
1	Lots that the city own that can't be developed need to have a regular maintenance schedule. It keeps people motivated to take care of there own properties when the neighboring lot owned by the city is the example. Ie intersection of Newman and n Hunt.
1	Infill housing destroys the visual and historical characteristics of neighborhoods and adds to the parking blight.
1	In SW especially, but in other areas like Cully, mid to outer SE, etc, there are too many crappy sub-standard streets. Most of us can't afford to do a full-on LID ourselves so we resort to filling our own potholes, building water diversion berms at our driveways etc. This exacerbates the substandard nature in the long run, increasing run-off problems

	and compromising safety of bicycles and by forcing pedestrians to walk in the right of way. So new and different types of plans need to be put in place on our narrow, crummy old streets that would allow things like narrower paved size, perhaps a sidewalk only on one side, smaller and locally affordable water runoff retention, etc.
1	Your questions are structured with a bias towards endorsement of infill. Your proposals for infill are destroying the values that drew me to portland. I enjoy the architecture of older homes. I abhor the apartments that are springing up, especially those with inadequate, or no parking. The city allows marijuana retail outlets on property adjacent to homes (my home). Now I have potheads lighting up on the sidewalk in front of my house. I watch my grandchildren in my home and should not have them exposed to this. If the city continues with their agenda for social change, I will move out of Oregon.
1	I'm tired of the attitude that East Portland is where affordability happens. The whole city needs affordable options. We need a diversity of incomes in all neighborhoods. Keep higher density to centers and corridors.
1	Yeah -- this survey is great, but how can Portland residents be more involved? There are groups on Facebook, etc, but that's just ppl complaining. I'd like to know more about how citizens can get organized and take action to show how we want Portland to develop.
1	Yes, people live this city - and people are really upset and feel out of control as the character of this city is thinned out, and development plays a big part. Tighten the reigns in developers.
1	Bring some much needed development dollars into the Brooklyn neighborhood. It's not a real neighborhood now with real resources like a grocery store or decent restaurants. We have Orange line right there. Give people a reason to come to Brooklyn, not just leave it.
1	I am very concern that with more development we lose green spaces and by doing so we lose natural stormwater infiltration system, rain interceptors, clean air, pleasant places to live and play. Can we require green roofs on new development to increase green spaces in the city?
1	Do Not allow big business to rape our neighborhoods. Require off street parking, landscaping and maintenance. Assure the neighborhood that this will be a positive addition, not one which ruins the livability of our current homes simply for some companies profit
1	The city should acknowledge that there are different infill pitfalls in the different neighborhood contexts. Sloping sites and irregular lots of SW demand different infill rules than inner SE, or Outer SE (very large blocks, poor street network). The BOP Infill Prototypes project (under Bill Cunningham and with consultants) developed a lot of good material and it should be revisited and referred to.
1	Overall, I favor infill development in Portland to preserve farms and forest outside the city. New designs should retain similar characteristics of the existing neighborhood.
1	Retain quality of neighborhood centers such as Multnomah Village. Keep high rises and apartments on busy thoroughfares such as Barbur.
1	I understand the need for smarter land use with the increase in population, but I also feel, unless we are building multi-family residences, in-filling open space in the city is a bad idea. People need space around them. Increased population density with all the aggravations of living in too-close proximity to neighbors and not enough green space is a recipe for aggression and violence.
1	Twenty years ago, at a SMILE meeting, I voted for urban infill. I am disappointed that so much green space has been sacrificed, and that so many new houses are huge and ungainly. I'm sorry that the average home price in my neighborhood is now so high that someone of my income level could no longer buy a home here.
1	My partner and I were forced to buy a house outside the neighborhoods that we've been living in for over 20 years because there were no houses available in our price range. Housing (including rent) in Portland is OUTRAGEOUS.

1	Reiterate answer to number 4. I'm all for density but there is no reason we have to settle for crap. We as a city should have some standards and higher expectations regarding what we allow to be built. Thank you!
1	I have lived in Oregon all of my life and in Portland most of all of my adult life. It is very interesting that homes in Portland are less affordable than better quality homes in the Southern California areas of the Coachella Valley. However, The quality of life in our city is atrocious when we have so many of our inhabitants living in tents under bridges yet we tear down homes with little regard to architecture, the neighbourhood infilling more but not addressing the issues of affordable housing or managing our impoverish citizens who are starving. Do something for them then consider building something new before you tear down something beautiful. the homes that are building built are ugly with no regard to principles or elements of design and the people that will be using them.
1	I appreciate the plan goals of increasing densities, particularly along corridors. All site however are not "created equal". The primary concern on my part is the six story new multifamily building where it abuts "viable" (i.e. not likely to be replaced) existing single family residences.
1	Please consider racial and socioeconomic implications when making decisions - don't just fill pockets with developers cash.
1	considering the recent flooding me in the Portland area. Offering occasional street sweeping of roads to help maintain the leaf debris would be helpful.
1	Please stop allowing developers destroy the look and feel of neighborhoods. Theses large apartment complexes increase traffic/congestion, decrease parking and are becoming unaffordable and empty eye sores. They are larger the exit the houses right next to them. Often thought I would move but I am adamant against developing buying my house tearing it down and replacing it with a multiplex.
1	There is no where in the consitution where it mentions that everyone has the right to live wherever they want. Desirable locations become expensive. Gresham has affordable housing.
1	New infill proposals/drawings need to accurately show surrounding scale of existing houses so that proposalscan be evaluated correctly. Backup up with photos
1	I think on-street parking within 100 feet of a corner is very dangerous, especiaaly for those in smaller cars or bikes and even for pedestrians!
1	We need more affordable housing and parking, not more low-density boxes designed to appeal to people with lots of money and no taste. Developers who insist in ruining the quality of our neighborhoods with eyesores should be forced to endure a longer comment process wherein they have to listen to and address every criticism from neighbors.
1	I just feel the city up to now has defaulted to the will of developers at the expense of those who actually live in our community. We understand nothing is static, but profit at all cost does not serve the city.
1	I believe a period of time without the issuance of new building permits is in order. The predicted infill of 700,000 within the city boundaries, the desirability of specific zip codes such as mine, 97202, and the patchwork rebuilding and devopment without a long-term devoped plan is going to be a hardship on services I specially refer to the PPS overcrowding in NW. Two Portland high schools, Jackson and Adams built to meet PPS needs are closed.
1	I can't believe some of the designs that have been approved. They just don't fit with the neighborhood.
1	I know in every turn there are winners and losers and we all must give a little for the greater good. But you are must have a more transparent process. Time for residents to bring up their concerns. Up date your data maps. I thought no one could build in my area because the map said is was a wet land. But the City let them rip out the swamp/creek and now we flood. I would not have bought my house at this location. Dont permit to build a new 3 story house shading an older 1 story house with solar panels. Condem me to living in a cave, cant grow veg, solar pannels useless. Cant sell at a decent price. Just not right. And someone at DS said Too Bad. Portland doesnt care.

	I suggest you just bulldoze everything more than 10yrs old and build in concentration 40 story grey-glass buildings for the in-coming masses. Make everything WiFi free and put espresso in the water burblers. And be sure to ignore the earthquake.
1	There really should be a study that examines the benefit of a new home over an existing home that was built 50+ years ago. Or a foursquare over a ranch style house. Or maybe divide the study into houses that were built in the 1900's vs 2000's and every decade in between. People only see the infill and new housing as "change" (which they fear) and not "good change" or "sustainable change" (which they fear less). If more emphasis is spent on ALL the benefits then they will see the good that will happen. Technology and design has improved so much that I don't think people don't realize how much savings (to the homeowner) there are on natural resources, heating costs, electrical costs, insulation, costs due to mold and flooding, and wear and tear on water treatment. On top of that, if people are worried about the local government being biased because of the new additional tax revenues generated on newer houses, perhaps they could be earmarked for neighborhood improvements or affordable housing (or what is happening with the taxes generated from airbnb renters). Lastly, parking. Parking parking parking. I love that we are trying to get people to use mass transit by reducing the number of parking spots available for these new apartments being built, but people STILL need a place to park their car! Just because we use mass transit in whatever form doesn't mean we don't have a car. Every apartment being built with one or two bedrooms should have at least one parking spot built into the basement or on site. The theory that just because an apartment is on a bus line or near the max doesn't mean I will be able to use it to get to work! Being able to choose where we live and where we work hardly ever coincide in the way to make the reduced parking spots viable. This experiment needs to end now. OR just provide more safe neighborhood parking spots and lots - in every neighborhood. If property is so valuable in portland and we need to build, build, build to keep up with our rising population then please please please think more vertically! And I don't mean UP, I mean DOWN! Basement parking is the only way to make this work. I think it was very smart for the Woodstock New Seasons Market to build a parking lot beneath the store. It was a very wise and sustainable use of vertical space in a limited amount of square feet. Please promote this concept with ALL new commercial and apartment buildings being built. Thank you. I've lived in Portland since 1975 and I remember when it was very different from what it is now. I still love this city and all it's quiriness and I like our progress over the last 40 years. For the most part I agree with what the BPS seeks to accomplish and actually succeeds with. I appreciate that the City of Portland is doing this survey to better understand the desires of it's citizens of which it is trying to serve and satisfy. Surveys are not very expensive and they give the people a big opportunity to speak their mind and give opinions. Thanks again and good luck. I hope this survey provides the information you need to keep improving the city.
1	Regular people don't have the money that developers do to get influence with City Hall, but their biggest investment is often their home and they need to not fear that their investment will be destroyed by careless zoning rules and greedy developers who only care about profit. I hear everyone around me saying that the city is in the pocket of the developers and the city won't listen. You have a big hurdle to gain credibility with the regular folks who believe this. I myself am on the fence. I am not sure what to think.
1	Stop demolishing viable homes in my neighborhood!!! And stop replacing them with hugh, cheaply built houses that don't fit in with the character of the neighborhood!!!
1	We need to wake up, and fund construction of road expansion on 100% of all main roads to accommodate the future. Otherwise our traffic, already one of the worst will cause people to leave Portland, housing values will crash and you won't need to worry about housing density. The future of alternate fuel sources such as electric vehicles will autocorrect the air quality, so that won't even be a consideration
1	I enjoy having different styles and ages of homes in my neighborhood, but I don't like loosing 1 nice home to 2 or 3 look-a-likes that have no garden area. They change the look and feel of the neighborhood, and ultimately it will no longer resemble the existing community. When people have large homes with no outside areas, they don't become a part of the community, because that is usually done when neighbors see each other outside, walking or gardening,

	etc. I think to maintain the existing livability, we need to maintain a better ratio (i.e. smaller) of building coverage to the lot.
1	Plan for EXPRESS BUS LINES or Bus Rapid Transit - increased density is an inevitable and welcome part of urban living, but we have to adjust our transportation system to help alleviate traffic and livability issues. It doesn't all have to be MAX or street car - infeasible in many existing neighborhoods. I don't mind having a hard time finding parking, I DO mind sitting in traffic for 45 minutes (bus or car) on what used to be a 20-minute commute from North Portland to Downtown. Also-- plan for space in MF housing developments and mixed use for CHILD CARE. Serious shortage of child care options (affordable or not) with more families moving in.
1	It's a disaster for the quality of our neighborhoods. What we need are more parks and convenient food shops.
1	Residential infill is great but what's going on in the city now is not. Infill is not/not replacing a cute little bungalow on a street of cute little bungalows with an oversize single family dwelling selling for over a million bucks. In addition, infill should seek to increase density - with respect for neighborhoods. The city should also be enforcing low and middle income housing quotas with developers instead of saying "Whoops, they forgot!" (I'm thinking of the Pearl.)
1	Small homes shouldn't be torn down and replaced with a giant single family home. If they are replaced with housing for multiple families, or duplex, that's fine, but we need to keep homes available for first time buyers and singles. They soon will be unable to own a home in portland. It's the young people who are bringing all the new life to portland, and that's wonderful.
1	It's exciting that Portland is such a livable city--PLEASE maintain the parks as they are--PLEASE and create more affordable options--where have the duplex, triplex, and quads gone?
1	Parking is probably one of the biggest issues. New multiple-unit buildings with no or insufficient off street parking.
1	A very high % of single-family new construction is infrequently suitable for families (too small inside/outside, never mind price) - which REALLY changes the face of a neighborhood.
1	Greater emphasis should be placed on promoting infill in East Portland. EP is underutilized and stigmatized. And inner Portland has become jewel-boxy in its over development. The city would work better if we build our infrastructure all the way out to the city's borders.
1	Affordable housing is important!! Don't price out existing residents for the new and shiny and hip neighborhood feel, cater more to current residents so they don't lose their home
1	Build high rise apartment complexes at each MAX station along all lines. Change the zoning/height restrictions to allow this to happen. The Lloyd Center development is a great example of what is possible. This will also serve to drive MAX ridership which will help fund Trimet and reduce traffic. It will reduce the development pressure in more traditional Portland neighborhoods. So yes, the height increases are a change to the city and there will be complaints about this, however, it also makes it easier to maintain traditional neighborhoods. It would take real LEADERSHIP to make this happen. If you want an example of a city that does this to an amazing extent, then look at Hong Kong. GO THERE and see how it works. The MTR subway system runs at a profit without any government funding. MTR has the development rights at each station - large shopping centers and high-rise apartments that drive economic growth and subway ridership.
1	Allowing greater density without addressing infrastructure first is a mistake. The Tri-met orange line hasn't done anything to alleviate traffic on McLoughlin Blvd. For one thing, the parking structure is inadequate. I use this as an example of making a bad situation worse as far as development and infrastructure is concerned.
1	It saddens me that we are subtly changing the character of our livable city. Let's staunch the flow.
1	I like growth & change--but too many developers are in a mad grab for quick cash. And it seems with the City's blessings. Also concerned about destroying yards/green space that are vital to peoples' health--emotional & physical.

1	I hope this survey is monitored so one person cannot enter multiple times and skew the response. Online blogs are encouraging folks to enter as many surveys as possible
1	make it less appealing for developers to reinvent neighborhoods for their profit while those of us who have already invested in the neighborhood are left in the aftermath.
1	Stop allowing developers to ruin neighborhoods, we have large lots smaller houses it's being ruined by 2 GIANT houses being put on one lot, at least make the setbacks a requirement
1	When a city goes in the direction of housing becoming unaffordable to lower middle class and below, that city has a problem. It is very important we create affordable housing projects for people who cannot keep up with rising housing costs. I'm an architect and would love to be involved with affordable housing projects around the city and have ideas like creating a tiny house community on one block where multiple homes can house people in a quaint setting. This has not yet been done and is very Portland in personality.
1	New houses are often more efficient and easier to maintain, but providing rebates or a loan program for upgrades is a help to owners of older homes. Loss of bird and bee habitat in backyards needs to be remediated by purchase of more small parks in ever neighborhood.
1	Parking issues are going to kill what is desirable is many neighborhoods. Even if people commute by mass transit or bike, they still move here for active opportunities and will have cars to go skiing, the beach etc.
1	We need to do something the housing crisis. We are giving Portland a bad name by not doing enough. That stupid thing city council passed -- 90 day warning for this and that -- DOES NOTHING TO HELP. Do not tell me that more can't be done. This is an emergency!
1	I have lived in SE Portland, Richmond, for 7 years. In November I received a no-cause eviction and can no longer afford to live here. I am the epitome of what Portlanders were when I came here...no car, use public transit or bike, buy locally, make food from scratch. You are driving people like me away and it's sad. I'm looking for another city that can accommodate me for a reasonable price. Why should I have to move to Lents and live next to I-205 to stay in Portland? All the services I depend on are less available there. So disappointed in what this city has become.
1	If you are uncertain about something, take care to restrain yourself from acting in a hasty or unadvised manner.
1	I am furious that developers are able to buy viable homes, tear them down, and build monstrosities - one example in my neighborhood is a huge duplex that covers almost a whole lot, on NE Failing just east of NE 15th, that replaced a cute bungalow home.
1	There seems to be a lot of anger around the changing character of neighborhoods, many of which were developed between 100 and 60 years ago. I believe that it would stunt our growth as a city to keep neighborhoods as museums. We should expect them to change as we change as a city. Old does not necessarily equal historic. The architectural styles and communities that we are developing today reflect who we are and how we live. Someday residents of Portland will look back on them as historic... Or just old... And they will make a decision to preserve 2015 or develop their future.
1	Parking will be a problem if developers provide no or few spaces for cars-- even bike commuters drive some places.
1	do not have several developments in one neighborhood happen all at once. Williams street is a nightmare for pedestrians, terrible for cyclists and driver's are becoming more and more impatient. To make sure the ODOT is included in the visioning of development before, during and after properties are being built. Keep the people of color in the N/NE neighborhoods protected from evictions. Take care of the renters!!!
1	Yes, I left the East Coast of the US (boston, new jersey) due to the crowding of homes. Portland is looking much like what I wanted to get away from.
1	The city has done an abysmal job with development in SE Portland, especially along the Division St. corridor, SE 50th, and SE Hawthorne. The scale and character of many of the new buildings fundamentally changes the

	character of those neighborhoods and in so doing appears to disregard the history of those neighborhoods and the aspects why so many of us chose to live in them.
1	I'd rather see a duplex or a tri-plex than a row of skinny houses. They're inefficient in how they use materials and what little space they leave on a lot can't be used for anything.
1	I think your questions have covered most of my concerns. Thank you for letting us take part in this survey. :-)
1	Please stop letting slumlords like Dennis Sackhoff gut the entire southeast. His destruction of neighborhoods will be felt for decades.
1	I appreciate the efforts to gather opinions - I know you hear them from every direction. Please consider some more one-way streets to further reduce the congestion dangers on the side-streets. There are often frustrated thru-drivers that jack-rabbit around Division/Hawthorne.
1	Keep up the good work! I'd rather live in Portland than anywhere else. It's disheartening to hear the backlash against infill by CAVE dwellers (citizens against virtually everything). Good luck!
1	I've been really proud of my adopted (since 1987) city and county and state and how so many try to take the long view: In what kind of place do we truly want to live? So appreciate your efforts. thanks.
1	In favor of a more form-based approach to in-fill. Bulk and - especially - setbacks of newer homes in the 'hood make for a hodgepodge streetscape. Architectural style (and even details) are much less important than consistent setbacks.
1	I support infill and maintenance of urban growth boundaries, which make Portland unique. A major factor in my choice of PDX as 'my final resting place'.
1	I just hate seeing historical or smaller homes being bulldozed by these greedy builders. They tear down perfectly good homes and we have no say in it! Look what it took to save 3 trees in Eastmoreland! I am not alone when I say this is really pissing me off. I am mad as hell!
1	Parking: Continue/expand the residential parking permit program. If a developer or project chooses NOT to have off-street parking, limit the number of permits that can be issued to that address.
1	I would like to see the city prioritize affordable options for multifamily settings, that feel connected to the larger community. I want to see the city stand up to moneyed business interests and groups (like the CEID fighting to have OMSI's zoning changed so they can't build housing). Commissioner Saltzman stood in front of that group last year and praised them and the need to keep that area industrial sanctuary because they bring in revenue. That is important - yes - but the city also needs more mixed use spaces with housing, and changing zoning to decrease that ability is a bad idea (no matter what region we are talking about). In focusing on business dev. for so long, the city slowly let it's economically challenged citizens slip into further poverty, and crunched housing options. It's time to prioritize people over money. When we do, economic vitality will remain and grow stronger.
1	Infill is laudable goal and demolition is often needed but the process also needs a balancing process that recognizes the strain (and sometimes damage done) when these actions are taken inside of long established neighborhood fabrics.
1	I appreciate the opportunity to provide feedback on this issue. Infill development has dramatically changed my neighborhood (Woodstock) in the past few years and I am fearful of what is to come if nothing is done. The new construction is NOT making housing more affordable or increasing density in my area.
1	Stop forcing people to commute using only "approved" methods. This doesn't work. And by forcing architects to eliminate parking in exchange for "Community spaces" (i.e. the new development by New Seasons) is creating more congestion on the streets.
1	The level of income that jobs in Portland provides, rent and or housing costs need to align. More people want smaller houses not mansions.

1	My rent keeps going up. I am a senior citizen, still working so I make too much money to go into senior housing. But trying to live on social security, two part time jobs just to get by is exhausting! I don't want to move to SW, I want to be near my friends, family, spiritual community in NE. It is frustrating.
1	ADU's rock. Don't tax them out of existence. They are a great way to create more affordable housing while preserving urban growth boundary. Same for skinny houses. I love them!
1	Get the homeless tents and shelters off the streets. Easier said than done, but it makes our nice little town look like shit. I know we can't just dump these people on the edge of town and walk away, but more effort on helping them is very important to me.
1	The new dwellings being constructed in my neighborhood do not post building permits and the some contractors do not clean up their sites and pay attention to erosion control.
1	We have to ask the question: how long is reasonable to keep the existing zoning layers? How expensive do R5 neighborhoods have to get before we recognize that these close-in neighborhoods will only be available to the wealthy unless we upzone, and use that opportunity to inject affordable housing?
1	Charging \$25K or any similar number for ADUs is ridiculous if you are trying to encourage infill. Many large lots in Portland could accomodate small housing but that fee would make it cost prohibitive for more families.
1	All new multiple housing must include adequate parking. In a perfect world we would all ride bikes/walk or take mass transit. Unfortunately that is not the world we live in!!
1	On our street of single story homes, a 3 story house was built. It looks out of place and the people living there are not as integrated into the neighborhood because they are not at the same street level as all else. So the tall house affected cohesiveness of neighbors.
1	Enforce laws on short term rentals (airbnb) and levy steep fines for those out of compliance. Take the fines levied and funnel them into an affordable housing fund.
1	It was hard to acquire our house two years ago because we could not fight against developers who came in with cash offers on houses we would have lived in but they just took them down to build bigger or two skinny shitty looking houses
1	I support high density and city living. However, it is difficult to watch a neighbor cut down 100 ft tree, demolish and 100 year old craftsman only to build a 2 story 4-plex with absolutely no character. It is a box with windows, poor lighting and no parking. Please Portland, THIS kind of thing is heartbreaking and we are better then this.
1	Diversity of housing, not a line of big box apartment buildings (a la Williams and increasingly, Interstate Ave) should be a priority
1	Please consider what the residents who are already living in the areas of growth and what they need and want
1	Increasing density just puts more of a burden on roads and other infrastructure which negatively affects life in Portland as a whole . Please don't increase density.
1	Yes, I'm EXTREMELY upset at Commissioner Novick's decision to open up ne Rose Parkway to allow some developers' apts to be built when he knows this is not what the existing neighbors want, and it's unsafe for our small children.
1	That Portland allows the ongoing demolition of viable housing and allows McManisons to be built is very disappointing and tarnishes and undermines the "Portland is Green" branding. Please implement hazmat controls and building standards that require reducing, reusing and recycling.
1	Preserving the urban growth boundary is important. Creating affordable housing is also important. High density housing can look much more attractive as new construction than it currently does if developers have to make more Of an effort to maintain neighborhood character.

1	Provide tax incentives for developers to build on infill lots in priority over developing new residential areas on land that is not currently developed.
1	Contextual information about both what current and planned actions are to give some meaning to ranking items, which would provide more meaningful feedback to ranking style vs open ended questions questions. Thanks for reaching out!
1	do not give in to NIMBY wealthy home owners that would rather save some trees or their car parking spot then allow for the development that this city requires to grow.
1	Yes. Make it so the developers can't write their own laws and bypass the safety measures that have been in place for a long time in insure Portland remains livable
1	You will never please everyone, and do not cater to the shrill voices who are yelling about all the "treasures" in SE Portland that are being torn down. A good portion of these homes are trashed, moldered, and beyond repair. It's a good thing that these are being removed. However, PLEASE proceed with thought and care to design some sort of zoning, development incentives, whatever combination of things to make it work, so that we preserve diversity of culture, income levels, ethnicity (the small amount that Portland has), and keep this city the most livable, affordable place on the West Coast. We do not want to become the next Seattle. Seriously.
1	Stop infilling! The City needs to stop searching for a larger tax base by increasing housing density.
1	Change is inevitable. Progress, however, is optional. Housing growth is coming. But if the competing interests in Portland's residential development issues remain adversaries, the sure loser will be Portland. We need to work together, allies in a sincere spirit of thoughtful compromise, to craft changes to our city that suit her needs, her neighborhoods, and her unique spirit. The steps we take will, literally, be set in concrete. We risk too much if we don't choose them well.
1	Due to capitulation to developers and raising height limits without regard to the residents, the City is destroying what makes it unique. In pursuit of \$\$, our government is chasing the residents from the city. Pathetic!
1	Don't try to fit all density on commercial corridors. Allow some increase in neighborhood density surrounding parks, schools, and small commercial corners. See http://fatpencilstudio.com/neighborhood-development/
1	Yeah housing here in Portland is out of control! Rent is to high! You have to live with family or roommates to be able to afford to live here.
1	The tearing down of sturdy older homes in neighborhoods must stop. We will lose our neighborhood individuality if this continues and new modern homes that do not follow the neighborhood character will strip us of our uniqueness as a city.
1	Enough, already! Portland's liveability has been threatened by the overbuilding of new structures...and the 'pricing out' of many of our citizens.
1	Find a code to protect the trees!!!! Stop Demolishing good older homes. Create recycling regulations to reuse parts from good old homes and keep lead out of the atmosphere.
1	The definition of Affordable Housing, in your terms, truly has not been publicly announced much. This affects so many people. A thorough definition in 'laymans' terms would help in further discussions. Perhaps figure the number of people in the SNAP program. A true unemployment number. The increase in the Homeless population. All of these people want to live here and do not deserve the abuse of not being seriously acknowledged and helped.
1	Infill is a good idea. Gouging people who are going to put up new housing by tearing down old, difficult to maintain structures is an abuse of centralized city power.
1	I was born and raised her and the entire boom of the past several years has been sad at best. I'm 32 and luckily own a home but many of my friends have been priced out of the city. It feels like high end residents and developers have been courted here and are building a brand new city right on top of our existing one.

1	Lot splitting should not be allowed. Removal of existing trees should not be allowed absent an on-site inspection and permit requirement. Multi-family dwellings should not infringe on established single family neighborhoods. All apartments should have off street parking required.
1	I think it's disgusting that the voices and consideration of the majority of Portlandians has been so smugly and intently ignored and spit upon by our supposed city leaders. Civic pride is impossible when developers of urban blight and unscrupulous realtors are given the key to the city by city hall while the rest of us live in a war zone of devastation planned for money only and not a care given to everyones greater well being. I supposedly fought overseas to protect the American way of life and if this is what it truly is, I sincerely wish I'd just died instead. Until proven by serious action (not lip service and feigning interest with feints at doing the right thing by us all) you're all a bunch of criminals who did horrible things on (usually) the right side of the law that is written by those with the positions of power to influence it for their own benefit. You pulled the rug out from under us for reasons of selfishness and are a disgrace not fit to lick the soles of the feet of the homeless sprawled in despair all along Burnside who are kicked for laughs by spoiled, rich kids in Old Town on a Friday night.
1	I'm not sure how we, as a City, should be dealing with some of the development community that is gouging people with very expensive housing and very few developers incented or in some other way encouraged to build affordable housing. As a landlord, the flexibility I have to charge anything I want is not good public policy. I guess it is the American way but mitigating that to increase the stock of affordable housing would be great.
1	There is an affordable housing crisis in the City of Portland. Increasing the total supply of housing through infill is part of the solution, but not all of it. Infill provisions must be considered as part of the larger housing challenge; increased infill will not do a lot to alleviate the lack of affordable housing unless it is combined with other tools, like mandatory inclusionary zoning in multi-family developments (in commercial, mixed use zones) and alternative housing options for extremely low-income and homeless individuals. This means the City must continue to advocate at both the state and local level and must take bold action to address the housing challenge holistically.
1	I think it is critical that this issue is not approached from a purely negative perspective. All infill is not bad. Better education for both the community and the developers is essential in this process.
1	Division street has become a nightmare to drive down. Narrowing the street has added to congestion. Between pedestrians and buses, it's impossible to get anywhere. The new one-way entrance to SE 52nd street at Division is kicking rush-hour traffic onto smaller neighborhood streets at unsafe speeds. Drivers trying to go north just navigate around this barrier on side streets defeating the purpose.
1	Allowing smaller, existing homes to be replaced with large homes while excluding small, multifamily units is very short sighted, especially in today's un-affordable housing market.
1	Height limits should be considered. It would be a disappointment to have a 3 story (or higher) apartment building or three story 2/3 lot infill project be built right next to my home, particularly if they didn't provide some parking. In-fill projects are a good thing for all the good reasons that they are. But removing a house to build a bigger/taller house that looms over the next door house, that isn't right, because If new development reduces the value of the houses adjacent to it, significantly, then that is a problem. My biggest concern is height & parking. It must be within reason. Homes can be built with finished basements. Yes it is expensive, but reducing the next door house's value by \$30K or more isn't fair.
1	I've seen the drastic changes in neighborhoods since 1995 and always wondered why a city as progressive as v Portland never had an architectural board of review, to help neighborhoods maintain similar feel with infill housing and larger multifamily monstrosities that have cropped up on NE Broadway, NE Mississippi, SE Division.
1	Destroying the quality of life of existing residents to add more units is counter productive. address parking issues prioritize residents of neighborhoods over commuters traveling through or parking because they do not want to pay for parking

1	I continue to be concerned re tear-downs of existing homes in order for larger home(s) to be built on existing lots, and especially for the removal of large trees in lots being developed. Trees add to the value of any neighborhood and help to define liveability of so many of Portland's well-established neighborhoods. The development of larger apt bldgs has made parking so difficult and the problem should be better addressed by the permit process. Making zoning changes to accommodate non-traditional co-housing units or tiny house developments should be happening for the baby boomers wanting less of a footprint but a sense of community.
1	Use infill project to fund vision zero projects, including sidewalks, flashing beacons, protected bike lanes
1	I am so saddened by the seeming absence of design review and the increasingly ugly generic looks of 'viltized' areas like Division and Williams.
1	I don't mind older houses being torn down if they are in bad shape. There should be height, size, and setback limitations on replacement houses.
1	I feel like it's important to continue watching and strategizing around making sure that current residents (rental and owners) are not priced out of a neighborhood.
1	I think it is important to scale SDCs so they are lower for smaller homes and higher for larger homes so as not to incentivize larger homes development only. I also think we need to address gentrification and affordable housing and integrate affordable options into existing neighborhoods. We can use inclusionary zoning and prioritize middle income and more affordable options dispersed more evenly across the city.
1	We need to create and uphold strong standards. If we let a short-term panic drive our decision-making we will regret it for decades to come. We can grow and change and achieve higher density housing and keep our neighborhoods livable and attractive. Too often we seem to be prioritizing private profits. Capable, imaginative developers need to be rewarded with the chance to help our neighborhoods achieve their vision of a better future.
1	Any city dealing with density issues has to look to build up in addition to out. With the urban growth boundaries, the solution has to be focused on growing up in the areas that can and will support it, and where it is consistent with the characteristic of the neighborhood. And permission for splitting lots has to be given where the only plan is to erect a skinny single-family home built to the edge of the property line, which negatively affects the existing homeowner.
1	Traffic is terrible. There's less parking. Higher rents are forcing the people that made this city interesting to leave. Our character is being washed away by development in so many ways. Things are always changing everywhere but this is happening here way to fast and without consideration of the bigger picture. We need to think of people and not profits. Look at what happened to San Francisco. Don't let us become that. Please.
1	Please preserve our neighborhoods and make developers provide off street parking for each apartment and home built so people can actually come visit their friends and neighbors!
1	Infill should be encouraged on vacant land in prefernce to demo of existing housing, even if existing housing is in poor condition. City should provide funding, technical assistance, and outreach to help owners (including landlords) maintain housing without raising rents/costs. If we can do it for recycling, why not to preserve affordable housing?
1	Stop all residential demolitions. Respect the moritorium requested by the UNR. Stop the policy of allowing increased density to destroy neighborhoods along high density transit corridors. Promote redevelopment and construction of more neighborhood centers further away from the city core. Not everyone commutes to City center to work. People work right where they live, duh! Tax demolitions heavily to promote construction on vacant land only. Do not consider someones side yard in an R-5 setting to be vacant land. That is part of the patchwork mosaic of City Nature which makes our less densely developed historic neighborhoods so attractive and pleasant to live in. Except for cleverly orchestrated ADU construction, further density in historic neighborhoods already fully developed is destructive to the lives of those who are already here in place. We vote for you and you serve us.
1	No. Just don't be too active in this process. The market will take care of itself. Manipulation by the city will leave things a large mess.

1	Please consider that the most charming and appreciated part of Portland's older neighborhoods is the variety of style and architecture. All the new homes will be obvious in years to come that they were all built during these few years of demolition. Develop historic preservation rules to keep the character in tact!
1	It's disturbing that this survey elides the possibility of renovation and reusing old building materials. It seems like we've lost the Portland of Hippo Hardware in the 90s and the Gerding Theater and Ecotrust Building in the early 2000s. Sad.
1	neighborhood livability has drastically decreased where we live. Every block has construction, including loud noises and debris. No parking, because of construction vehicles and apartments without parking structures. Traffic issues caused by constant construction. I think infill is important, but it should be done responsibly and that's NOT happening currently. Neighbor rezoned their garage, tore it down, built the max sized 3 story unit next door and half the block has to redo their landscaping due to the shadow the monstrosity casts on their lots.
1	I have lived in Portland since 1943. Am now living in NE Portland since 1968. Contractor/builders have been allowed to wantonly remove homes that could have been affordable to new families at huge profit to them. It is so shameful that many new homes in NE Portland do not blend with the modest to elegant homes. People move here because they like the neighborhood but their new homes have taken away all neighborhood identity.
1	I think that large residential lots that are close in need to be rezoned to accommodate slim housing development or additional housing space. As such, design standards need to be created to seamlessly integrate the new housing into each respective neighborhood where higher density zoning is planned. On a personal note: I am tired of those home owners who have extra large lots and do not take care of them.
1	Residential infill means neighborhoods lose their character, people leave as over overcrowding takes place. All the houses look the same- generic squares, densely packed in. Horrible way to live. Stop the infill!
1	This is incredibly important! Smaller, infill development can be the most affordable kind if regulatory barriers are removed.
1	It seems so often that existing code is not being enforced or all too often an exception is made without much consultation with the immediate neighbors, especially with regards to setbacks, environmental overlays, and tree preservation.
1	Provide a viable platform for neighborhoods and citizens to have an effective voice BEFORE decisions by the city are made. To make it easier to create historic districts by having city collaborate with Historic Preservation groups and state orgs that are in existence to help preserve our unique character. Have a more diverse representation on the DRAC board that has more citizens, architects, preservation group(s) and not have it so developer heavy.
1	I generally support high density infill in close in Portland. Personally I think the SE industrial area should be completely converted to mixed use residential/commercial. The fact that it is currently an industrial parking lot and train yard is poor planning for a city that is rapidly growing and trying to develop housing that doesn't require on-street parking.
1	I support seeing new construction that brings about greater density, and would like to see the city limit demolitions that replace a single house with another single house.
1	It'll take a lot of public education and hand holding to make this acceptable to residents and neighborhoods.
1	Find the right balance between smart planning and the rights of property owners to have autonomy over their properties.
1	I moved to the Argay neighborhood because the lots are zoned R7. Please, do not change the zoning codes in this neighborhood. It would ruin the quality of life of many of Argay's residents.

1	The tree tax has no impact on big house developers and hurts ADU opportunity. Infill development promotes Maximum site coverage which is damaging to neighborhood appearance, diminishes green space, hurts livability and increases parking problems.
1	Stop allowing demolition of existing functional buildings. People can have roommates, 'granny flats', and ADUs
1	Seriously perfectly good homes are destroyed overnight by backhoes with a same day demoliton permit? How does that happen? When it takes days and weeks for homeowners to get permits for simple repairs? Plus no option for salvage. This used to be a city that cares, that did thing right, that focussed on sustainability and smart growth. Now it's overrun by people squeezing the housing emergency for their own profit. Real help and real change is needed or else we'll look like...that's right...VANCOUVER WA! is that what we want? Do we want to be another Seattle?
1	Act quickly before more good housing stock and the quality of our neighborhoods are destroyed! I live in a tidy little neighborhood called Providence Heights that is made up of modestly sized post-war bungalows and ranch style homes close-in on the Eastside. I think my neighborhood may be one of Portland's earliest in-fill developments, but it was done in such a way that the difference in the age and style of the adjacent homes is barely noticeable. Recently, a buyer from San Francisico who sold a relatively modest SoMa industrial quality loft space for over \$2MM bought a perfectly good home on a extra wide lot in my neighborhood so she could "create her dream home", a large and very modern structure, because her children and grandchildren live in Portland. The existing home was demolished all the way down to the minimum legal definition of a remodel and a much larger, completely out of character and scale structure was built in it's place. I happen to appreciate many styles of architecture so I actually like the new house, I just don't like it's location. (There are empty lots on Mt Tabor and large properties along Skyline Road where it would look wonderful!) The original home had many good features and quality materials, plus plenty of space for an economically viable addition that would have met the requirements of someone who wanted or needed a roomier home while still maintaining the overall character and quality of the neighborhood. If we don't act soon I'm afraid Portland will end up like San Francisco where people are apparently allowed to do almost anything they want to when they buy a building, without regard to the historic value of the structure or how any changes to it will impact the surrounding property owners--and where more and more, only people with large incomes can afford to live. Please, let's not allow this to happen in Portland! P.S. There is also another sad human situation that has resulted from the new house being built in my neighborhood. There is a great deal of animosity on the part of the owners of several properties that have been/are impacted by the new house, and I can't say that I blame them. Because of this there is almost no chance that there will ever be the type of communal relationships that exist throughout much of our neighborhood between the owner of the new home and the neighbors who live closest to her.
1	Rent control laws should be changed! But know is this a different issue than this survey's focus.
1	Affordable housing should include housing for the very poor and homeless. This will take more subsidies and social, services to work.
1	I suggest that little weight be given to the survey results. It would have been better to provide a Likert scale (e.g., from 1 to 4 how important is this issue) rather than a ranking. I did not rank the items because the majority of them were of equal importance and ranking them would have provided inaccurate results. I have a PhD and take survey research seriously. I do think that parking is an issue that needs to be considered, particularly as increased density brings increased amenities (a good thing) and the associated increase in traffic. It's frustrating to not be able to park on your street, especially when your residence has no off street parking.
1	You are so focused on turning the suburbs into an urban nightmare that you can't listen to anyone or take advise from those of us who have lived here all our lives. You are destroying our neighborhoods, ruining our schools and making sure our roads are a mess of potholes and traffic.
1	Portland has a chance to move evolve as a city in a controlled, efficient, manner while retaining its character. The emphasis should continuously be on sustained, intelligent growth.

1	I moved to Portland in 2001 and it is sad to see so much of what I loved about the city changing. Huge trees getting removed at a terrifying pace, maddening traffic, rental and home prices skyrocketing. I strongly support the UGB and protecting our natural areas, but increasing density that only seems to cater to wealthy incomers and developers instead of preserving the character of our existing neighborhoods is the wrong approach. It is ok to slow down, think things through... make decisions that are community based and in the best interest of those of us who have lived here and want to continue living here and liking it. It is ok to tell a developer that his design must incorporate existing trees. It is ok to tell them how tall the building has to be and what is appropriate for that particular neighborhood. For someone who worked hard to buy a home in Portland and has paid property taxes for over 10 years, it is just plain hard to see our quality of life in this city get chipped away at what seems like a crazy building boom just to squeeze as much out of town money into the city as possible.
1	I'm tired of seeing viable, solid older homes torn down for cheaply constructed crap that lines the pocket of a greedy developer who doesn't even live in Portland. Older trees get removed, to fit twice the homes on a lot, and with them go the natural world we need in our ecosystem. Stop allowing lot splits. Not everything needs to be shoehorned in, especially in predominantly single family neighborhoods.
1	I am deeply opposed to rezoning existing neighborhoods to make smaller lots, and I am deeply opposed to using underlying original plait lines to allow for "two-fer" infill in existing neighborhoods that have established a certain architectural nomenclature with the design of house and surrounding landscaping or yard.
1	Require developers to use a higher standard of building materials to produce buildings that will withstand the test of time.
1	I'd like to see the chosen strategy preserve viable homes rather than replacements that out of character with the neighborhood. A focus should be on preserving a mix of income and age levels in a neighborhood.
1	The "feeling" of a neighborhood may seem like a "soft" criteria, but it is critical to those living there. When developers are allowed to randomly violate this feeling in egregious ways, neighbors feel a great sense of losing something special. Overwhelming size, tree-cutting, lack of character (McMansions) - - styles that don't fit in - - all reduce the unique sense of place that residents covet.
1	Portland is wonderful because not every lot is developed... because there is green space and wild space and hidden space in the city.
1	The city is not living up to the implicit bargain of improved public transportation in exchange for more density. Transition to car restricted future is being badly managed. More street cars, preferably.
1	Clock is ticking on my ability to afford this Portland, I anticipate needed to relocate within a few years.
1	The new houses at 4262 se 12th and 1207 se cora are good examples of infill done right. The fit the neighborhood size and style despite still being narrow and only single car garages.
1	Thanks for asking. I love my neighborhood (Multnomah Village), and it is under assault in some ways. I'm not afraid of change, but let's PLAN for the type of change that makes sense, rather than letting it just happen willy nilly and in a way that changes things for the worse.
1	Don't really think this survey will do any good, the powers that be have already made plans and will follow through no matter what locals think for the almighty dollar in their pockets!
1	We have more than enough tiny, expensive apartments. When the Millenials enter the next stage of their lives, with marriages and children, these apts will go begging, property values will fall in the neighborhood, etc. When need two and three bedroom apartments that are family friendly!
1	Infill development is fine, but it should be required that any multi-unit or multi-family development should require parking at whatever the current ratio is for that particular neighborhood, and taking into account the availability of street parking. I.E., if a neighborhood has a rate of .7 cars per household, new development should assume that

	filled units will require the same. If there is not enough street space on that lot to account for .7 cars per household, they need to provide that amount of parking in the development.
1	We can't grow Portland if we ruin Portland in the process. A smarter way to develop toward Portland's future is required.
1	I've only lived here 8 years and it's scary how much SE Portland has changed in that time. Residents should not see noticeable change in a city in 8 years - it's unhealthy and is pregnant for a bubble burst. Or... All the people who made this city what it is are forced away.
1	We don't want our neighborhoods flooded w/more people. All these tall buildings cause us to lose our skyline & make us feel like we are closed in. This infill idea is bad. In the end no one will be happy & we will have too many hassles w/parking & people too close with no room to breath.
1	Yes. I would like a personal phone call to discuss the seriousness of infill development, traffic on Halsey, no parking anywhere nearby and WHAT City will do now to correct these wrongs. 503 [REDACTED]
1	I love Portland so much and know it needs to grow, but the current frenzy to demolish perfectly good older homes to build \$700K+ looming homes to the edge of the lot is horrible - affordable and innovative housing is badly needed. We also need inclusionary zoning protections to incentivize affordable and mixed-income housing, and to regulate demolitions carefully so that no dangerous chemicals are released unchecked.
1	1. Stop calling "Subsidized Housing" "Affordable Housing" they are two different things. I was forced to move out of inner North East Portland. I make 79,000 a year and have a 4 person household. My income supports my entire house. I do not qualify for "affordable housing" but I do not make enough to live in my old neighborhood. With all of this affordable housing we will have high income and low income family's only. It used to be African Americans of every income level could live in NE. You did not have to be poor. 2. Stop allowing the gentrifies to bully people out of their homes by filing complaints against long standing citizens. 3. It is unfair that people get to move here from out of state and drive the cost of living up. I am a small business owner and work full time. I am trying to contribute to this community but feel as if I am going to have no option but to move. I have lived in Oregon my whole life and it makes me sick. I know some say it is good for the economy to have all of these folks move here but I disagree.
1	I think the ADU usability and zoning capabilities should be looked at before developers in getting increased density. It makes for more affordable housing, diversity in demographics, and income for current residents enabling them to better afford to stay in place (including inlace aging-- can pay for increased costs and associated support).
1	The PDC and city government continue to fail to address housing needs, while tent encampments proliferate and developers run roughshod over neighborhoods and tree canopy with no accountability.
1	Stop any infill or building until roads are improved and expanded proportionally to handle the increase in traffic. And stop building based on the concept that Portland residents will bike or ride mass transit - biking is not an option for the vast majority of most residents (age, health, distance, SW hills) and our public transit system is preposterous!
1	Please be more aware of how development changes traffic patterns and increases transportation times in already slow and difficult areas. Eliminating parking and traffic lanes drastically effects people's daily lives. Even people who prefer to bike may not be able to due to commuting distance or needing to haul large things for work. Don't design a city that is trying to eliminate cars when for some of us it's not a viable choice. The new orange line is great, but unless you live close enough to walk to a stop, it's only increased peoples' commutes due to the new traffic. It's now impossible to even leave my neighborhood in under 10 minutes, and the new max line doesn't even go to where I work. The city should also provide more incentives for businesses to relocate within city limits rather than have huge segments of the population driving back and forth to Nike, Columbia, Intel, etc.
1	There is very vocal opposition to development by people who can't handle change, and they have every right to their opinions, but they should not be allowed to restrict the rights of people who want to develop their property. Please do not ever restrict the style of buildings or houses. Work on a reasonable decision making process for demolition.

	Some of these old homes were built poorly on poor foundations, with no insulation. Just because they are old doesn't mean they are all worth saving. Turn the focus from demolition to re-purposing materials and minimizing waste.
1	If we don't build more units, and build vertically many people will continue to be forced into poverty.
1	The current chaos would not have happened if previous council members say 10 years ago had announced the proposed 25 year plan then so that the public could help shape it rather than it be imposed on us after being shaped by a small group of professional planners and temporary political council members.
1	My family has lived in North Portland for over 100 years. There has been alot of change in that time. But the one thing that has always been around in the community and the close neighborly feel. I feel like we are losing that feeling as many of our residents and businesses are being pushed out due to Portland becoming expensive and less livable. Infill needs to be smart and accomodate both new Portlanders and Old Portlanders. Keep the buildings and keep the character that made us what we are and fill in the corners with vibrant new ideas. Stop listening to money and start listening to the people already working to make Portland a great place to live. There is room for everyone at the table.
1	There needs to be stronger regulations on the destruction of old trees. They take hundreds of years to grow and their benefit to the city is more than any benefit to developers is worth.
1	I feel like my neighborhood (sellwood) is turning into Northwest Portland (more density, harder to park etc.) and that is a GOOD thing.
1	Let's be really thoughtful about how we change density with zoning. i don't want 42nd NE to turn into Division canyon.
1	Affordability and livability means allowing more homes to be built in the most wealthy neighborhoods. These can blend in easily and fit the neighborhood, like examples that already exist in our inner neighborhoods. Parking must be better managed and as a city we must recognize home owners don't own spots in front of their home.
1	I would like the city and developers to listen to the neighborhoods. We all want to get along and live in a peaceful quiet neighborhood.
1	Portland city leaders need to stop catering to developers. Shame on you for being in their pocket. You only have your money interests at heart. Shame on you for forgetting the people you SERVE.
1	I understand the city is anxious to get more tax dollars but they need to put the health of the neighborhoods first. More infill increases the traffic on the streets and in some cases removes beautiful trees. And usually the new homes cost 3 to 4 times what the existing homes cost. You are catering to the builders and not the residents.
1	Affordable housing needs to be our number one priority. Help landlords buy into this by rewarding them when they house lower income people. Build more REACH type housing. Put a cap on rental increases. Stop allowing Evett Homes to run roughshod over neighborhoods. And try and make the affordable housing look nice, poor people don't have to live in hideous buildings with cinder block walls. When a developer puts 12 units in where there was once a single family dwelling (Sellwood) one or two of those needs to be kept for lower income people, no choice in the matter. They need to be responsible for providing parking for their tenants as well. There is a lot of building going on all over but none for poorer citizens. What happened to the grand waterfront plan???
1	I hope Portland can keep its cool w this growth. Make the schools as great as the bars/restaurants and have the Washingtonians pay to play here (toll at bridge!!)
1	With the increased density, we still have to deal with transportation -- signals need to be updated for roads with increased density & traffic. It has become nearly impossible to cross Division in certain areas, yet the signals don't seem to reflect the changes in traffic. Six years ago we heard presentations about changing the NE Fremont/42nd

	interchange to a safer rotary, but nothing is happening. More lighted crosswalks, more traffic calming AND ENFORCEMENT -- eg, great to have a lower speed in Beaumont Village, but not if no one enforces it.
1	History shows that Portland's founders were unusual in valuing good citizenship and integrity over wealth. Those values have made this city a good place to live, and a fount of brilliant ideas, borne of humble collaboration. These developers obviously don't share Portland values -- they're trying to make a quick buck. When developers lie to people whose homes they want to tear down, and when they twist the law to destroy neighborhoods, people feel violated. People feel betrayed and abandoned by their government, which is normal at the national level, but not in Portland. The delicate mechanisms that give rise to Portland's genius are not unbreakable. These rich, dishonest, community-busting hoodlums can ruin Portland. Our city might someday live as just a memory of a great creative civilization. No person of character and integrity -- that is, no Portlander -- would let that happen. Right?
1	Available parking for new places is a huge issue, we don't want to be like San Francisco or New York with over crowded streets and no parking. Also, keep Portland green by stopping cutting down of so many trees for new units.
1	Infill single family homes are nice. We own one. But this town needs more apartments and fewer condominiums. That's a far more pressing need right now.
1	I think the city of Portland was asleep at the wheel. Its time to wake up and fix the mess you have allowed to happen. The city planners are turning a blind eye to the parking issues. Please quit saying the multi family units don't need parking because the residents will take the bus!!!!
1	I think there can be benefits for building these new houses, but they are being built on lots that are not adequate size for the developments going up. A "tall skinny house" went up across the street from me a couple of years ago. As a duplex rental for 5 people, 4 cars. Built on a corner lot, no place for them to park as the city put a no parking sign next to their house on the corner. If I didn't have a driveway, I would have been extremely upset. As a result though, so many more cars on this narrow street and more near misses of car accidents with the existing parked cars. Now NE 13th between Killinsworth and Alberta has become a thorough fare for those who want to avoid the light at NE 15th and Killingsworth. None of the neighborhords were consulted when the building was being built. The owner never lived there but rented the duplex immediately. I became friends with one of the people who moved in, she was upset at the cost for the space, but was stuck as she needed a place to live. Bottom line... Development is happening so we need to be ok with it, but this development needs to be more carefully thought out. What happened to the law of when you buy a house you must live there first for a designated time period before renting it out? Why are all these rules being broken for cash? What does our city want?
1	I think the city is all about gaining new tax dollars. Big houses crammed together bring in tax dollars
1	Incentivizing or requiring deconstruction instead of demolition is a good idea. Also waiving or modifying setbacks to save significant trees during development
1	The city is quickly becoming unaffordable to working families. Demand for housing, both rental and ownership, continues to outpace supply and shows no signs of decreasing. I applaud your efforts to increase housing supply and encourage you to push harder. For if we don't pick up the pace of construction, the city will turn into a playground for the wealthy alone.
1	Address the rental crisis and find solutions that allow people who have been valuable, long-time residents of neighborhoods to remain in their neighborhoods and not be priced or pushed out due to expensive new growth.
1	Put some funding into re-developing the Eliot area where Legacy Emanuel owns vacant land that was supposed to be developed for low-income housing. It's unconscionable that there was a covenant made in the 1970s that has not been honored about this.
1	I am most concerned about the ridiculously large, 4-story homes that not only shade adjacent homes but drive up prices. Narrow homes don't bother me, neither do duplexes, in fact I welcome diversity. It is height and affordability that concern me most.

1	After living in Portland all our lives and raising our children here, we will likely be unable to retire in the city due to numerous taxes and housing unaffordability. Neither of our children, both grown and working, can afford to live independently in Portland either.
1	Demolishing old housing stock and replacing it with new creates jobs and increases the standard of living of those that buy the new homes.
1	With regard to the number of apartment buildings, there are too many in spaces that are too small. They create traffic and parking problems in neighborhoods with existing parking issues.
1	I am both a home designer and a homeowner living with an infill project looming over my backyard. While more specific zoning/planning might cause cost increases for large homebuilders using cookie-cutter housing, they would not affect those of us providing custom work at all, as review of codes and neighborhood context are a part of what custom designers do regularly. These changes will greatly improve livability for existing homeowners adjacent to infill!
1	Houses that are too tall, too close, and with tuck under garages are completely out of character with our lovely early 20th C neighborhoods.
1	There is a reason people want to move to Portland - for it's unique character. We are destroying our city's character by over-building on lots that should only have a single home on them. Let's keep the family oriented neighborhoods together and not overdevelop them. Let's not give in to out of state developers that are only here to build poorly built structures for a quick buck. Keep Portland Weird!
1	It is greener to re-build what's already there than to demolish and start from scratch. If this city can boast being one of the greenest in the nation, this needs to be addressed.
1	People feel like they have no voice and are estranged from democratic decisions about their homes and neighborhoods. This is rotten and needs to be fixed. The HNA in Hillsdale thinks zoning will help development in the triangle. True if it's for less density, but they don't understand this.
1	The neighborhood should be able to comment on new building applications, and make lot sizes the full R5, or any other R size.
1	I am so tired of the developers having all of the advantages, tearing down wonderful and historic homes to replace them with HUGE cookie cutter houses. We need to maintain the character of our historic neighborhoods. It seems like \$\$ talks when dealing with the City of Portland, and it's not right!
1	Tall and skinny houses right on top of each other make for ghettos when the repairs aren't done. Instead, acknowledge that there isn't room for all. Expand to the suburbs and make the MAX grow to a major system to rival Boston.
1	Stop prioritizing developers over neighborhoods. Dennis Sackhoff is destroying SE and it's irreplaceable.
1	Increase roads transit opportunities before allowing increase on housing. Better taxes for developers
1	Developers should be required to provide at least one parking space for each unit in multiple family dwellings.
1	Build more single family homes to attract people who have pride of ownership, Instead of people who just rent and don't care. Which brings in more property tax payers to pay for things.
1	Our priority should be on encouraging development and new cities outside of Portland Metro, in placeless where the local carrying capacity has not been exceeded, and in which people can live sustainably, unlike those who live within the Metro Sprawl. We should focus on converting corporate timberlands into small scale farms, of 5 to 40 acres.
1	I'm 67 and wonder how long before I can't afford to live in se Portland. Keep the city affordable. Everyone wants their property to increase in value, but I want to keep my city affordable as a higher priority.

1	Infill destroys livability, property value, and neighborhood beauty for the people who have lived in their homes for decades prior to the intrusive infills.
1	No, except let's not engage in reverse discrimination of some kind by targeting communities like EMLD. I worked all my life in not-for-profits making far less than many peers or even members of my membership organization. Influenced by Depression Era parents, I saved and saved and forewent purchases in order to provide for a secure retirement. With due respect to poor people who have not had my opportunities, I suggest that generalizing that EMLD is an elitest neighborhood undeserving of support is false and simplistic. We should reward those who are successful and who have been thoughtful and conserved their resources, not denigrate and attempt to destroy them. And we should also invest in helping the poor and resources less. These are not either/or decisions. They are both/and issues. We need to find balance.
1	I think an issue tied to this is property tax overhaul. Evening out tax burdens would also help with affordability.
1	infill is a critical part of our strategy to achieve availability and affordability in our housing stock
1	My fear that when Mr. Hales was elected mayor that development would take over was realized. Smart guy not to run again. I don't mean to sound hateful, I would rather have been wrong about Mr. Hales, and whoever he employed.
1	Parking is a must - all new single family homes should have parking for two cars off street. And real cars - driveways and garages need to be slightly wider to accommodate cars. The duplex across the street has brought 7 new cars to our street - and none park in their driveway. So lame.
1	Focus on apartments downtown. Also, the city should use eminent domain to take over some land before it gets too expensive
1	I get the distinct impression Portland is competing with surrounding Metro area cities to capture a disproportionately larger share of projected population growth, which is an unvetted public policy. Portland's war on the car is a loser and counterproductive. Congestion induced by such policies will make Portland less livable in the long run and already is taking its toll. This city seems more run on ideology than practicality. Pressing for development without on-site parking, over the objections of surrounding neighborhoods, shows the City is not aligned with residents.
1	I basically share the concerns & frustrations voiced on the "stop demolishing portland" facebook group. See that page for far more detail. Thx
1	Please eliminate single family housing zones. Please upzone close in neighborhoods because they have the closest access and most intensive public investment with bus and services.
1	I'd like to see the city better tied together with bicycle routes, and sidewalks for areas close-in to town that have not yet been finished. Start licensing and registering bicycles, like cars, to pay for their own way.
1	I believe the city is being irresponsible by not addressing the issue of older and poor renters that are being evicted for profit.
1	There needs to be space around the house - the new duplex on about 50th and Fremont is just an eyesore. Shame on the planners for allowing this
1	Affordable housing is essential, while maintaining the character of neighborhoods, retaining good parking for neighborhoods and green spaces. If multi-use buildings are going to increase in numbers, then appropriate parking in such buildings (underground) is important.
1	Green space and keeping skylines to 3-4 stories only makes a neighborhood feel A LOT more livable. 4+ story housing projects long shadows.
1	I like the direction and plan that the city has taken so far. I feel like Portland is becoming a more vibrant and interesting place. I would like to see more effort on increasing ethnic diversity and making housing more affordable. Keep up the good work.

1	The city of Portland needs to get out and go door-to-door in neighborhoods where changes are proposed and create some sort of agreement between developer needs/wants and desires of existing residents. Online surveys and city hall hearings do not = successful community engagement (see: demolition tax).
1	All development planning MUST mitigate for displacement and gentrification if Portland is to remain livable. Almost no one wants to see us become San Francisco. :(
1	The city planners went completely overboard with the amount of development allowed.huge increase in traffic, terrible parking in many neighborhoods now, too many trees being killed,insane.portland is no longer the wonderful livable town it was 5 yrs ago.
1	One of my goals when I went to law school and then moved back to Oregon was to be able to afford to live in the city or town where I worked and to buy a home there. Between student loans and Portland's real estate prices, I question whether that's a goal I can achieve. My partner and I make more than \$100,000 a year combined but we're questioning whether we can afford to buy a house. (Given job insecurity, we want to ensure that a house payment could be made on just one income, but each of us earns above the median income.)
1	Vic Remmers is turning my part of Hayhurst into a constant construction zone. We live in neighborhoods, not profit centers for rich builders who don't have to deal with the consequences of their building.
1	Many of the new developments in our neighborhood are tearing down old homes, which I don't find bad per se. (Often good, actually.) However, I wish they were replaced with two houses instead of one gigantic monster-house, as is so often the case.
1	I think its very important that the architecture around these communities is taken into account. Modern design can make a community and neighborhood suddenly feel and look entirely commercialized and take away that comforting natural idea of what a home is when you add modern contemporary architecture. I think of the park down in pearl district and how adding that to Hawthorne (for example) can change the environment completely. While its attempt is to not be too industrialized yet sophisticated is genuine..it is very easily removes a sense of natural grown quality that mid-century homes have. Modern design looks to me too stiff and its characteristics and design is too purposeful it looks very commercial...even for a home. I would also consider the space and design of homes... Please no no cookie cutter home developemt communities where character and backyards and space is completely removed... Tri valley area in Dublin, CA (windemere) is a good example of how that goes wrong. I think mixing in ADU into home neighborhoods can help bring people from different income levels and stages of life together... I myself won't own a home for a while, but I love the idea of being able to live in an area like Hawthorne..so I like ADUs a lot and find those better than solutions to demolish homes and replace with large apartment structures. Don't know if that helps, but I hope some of my ideas and concerns make sense!
1	It's disturbing that our city leaders have allowed developers to turn Portland into a place where middle income families can no longer live and thrive. Low income folks are losing their homes! Terribly disappointed in my city.
1	Need more transparency for what is being considered so that those that are impacted have opportunity to weigh in.
1	If old building are being destroyed, the setback should be increased to allow for future road/bike lane expansion.
1	We aren't Europe. We have different strengths (as a community, geographically, politically, etc.) and different limitations. We can't impose a city planning vision from another culture because it doesn't fit that well with our culture. Our city planning should be more organic and more keyed in to who we are and how we live. Not that it has to embrace blind consumption, but positive changes in our communities should come from the bottom (folks in those communities) rather than the top (city/state government). If those communities aren't initiating or interested in positive changes, the reasons for that should be explored and addressed rather than having those changes imposed on them.
1	Thank you for continuing to keep Portland on the cutting edge of innovation of designing pocket neighborhoods, infill opportunities, co-housing, ADUs and the like. Let's keep the diversity in our neighborhoods by keeping lower

	income families in their homes, too. Let's not let go of the lead we have in showing the nation how it's done. Thank you-
1	let market conditions dictate the availability of housing and do not try to artificially diversify neighborhoods, it rarely works well and often just drives higher income families to seek housing outside of the city...taking their tax dollars and spending elsewhere in search of better schools or isolated in private compounds
1	Narrow houses do not have room for street parking for tenants. Require minimum widths/ or make rowhouses with shared drives or tuck under parking. Find ways to make new homes accessible to seniors by providing ground floor bathroom and sleeping spaces. Consider two or 3 "flats" with one apt. per floor with ground floor accessible and limit car ownership to one unit only.
1	I am proud to live in a city with fantastic walk ability, density, and interconnect its. I embrace the changes happening along streetcar corridors and throughout the city. The conversation about equity, affordability, resiliency and diversity needs to continue to improve our urban core on those fronts.
1	Stop putting huge buildings over 3 stories high with no additional parking that make dark canyons out of our streets and destroy our urban green scape.
1	Proposed 2.5R zoning, if enacted, is the death knell for the once great, already compromised, Eastmoreland neighborhood, where home wreckers are us. It was a treat while it lasted.
1	The long time residents of this city do not have faith in the current process. The local government bodies need to do better to hear voices of communities of color, and low income folks. This survey is too limited to understand the voice of people in portland.
1	Letting developers run rampant with little or no responsibilities to provide on-site parking or affordable to neighbors is ruining this city. Creating irresponsible behemoth apartment buildings is part and parcel of the creation of homemade shantytowns of people living in tents. It helps create this disparity of the wealth gap because even existing rentals around the new buildings have dramatic rent increases in response to a neighborhood being "hot" and suddenly only the very few can afford to live in a neighborhood that was made interesting because of its middle and lower income residents. I grew up up here and have been on very dramatically different parts of the wealth scale during my life but it used to be that even when I had less money I could find an option to live in my neighborhood. Now I'm not even sure that given my same economic circumstances in my youth I could even afford to live in the city that I love and grew up in. I feel bad for the young people who are in this position today.
1	We do need to maintain our urban growth boundary, but there are many opportunities for density on land that is currently occupied by surface parking or smaller commercial structures.
1	We are at risk of losing the feel of Portland that makes it livable. 100 years from now we should be able to walk the majority of our neighborhoods and in large part have retained the feel and experience of Portland's past just as you are able to do in other great cities of the world
1	Thank you for asking us neighbors. We are new homeowners in inner SE and very scared of what the future may bring. 2 new houses at SE Madison and 33rd near us exemplify all the problems: They are too tall, too close together, have minimal yards, are very expensive, do not fit into the neighborhood at all, and very much change the feeling of the neighborhood. If all the less maintained houses around us are demolished for development like this all character is lost and there is decreased affordability. The only one who profits is the developer (and maybe the city coffers in increased tax base).
1	The city needs to provide better policing of the neighborhoods. Many petty crime is occurring on streets where crime as been absent for years. With infill comes density. With density comes crime. Address both.
1	Don't overtax (i.e., penalize) people who can add accessory units to their lots - it can create more dwelling units without the downsides of greed-driven development that rape neighborhoods of their desirable characteristics.

1	<p>Now would be a good time for the city to land bank. Also while collecting development fees the city should be securely invest those fees so that it has a pool of resources to draw upon at the next down turn. If the city had planned before 2008, had land and funds set aside. It could have been building an affordable housing stock, providing much needed jobs and all for pennies on the dollar. While there needs to be focus on fixing this emergency, the city should be leveraging private dollars. Not taxpayer dollars to deal with the issues. While there is profit to be paid there is room for a few percentage points set aside for the next "unanticipated" event. Also. If the code already requires developers to provide affordable housing. They need to be held to the statute standard.</p> <p>Thank you</p>
1	<p>It is a shame to demolish beautiful historic homes, block my view of Portland's beautiful trees, and make my town too expensive to exist in.</p>
1	<p>Re parking: please be prepared to use progressive pricing (a la SFpark), parking benefit districts and permits. Portland's parking regs don't cut it. Please don't naively assume that dropping small or micro-apartments with a few parking spots (in locations that aren't exactly close-in but happen to be near what's currently a "high-frequency" bus route) won't generate parking problems in neighborhoods. Many of these residents will have cars, and that's why existing residents cry foul. Portland's transit isn't good enough to make a car-free lifestyle a possibility for those of us over 25 and can't (because of family needs or the nature of our work) cycle everywhere. There have to be more disincentives to owning a car (and REAL transit alternatives) for car-free living to be a real option for most Portlanders. Plus - skinny houses are not good for aging in place (um, stairs?) Can we consider other design alternatives? I think tiny houses are overrated and aren't a solution- really, they're trailers with a new name, just trendy. I also don't like the first questions, because you're putting words into our mouth without giving us a write-in option. They didn't express my real concerns.</p>
1	<p>I was really proud at the planning done by the city of Portland until the last few years. It seems developers can now do whatever they want. Stop over investment in certain neighborhoods that are saturated and start spreading the dollars to underserved areas. Additionally it is insane to have allowed all the towers on Division with out requiring parking. I feel so sorry for those neighbors who can't park near their homes and are dwarfed by large ugly box structures. If we continue in this vein we will lose what's special about Portland.</p>
1	<p>The city planners have been unrealistic about transportation options. Not everyone can ride a bike to do their grocery shopping, take grandma to the doctor's or shuttle their kids to soccer. Bus routes in SW are inadequate. People will continue to drive cars and they need parking.</p>
1	<p>Thank you to the people who are putting this survey together and working to protect the interests of our citizens.</p>
1	<p>no.... but sadly in only the four years I have lived on NW Irving -22nd I have seen so many condos put up and so many trees torn down. Doesn't feel good....</p>
1	<p>No one is going to willingly downsize to an apartment, with skyrocketing rents. Start building some single-story living condominiums so we can age in place in homes, instead of insecure, increasingly expensive apartments.</p>
1	<p>I am surprised / disappointed by the number of homes being demolished and new infill housing going up in East Moreland. There needs to be a cap for the developers.</p>
1	<p>There should be a balance of improving roadways and sidewalks that go along with assigning housing permits. Often times more houses means more traffic, and sidewalks are a huge part of accessibility, especially for lower income households. So, getting to transit options should be improved along with improving housing.</p>
1	<p>Mitigating the impact to neighbors during home demolition is important. Demolitions are necessary to add density to the city, but we shouldn't have to worry about lead and asbestos contaminants blowing over onto our property.</p>
1	<p>As a long time Portland resident, I am deeply disappointed in the way that housing is being handled by city council. We should not be selling off our city to the highest bidder. This city belongs to the working class, the are the real people doing the work to keep rich people housed and fed. Lets be real here!</p>

1	Penalizing developers with a \$25,000 fine to tear down a perfectly fine house was a nice thought but it will only inflate the property listing price, driving sale prices and rents that much higher. But maybe it will pad the city's budget nicely.
1	I know someone who provides affordable housing and could potentially create an ADU in an unused garage but the costs involved in permits and such are outrageously prohibitive.
1	Please make it easier to go tiny, the high rents are killing us and houses are moving so fast flippers are pricing people of lower incomes out of the American dream, the ability to place and get zoning for tiny homes allows people to get off the high rent treadmill
1	I support infill development and the preservation of farm and forest land. The 2040 Growth Concept, adopted by Metro 20 years ago, aims to strike a balance between preserving the character of existing single-family neighborhoods with accommodating new growth in housing and jobs in town centers and along travel corridors. The City of Portland, in my view, is tipping the balance that the 2040 Growth Concept sought to provide toward greater infill development in single-family neighborhoods where it is not necessary. And Portland should have strict -- *very strict* -- limitations on the demolition of existing housing stock that is structurally sound and livable. It flies in the face of our sustainability ideals to demolish existing housing. It's wasteful. There is no reuse market for old sheetrock or plaster or for more finished wood products like millwork. (Only doors, cabinets and raw dimensional lumber can be reused.) Let's walk our sustainability talk by putting as much emphasis on preserving existing housing stock (which helps maintain affordability) as we do on infill development.
1	Please keep Portland affordable, walkable and bikeable by liberalizing zoning restrictions. Our goal is to do what is best for the public, not to protect the property values of a small minority of residents.
1	Tearing down one perfectly fine house to build one giant monster house adds no value to the community and that should be discouraged
1	Our neighborhoods are like a jewel box full of architectural delights. It is shortsighted to "destroy the City to save it" by allowing old neighborhoods to be demolished to increase housing supply. I'd rather expand the Urban Growth Boundary. Also: it's insane to allow apartment complexes to be built without parking for the tenants. On-street parking by the tenants degrades neighborhoods. Also, the Max is a first-order example of graft. If moving people to and from jobs and shopping were truly the object, the hundreds of millions of taxpayer money spent on this heavily subsidized project would have been better spent on better, cheaper, and more frequent buses.
1	At the end of the day, people should matter more than the character of specific neighborhoods and buildings. Greater density serves people, and when managed responsibly can be respectful of the character and scale of neighborhoods. But at the end of the day more affordability, density, and amenities are valid trade for losing some "character" of older neighborhoods.
1	The house on NW 25th and Raleigh that is significantly larger, ignoring setback zoning, and is now even taller than previous is going to impact our neighborhood significantly. What's the point of having regulations if we ignore them?
1	People come to Portland because of its beauty, character, and resources. We need to preserve what makes Portland great. If a few developers lose a few short-term dollars in the process, it is worth it if all of us gain/maintain a thriving, healthy, happy city. The developers will still make plenty of money even if they have to follow rules.
1	Developers seem to be much less restricted or regulated than existing residents when it comes to property modifications and building. Everyone should be required to follow the same rules.
1	ADU's. Allow folks to improve and add, without taxing them out of their homes. Let your tax payers get ahead, without your hand out! They are doing your job of infill and high density by taking on these projects, so reward them. Property tax freeze for 10 years or more for example on the additional development.
1	Stop developers from ruining neighborhoods by tearing down older homes to sub-divide the lot and instead put two poorly built homes on two narrow lots. This practice should stop!

1	The character of Portland neighborhoods is something to preserve and cherish. I don't mind people building contemporary homes in traditional neighborhoods as long as they are sensitive to scale, have a foot print that doesn't overwhelm adjacent homes and a height that is outside the character of the neighborhood. -- All possible.
1	ADUs, two or more homes on a single sub-divided lot, dormitory housing, etc. adds more of a burden on the water & sewer systems, local electrical grid and street parking. Even on a legal R5 lot kids are often forced to use the street for playing catch or basketball. Doubling or tripling the street parking needs is detrimental to the livability of our neighborhoods. The result is robbing homeowners of the very reason we chose to live here and the value of our investment.
1	This survey really undersold the environmental benefits of infill -- and Portlanders seem to care a lot about stopping the climate crisis.
1	yes. its imperative that the city starts enforcing speeding laws. with the utter lack of any enforcement what so ever, the offending behavior becomes more reckless.
1	Please help make the intersection of Powell/SE Foster/50th Ave more appealing and pedestrian friendly. That area could house a lot of people (lots of decrepit old vacant buildings,etc.) and be an awesome neighborhood center especially with the BRT coming in but currently it's really ugly and trafficky.
1	City really needs to get a handle on this issue. When we did a remodel the city inspector got extremely anal about the possibility of a vent having asbestos. (It didn't.) Stopped Neil Kelly from working for 3 days. Ridiculous that this happens for private owners but developers can tear down houses with impunity while no inspection is done for hazardous materials. Unfair that rules apply to one and not other. Same with removing trees.
1	Encourage builders with incentives to remodeled existing homes that are in good shape instead of allowing them to "keep one wall" and build a bigger completely new house. An excellent example of this on SE grant btwn 35th and 37th, middle of the block, south side.
1	I have lived in my house build in 1889 for 40 years. I hope to stay but may well be priced out as my income is low and taxes and water bills are escalating. I appreciate the Portland amenities of libraries, parks, bike/walking paths and greenways.
1	The transportation grid in Portland is 30 years out of date. Cars are and always will be the primary mode of transit and investment dollars need to reflect this. Capacity restriction in places like I5 in the rose quarter cost business a fortune and erode quality of life.
1	I swallowed the Kool-aid on density, but rows of houses so close to each other that nothing can grow in between and there is no place to play or visit - that is NOT okay. Big houses looming over other houses is aggressive and hurtful - that is not okay. The City should establish minimum open space standards and allow designers to figure out how to get housing to fit within the boundaries.
1	Keep the character of existing neighborhoods! Quit giving in to developers! All the city wants is money, money, money!!!! You all have your heads up you butts!
1	I understand this is difficult, gentrification has many aspects which develop over time. However, Portland is not taking care of its long time residents. They are being pushed to the fringes and a loss of community is causing a lack of culture and familia neighborhoods.
1	I hope you are really responding to the community and searching for co-created solutions vs having your strategy baked and just offering this survey to make us feel better.
1	I'd really like Developers to be held accountable for sidewalks and paving of city streets. I live on SW Carson which is almost impassable with Hugely pitted pot holes. There have been five new homes built in past three years with two more currently being built on 46th Ave. In this neighborhood there is no storm water drainage system and these

	newer home basements are being flooded. No consideration for these pressing issues have been addressed or actively being solved. The City needs to take action!!!!!! I find the City's inaction to be irresponsible and shameful.
1	Cully Neighborhood east of Cully Blvd and West of 82nd Ave should be overlaid with R2 rather than the current R5 overlay to allow greater flexibility in development of smaller units.
1	Cannot stop development to preserve "character" without sacrificing farms and open space. Stopping infill results in sprawl.
1	As density increases, look for more ways for walkable spaces that have libraries, groceries, and green spaces away from cars.
1	Most residential land in Portland disallows multi-family housing. This has to change if we are to accommodate the hundreds of thousands of people who will be moving to the Portland area over the next few decades. Skinny houses are not fixing the problem; they're just pissing people off and making increased density a harder sell. We need to figure out how to make existing structures capable of holding more people. Internal division is the way to go on this, or would be if the zoning code allowed it. We should be offering bonuses to any homeowner or developer willing to convert an existing property into multiple units.
1	I think it is unfortunate that the majority of housing options in Portland are either a large, multi-family building or a single family detached home. It would be great to allow for mid-density housing to take place. This can easily be done along with preserving the beauty and scale of our neighborhoods by encouraging ADU's, duplexes, etc.
1	less space for roofs, more space for living things that occur on lawns/yards. build in character. Put many gigantic high volume condos in a few areas- Pearl, waterfront, etc, where they already are. leave the neighborhoods as lovely as they are now. we need space, even in our yards, even between our homes. No lot splitting.
1	Reducing the amount of tear downs can be best accomplished by writing code (zoning & building) that encourages remodeling.
1	Portland is remarkable for its older homes and valuable trees, shrubs and land that are available for people to reinvigorate their life.
1	With creativity and a vision to protect history we can maintain the character of this city and be a model for other cities by minimizing the destruction of quality single family dwelling.
1	Density is needed for better public transportation. Parking lots are a waste of space, especially surface parking lots. Portland really isn't that dense. New housing should not have to have parking space. In fact parking space downtown should be reduced and more expensive. That is the only way to reduce traffic and congestion coming into town as it will force car pooling and use of public transportation.
1	There should be an examination of underutilized land that is outside the oldest part of the city and efforts made to incentivize development in those areas - thereby taking development pressure off of the already dense close-in neighborhoods.
1	The City of Portland is going through a revision of their zoning for some areas of mixed commercial use. Sellwood/Moreland have wonderful older homes that are currently in the mixed use zoning that could be used as businesses but are hindered by needing to live in the home as well as conduct business in the home. I believe the older homes in the mixed commercial zone should be given a caveat that they do not need to meet the required 1 sq ft residential to 1 sq ft business or in the new plan 1 sq ft to 2.5 sq ft. The older homes should be allowed to conduct business without also using it has a residence. I believe the city has already moved beyond what the city is purposing for the mixed used commercial zoning.
1	Division is a nightmare. Parking you car on such a narrow street doesn't mean drivers reduce speed, it means you come out of a store and find your mirror has been knocked off and scratches the length of your car. Buildings need

	more options for rents with a mix of low or no income-- with HUD subsidies. Old folks aren't into drugs and trouble that come with many section 8 housing.
1	In contemplating retirement, we would love to continue to live in our current home, but the cost makes this impossible. We would love to be able subdivide our 12,000 square foot hillside lot and build a small home so that we could stay in our neighborhood, but the R7 zoning makes this a non-starter. We could build the same small home as an ADU and move into it, becoming landlords by renting out our current home. So it seems that the city is promoting investment in infill income properties over infill with smaller homes offering the possibility of ownership.
1	I am irritated by the disconnect the city planners seem to have regarding established neighborhoods. The newer homes that are replacing beautiful homes are unsightly and do not fit within the neighborhood.
1	Wish there were a way to encourage home-owners to make improvements instead of developers... e.g. To make it more financially attractive for a single family owner to develop/improve a property and stay there instead of selling to profit- seeking, neighborhood destroying developers/flippers
1	Our architecture and our trees, our lush northwest greenery--this is our history as a City. This is our charm and our identity that was built by the many generations that have lived here. The current model of development is removing not only the beautiful old architecture and trees, but also the homes that are affordable, and thereby removing along with them the renters that have been living in them and who can no longer afford to stay in Portland. In this displacement and dispersal, there is a disproportionate impact on people of color. Portland becomes a city even less diverse than before. If the current trends continue, Portland will lose its character and its history, as it flings aside the people who are current residents. It will do so in many, many places (as it already has). We are becoming a standardized graham cracker box city of hastily constructed apartments and new houses that look like dental offices and cost a fortune anyway. This is happening not only along the corridors but deep into the neighborhoods as well. We have seen homes put up for sale after their owners have painstakingly remodeled them with gleaming hardwood floors, updated their kitchens with granite counter tops, only to be sold to a developer who has torn them to shreds with the big claw. One of the biggest myths circulated by the development boosters is that these developers are doing us all a Great Big Favor, taking out only "poorly maintained or dilapidated homes." NO. Take another look at what is actually coming out. Some of the homes can be labeled as "run down" on paper, but in reality, if you take a look at the actual houses, you'll see that most of them are just old homes that are like nearly all old homes--that is, they need regular replacement of portions of siding, they need regular caulking, and so on. Most of the homes that I have observed being shredded (with lead and asbestos flying into the air, visibly) have been THAT kind of home, like my home, like my neighbors' homes. They are perfectly sound. Some, of course, are not. No one is arguing for those to not be removed as necessary. But to paint with broad brush strokes a picture of developers as our saviors, removing blight, is just wrong. It is manipulative. And the statement that more density creates more access to "amenities" for all--I don't think that is what we're seeing at all. When people are priced out, the people enjoying the amenities that supposedly come with density (is this the assumption??), will be enjoyed by newcomers, not those of us answering this questionnaire. This is not "good development." This is development that is serving hit and run developers and speculators. We can do better.
1	It's important that new multi-family units provide parking. Many neighborhoods are losing on street parking because of lack of parking units
1	Concerned about parking issues with condos built w/o parking. Parking issues may lead corporations to move outside the city.
1	I think the city could try and listen to more voices besides developers and those in a position to profit from increased building of poorer quality homes/apartments
1	I am worried about the way that Portland is being developed now. Is current development driven by the housing boom and the ability of developers to make big bucks or long-range, smart thinking about the quality of life in our city?

1	I have been appalled at the behavior of the Bureau of Planning and Sustainability as they seem to solicit public input then completely ignore it, and certainly don't seem to brief their commission on the issues they are considering.
1	It is really important to consider size and scale of existing homes when planning new construction. Blocking out an existing home's light should not be allowed.
1	I think more incentives should be given to restore Portlands old homes rather than demolish them. Also, skinny houses are ruining the look of Portlands neighborhoods!!!
1	Yes. The City has ruined Division. Parking is horrendous. The traffic is horrendous, and will now be worse. First the City forgot that Clinton was a major bike route; the City, seemingly gleefully, created a really bad traffic flow on Division, especially at 7-Corners, then put in bio-swales to cut parking down EVEN MORE (thanks for all the apartments with no parking) and major backups are caused by people trying to parallel park as they are desperate to find a place to park after driving around for long minutes (we have had our driveway blocked more than once, and will see 2-3 handicap ramps blocked at street corners in a 5-6 block walk). So, with traffic moving slowly and more slowly on Division, cars moved over to commute on Clinton (duh) so they could actually get somewhere, which put bicycles and people at risk (what did you THINK would happen?). Now, with the diverters on Clinton, more people will drive up Division (or Woodward - thanks!), will wait through 4-5 stoplights at 20th and Division instead of the usual 2-3 to get past, and it will take not only cars, but buses a heck of a long time to actually progress. And with more infill, more cars (no matter what the people in the City think, people will not give up cars), there will be more traffic and more parking issues, and more bicycles and walkers will be in danger as people get more and more frustrated. You tear down one house (not a Green thing to do) and put up two or three and create even more parking/traffic issues. I have lived just off Clinton for over 30 years and it is not the nice place to live that it used to be. I am not opposed to apartments - but with parking. I am not opposed to bio-swales - but Division is narrow. Hawthorne gets more traffic and is wider - why no bio-swales there? I am not opposed to new homes, but ones that fit the neighborhood character. Waverly Commons is horrible. Those giant monster houses simply do not fit the older homes around them and are a blight. Smaller ones, even if more of them, would have been more appropriate. And prices? You expect more affordable housing and let the developers put giant houses in? Or three giant houses on what used to be one or two house parcels with no yard and looming over the street, and costing in the \$700,000+ range? Yeah, real affordable. Lots of money in the developer's pockets and more people forced out to Gresham as they cannot afford those monsters. Bigger is not always better. It is too late for Division/Clinton. It is fast losing its close in, family livable, affordable character. But maybe someone will do something before another neighborhood (watch out, Woodstock!) goes the same way. A lot of Division is now simply claustrophobic, with, I am afraid, more to come. And some of the apartments seem to be inexpensively built (have heard several inhabitants complain about noisy apartments and smells coming up from the restaurants below. You want affordable? Get some people doing fixer-uppers instead of tear down and put in expensive new houses. Hey, it's not our fault people want to move back into inner-City neighborhoods from the burbs - so at least leave us the neighborhood character. And don't tear the old homes down! Repair them! Way more green.
1	Lots of the new apartment buildings are unattractive and cheaply made. Also: get over the fantasy that everyone is on a bike and make sure there is adequate on-site parking.
1	I have no issues with most of the infill I'm seeing in my neighborhood. It's usually homes that were in poor shape and didn't have any special architectural features. Replacement of those homes is important to keep the neighborhood functional and in good condition. It creates variety and offers homes for people who want new construction, and would otherwise end up in the suburbs.
1	Community engagement meetings should be held in a circle so the City starts to realize that housing is part of a bigger system. For example, I have been to so many meetings where folks say they need help paying their taxes. This is the first step to foreclosure, being ripped off by a dishonest developer, homelessness, etc.

1	Cycling of housing is a natural economic phenomenon. Attempting to micro-manage it will represent an excess of social engineering. Maintain the general use of neighborhoods by zoning, watch for size or styles that are grossly excessive, and leave it alone!
1	Please help preserve existing homes and values; allowing giant houses to be built adjacent to smaller ones impacts visibility, sale value, and neighborhood aesthetics. Please help maintain affordable housing for residents vs. having so many homes sold to out-of-state investors.
1	We need to have more density along corridors, especially in the Inner Neighborhoods, where people are more likely to walk, bike and take transit because of the proximity to Downtown and Central Eastside jobs. Along corridors, the zoning should be CM-2, or a newly created R zone that is denser than R-1, and allows for any number of units as long as building meets the envelope of 45' height, 11' setback from R-2.5 or R-5, and no front or side setbacks. For a block back behind the corridors, zoning should be R-1 at least, then step down to R2.5, with the missing middle types allowed in R2.5 and R-5.
1	We jumped through all the hoops to get our garage to ADU project approved by the city but we're having second thoughts because of the possibility of sharply increased taxes levied by the county. Meanwhile developers are gobbling up underutilized lots to create massive, expensive single family homes. "The size of the average single-family house in 1950 was only 983 square feet (91 sq m), but it almost tripled to over 2,679 square feet (249 sq m) by 2013, according to the National Association of Home Builders. Yet, average household occupancy has declined about one-third from 3.7 to only 2.5 per residence. The American Enterprise Institute found that the square footage of living space per person in the median-size new home has almost doubled since 1973 from 552 to 1,055 square feet (51 to 98 sq m)."
1	Please stop the giant apartment buildings with no parking. It is unrealistic to think everyone will ride their bike/walk in the rain. Most everyone has a car. See comments about Tacoma park and ride, same applies, no parking for commuters
1	It seems to me Portland is experiencing a real housing problem. I think requiring smaller affordable housing would be a great leap in the directions of healing this problem.
1	We need inclusionary zoning to reduce the ghettoization of Portland. Affordable and low income housing needs to be built equally in all neighborhoods--including the Pearl and the South Waterfront and similar primarily rich, white, privileged communities.
1	I personally dislike flag lots. I don't want another house in my front or backyard, compromising privacy.
1	Slow down all this rampant development. Already from what has been built in the last couple of years, the traffic is denser, the amount of people on the street is denser, developers who don't even live in the city are making money on our backs and broadcasting around the country the there's money to be made in Portland. I moved here back in 1991 from a big east coast city because I liked the size and cultural aspects that Portland offered in a smaller sized city. But now all that is being taken away.
1	I'm concerned the way this survey was developed that it will create a high likelihood of individuals requesting that the City adopt policies that would be counter to our growth and 2035 comp plans.
1	Stop New construction built on the property line. All these buildings built on the property will cause people to build theirs first next to the property line knowing if they get there first, no one will be allowed to build within 6 feet on them.
1	Yes: this city is going to the highest bidder, and quickly. I'm a landlord who advocates for rent control and for more small houses that are affordable to small households.
1	Yes. More regulation on Air B&B! They have banned in in Santa Barbara. Perhaps higher property tax rate on those who do not occupy the dwelling for a majority of the year or are out of state owners.

1	More of the same: small-ish houses that don't block the sun from residents' yards. Garden space. Big comfortable house that are not painted Orange (unless they're in an orange neighborhood.) Play space, Gardens, mandatory Roses.
1	I dislike the infill development in South Burlingame. The new houses are on small lots, tower over existing homes and are priced much higher than surrounding homes. Traffic in the neighborhood has increased.
1	Why not use residents of existing neighborhoods to come up with zoning standards for their neighborhoods for building new homes and or additions? Why not force the builders or designers to have standards to adhere to? I drive by so many neighborhoods whose character is ruined by the addition of new structures that in no way fit. In achieving a greater housing stock, is it necessary to sacrifice the aesthetics? We, the people of these neighborhoods, have to wake up every day and look at these abominations. I'd rather see Tiny Homes go onto small lots than the ultra-tall skinny houses that try so desperately to end up with a standard square foot home by building to the edges of the half lot and building a looming structure.
1	I think infilling has ruined the character of the neighborhood in which I love. The houses are too close together, there isn't space to go outside without your neighbors hearing or seeing everything you do. If a house ever caught fire it would spread to others as the setbacks are so close.
1	Please do not allow the new comp plan allow apt. building in the city to go beyond 3 floors (1st floor business, 2 & 3 for residence with parking on-site)
1	You folks have a very small window of opportunity here to devise some intelligent rules which are fair enough to new development w/o allowing new construction to forever alter (negatively) the face of this city. Increased tax base is nice, but not at the cost of overstressing an already mediocre public works infrastructure and turning established neighborhoods into patchwork quilts. For all of the accolades your department bestows upon itself, it is shocking that your reaction has been so slow here. You can do better. Several members of the Commission seem quite knowledgeable on this stuff. The majority of you? Prove it, please.
1	I think it would be great if we could borrow ideas from food cart pods (and Caravan Tiny House Hotel) to create pocket tiny house communities on underutilized or undevelopable (is that a word?) properties.
1	Historic NE Portland has been targeted by developers for the past 5-10 years and the city of Portland has allowed our historic buildings, houses and neighborhoods to be demolished. Stricter building codes need to be enacted.
1	More families means more children in the public schools, so all building of homes needs to proceed in tandem with updating school buildings and school excellence to serve the children and youth who are coming to Portland.
1	drop the 2 car parking requirements. roads are for moving people, not just private cars. no one has a right to an open spot in front of their house.
1	It's sad how so many zero-lot line homes have been built in older neighborhoods transforming the vintage look into a Houston-wannabe look.
1	It SHOULD NOT BE DEVELOPERS who determine the look and composition of our neighborhoods! They are profit-driven, and do NOT have the concerns of our neighborhoods at heart! It seems like too many times our neighborhoods are at the mercy of developers (ESPECIALLY Everett Homes) who come in and tear out large trees, and absolutely maximize square footage to the major detriment of neighbors --putting 3-story monstrosities next to one-story ranches, over and over.
1	Stop allowing the en masse of micro apartments with limited car parking. The price per sqft is crazy and the streets are becoming narrow alley way like hazards with parked cars everywhere.
1	Demolition of very livable homes to build suburban style oversized, overpriced houses and neglecting affordability has gone unchecked. The City's goals do not reflect reality and need to be immediately and seriously reconsidered.

1	Please don't keep ignoring the Parkrose area we have so much potential to become such a great hub especially if the gateway green comes about. We will be a destination area. Please consider investing in our schools and neighborhood. Our homes are small and you could easily incorporate more small homes while matching the style of the existing homes!
1	Portland makes it far too difficult to build. If we don't build many thousands more units of housing in close-in neighborhoods, we're creating an economic wall that will keep less-affluent people out of the central city. I am really skeptical of the "neighborhood character" argument - cities change, and not every new thing needs to resemble what's next to it! Limit the ability of people more than a block or two away to comment on or affect a project!
1	the people living in Sellwood do not share your vision, and resent your ruining the quality of life in our neighborhoods.
1	We feel that our neighborhood (Sunnyside) is being exploited by developers with the aid of the city. For example, allowing a 4 or 5 storey apartment building to back up onto an existing single family home is unconscionable.
1	Portland is experiencing a housing affordability crisis because planning policies have allowed the market to implement development without the balance of public policy that could protect consumers from onerous practices. In this update to the Comp. Plan, I'd like to see some policies that will address historic populations and prevent gentrification as housing and commercial development fills in the urban growth boundary with denser, more community-centric amenities and economic opportunities for people of color and people living in poverty so that the City has a place for them and they do not become further marginalized by policies that don't preserve and protect their best interests and don't just make developers more wealthy.
1	I don't think developers should get exceptions to the rules in place to squeeze gigantic homes into smaller lots. New homes in my neighborhood are high end, What happened to affordable housing for the average family,
1	If a landlord raises the rent 20% or more they should be required to make sure the property and dwelling are updated, safe and to code. Or face very stiff penalties.
1	Density for density's sake is problematic. You can't just cram more people in without addressing related problems more holistically. Portland doesn't have a great track record here.
1	Infill should not be forced on a neighborhood. out of state investors should not be allowed to own more than one residential home. for that matter instate investors and corporations should be limited in the number of homes they can own. Home should be treated less as a commodity in general which could help lower prices and create more opportunity for everyone to own a home. hug a native.
1	Really sorry to see the new parking requirements for multifamily housing--would have preferred to see the 0/unit parking minimum remain. No pain, no gain, as they say...
1	Parking is a critical aspect of new development - some degree of requirement for creating parking for new buildings should be implemented.
1	It's important that something happen and that it not be a one size fits all because each section of the city has unique characteristics and there is no one solution that will positively impact everyone.
1	I feel really concerned about the issue I just raised in the previous question -- the City (or planning department) needs to take a much stronger stand than it has on this demoliton of Portland's wonderful home to be replaced by some McMansion.
1	Current codes are poorly enforced. Use of a single family home as 6 "housemate" units across from me causes parking problems. A single family home used as a "church" has also filled up with single men, each with a car. Spill-over impacts of unenforced code violations are negatively impacting my neighborhood.
1	Please Stop Demolishing Portland for people who want a \$1,000,000 condo, or a \$2000 apartment, and build some affordable housing for low income families and seniors.

1	I love Portland and I am deeply concerned about the rate of change in SE Portland. Development is happening too quickly and there appears to be no vision or strategy. I don't want to sacrifice livability for growth, and that is what is happening. The traffic is horrid. And the crowding on the busses during commuting hours is also horrid. This has made me start to hate this city each morning on my way to work.
1	Developers, mostly from out of town, are harassing residents to sell their property so that it can be demolished and the developer can make fortunes, while decreasing the livability and charm of the city. 375 units plus lots or retail space has just been added out side my windows at N Williams and N Skidmore, but nothing other than a sub standard commercial building was destroyed. That is completely acceptable, while a perfectly good, restorable 1903 single family home, also outside my windows, was torn down to put two very likely to be ugly infill houses. That was a failure. Three units could have been added to that lot without removing the 110 year old house. Destruction is what the city is encouraging at the moment. And that is what needs to end city wide.
1	Residential parking permits throughout the City. Require TDM for all residential infill projects over 2 units. ADUs get only 1 street parking space. Require at least 1 on site parking space for every 2 units. More publicity and communication about the Infill project.
1	Portland housing has become entirely unaffordable. Portland's renters have been priced out of the city (I myself am moving to Los Angeles) as owners/landlords have sold their lots to developers. What little diversity Portland maintains is disappearing in favor of infill development.
1	Tear down the old house and there's lead and asbestos and vermin let loose on the neighbors. This is a metaphor. Rip out a house and it spreads a sickly-green miasma on the neighborhood. Don't let the builders block the sidewalk unless necessary. Make developers pick up the tab for future costs in services and infrastructure necessitated by new development. Stop bending over for these people, please. Backbone! Do the right thing for the city.
1	Center new development around existing centers of activity & infrastructure to protect and build on our prior investments â€” schools, transit, parks.
1	All lots should have the same rules regarding cutting trees - developers should not be allowed to clear a lot without going through same process as existing home owners.
1	Residential infill development must occur. However, there seem to be a select few developers who ride roughshod in exploiting this need--typically ignoring even reasonable input from neighbors and in our area--building oversized and overpriced monstrosities that are totally about the \$ associated with mega square footage.
1	Is there any way to limit shoddy construction? New homes should be of good quality, just like the majority of Portland's housing stock.
1	More effort must be made to encourage infill in already vacant areas rather than demolishing homes. The "greenest" building is one that already exists. Renovate, don't demolish. Encourage new building of apartments and renovations of buildings in areas like LLOYD Center district, downtown Portland, and other areas that can accommodate density without changing the entire vibe and livability of a neighborhood.
1	Infill is good. Let's just do it right! Please create a system of responsible development in Portland!
1	This city is being developed in a manner that is not sustainable. Housing sits empty because the pricing is out of reach for many. Favor low income/first time home buyers over rich developers who do not care what happens here so long as they make a quick buck. Stop giving incentives to developers who build housing that destroys the ability of this city to remain affordable.
1	I am a big believer in infill. I think it's the only way a city lives and grows without sprawl. However, I think it's gone a bit crazy. Whole apartment complexes with no parking and out of scale for the neighborhood homes.

1	I live in the Irvington Historical District and find its rules and fees to be draconian and onerous for the average middle-class homeowner. I too dislike the presence of the McMansions on tiny lots, but I think there's a middle ground - allowing families to update and enlarge their homes to make them more livable.
1	Please stop the wanton destruction of our historic home! They are disappearing at an alarming rate and can never be replaced. Our history is being destroyed for the greed and benefit of a few, who most likely do not live in the neighborhoods they are destroying.
1	The current property tax situation is not sustainable for people to continue living in the city limits. We hope to see some revisions in the way property tax is handled in Portland for those who will not see increases in their income that match the prop tax rate. By adding an ADU it should be an additional way to stay in your home, but the way it is currently structured, and taxed - it is a deal killer. We would love to buy a simple fixer, improve it - live simply, affordably and in a vibrant community again - possibly with an ADU for additional income, and later it could be a place for a caregiver in old age. Maybe it could happen in Portland, but we will see what develops from all this. Thanks for asking!
1	Matching the neighborhood height standard is important. I live in Lents and most of the homes are single-story. As more urban renewal efforts take shape, I hope they keep the taller, multi family developments towards the center and smaller infill houses single-story to fit with the neighborhood.
1	I grew up in suburbs in San Francisco Bay Area and appreciate the wonderful old home architecture here in Portland. It would be a terrible shame to lose the character and feel of these neighborhoods built up from 1900-1950's. Adding more space to existing homes should be a priority. Encourage building out basements and attics like Portland did during WWII to accommodate the influx of people.
1	I'm so sad and depressed at what is happening to this city that I've loved for 32 years. There are a handful of people making boatloads of money (most who don't even live here), thereby ruining forever the things that made this city so unusual and wonderful. We no longer deserve all the accolades of being "livable and sustainable." A perfect example of shortsightedness is this survey's timing - this should have happened BEFORE all the construction, traffic, lack of parking, drastic increase in time that it takes to go anywhere/do anything, etc. I'm ashamed of the politicians who have control over how all of these changes have happened.
1	The zoning code and its enforcement through the 70's, 80's and 90's was better defined, simpler, and created better neighborhoods. All the modifications, allowances, complexity has added to the enormous objections that has developed about our planning process and the outcomes. For example examine R5 zoning. It used to be that 5000 sq ft defined the lot size required with a few exceptions. Now it is down to 3500 sq ft - a 30% reduction. That is really a zone change that occurred without any really city-wide public review and probably should have been challenged at LUBA and beyond. Or another example take a typical 200x200 ft city block in a R5 zone; the code slipped in that each corner lot could have two residences on a R5 lot. That means a typical block of 8 lots of 8 homes could have 16 homes. That is a 100% density increase. And this was slipped in the zoning code again without public review. The zoning code has trickled in so many allowances that base zones are almost meaningless. The trickles haven't been minor but major.
1	I do not believe that infill as it is currently allowed in Portland creates affordable housing or a diverse neighborhood and that is a loss. I also believe with the demolition of so many homes this just contributes to negative environmental outcomes with an increasing carbon foot print.
1	The city needs large healthy trees. More needs to be done to force home builders to preserve them.
1	Keep corporate interests far away from our housing. Greed shouldn't be a factor in Portland's growth.
1	Taller, more narrow houses that leave more space between dwellings look way less oppressive when walking down the sidewalk. Also, many of these new houses do not have basements, which would increase square footage without adding a huge visual burden to the landscape.

1	Is it unreasonable to expect some on-sight inspection of rebuild/flip construction projects? I know there are concerns about lead and asbestos in tear-downs. We've had worksites without port-a-potties, with open burning of garbage and debris, and with ZERO concern for safety (chainsaws operated in the dark w/o gloves, hard hats or eye protection).
1	Yes. I fear for my life and my wife's life everyday walking to the bus. Ped safety needs to be addressed especially in SW Portland!
1	Diverse neighborhoods make it a more interesting city, but we need to be thoughtful about that -- include more families and amenities for children.
1	I like Portland's idea of adding a significant tax for tear downs. In my neighborhood (SW Burlingame), this is an issue. They tear down moderately priced homes with expensive behemoth ones that reduces home affordability in our neighborhood, which seems counter to Portland's housing goals.
1	just my disgust with what has been allowed to happen already without any concern for the people living in the neighborhoods
1	That's it. Things cannot stagnate and remain the same. Change needs to be considerate and intentional. To wit: the old First Interstate Tower.
1	Appreciate the process management of this difficult topic; best of luck with crafting rules that help dwelling availability, density, etc. without pissing off too many folks
1	One of the characteristics that I loved about Northeast Portland, was the diversity. Grant high school has on 155 black students now. I also love the old homes. It seems that when homes are demolished , track looking homes are put up or real modern looking home that stick out like a sore thumb. Also, two homes are being erected on lot that had only one home. And do not get me started in the apartment buildings. So we have all these extra people and the streets remain the same.
1	Portland and multnomah county have long neglected the Brentwood Darlington neighborhood. This needs to change and a least see some of the basic services that other neighborhoods seem to receive on a regular basis.
1	density needs to be shared by all. Irvington and Laurelhurst (and other areas like them) will have to be part of the solution. it doesn't have to mean 5+1 developments in those neighborhoods. could, and should, be similar scale development but allow for multifamily housing (ie duplexes).
1	Feel that builders are getting priority over homeowners. Think there is probably payoff or kickbacks going on.
1	I feel like I got one of the last affordable homes in my neighborhood (\$350k). All of the infill around me is going for around 600+. Markets dictate price, but I hope my neighborhood stays diverse in light of this.
1	Keep in mind we won't always have a housing shortage. What will the area look like 30 years from now? Will it be visually appealing? Builders will benefit greatly from construction, but we have to live with what they build. I vote against houses looking all the same (even if they are mirror images of each other).
1	Parking is a real issue. Why the City of Portland has chosen to dictate how we live is beyond me.
1	It is important to maintain the integrity of established neighborhoods! Tearing down of older homes to build something not in keeping with that neighborhood is not what we should be allowing?
1	NO MORE "DEVELOPERS" and NO MORE BIKE PATHS/LANES. Enoygh is enough!!!!!! Leave Portland alone and let the real Portlanders have our city back. Stop clearing green spaces so that the city can get more tax dollars and learn how to stick to a budget. Nothing good has come out of Portland being "the place to be" in fact this town is DYING under the load of all the folks who want to come and make a buck off "the Portland scene". It's disgusting and if the city did half as much for its life Ling residents and it does for all the transplant residents we wouldn't have to worry about this stuff. The CITY is responsible for this travesty and it needs to STOP.

1	Parking in Sellwood is horrible and the streets are becoming more dangerous for drivers and pedestrians.
1	Stop ruining close in neighborhoods. Just try living in one now and see the difference in 15 years
1	Vancouver, WA needs to develop some jobs in Vancouver, WA and Portland's Chamber of Commerce needs to concentrate on problems Portland faces today. Build and they will come.
1	Father and Son Remers have gotten too big for their britches. Let's stop them before they ruin more of the city that is loved by the people that have been here for a long time.
1	We have an affordable housing crisis in Portland and must use every available means to respond. Established neighborhoods must not be treated as privileged enclaves and must do their fair share.
1	Attempt to address inclusionary housing restrictions at the state level. Provide a program that allows owners with ADUs to participate in providing affordable housing, potential incentives such as property tax reductions.
1	Thank you for this survey. I have attended meetings in my neighborhood regarding this issue and appreciate hearing from various parties' perspectives. I know it's hard to get people to attend these meetings, but I hope this will continue so it's easy to stay updated on the laws as they change.
1	Quit building apartments/condos with no parking. You can't even drive down streets anymore. No parking anywhere.
1	My inner SE neighborhood is becoming unaffordable and I am afraid I will not be able to stay in Portland proper. There is no rent control or control over rent increases. My rent has increased with no added improvements to the rental house.
1	adopt design standards for new multi-family residential projects in SE and NE. Large infill projects that are poorly designed ruin neighborhood cohesive and character. Projects being designed by LRS and Myhre Group in particular are AWFUL. It's not a question of modern vs. traditional. - In most cases the modern projects work better than the attempts to make a project "feel" more traditional. Scale is also factor in determining how well a multi-family project fits within a neighborhood. 4 story buildings looming over 1 1/2 story bungalows on adjacent lots is a problem. These buildings are destroying property values and livability of adjacent homes.
1	Yes-- !! The way in which older homes are being demolished is criminal! There is no oversight with respect to re-suing materials, saving the environment from potential hazards, and no respect for the neighbors. Sidewalks are torn up for months, outhouses sit on the street and are subject to vandals, designs are incongruous with the existing charming aspects of many neighborhoods. Should I go on? The Portland residential infill development program is a joke. We have no confidence in the process.
1	I started trying to be actively involved in this process when I first moved here 5 yrs ago and got very quickly discouraged/disenchanted and could see the damage that was fast being done to the charming neighborhoods by the huge houses going up left and right without any real design review. Especially discouraging was the unwillingness to put a moratorium on building until the new plan was in place. It's really kind a too late! Privacy, solar access, sense of encroachment, developers like Renaissance raking in the profits, treating neighbors poorly (like working with realtors who convince older residents to take easy quick \$, lower than the market would bear, to tear their little houses down so they don't have to clean before they leave or fix it up for potential buyers) and the list of slimy tactics go on... thought Portland did things more carefully, more ethically. Alas, I soon learned otherwise. I really tried to be involved, respectfully inviting developers into my home, working with neighborhood groups, testifying at hearings...not any more. Don't even read/wade thru the plan updates anymore. It will be was it will be. I'm not impressed with the time and money that has gone into this drawn out process - have become very cynical about strategic planning in general.
1	I think it's easy to dismiss concerns about residential infill as NIMBYism or emotionalism, but we are at a crucial intersection in time, and there's a lot riding on the right decisions. Even filling out the survey, it's hard not to feel like priorities are at odds: how do we increase density and access, while preserving the growth boundary and preserve

	<p>our architectural history, all the maintaining affordability? I'm glad that this is your job, because you're a lot smarter at this than me, so perhaps the answers aren't so elusive. All I can offer is that while we were for so long looked upon by other cities for urban planning inspiration, let us look elsewhere, even if it's for cautionary examples. Look at Seattle and San Francisco. Look at Los Angeles. I would also say, let's be serious about demolitions and what truly is an epidemic of sorts. Density for density sake is not the answer. We have to consider what composes the fabric of a neighborhood and a city. When has anyone regretted preserving a building? Not nearly as often (if ever) compared to the regrets we feel towards the decisions of less fore-thinking generations that swapped city heritage for parking space. Will we feel the same way in ten, fifty, or 100 years when people look at photographs of Portland before all the old Victorians and Craftsmen and Mid-Century homes were lost in the great boom of the 2010s? I think we (you! the city!) can be leaders and legacy-makers, which is why I took the time to fill this out.</p>
1	<p>Increase local taxes on investment properties and non-owner occupied properties. Make it easier to convert multi-family to condo so that there are more opportunities for home ownership. Put a penalty tax on houses/units that are left vacant so it isn't economically feasible to let property sit vacant. Have the city purchase vacant land throughout the city to build small houses or rent out land for small homes for the homeless. Change zoning wherever possible to allow for small grocery stores to exist within walking distance in every neighborhood.</p>
1	<p>We really need to protect our tree canopy. As a home owner I cannot cut down large trees or plant without permits. The city prides itself on our canopy and homes are actually worth more because of it.</p>
1	<p>Yes, while the cost of living keeps increasing, developers in this city are left largely unchecked in terms of rent. We need a rent stabilization program and an 80/20 housing program that reserves 20% of new apartments for people making lower incomes, and with more people in the city we need more street lights and cross walk signals.</p>
1	<p>The city should protect our neighborhood streets from cut-throughs by drivers avoiding traffic slowdowns on our main arteries. It's become a problem on either side of Division, Powell, and Hawthorne. And of course, it's the most aggressive drivers who are now detouring through residential blocks.</p>
1	<p>Big box condos everywhere are going to be the death of this city. It's losing its unique and special flavor fast. Value all the artists that made Portland what it is today. Make sure that there is a value in having affordable housing close in.</p>
1	<p>Quit allowing the destruction of established trees. Quit promoting/allowing disconnection of gutter downspouts that are causing damage to neighbors property! Our neighbor who lives a few feet from our home, and above our property is sending thousands of gallons of rain water into our property!!!!</p>
1	<p>Cease and desist. I remain astounded at some of the buildings that have been permitted as well as the height! (reference the great mistake at the Burnside Bridge). There is no appreciation or respect for the landscape.</p>
1	<p>I have lived on my street 10 years and could no longer afford to buy here. There have been many tear downs and oversight of concerns such as lead paint is inadequate. The houses being built have insufficient parking for the prices paid since those people will doubtless have multiple cars. I don't think we should over regulate appearance of homes but the setbacks currently in place seem insufficient.</p>
1	<p>Portland needs better public transportation. The MAX does not serve enough of the population. The buses need bus only lanes; a BRT system would be amazing (see Bogota Columbia). Ideally, if Portland is to be the big city it is being forced to be, it will need an elevated or underground rapid transportation system. With the population swelling as it is currently, car traffic is only going to increase. As it is currently, more people are getting priced out of the neighborhoods in close proximity to downtown therefore more infill will happen further out into the east (unless major density changes happen and taller buildings are built). It would be best to act soon to accommodate the transportation needs of those that will only be able to afford homes east of 205 (further south and north in Vancouver) but will undoubtedly work downtown.</p>

1	It's really sad that so many Portland residents are increasingly without outdoor space (backyards, parks, etc) people's, especially children's, social/emotional development and wellbeing is negatively impacted when there are not safe outdoor spaces to play and rejuvenate. What's going to happen to all the folks living indoors all the time?
1	My number one pet peeve is the new apartments without parking. P-town for me means "parking lot city". It is so painful to see what city council had done. Actually to me it is criminal what has been done. Some days, driving around, I feel you don't really understand the damage you have inflicted on the neighborhoods and the businesses in them. I no longer patronize business I used to go to because of the parking situations your poor planning has caused. Fix it please!!
1	Destroying well made historic homes that many lower income families would be happy to purchase in favor of insanely expensive enormous environmentally costly new homes is a terrible strategy and is ruining our neighborhoods.
1	Stop giant condos. Stop allowing small condos on single Family size lots. Make condos have off street parking
1	The demolition of newly renovated homes is a disgrace and is adding to further gentrify neighborhoods. DO NOT allow any home that is in great shape to be demolished, especially when I see many empty lots that could be built on.
1	While design reviews can add a lot to the cost of construction, there needs to be some regulation as to what can be constructed. I think neighbors would object less to new construction if the new stuff didn't look so horrid and seem so devoid of humanity. Plopping a residential unit that looks like a dental clinic in the middle of a street of bungalows is stupid. Why can't developers create buildings that people like?
1	the developer building a house next to me is a dick. he listed himself as the owner/contractor of record on the permit app. how the fuck can someone be building multiple houses a year for themselves? i contacted BDS about this and was told to report my concerns to OCCB
1	Parking, parking, parking. I know its nice to assume that if you build a bunch of apartments people will be just bike riders or tri met users but that is rarely the case and it ruins the neighborhood for the rest of us who need our cars and have no driveway.
1	Many concerns expressed by residents of established neighborhoods are overstated or uninformed. More education about housing issues and what the City can realistically do to address them is needed. Design review for large mixed use or multi-family developments on collectors or arterials is needed to ensure that poorly designed buildings do not have a major impact on the character of a street or neighborhood. I'm fine with density, just not really ugly density.
1	People should be incentivized through a tax structure that rewards certain behaviors. For example, maintaining setbacks or a certain ratio of building footprint to lot size, or overall square footage or earthquake-resiliency, etc. These could be graduated as well (eg. higher footprint ratio costs more, etc.), so that builders and homeowners could make design decisions based on an overall tax "budget" for the property, that might include specific categories as I just mentioned. You would then hopefully get well-designed, energy efficient homes that aren't too giant and would survive earthquakes. And those that choose to ignore those incentives would pay significantly higher property taxes. Demolition is not always bad, and it is a necessary step towards more efficient, safer, and more valuable neighborhoods. Imposing a large and across-the-board tax (or other financial requirement) on all demolitions affects middle income individuals more than affluent (and often out-of-state) individuals looking to move here, and does not protect the aesthetic of our neighborhoods, since those with means can afford the tax and then build whatever they want.
1	when an area has a large number of derelict buildings, the city might consider using a non-profit broker to assemble a larger parcel so that grey water systems, solar panels and gardening are feasible. The importance of micro grids near schools, community/senior centers or other places suitable for emergency shelter of large numbers of

	displaced persons {Cascadia; oil trains} or in case of national grid hacking should be VERY high on your list of things to anticipate.
1	I'm a life long Portland resident and encourage high density corridors on busier streets, but am disappointed to see so many huge, unaffordable lot-maximizing houses going onto lots where more appropriately-sized (and also more affordable) homes could be built. If property values increase too much, we may lose entire neighborhoods. I lived briefly in Arlington, VA where this has happened - entire neighborhoods of older homes have been demolished and replaced by huge 3000+ square foot faux-craftsman homes, simply due to the profit that can be made on those houses (and, obviously, the existence of consumers who want them). It would be very sad to see policies in place (or lack of policies) that allow this to happen in Portland. Our old neighborhoods are beautiful and worth preserving. Small infill is better than demolition and replacement with huge homes. But we should still require thoughtful restrictions on the in-fill - Portland is already less beautiful and sadder as a lack of such restrictions (see, for example, the depressing infill construction on the north side of NE Fremont at about 30th or so- terrible!).
1	Too many house flippers in our neighborhood! They buy cheap and sell high, and long-time residents then see their property taxes raised on false values.
1	I have participated in a planning bureau meeting where neighbors were present to voice their opinions on the 3936 SE Reedway house when the developer wanted to squeeze 2 skinny houses along side the current house (which has been since torn down)... when I voiced concern of the houses and driveways backing out on Reedway just above 39th, the official word from the safety person was, "we've allowed a lot worse". That response to me was horrifying and planners took that like ok, lets move on. Unacceptable !! I can't believe I am paying these guys pay checks.
1	Why does the City assemble a group of volunteers to advise BPS on how to make the color Green, yet prevents any talk about Blue? It does seem like the City is getting so much money from developers, that it, and BDS/BPS, is only giving lip service to the concerns of the neighborhoods.
1	We are not being forced to increase density due to a crisis. Let's slow it down, observe which development has been a success, which has been a mistake, and make informed decisions going forward.
1	I have am a Portland native and I hate this city so much now because of the rampant homelessness and wasteful city spending that I am going to sell my house and move. Sick to death of this crappy town.
1	Keep the Portland essence alive. Don't destroy what drew people to Portland in the first place by making it a generic ugly housing development!!!!
1	Please do not develop condos and demolish homes and businesses only to benefit people with high incomes.
1	Look hard at the exemptions and loopholes in the code. If a neighborhood is zoned R5, then there really should be no 2,500 square foot lots allowed. Put infill where it makes sense and get rid of those absurd, mean-nothing, 50+-year-old "underlying lot lines."
1	Quit thinking that people won't need cars and parking. That assumption has led to serious congestion and lower quality of living. For example, Division is a mess. Keep residential areas residential; zoning variances lead to erosion of the character of the neighborhood. Make sure there is sufficient and SAFE park/green space. Please don't sacrifice Portland's character. It's starting to look too much like a poor attempt at a cross between Seattle and San Francisco.
1	The questions in this survey actually represent concerns that people have had for years - they are not simply things that have suddenly arisen!
1	I hate these new skinny homes, close together. I hate the new apartment complex's without off street parking!
1	I live in Maplewood. I have seen dozens of beautiful, tall trees cut down to build ugly cracker box houses. How can you let this happen?

1	we all know you'll need a lot of Fed & local subsidies such as TIF & tax abatements through PDC to actually implement affordable housing. Please spank City Council into restoring BHCD & PDC's Housing Dev department as well as their budgets. I'd also recommend short term lodging fees & taxes (if the city ever gets off their duff to collect) go to affordable housing assistance. Best of luck!
1	promote more and greater density on the arterials. Allow greater height in the core areas - including the Pearl, PSU, Lloyd, Central Eastside etc... These areas have always been the urban center and height should be concentrated there regardless of the endless NIMBY blather. Also, allow residential in the OMSI property. It's far enough away from semi-industrial CES
1	We have UGB and Metro to stop sprawling and that means high-density development with walkable access to transit, public services, etc. The city needs to actively silence NIMBY "no demolition" and anti-Urban Renewal (incorrectly referred to as "gentrification") voices, send the Portland Police SERT officers to raid their organizations and arrest their activist and torture/execute them until they all quit. We have THOUSANDS of homeless and even MORE those who cannot afford housing, they are all priced out and leaving town. These activists are being the primary saboteurs through their contradictory and non sequitur arguments disguised in environmentalism (eco-terrorism) and socialism (anti-Americanism). You want to end homelessness? Then you need to demolish single-family houses and build massive skyscraper apartments like in Eastern Europe and China. The mayor needs to exercise some leadership in this. In the post-WWII America, the public sector built houses to absorb the returning GI's and their families, millions of them. If they could do that then you can do it now.
1	I believe this is a complex issue and as someone who supports the urban growth boundary, I know that infill is the price we have to pay. That being said I think that the current codes and building practices are heinous and go against everything that makes Portland a great place to live -- namely: McMansions replace well built, modest scaled homes against the wishes of the citizens. Old trees, and trees of distinction are felled in line the pockets of developers. Houses are demolished as though we have unlimited natural resources to build build build. Economic diversity is eliminated when housing variety is replaced with McMansions. For a city that prides itself on being progressive, forward acting and green...these practices fly in the face of our values.I know that developers claim that the permits and codes are already cumbersome and costly....but since when do the citizens and trees owe them a living?
1	I am not opposed to infill housing and this survey seemed slanted towards opinions that would oppose infill
1	I am dismayed that the concept of "residential infill development" (which I once truly endorsed) has become the go-to free pass for developers and justification for planning staff to permit building projects that are clogging parts of our city and making a mess of wonderful old, historic neighborhoods. I would love to hear from some creative planners with a broader vision for our City - I am not hopeful !
1	I think we need rent control as I hear of so many of my friends being displaced with no where affordable to move long time OREGONAINS. I am on a fixed income social security and it concerns me, but I am blessed to own a house however I still need to maintain it and thinking it could be bulldozed the day I am forced to move saddens me...how much money do I want to spend to keep it in good shape?
1	Frustration. Just so much frustration. Everything is moving too quickly with no care to the environment, the integrity of the neighborhood, structural integrity of the buildings going up.....it's so very difficult to watch my neighborhood of 45 years be turned upside down.
1	I'm deeply saddened by what has come of this city in the past five years in terms of development decision-making or lack thereof. Please make it possible for all types of people to thrive here again. Developers are making millions and millions perpetuating a wall-street owned landlord state. Please, Portland is smarter than this. Portland is better than this. Please bring Portland back to the values and opportunities it had just ten years ago-- a place for the middle class, a city that cared for those who are homeless, who are disenfranchised, a city that afforded a life for all walks

	of people. Sadly, I fear that only shreds of that Portland are here today. Please weave codes and laws that will create a city that is whole, that is for everyone again.
1	I would like to see more discussion around keeping areas of Portland that have deep cultural history, such as North Portland, vibrant and accessible to members of that culture.
1	I think the city of Portland should be promoting growth in the areas that are already transit friendly, walkable, and safely bikable. While at the same time making the other areas more walkable, bikable and transit friendly.
1	If large complexes are being built, should be responsible for designing parking for a majority of residents.
1	Portland seems to be taking on the burden of finding affordable housing and building infill without much collaboration with other Metro cities. More outreach and sharing is needed.
1	I am saddened and alarmed by the infill going on around my house- I know we need more affordable housing in the city but what these contractors are doing does not promote that- they are just trying to make a quick buck- the result is poor quality construction at inflated prices and a disgruntled community that feels powerless. The only people who are winning are people who are only trying to line their own pockets. We need to balance the need for density and affordable housing with maintaining some of Portland's old and established neighborhoods- otherwise the city will lose its charm and distinctive neighborhood feel.
1	The multiple choice questions on this survey were skewed - there should have been other options to write in answers available - the options were basically the Cities preferences - not the citizens.
1	multi-dwelling structures should be required to have a u-shaped center, planted with something (green)
1	To add to my last comment . . . there is a couple blocks in the mid 3000 blocks of Division that allow for multifamily but not commercial space. As a Realtor I am approached by many business owners who would like to live/work in the old bungalows on Division. Some of these homes do not allow commercial and therefore are being torn down and replaced with less appealing buildings.
1	Infill should not be an open door policy to allow every shoddy out of state developer to destroy what makes our city great
1	Increased urban density is already increasing traffic, but I haven't heard anything from our local government about how that is going to be addressed. Also, are there no other cities who have gone through what we're currently going through who we can learn from? Like what has worked and what hasn't worked... Our city used to be known for innovation and green thinking. Now it seems to be known for gentrification and outside investors who are razing houses. Let's get back to setting an example for others.
1	City of Portland staff have done as they please rather than honoring local preferences regarding neighborhood character. One size does not fit all.
1	Perfectly good homes are being torn down to squeeze 2-3 homes in one lot while driving up the rental prices for neighbors. It's happening everywhere at such a fast pace that it's hard for locals to accept.
1	near my daughter's home two old homes were torn down and nothing is being reused. Have some type opportunity to reuse materials from these homes instead of landing directly in landfills
1	I am not sure homeowners understand the impact on property taxes that ADUs will have once they are permitted and built.
1	Portland is growing in population. Investors come and snatch houses, flip them, and sell them so that only rich people can afford them. A civil society must protect those who are low-income from this kind of predation. Everyone deserves a place to live.

1	I would very much like to see a MINIMUM high limit for certain developments in the central-city or EXd Zones. Lloyd and Downtown have the most potential for maximum density. Developers building 5-over-1's in high rise areas should be encouraged to go taller.
1	We have an incredible opportunity here. People are scared of change, and resent/resist it. But think in terms of what this city will be when we've grown so much in the next 20 years. We don't want to be Atlanta or LA (sprawl) And we don't want to be San Francisco either, which refuses to grow up (crazy COL) Also, shouldn't we be encouraging new building when we also know the Big One is going to shake most of these old buildings to pieces, probably in my lifetime, and certainly within my child's lifetime. New buildings, to code or better, will save the neighborhoods, not those old bungalows and post war boxes.
1	My husband and I have lived in Hollywood for over 32 years. When we moved in, it was in fairly rough shape. We are part of the reason it is now a very desirable neighborhood. But the infill is ruining the livability and desirability we created. Traffic is ridiculous, noise levels have risen and there is no kind of elbow room anymore. At this rate, Portland will become Tokyo with people living in stacks, and the sun will never hit the ground. This overcrowding will be the forerunner of creating a ghetto. Crime has already risen noticeably. We can't sit on our front porch and hold a conversation without stopping every few seconds while a car or truck roars by. We can't walk to the mailbox without almost being run over. This is our reward for helping to make our neighborhood better over the years.
1	Portland needs to encourage multi-family unit development, however it must also require affordable housing options from developers when approving development plans, and adequate parking to alleviate street congestion.
1	We need to have the Legislature allow inclusionary housing. Affordable housing should be available throughout the city, in every ZIP code. Not only will this promote economic and racial diversity in our communities, it will follow that our schools will become diverse as well. We should not have to bus poor kids and/or kids of color to get a decent education. If we diversified all our neighborhoods all kids could go to their neighborhood school and get a decent education. All kids deserve to go to an Alameda grade school or to a Lincoln or Wilson High.
1	Would like to see less viable homes being torn down and replaced with enormous homes. Would also like to see fewer trees being removed to accommodate new homes.
1	Stop allowing outside \$\$\$ into the state to buy up properties that they are not planning on living in. Limit the amount of homes, land a person can purchase. How many homes does one person need to own?
1	Don't over-regulate; the markets will do a good job of providing what people want and need if you let the markets do that (within reason of course - size, density and use limits based on very general long-range vision.
1	Yes, as a fourth generation Oregonian whose family has been in the Portland area for a hundred years I feel the city must plan carefully now or soon their will be no turning back. I know we need the housing but right now developers can do pretty much what they want.no more apartments with no parking. I sat at a neighborhood meeting with Vic Remers of abor homes. He was allowed to build apartments on 45th & Fremont with no parking. We were told that the impact would be minor. Of course not. The guy could at least afford a freaking bike rack. No bike racks for anyone including people using the restaraunt. You have to lock up to the trees, brilliant !
1	Not sure if this is just something seen my my point of view, but there is a mass exodus occurring in this city. Anecdotally, everyone is moving. Maybe you just look at numbers, and how many vacancies are being filled, but it seems like they're being filled by new residents as old residents are being pushed out. I'm considering moving because my rent has risen 30% (6 years in one place, so that's actually not so bad) but my salary has decreased in that same time period. I'm tired of just scraping by - what's the point of living in a great place if you can't afford to do anything but lose sleep because you can't stop worrying about what you're going to do when your landlord realizes he could get so much more than what he's currently charging you? This is happening all across Portland.
1	I pay \$15,000 desk fee per year and I can't even park anywhere near my desk. You guys let Division go crazy and those of us whom "made" Division are paying the price... Bioswales, reduced street parking, condos with 5 parking

	spots..... Really bad idea, your fault, our problem. Please learn from this and the historic building demolition travesty, henceforth.
1	Stop caving in to a small minority of affluent, white homeowners and the neighborhood associations they control.
1	There are a lot of crazy people that seem to be anti development and change. They in my opinion are annoying and slowing positive growth. Population growth is inevitable in a great city like Portland and I will be very happy watching the value of my home increase over time!
1	Don't let hysterical "no change" traditionalists stop necessary infill development. Just make it somewhat less intrusive. I find people who want all houses to be the same character and design totally lacking in imagination! Portland has a tradition of diversity in neighborhoods. Even in Irvington, I have always liked that you have a smattering of nice apartments alongside million dollar houses. Separate comment: I work in Lloyd at 800 NE Oregon. There needs to be a serious look at greenspace. Our tiny patch of green near the farmers market is now a dog poop patch for the hundreds of new units that went up across the street. What park are all of them going to use? Them, and the hundreds more coming in when Lloyd cinema gets redeveloped. Separate comment: Are there standards for bird protections with these new buildings? The new Hassalo on 8th development has a lot of glass. Since I work nearby and take walking breaks, I see issues. I have rescued two stunned chickadees so far! Please make developers install bird deflecting treatments to glass.
1	It is terrible that people are being forced to move out of their rental housing by owners who want to create condos by increasing the rent exponentially to drive them out.
1	Require banks/mortgage companies to sell foreclosed properties in 6 months or less. Fine them for letting them sit, rotting away, or selling to other banks continually, without intention to get it back on the market to become an asset to the community at large.
1	JUST STOP COMPLETELY! JUST STOP! The developers and contracors don't care about our lifestyle....obviously, just their bottom line. Don't you get it?
1	Right now, we live in fear. We fear that our neighbor to the south, a beautiful four square of 3000 sq ft will sell to a developer who plans on putting in six skinny houses. Our neighbor to the west is considering selling to a developer. Her current garden would be replaced by two skinny houses, next to two additional skinny houses built two years ago. As such, we are bracing for the potential of ten net new homes as neighbors. Obviously this would destroy the living environment we currently enjoy and significantly reduce our home value. So do we cash out and sell ourselves just as the neighborhood (Mt Scott / Arleta) is getting great? If so, the neighborhood loses two ambitious people in their mid 30s who have greatly improved their home in the 9 years we've lived here. Or do we roll the dice and hope that Portland figures this out before our neighbors sell?
1	We need more speed bumps. There is so much more traffic now that our pets and wildlife are being killed and we often have to jump out of the way. Nevada Ct between 60th and 52nd and 60th between Canby and Vermont. It's horrible.
1	Rent should match the approximate median income of single person dwellings for regular working class individuals, not push them further out of the city
1	Home ownership is a blessing, but it takes everything I have to stay here. I am afraid of having more people in smaller spaces, I think is dangerous! We all need our space!
1	Please permanently waive the \$5,000 fee to build an ADU. There needs to be mailers sent to people in neighborhoods when a planning committee meeting or other similar meeting or building project/zoning change, etc. is planned, so people can attend and/or give their feedback! I feel very upset that virtually overnight, SE Division St. was tremendously built-up, as well as nearly any and every available space in Portland now has new apartment buildings and new condos. AND they are way too expensive! This all happened without any prior notice given, and

	no one gave residents the opportunity to oppose these changes! I am also upset at all of the wasteful McMansions being built! This is the Tiny House era, and we should oppose McMansions in Portland! Thank you sincerely.
1	My greatest concern is forcing people with lower incomes to live farther out, which would also increase their travel times and expenses.
1	Come to the meeting at the Center for Self Enhancement in NE Portland on Thursday, January 7th. Portland City Council is accepting testimony from Portland residents regarding their feelings pertaining to the future Comprehensive Plan which is in the developmental stages. This is the final meeting for public comment. Please come: 6:00-9:00 at 3920 N. Kirby Ave. NE Portland
1	Replacing an older home with a larger, modern home doesn't increase density, or at least not by much. The city should give bonuses or rewards to owners for reconstruction or renovations that keep neighborhood architectural integrity and increase density at the same time.
1	New, very high density [low income/ subsidized income] housing can adversely affect neighborhood feel and property values.
1	Stop creating more parking problems. Nice if everyone rode bikes but most people with bikes also have cars and leave them in street parking.
1	I think it is important that new architecture refers back to old forms. I miss the folks I have known for years and had to leave due to cost.
1	I wish there were a way to have some kind of committee look at a new home's style to see if it fits in the neighborhood. If I wanted to live in the suburbs, I'd move to Milwaukie and lower my taxes. Now, the suburbs are coming to me.
1	Please act now, we are already way behind in addressing this issue and I would hate to see Portland end up to be like San Francisco.
1	yes, but i'm not very eloquent. i think you get the idea, and probably someone who i agree with has already said it better than i could. #dontmovetoportlandoregon
1	I would like to think that the next generation of kids born and raised in Portland don't have to move out of the area due to lack of affordable housing. I would also like to see people in service industry jobs be able to afford to live in town.
1	Keep mechanical units out of and away from set-backs. Reduce allowable detached footprint on lots 30' or narrower. These should be tiny home lots or townhomes where appropriate. Solar access is a basic right. Create rules and enforce the preservation of solar access. If you must allow single family "towers" - get them closer to the street when north frontage. If south frontage, then increase front set-back. Eliminate two-car garage in R2.5 if you haven't already. Increase design standards, eliminate R2.5 for corner lots. Privacy fences and blank (window-less) walls adjacent to sidewalk is poor design! Require planting strip addition/ width increase to 3.5' on any substantial remodel/renovation, where sidewalk is curb-tight or strip is < 3'.
1	I would like to stress the importance the importance of variety and affordability of housing, as well as design for the future and soul of the city.
1	Prioritize affordability by all means necessary. Continue expanding public participation in planning processes. Admit the public feedback loops on the Comp Plan were messy, this time around.
1	Have new shopping centers buildings away from the street and have the parking closer to the street. Much richer looking. Widen streets improves the look of the city. Look at east mill plain in Washington state. It's a nicer and cleaner look. Powell needs side walks like promised and to be wider.
1	The homeless population has become a real problem. It is Important to address housing for mentally ill, drug/alcohol addicted people. As a woman and a homeowner I've had property damage and had scary confrontations with

	people who are mentally unstable asking for money. There has to be some model in the U.S. that is working for this marginalized group. Increased safe - dedicated bike lanes (green boxes as well) and frequent bus service would help. Being able to easily navigate on a bike from SE, NE, NW and SW would be terrific. We can tell that our community is growing substantially so alternative modes of transportation will be necessary soon.
1	We're a growing city. We need to act like a city -- rent freezes (I know -- it's the state legislature), watching developers to make sure they uphold their "promises", making a varied city, not one only for the well-off.
1	The Charles Hales administration has aided and abetted the decline of Portland's housing character and stock by enabling developers of any kind and character to have free hands. The Planning Commission has failed us. Shame on them.
1	Seriously, spend money on good design. Spend money on interesting, modern designs and innovative materials. Build the most environmentally-sound buildings you can. It will be SO WORTH IT when you don't have to tear everything down in 10 years because it's hideous and/or broken.
1	I don't dogmatically oppose all teardowns and all modern homes. I've seen some pretty dull homes be replaced by interesting modern homes. However it is very disturbing when big trees and green spaces are removed and replaced by huge houses that butt up against their neighbors. Portland should be encouraging small houses rather than urban McMansions.
1	The amazing number of homes, condos and apartments that are only occupied part-time and used as Air BnBs is a concern. Shoddy construction by people like I&E construction and Portland City Homes is another. If you're going to build infill make it last and pay attention to creating community rather than demolishing it.
1	Residential demolitions pose a health problem to residents when developers don't conscientiously inspect for hazardous materials and follow through with remediation. Self-certification is not sufficient. Compliance needs to be assured through substantive, effective enforcement by BDS. (The city has a responsibility to protecting the health and welfare of its citizens.) Also, there should be a demolition moratorium pending full enactment of the new state law requiring certified asbestos inspections at residential demolition sites.
1	The only time a developer should be permitted to tear down a house is if the house is unsafe. Don't allow them to make a buck by wastefully tearing down usable houses!
1	All new money-grabbing condo/apartment megaplexes should be required to dig down and create parking for their residents. It is naive to believe that all new residents will not need cars.
1	Extending the ADU development cost exemption will continue to promote densification and more efficient utilization of infrastructure.
1	I feel the city has done a poor job of listening to neighborhood groups and their concerns. Developers have priority over neighborhood concerns. Rampant development without regard to aesthetics and parking considerations is not good business.
1	There are so many empty homes in Portland that can be occupied and maintained if only banks didn't own them.
1	Trees are important. I live in SW Portland, the lot behind my home was divided, and three old growth fir trees were cut down to make room for an overside house built to the property line. The house doesn't fit into the neighborhood, the trees are missed by the neighborhood and animal populations, and my houses flooded for the first time in 40 years due to the trees being cut down. The city needs to make developers accountable. Otherwise, Portland will no longer be Portland.
1	I think we should try to have some high-density pockets where there is already infrastructure like along Sandy.
1	Portland neighborhoods have personalities that should be maintained and they should be regulated differently to help gentrify older neighborhoods.

1	Allowing more infill development and relaxing parking requirements are good ways to improve housing affordability by simplifying the code rather than adding layers of bureaucracy.
1	Rent is too high everywhere. But I'm sure you already know that, and there isn't much that can be done. That's just what happens when cities grow...
1	Charge developers fees for taking out trees AND provide financial assistance to homeowners to help maintain large trees. Create affordable housing options. Contact neighbors 90 days advance of demolitions.
1	TOD must be continuously and holistically promoted for it to work. If the effort is fragmented, it will not work for everyone. Increased traffic, unsustainable public transport, more bike accidents, etc.
1	Portland has a reputation for being very progressive. This reputation is unearned. There are many ways to improve The lifestyle of the people and residents of Portland. Specifically continue the Esplanade Pathway All the way to st. Johns. Build more pedestrian and bicycle bridges over the train crossings.
1	I live in Foster-Powell and chose this neighborhood because of the diversity of cultures and income levels here. I'm fortunate not to be priced out of the neighborhood, but with houses selling for 4x what I paid 14 years ago, I fear this diversity will not last. I'd like to see lower to middle income folks and seniors get help with maintenance so they can stay in their homes, and geographically diversified low cost housing around the city.
1	Being overly concerned with "maintaining neighborhood character" will be the death of affordable housing in this city.
1	Preserving the distinctive character of unique "village centers" is important. People gravitate to places with history and demolishing those buildings (or having them over shadowed by 4-6 story buildings) will have a negative effect on real estate and retail businesses.
1	The quality of infill construction especially in outer SE Portland is shockingly poor, and the poor people who are forced to choose between renting or buying a substandard house are then stuck with either hiring a lawyer or fixing these serious errors themselves, which is wrong. Inspect construction sites, enforce rules and demand developers properly insulate walls, install windows and doors, pour foundations that will not crack within a few years, and leave gaps for moisture damage or use shoddy siding and roofing materials
1	You need to work with Multnomah County to reset the tax of houses when they are sold to market rate. Rather than have a Million dollar house with \$2000 dollars of taxes off of mississippi ave
1	Most folks that have lived in portland for awhile love the character and feel of their neighborhoods.... Now that these areas have been "found" the zoning codes are allowing developers to change them into what we moved away from... I'm surrounded by huge suburban boxes with little character... Support remodels please!
1	I'm encouraged by the fact that the City seems to be keeping prosperous industrial areas such as the CEID non-residential, while increasing capacity for mix-use in other areas such as Lloyd. I hope there's a way to get ahead of the public anxieties and "bad press" around Portland's development and population booms. Thanks for your work!
1	It would be nice to make housing more affordable and more accessible. It is increasingly difficult for minorities and young people to have a stake in the Portland housing market. there should be some sort of priority in ensuring that we have equity in ownership.
1	Developers who don't have to provide parking get a huge break. Mandatory affordable housing should be a trade-off.
1	People in the city and the region cannot be against infill and against expanding the urban growth boundary. The extent that the City and Metro can articulate these trade-offs (this survey does that to some extent), we as citizens can have better-informed decisions and hopefully start to recognize that the supply of housing is intimately linked to affordability.

1	It feels strange to be talking about housing and development without connecting the conversation to homelessness and affordability. I think housing for everyone should be a foundational element of all planning.
1	I came to Portland 8 years ago, attracted by the diversity of this city and the creative energy which that diversity engendered. My neighborhood (SE Portland close in) is becoming unrecognizable as developers kick out tenants, buy old homes and demolish them, and renovate/build ugly, high-end new single homes and apartments. Longtime residents are being evicted. Rents are unaffordable to working class families.
1	Keep it quality. Those 1920's houses look and feel way, way better than the junk that was thrown up in the 70s. And what will we do with the extra sewer???? My god. Use forethought and include "mother-in-law" apartments in all houses. Get google fiber out here to fix our internet situation. Good luck!
1	New construction should adhere somewhat to the character of the neighborhood. I don't like to see the McMansions towering over smaller one story houses. Not only do the large houses obstruct the natural light to the small one, they also interfere with the visual privacy of the smaller houses.
1	More housing and more people in cities gives thee local business, coffee shops, etc more customers. City needs to address intersections with no stop signs. This might seen rain on an infill survey but 4 way intersections are dangerous with added density and new folks who don't understand or know the city randomly doesn't have traffic control. More and more outsole waking and busing and driving, the streets are getting busier.
1	There will always be subjective doubts about designs. The goals should be to put the rights SIZE and AMENITIES into neighborhoods. Every neighborhood should have a mix of households, from multi-family with studios to large single-family houses. This presents a range of prices and amenities. Multi-family buildings fit well along arterials while single-family units can remain or grow in volume. And don't worry about parking; if you build it, they will bike or bus!
1	Don't pretend regulations will make things fit Let the times speak architecturally Pattern language planning -- actually regulation--circa 1980 not breeding an equitable city Without height bonuses by inclusionary zoning we will become the aspen of midsize do cities FYI: this survey is biased in favor of anti-density nimbies Wtf? Don't you like the willamette valley? Let
1	Single family home buyers are competing with developers who pay cash for homes. This isn't a level playing field, and I don't think anybody likes the outcomes right now.
1	Stop building large complexes with no parking. Start working with Trimet to increase frequency of bus service, and stop investing in MAX and the toy train that look good on posters, but are of little or no use to those who reside in the inner city.
1	A comment on the survey itself. It is artificial and incomplete. It treats the city as though residential neighborhoods are an entity wholly independent of the rest of the city. One of the most contentious problems has been parking overflow from the big new apartments. Yet in your infill survey the only question asked Is whether "additional homes are reducing available on street parking." Where is the question about the impact of the big apartments? Are you saying one big apartment is exactly the same as a single family residence? Please have the courtesy to avoid insults or disingenuous questions. The survey is clumsy and flawed. It reads like an effort to say you have consulted people only to hide the fact that the basic policies have already been decided upon, The public needs to know they are being used in a political shell game.
1	Having a home I can afford near public transportation and the job market has changed my life. I cannot overstate that. People deserve this!
1	There is too much "nimbyism" going on for a city that wishes to be urban. Portlanders are confusing preserving the character of a neighborhood, which is and can be good, with infill Mc-Mansions that tear away at the fabric of a city. New projects should reduce footprints and use modern infill combined with sustainable objectives to lower rent and create diverse housing stock

1	Let the neighbors know about changes. i.e. flyers to 5 surrounding dwellings, or notifying a neighborhood association.
1	More infill! More small number of unit townhouses and condos! Want to have alternatives to the single family home in areas other than the pearl. Doesn't have to be huge glass skyscrapers: we can have more 3-4 story 10-12 unit buildings on the east side. Related, would like to see fewer large parking lots in neighborhoods, and when commercial development goes in it should not be allowed to be only single story. Like the new new seasons on Williams is an incredible waste of space. Why is the parking not underground? Why are there not apartments on top? Would like to see more 2-3 bedroom options for families, and ways to prioritize affordable multifamily -- not just for people who qualify for some kind of subsidy, but for regular middle class people. A SFH in the east side is dramatically more affordable than a smaller condo on the west side. Would really like to see more SFH priced multifamily units. Everything doesn't have to be granite and marble and "luxury" -- why can't we have more normal people multifamily properties?
1	Good survey. Tough questions. Thanks for wrestling with how best to develop our city most sustainably. Good luck.
1	As a resident of the Richmond neighborhood who lives just two blocks off Division, I would like to say that I support the developments that have come about over the past few years. I know many of my neighbors take issue with all this new development citing increased traffic and parking concerns, but I feel that the safety, walkability and liveliness of the neighborhood has been improved.
1	New developments must come with some parking. I am all for shared and public transit, but you can't run around town to several areas in a day without a car- much less drive out to Mt Hood, etc.
1	Developers have too much freedom to trash neighborhoods for the sake of excessive profits. Take the money and run.
1	If you want/need additional housing, put it on the waterfront downtown rather than "toenailing" it into established and historic neighborhoods.
1	Preserve historic neighborhoods and single-family housing inside city limits, or families will all move to Beaverton and Hillsboro.
1	Please enforce the rules already on the books in regards to home demolitions. Many demolitions are happening with very little oversight when it comes to lead and asbestos abatement and no notification of neighboring properties. There should be an easier way for citizens to get a hold of someone at BDS when egregious development hazards are happening and a code enforcement officer should be on call and able to get to building sites to ensure that safety protocols have been met. The city should do everything they can to create a revenue stream to help provide rental assistance for tenants who have been given no cause evictions and have no where else to go, and infill development built as market rate housing should be taxed with proceeds collected geared towards funding affordable housing for families and individuals making at or below 100% MFI.
1	I have lived in Portland for 63 years, and the current development is poorly planned. Every new apartment/condo needs a parking space.
1	My team mate Liz Getty and I are are realtors who have been fostering a community of would-be DIY developers and folks interested in infill opportunities. We'd love to be a resource for the planning department. Feel free to contact me (and us) at [REDACTED]@gmail.com or 503-[REDACTED] Best, Annie Rose Shapero
1	And NO micro apartment/units without parking as in NW Portland or SE Division etc. Give us back 2 Lanes on Everett Street. Send the bikes to Flanders!!! thanks for asking!
1	Please, please, please deal with the parking issues. Being a diverse community means that people use mass-transit and alternate transportation AND SOME PEOPLE DRIVE AND NEED A PLACE TO PARK!

1	might want to consider a way to assist lower income owners to purchase some of the rehab houses instead of allowing developers to buy up all the cheaper houses before families get a chance of ownership
1	Why do you give special development rights to your own city commissioners over long time neighbors in less affluent neighborhoods? Why Does Commissioner Ben Kyzer deserve 8 stories in in the neighborhood and not African American developers or the last owner who was African American?
1	No cheap apartments in current neighborhoods zoned for single family homes. You are ruining residential neighborhoods with over-crowding.
1	Better coordination with Multnomah County regarding taxing policy on accessory dwelling units, known policies of Bureau of Transportation regarding street improvements required in residential areas that currently have no or limited street improvements, Work for Local Improvement Districts in areas that will be requiring street improvements in the future so not done in a piecemeal fashion (assuming it could indeed be done less expensively) as a \$50,000 price tag for 90' of sidewalk is amazingly high.
1	I have traveled to places where the residential areas were infilled to death. Those places are not more affordable than Portland. Let Gresham absorb some of these people. Make sure that Gresham has city centers so that people do not have to drive to get to the store, restaurant, work etc.
1	We live in an historic district and are subject to the very arbitrary opinions of the historic design committee. We got responses such "I don't know - there is just something funny about this project that I don't like but I can't really put my finger on it." How can a home owner get anything accomplished when dealing with this kind of gatekeeper?
1	Infill in the form of accessory dwelling units above garages or attached to the primary dwelling should be a focus and primary strategy of the city. Brownstone and other well designed row housing are other appropriate housing types that provide increased density and fit neighborhood character. Main arterial streets, such as SE Holgate and SE 92nd, should be zoned to allow for commercial uses with housing above up to three stories.
1	I don't think you can do this in isolation of other issues related to housing affordability, job creation, and and sustainability so I'm glad you had some of these issues to rank.
1	Appropriate high density housing begins with environmentally sound planning. Placing high density adjacent to an environmentally sensitive area while removing large mature trees is counterproductive.
1	Residential infill is needed to meet the needs of a growing city. Density is good, especially for walkable neighborhoods and climate smart choices. The single family homes designed by developers who maximize square footage for maximum price tags, those homes are gross. Get a reign on the developers who only think about making money. Find some way to recognize developers who are in the business of creating homes, not profits.
1	Do you folks realize that if all the houses that give Portland its history and character are razed and replaced with out-of-the-box construction, Portland might as well rename itself Columbus, Ohio.
1	Our city is becoming increasingly unaffordable for low and middle income residents. We are building for the future, ignoring the present. This is not the unusual free thinking Portland we think we are. We are just like any other city focused on wealth.
1	By the time the 2020 census rolls around I hope mini-dwellings sharing one property will be acceptable.
1	ADU's are great, but there is a need to think bigger than one unit/property. Portland has many young people and they are unable to rent even studios because they either don't exist or they are too expensive or in the wrong location. It would be nice to see a new zone created to accommodate tiny houses or tiny house parks.
1	The issue of roads and infrastructure being outpaced by population growth is getting to be critical. We can't keep adding people to already-swamped infrastructure. There are a handful of truly complete walkable neighborhoods in Portland, but most are NOT and we must not pretend that cars are not needed. Planners who are still young and

	childless may not always understand how important cars can be to caregivers of toddlers or seniors. You need walkable neighborhoods AND good roads/parking.
1	Better mass transit options if the continue to build all those apartment buildings without parking.
1	There should be encouragement of rehabbing down on their luck properties where possible rather than tear them down.
1	The new infill is bringing the McMansions pre-housing bubble into the inner city. This is not the type of development that aligns with the City of Portland's commitment to being a leader in green buildings and sustainability.
1	I am not happy with the way the infill has been handled so far. It is changing our beautiful Portland in a negative way.
1	I don't mind Infill as long it fits the existing neighborhood and does not replace a viable home. Replacing existing homes with new home that sell for more than double the most recent sales price, homes become unaffordable. There is no value to myself, when only a higher income group can afford these new homes. Luckily most newly build homes look much better than the snout houses of Portland's recent past.
1	Huge houses are replacing small houses or empty lots. The in fill is ridiculous. Smaller more affordable housing should be encouraged. Soon only rich people will be able to live in Portland. Diversity is being moved farther and farther out of the core.
1	Please consider making outer neighborhoods more walking and biking friendly. We live in a neighborhood bordered by U.S.-30, 205, Sandy Blvd, and NE 82nd Ave. If we want to get anywhere, it requires for us to walk or bike along or across some very dangerous roads to reach our destination. Why not have a single intersection within he neighborhood that allows a small geound-level commercial unit on each corner?
1	Only the biggest [and generally most noticed and complained about] developers have the resources to build today given the current restrictions and many rules and exceptions. Make it easier for small scale developers to produce good outcomes, and they will build more, smaller, buildings that fit their financial capabilities. And these smaller infill buildings will better fit into the character of development that most people prefer.
1	Current zoning puts at risk 19,000 single family homes which sit on land zoned for higher density. Of these many are on land zoned for multi-family construction. If we are to add 28,000 additional single family residences over the next 25 years while destroying these 19,000 existing homes, that means we'll have to build 47,000 new homes while creating multi-family housing for over 100,000 new residents. Can Portland afford to throw away \$5 billion in existing single family house value in order to make room for these 47,000 new homes?
1	We need City Council to remember who hired (elected) them and constituent want a more fluid council. If they're against employee raises, increasing minimum wage and unions, they sure as hell better not bring raises or other perks, for themselves, to the table!
1	I like the urban growth boundary and I would like to see it stay. I believe that infill is necessary but there has been too developments that dwarf neighborhoods and are detrimental to the community. There is a balance that needs to be reached between the large condos and the single story house next door. As much as I do not like it parking is an important part of that discussion.
1	Please increase base density around light-rail and other transit to better utilize the public investment in infrastructure.
1	Increase the density and height limits across all the commercial and multi family dwelling zones. That will focus infill development on the collector/major streets where it should be located. Keep the character of the neighborhoods and single family zones.

1	If there isn't already, I'd like to see a zoning law that prohibits blocking sunlight. The new buildings too close to the existing buildings will do so, devaluing the existing property and depriving the residents of the precious Portland sun rays.
1	quit allowing developers to raze old portland houses that are perfectly liveable - portland residents before profit.
1	I'm a native portlander and very disenchanted and discouraged by the prices and scarcity in the housing market here. It makes me want to leave the state. All the out of state transplants with their comparative financial advantage are displacing us and it's a pretty sad feeling.
1	Even more buses - the bus lanes are almost empty during peak traffic, they can accommodate more. This is a better solution than relying on bikes in our climate and economic environment.
1	Need to upgrade infrastructure particularly sidewalks and bike facilities to accommodate density in SW and Epdx
1	Stop scaring long time residents out of their homes by adding new taxes and ridiculous fees for code changes regarding utilities (ie. Sewer project).
1	I think a multi-tiered approach is vital in fighting the housing crisis, and I really do believe that old white liberals are some of the worst forms of Smaug in America. Do not let NIMBYist concerns of rich elite rule this city; they will erode everything away if they do not let the poor queers, artists, witches, and people of color vibe up into the inner city.
1	Please don't start adding brand new neighborhoods in older, quiet, established areas - i.e. Burlingame. We don't have the traffic, roads, etc to support it. While I understand we need more/new housing, it really needs to be starting outskirts of town, or areas where there are not older, quiet neighborhoods.
1	We have a moral obligation to enable housing affordability by allowing the market to address the supply shortage or by the City government building enough housing to fix the supply shortage (pick the one we can afford). No area with supportive infrastructure should be off-limits to development that increases density. Cities change, and "preserving" neighborhoods puts us at a competitive disadvantage to cities that don't have urban growth boundaries.
1	You are going to do what you already have decided to do no matter what the public says. That is why you don't have a good turnout to your public meetings. People have given up on you.
1	We need to stop tearing down older homes! They are the history of this city. We need to discourage development projects that do this. For example, the restaurant The Boawry in St Johns is in a home they restored. Now it is being torn down for condos. What makes this neighborhood are fun things like that. Repurposing.
1	People who have owned their property for 5 years or more should be able to rebuild or replace their house, as long as they are planning to stay there for at least 2 years, without incurring extra fees/charges/delays.
1	1:1 demolitions are mostly dumb and it is just fine to tax or restrict them, especially if the revenue goes to affordable housing. Demolitions that increase housing supply should definitely be exempt from demolition fees and penalties.
1	Parking and driving in this city now is atrocious. Allowing multifamily housing to go up w/o parking is pretending those that commute or live in the inner city won't own cars. Also taking 4 lane streets down to 2 lane streets, like Glisan and Burnside has created a massive bottle neck. New cyclists also need to be informed as to which streets bike friendly such as Ankeny.
1	The current density should be accompanied with road improvements to improve traffic flow. Mass transit doesn't work everywhere.
1	I'd like to see affordable homes in the more wealthy, white dominated areas. Let's bring some diversity to Portland!
1	Lack of parking and increases in traffic make commuting a nightmare. Not everyone is healthy enough to bike and walk or sit out in the cold and rain to wait for a bus.

1	It's imperative that we protect and preserve our inter-connected green-space corridors. Especially where stream are at risk or geological stability is in question. Landslides and the Big Quake are not to be ignored for the sake of density/infill and protection of the urban growth boundaries.
1	Another plea to talk some sense into Multnomah County regarding their tax policy on ADUs. It's unethical and is not in line with City goals and initiatives.
1	I treasure our architectural heritage, but I also like new, innovative housing designs, walkable neighborhoods and green spaces. I want it all. :)
1	I increased realize development is a natural product of increased housing demand, but as someone who grew up here, it's been sad to see so many homes being purchased with cash and flipped by developers who make it difficult for community members to compete. I'm not sure what can be done about that realistically, but it's changing the character, charm and affordability of the area, and seems to accelerate gentrification.
1	We have a chance to do this change in a planned manner that will enhance neighborhoods. So far we are missing the chance altogether. it is the wild west out there.
1	The developers have too much say in the planning process (and the political processes at City Hall in general). I agree you can't have new residential, infill housing without those willing to develop it and those people have a profit motive. They need a seat at the table but, what they don't need, is the throne at the head of the table they currently have. I don't mind paying the costs of living in a vibrant and growing city...after all I chose to live here. What I do mind is that intelligent and reasonable planning and governance is being hijacked by a few who happened to have the ready cash to buy public officials. Planning processes should be for the benefit of everyone (developers included)...not for the benefit of developers alone.
1	We need to preserve economic and racial diversity! Wealthy people whining about development for all the wrong reasons
1	We're not excited about bungalows being torn down to be replaced by McMansions -- even if the new homes keep the character of the neighborhood.
1	There is nothing wrong with new homes, or even updated styles, but they must be the same size as surrounding homes (as viewed from the street). Replacing an old home with a new one is not a benefit to any one but a developer. Old homes often provide more of a chance for first time home buyers and are of more value to the culture (diversity of people/incomes) of Portland than a replacement home.
1	We are destroying the local economy. With the increasing high cost of housing we are enriching a very few folks, many out of state developers, and making it impossible for working class folks to afford anything other than their rent or house payments. We now have a huge percentage of folks paying up to and sometimes over 50% of their income on housing alone. As with the high cost and resulting indebtedness of both housing and educational debt, we have two generations who can't afford to marry, have kids, buy cars, or consume goods and services provided by local businesses. I am a small business owner. Most of my goods are sold out of state. However the many folks I know who own small local businesses are loosing a LOT of customers and income in the last two years.
1	My top two issues are: 1. not tearing down older homes that reveal the history and character of our city and 2. the need for more affordable housing for low income and the homeless.
1	Why aren't design competitions promoted for affordable multi family units? It seems like the best and brightest of developers could be encouraged to design family sized accommodations as a kind of demo project for other development companies to follow. A citizen panel (not staffed by developers) could review and score submittals based on livability of the designs. At the very least it would be useful as an exercise to help citizens understand the constraints of developing affordable housing. At best it might inform developers about what matters to middle income people as far as coming up with designs that are economically feasible.

1	It has been very shortsighted of the City to allow building of apartments and condos without off street parking. Stupid, in fact. Inner city neighborhoods - the most desirable - are already straining to meet the current parking needs. I understand the concept of "build it and they will accommodate", however, the reality is that people still want their cars, no matter how much access there is to public transit, no matter how much the City encourages people to use alternate forms of transportation.
1	I think, given the influx of new residents, that a little carefully monitored sprawl would be okay. We're already living on top of each other, and most of us would like our own space without looking in a neighbor's bathroom ten feet away.
1	I think the most important thing is MORE housing that is not giant 5-6 bdrms houses but townhouse options that can better utilise available land. hopefully, more housing options will help make prices more reasonable, the current rental market is atrocious and actually shameful.
1	Public transport needs major upgrades to accommodate all this growth and help with the traffic congestion. Bus system is woefully outdated and way too slow, trimet should consider investing in the bus system rather than putting it all toward the light rail system--buses serve such a greater area of the city. Just look at Seattle's buses. They are so much faster!
1	Observe the two wheel traffic/business models of every other global megalopolis. Address the mathematical paradox of independent small displacement moto businesses. Public transportation isn't actually cheaper than owning/operating a small car (and certainly not as time efficient). Apart from the city becoming increasingly difficult to navigate - what's the incentive to take a bicycle or public transport? We may have missed an important developmental stepping stone.
1	I support density, and I encourage the city to land bank in advance of new infrastructure to allow the city to build affordable housing near new transit. I'm glad the city is prioritizing the homeless problem, but we need enough housing to allow a successful "housing first" strategy. I like Eli Spevak's proposals; I also like rowhouses. And I'd love it if there was just less zoning overall and more flexibility to have, say, corner stores within neighborhoods, or other kinds of mixed use beyond corridors.
1	I think the city should carefully think about what they give up by selling surplus land to developers. We need affordable single family homes with yards and space around them, not dense multi-family dwellings. I know that multi-family housing is the most affordable way (\$/sq ft) to create affordable housing, but perhaps you mandate developers to build 1200-2000 sqft single family homes on standard lots with yards and then make them available to only lower income people. I am all for economic diversity in our city, but you can't just stack low income people into one big box.
1	Allowing new multi storied apartment building to be built without adequate parking (or no parking) is criminal and causes unjust hardship on existing residential and commercial units. Re-zoning districts without due concern for existing neighborhood consensus.
1	The demolition of viable homes is becoming ridiculous. It is obvious that the city of Portland is looking at the added tax revenue due to the increased values that these monster dwellings bring in. A perfectly intact 1500 square foot bungalow sold to an investment firm for \$375K in a cash purchase, was demo'd and replaced with a monstrosity selling for \$1.1 million. It was poorly built and has a backyard the size of a postage stamp. Two beautiful healthy large maple trees were cut down to make way for the behemoth. This scenario is happening over and over in Portland. The City of Portland property tax accountants are loving it. Shame on you.
1	If Portland follows the lead of many other cities it will no longer be Portland. Part of the reason people are nice to each other here is because they have the space and environment that allows niceness. If you lose that 30 years from now Portland will just be another generic place

1	We are seeing our historic neighborhood homes destroyed by unscrupulous developers and no one in the city government seems to care. Look at the letters being sent by developers to elderly home owners which misrepresent their intentions. When families move away because of this, the vibrancy of the city suffers.
1	real affordable housing options need to be at the top of the priority list. We are driving out families who are hard working but perhaps, work in education or non profit sectors who do not make much money. The diaspora of Portland is changing and not for the better. It is great that we have fancy condos popping up all over the place but what about the long term families and community members, young people, and elders who are being pushed out to other cities!?
1	We're a dual income family with one child, its devastating to know we cant afford to buy a home in our north portland neighborhood of ten years - we've been priced out.
1	I like the idea of alternative housing options. Especially for areas near corridors and centers, it may make sense to add more density and flexibility.
1	City of Portland needs to stop being bought off, and start listening to the people that live here.
1	More affordable housing options and more realistic parking requirements for developers are my top priorities
1	With a increase in population there should be a increase in police numbers patrolling the area and at same time help get the people living in tents help for each of there unique problems.
1	This survey doesn't mention environmental factors beyond loss of green spaces. Is this also an opportunity to encourage solar panels and other environmentally friendly building practices? Because we really should do everything we can to encourage such activities.
1	I am a 34 year old, university-educated professional who also maintains serious creative pursuits in my limited free time. I currently rent, my building is being bought by a developer and I suddenly feel I am in a very precarious housing situation (rent may rise, I may be evicted). I would like to become a home owner. However, I am quickly being priced out of Portland. I am considering moving to another city that has cheaper housing options in an urban setting. However I do not want to leave the home and friends I have here in Portland.
1	As a member of the community in outer southeast Portland, my concerns for relying on our part of PDX as the catch all for lower income housing and density is unequal and unsatisfactory . This would relate to placing unattractive infill here as well. For vibrancy of any community one must have the mix of vvarious socioeconomic strata. What we are rich in is cultural diversity.
1	Small homes should be preserved, possibly to encourage low-income residents to buy in more upscale neighborhoods. This would increase diversity in the city.
1	I'm a lifetime resident of Portland and have family history in the settlement of the Oregon territories- needless to say I am generationally proud of Oregon. With that said, Oregon is becoming overpriced and population dense in areas. The traffic congestion is appalling. For the first time, I would consider moving...
1	Crime is increasing in our neighborhood. Auto theft; vehicle vandalism, home invasions. Is this related to infill? Clearly it is related to the lack of meaningful efforts to adequately serve the homeless population, as desperate people do things they wouldn't ordinarily do. For the first time in the 27 years I have lived in my neighborhood, a homeless encampment is becoming a regular occurrence in Creston Park. Campers are moved out of there so far relatively small tent city and a few days later, they are back. The homeless population's lack of safe shelter is far more important to me than infill blessings so contractors can make money and wealthy people can live in overbearingly huge houses. And what about the continuously deteriorating city streets and neighborhood potholes? Portland is now the national number 1 state destination for in-migration; this means housing is going to get tighter, more expensive and more disruptive to our quality of life. So inevitably, there will have to be an expansion beyond current development boundaries. So change that NOW before all the middle class and lower populations are forced to move out of Portland entirely due to unaffordable rents.

1	We urgently need more affordable housing. Other issues take lessor priority for affordable and workforce housing.
1	Just that Portland is getting too dense, building town houses in people's back yards is making some one a lot of money; however is it good for our City? More apartments aren't the answer either. Most young adults are looking to buy a home, but can't afford a down payment; however they can afford the mortgage as they are paying that and more in rent. Providing subdivisions with new homes on decent size lots that don't cost more than \$230,000.00 and are at least 1,100 square feet in size, would be good for Portland. We've lost that stepping stone for young adults.
1	We are struggling with substandard housing and fear of eviction of we report needed repairs. Other units in our complex are seeing a regular turnover as apartments are rehabbed and rented out for far more- and our rent just keeps going up. our next option is homelessness. I am disabled and work full time and have a disabled daughter. There is no help for us. Resources are depleted- lines are years long. Portland no longer welcomes Oregonians.It welcomes money and only money.
1	Please make developers provide parking for those new buildings. Street parking is limited in some areas and large structures without underground parking or a lot...just adds to it.
1	I would like to see a requirement to strap house to foundation for earthquake safety required as part of hosue sale.
1	Some onsite parking should be required for new apartment buildings in close-in neighborhoods. The increasing construction of apartment buildings without parking facilities is greatly affecting available street parking. Residents of these apartment buildings park their cars on the street often long term which limits visitor parking for other residents of the neighborhood.
1	We should penalize demos without deconstruction. It's irresponsible bot from an environmental and public health standpoint. Developers should pay a premium for such actions.
1	"Mother-in-law" apartments, apartments or studios built above garages and such should be legal and allowed. We all like the Max, the bus system, and walkable communities but we also need adequate parkingfor condos and apartment dwellers. Affordable housing options need to be expanded in all areas of the city.
1	Urban Portland is losing it's integrity of Urban neighborhoods. The new dwellings and multifamily homes fit more into suburbs, where houses are built in mass and all look the same. Planning of intersections, schools, streets, and sidewalks can be made. Cramming 3 dwelling where 1 once was, only increases the congestion. Older, urban neighborhoods weren't designed for it.
1	Not everyone in this city is a property owner. Not everyone in this city wants to own a property. Don't let the NIMBY voices of the property owners drown out the need for increasing affordable housing and for increasing density where the city can best support it.
1	When someone does build a new apartment building in a residential area, make damn sure it has its own sufficient PARKING included instead of dumping all those cars into the nearby neighborhood!!!!!!
1	BDS needs to stick up for our neighborhoods and quality of life and get out of the developers pockets.
1	The City of Portland has let permits to builders whose only interest in building is pure greed. Building McMansions on postage stamp lots in neighborhoods of modest means and destroying the climate and comfort that many residents had bought into several years ago. In most cases it is to late to start over. Portland is a party to this greed in order to raise the tax base. These homes are being bought now due to the housing shortage and I suspect that the majority of the residence may have been just as happy with an affordable home maybe a little smaller at half the price. A house should be a home for its residence, of sufficient size for the family. Built on a property that would have a front and back yard, maybe a tree or two, where children can play. Those who do not want a house, there are always condos and apartments. The City of Portland has ill served its residence with its past planning record. Portland should look to the future with more consideration for the residence since they are the ones who make Portland great.

1	I would encourage more energy efficient homes w credits for deciduous trees to south, solar, upscale insulation and windows, rain catchment, low water landscape plants (not concrete or rocks) etc
1	Allow tiny houses. Zoning to a specific house size is discriminatory. People should be able to do what they want with their property. Discriminating against tiny houses is discriminating against the poor or less "well to do". Everyone deserves a home.
1	Wish the public actually had a voice in these processes, as there is a significant amount at stake in Portland in terms of livability and leadership. A survey is nice, thanks, but development dollars are cultivated and honored--over, hm, individual voices? collective sensibilities? what elected leaders, who want to be re elected (or don't this year) think best?--are the moving and credited forces in this town these days, unfortunately. Which sometimes leads to decision makers at the BDS saying, as Jill Grenda did about the latest tiny puzzle piece lots in our neighborhood, "that this was an outcome no one wanted." Yet, there these homes definitely are, with all the repeatable precedence they represent, and all the animosity and disenfranchisement among citizens it has engendered.
1	many of the homes that come up for sale in our neighborhood are aggressively outbid by contractors who want to sell in our desirable neighborhood, even as they diminish it's value by cutting down the trees, squeezing in overlarge homes of questionable construction, on now smaller, divided lots, outbidding entry level buyers who would add true diversity to our neighborhood (older single women, young families, etc.). We need a moratorium on this so that citizens have more of a voice for what happens in our residential neighborhoods that the commercial interests seem to now have. The building codes are too lax and up to interpretation.
1	I'm all for greater density but I don't like the huge half million dollar homes being put into my neighborhood, Arbor Lodge. I like small houses with trees.
1	Get rid of the streetcar when Hales leaves, or at least stop considering it part of the transit web and keep it only as an attraction. Use funding to increase Max and bus services, while reducing the cost so that people are financially motivated to use them.
1	I live near near the fiasco at 7th and Russel that's currently being built.... 6-story apartment building which is 3 stories taller than anything nearby. This is a nightmare for the residents in single-family homes immediately adjacent to this behemoth. I am pro-development and pro-infill, but I also think it is extremely important to protect the character and integrity of Portland's unique neighborhoods.
1	Please address off street parking issues. Many of these neighborhoods, my own included, do not have sidewalks. When cars are parked in the street, there is no where for people to walk except in the street. This creates extremely unsafe conditions for everyone, but especially children and elderly.
1	The loss of open space must be addressed. Without the calming effect of green trees, bees, butterflies and birds in everyday life, the Portlanders in the next decade will become even mre highly stressed, disconnected from the native ecology and strangers to the land. Strangers to each other as interactions in nature create connections away from competative works environments. Even now I hear comments that " we have lots of birds" with no understanding what the continuing decline of birds means for all of us. How do you value what you have never experienced? The next time the urban boundary comes up for a vote, it will fall to pressures of housing needs, money to be made. Green space additions to every square foot of built on land must be planned now to save the very natural environment the urban growth boundary was created to preserve. .
1	Many homeowners might be interested in developing IDUs but they don't know how. Planning and permitting is complicated and expensive. If the City wants more IDUs, the City must help.
1	Portland needs more high density housing, but also to consider the needs of commuters: more parking, and more reliable public transit. Who gives a shit about skinny houses!!!!?
1	Preserve parking everywhere possible. Avoid big complexes that require street parking. This more than anything leads to neighborhood discontent. Also protect the trees and forest canopy. do not pander to developers.

1	Still lots of loop holes that allow tear down of homes that most people would consider a huge historic and aesthetic loss (like recent one on corner of SE 12th and Ankeny-ish). Many ugly, poorly build homes in disrepair -- refresh that land with homes that will last and have some sort of architectural integrity and interest. Reward projects that involve trained architects, build community, are energy efficient/sustainably built, and make the city more dense in a beautiful, affordable, interesting way. Quit with the laws or lack thereof that reward the crap \$750K giant homes that suburban builders are slapping down on our precious lots.
1	It has been very sad, as a native Portland resident, to watch some classic smaller homes be demolished. I think people need to know what having the new huge home will do to their property taxes too.
1	Sunlight is at a premium in Portland. When big houses go in, veggie gardens can be lost and trees can be affected.
1	We need infill housing, and while those that complain are loud, families need options that are affordable in town. I also think we need to fix mid county, but that's another story.
1	Affordable housing, not pricing people out of neighbourhoods, not demolishing old Portland homes and providing adequate parking for apartment type infill are all top priorities!
1	I hate it that our policies encourage the careless disregard for existing structures and landscaping (particular our beautiful older trees). There should be some requirement to work with the existing landscaping - and existing structures if not already in disrepair when the lot is acquired - when a developer acquires a lot. There should also be a requirement of disclosure if the buyer intends to raise a dwelling (seriously - I believe, generally, that a buyer has a right to manage land it owns - but there are many cases where a seller would not have sold if the seller had understood the sale would be followed by wholesale destruction of perfectly viable dwellings or beautiful trees).
1	We will soon have 2 houses on the lot next to us, the lot is only 29 feet wide, 144 ft deep, the houses will be so close to our house built in 1890 that we won't be able to paint or do maintenance on our house because the city allows builders to build within 5 feet of the property line, in these older neighborhoods some houses are right on the property line.
1	I am concerned about the quality of many of the infill houses and wonder if they are built to last.
1	Maybe we don't want to become Seattle or San Francisco. As we plan for tens of thousands of new residents, we loose the character of our city and the quality of life that brings people here. We push out the creative class that has made this city so desirable.
1	Appt buildings should offer some parking. City should consider building parking structures in areas like hawthorn or 23rd st to support commercial growth.
1	New rules can't come soon enough. I appreciate that the city is studying this, however, over the next two years, Sellwood/Moreland has significant amounts of new development, including continued tear downs of older homes for infill that is frequently doesn't fit with the rest of the streets.
1	The majority of new infill homes appear gawky, ugly and oversized in my opinion. The typical infill house degrades the historic character of the neighborhood, creates tension among nearby residents and makes it more difficult for existing residents to stay in their homes. Please do something to regulate this situation which has gotten out of control!
1	I appreciate the attempt to add character to new homes, but some are so monstrous and very expensive. How about some rentals?
1	You can put in all the regulations you want, but on-site oversight and serious penalties are a key to ensuring that developers are actually doing what they say they will do on paper and not doing things like tearing out trees and then getting their wrists slapped after the fact. Also, a more nimble review/moratorium/change process when developers abuse standards.

1	Code changes so lag behind the crisis of demolitions. That's a tough challenge to address but if you can think of a way to decrease the timeline between citizens' concerns and solutions that would be great. I know it's tough to balance the public's concerns with the desire not to create onerous development regulations but that's what planning is about
1	I live on NE Mallory between NE Shaver and Failing. Within a short time, 3 properties will be torn down and 8 town homes will stand to my west. A block over, two homes were razed over the weekend. The Portland I love is vanishing before my eyes. Homes that were affordable are being replaced by new developments ranging near \$625k! I bought my current house in 2002 because this was where I could afford to live. I endured shootings, drug dealing, and countless other police-involved incidents over the years. I attended meetings with my community and the City to improve the quality of life in my area - things improved and we all enjoyed the peace - and now this. I love my neighborhood and have fought to make it better, but now half of my block is gone. A little upgrade here and there is fine - but to wipe the slate clean because a home is deemed too old to remodel is irresponsible. Granted the City will receive more revenue in property taxes, but at what cost? I feel helpless.
1	More parking is needed in some areas where it is virtually impossible to find on-street parking. Public transit is not an option for everyone. There are too many no-parking or restricted parking zones that are never used.
1	In Seattle, where my son lives, when you drive around all the little neighborhoods there is one particular developer who is building these infill homes. They are often painted blue or orange and they stick out like a sore thumb and do not look particularly well constructed. I feel this is making charming Seattle look like a mis-mash and the neighborhoods are losing their charm. Here are two examples... http://www.realtor.com/realestateandhomes-detail/2514-S-Washington-St_Seattle_WA_98144_M10278-86668 and http://www.realtor.com/realestateandhomes-detail/124-20th-Ave_Seattle_WA_98122_M23942-94940
1	Encourage creative development by not making it too restrictive on developers while empowering them to solve our bigger problems via specific plans, drawings and examples that positively impact density, cost and Portland's character.
1	I'm not confident that the route Portland is taking will work. Not enough money for the proper infrastructure. Taxes are too high; incomes too low. Bad combination. City bureaucracy is entrenched and ossified. City spends way too much money on non-core programs that are not the duty of government. Form of government is inefficient. I will no longer vote for any more tax increases.
1	Hopefully with the inevitable infill - which I don't think is a bad thing - will increase services to neighborhoods. Things such as Trimet running more frequently and longer hours, being able to walk to the grocery store, etc.
1	Please repeal the state laws prohibiting rent control. Rent control is necessary for Portland to maintain "diversity" and not price out those of us that occupy the lower rungs of the economic ladder. Rents should not be allowed to increase more than the annual COLA adjustments.
1	Garden apartment/shared wall type of housing helps foster communities and creates a feeling of "space" in common courtyards
1	Homeownership for all income levels is a must to prevent further gentrification and displacement of the people who make Portland great
1	Regain your swagger Portland, go bold and be brave. Make this place great by making it walkable, bikeable, transit oriented, with vibrant neighborhoods and districts. Kiss the car goodbye.
1	Stop allowing lots to be split. Affordable housing is not created by tearing down \$350,000 homes and then building two \$600,000 & \$800,000 homes in its place. Home prices have been driven up by developers and the city has allowed it to happen out dated and ineffective policy.
1	Like you actually care. This is just one of those spin attempts. You'll interpret this however you want and then say this survey supports it. If I thought there was anyone honest on the other side, I'd share.

1	Attention should be given to affordable housing in each neighborhood that fits in with existing housing. Also, perhaps developers could be encouraged to rehabilitate old industrial properties.
1	Advocate for your neighbors, your community, the awesome city of Portland's history and not the developers bank accounts. Ensure we are safeguarded and our future generations protected to have a livable community of diversity in income, encourage a smaller footprint and collaboration. Rise to the challenge and help usher the change that is needed to stop the demolition hemorrhaging. Thank you.
1	Sidewalks really make a neighborhood a Community. We live on NE Prescott and when our sidewalk came in, it changes everything. I met more neighbors in the following 6 months than in the previous 6 years.
1	for many senior property owners in North or East Portland home ownership is their best lifetime investment. Gentrification and improved city transit services is a boon to Seniors not a negative result to the neighborhood character.
1	Please continue to work on measures to improve access to affordable housing and ensure that at least some of closer in Portland remains affordable.
1	Nice thought, giving us a survey, when you know and I know that you'll never listen to what a neighborhood wants.
1	If you want to put anything in the open land then use it for grocery stores, coffee shops, or other services that aren't within walking distance.
1	The unneeded demolition of existing homes to jam in more housing is destroying the very fabric of what makes Portland special. There seems to be no oversight or zoning. PDX is turning into a half assed, poorly planned developers dream. The city does not have the infrastructure to support this
1	There will always be resistance to change in neighborhoods, but i hope the City stays strong in encouraging infill so we can preserve areas outside the current UGB, so more people can experience the dynamic life the city has to offer, and to encourage multimodal transportation.
1	Make all the NIMBYs commute in cities like Houston, Philly, DFW, LA, and Atlanta for a week so they can better understand why infill>sprawl. Just kidding. Kinda. Thanks for the work you do.
1	The affordable housing issue cannot be solved without addressing the tremendous chasm between the rich, the middle class and the poor. Whatever can be done at a City, State and National level must happen. The institution of a livable wage, some kind of cap on management wages which have escalated to as much as several thousand times what front line employees are earning. People who have full time work should not have to depend on handout or poverty programs. No full time employees contribution is that small and no owner/manager is worth that much more. This is about power/equity and greed. Working people are losing in this struggle. We often can't afford what we need because those at the top take everything they can get away with.
1	Rent control and diversity are lifestyle keys in this city. I would hate to lose the Portland artist vibe
1	Developers are buying up houses, tearing them down, and building giant, unaffordable houses. They don't fit the character of the neighborhood, either.
1	Clearly we have a dilemma of increased population and a need for housing. However, a few developers should not profit at the expense of existing property owners. The current seemingly hodge-podge approach to what is permitted is leading to increased conflicts. It also has increased gentrification that excludes urban poor from the core areas and makes it very hard for families starting out to find affordable homes to purchase.
1	It seems like city planners give lip service to listening to community members but there is already a plan in place that will not be altered even with a disgruntled community .
1	Like many Portlanders, I am uncomfortable about out-of-state developers who are capitalizing on our housing crisis. They are affecting and shaping our city for generations to come. I would like to see more restraint with outside developers and more incentives for local/regional developers.

1	Need more grocery stores, other businesses, so people can walk or cycle and won't have to drive out of neighborhood.
1	Holding the character of neighborhoods is important as is keeping up its green spaces. Keeping Portland differentiated in style from other cities helps with tourism and community unity.
1	I don't even recognize parts of my city any longer. Change is occurring so rapidly, we are losing our identity.
1	With all the City's and Metro's emphasis on recycling household waste, there needs to be a lot more done to require/promote relocation or deconstruction rather than demolition. It should cost more to demolish than deconstruct a house to replace it. Also more needs to be done to require/encourage builders to do more to recycle building waste generated by new/remodel/rebuild projects. A house on our street is now one its 4th dumpster during the construction phase (not including dumpsters & trucks used for demolition). Much of the material is recyclable and/or could be repurposed. However, it is not in the builders or his sub-contractor's mode of operation to go to the extra effort to recycle/repurpose building waste.
1	I understand the benefits of infill and increasing density, but part of what makes Portland so livable is the neighborhoods. The density is occurring so fast that the character of the neighborhoods, and the livability, is being eroded severely. We might want everyone to ride bikes and public transit in an ideal world, but the reality is that people moving into the huge apartment and condo complexes actually do have cars. Not requiring developers to build in parking pushes all those cars into our neighborhoods.
1	I grew up in Charlotte, NC where it's practically a sport to tear down perfectly good homes and replace them with McMansions. I moved to Portland 13 years ago and was always VERY proud to say that never happened here. That all changed when Charlie Hales took office; I now see homes being leveled and replaced throughout the city. Please try to rein this in.
1	I don't believe residential infill development should include tent cities and portable toilets for homeless.
1	infilling the area off taylors ferry below riverview is totally irresponsible. it is a slide area, it is home to wild critters, traffic on taylors ferry/terwilliger is overloaded now;traffic thru s burlingame would create unsafe walking and driving conditions.
1	I think infill is a great way to develop the city, I would support it on my own block, and I promise I would never call the city council to complain about street parking after my new neighbors moved in.
1	The city should focus on updating neighborhoods with more amenities. Create guidelines for new home construction that emphasizes good design and environmental impact rather than fitting in to the existing style of surrounding homes. Too many streets are filled with homes that are outdated/poorly maintained /unattractive and small. We need more density with homes that are more attractive and have positive environmental aspects (ie solar, green roofs, radiant heat, etc)
1	Kudos to City Council for not passing that well-intended, but ultimately too-uniform blanket 25k demolition fee. Fee should only be levied if new development isn't MORE dense than what was torn down.
1	We need to encourage more affordable housing and discourage building of huge new houses that local people can't afford. We also need to balance new development with increasing canopy and providing green spaces.
1	It's gonna be tough to satisfy folks that have been here a while and don't want to see much change. I think the big thing is to not build massive housing complexes too close to already developed "family friendly" neighborhoods. Instead, keep those on main thoroughfares like Hawthorne, Division, Powell, Burnside, 39th... where a good deal of mainstream development and traffic are already more commonplace and accepted as a main component of those streets.
1	Please do whatever you can to increase density in most of the R5 and R2.5 zones. We can't just accommodate all our growth along major corridors--we also need density in our neighborhoods, the way it happened back in the

	streetcar era. Not everyone wants to live in a multi-story apartment building, so we need to provide more housing in areas where people can have a bit of a yard and a separate entrance.
1	Promote higher-quality design for the infill projects through more rigorous design review process. Team up with more local professionals and professors/university faculty to help vet the designs.
1	Remove parking requirements in new construction. Parking adds costs to housing when we should do everything we can to make housing development more affordable.
1	I was walking around SE Clinton and a woman was complaining about a recent infill house that seemed reasonably sized to me. As I continued down the street (Woodward), I passed a number of ugly (to me) buildings from the last 50 years. Change is hard. Division has crummy traffic/parking, but the new buildings actually seem quite modest in height. We need lots more affordable dense housing--it's how we will be an awesome city. And for whatever it's worth, I grew up here.
1	I am all for density but we need to do something about how this density is affecting traffic. Also, I have concern about changing zoning in residential neighborhoods. I am all for the mix use housing rezoning on major streets.
1	It's outrageous to assume that affordable housing will be available for middle class families in a growing city like Portland if the City is actively down zoning in single family neighborhoods. If Portland is only for rich families that can afford single family homes, or who's family came here decades ago, stop pretending to care about equity. building a few score or even hundreds of affordable housing units a year does almost nothing to mitigate the damage done by preventing the development of the thousands of private sector units that the market would develop if elitist and obnoxious zoning restrictions were lifted. Additionally, preventing people from living in well-served neighborhoods doesn't make them go away, it just creates sprawl.
1	I hate that there are too many people living in the streets. Children are not getting food due rent being so high. Multiple families living together to save money.
1	I will continue to vote against commissioners and their taxes that continue to request money, but don't use the money to maintain the infrastructure before adding new amenities. Swails and bike lanes ok, but a whole area of Speed bumps, what about the pot holes. Mismanagement!
1	Do not allow increases in property taxes to make building ADUs unaffordable. Please revisit this issue, so that we can help our aging parents have affordable places to live!
1	The character of neighborhoods is bound to change and people will always complain about it. I think increasing density will benefit the whole city by increasing access to and use of amenities especially public transit.
1	cost control and livability -- my favorite places are disappearing in my neighborhood and I live here and plan to continue living here. It was a shame what happened to the Waverly School and Division Street
1	Why is the survey happening when the damage has already been done? Rents are unaffordable, neighborhood homes have been replaced by ugly silver boxes. What more do you want? Be honest and rename the state California.
1	The rule that says you can't park in an unused driveway (even if there's a building or fence there now so no vehicle can possibly enter or exit) needs to be abolished. That would instantly free up many parking spots in close-in neighborhoods.
1	Think wisely before approving flag lots for new construction in dense neighborhoods. Where will these residents park? Are our schools ready to accept new students? How much is making a buck worth to neighborhood livability?
1	The city has to declare a moratorium on demolishing all structures without a comprehensive recycling plan and a plan to preserve all healthy trees over 12 inches in diameter.
1	Parking issues have become a nightmare. No my 93 year old mother had to walk over a block uphill to get to our home.

1	Like to see a real push to clean up the empty houses, remove squatters, and get properties back on the tax rolls.
1	I don't think that tear downs and replacement housing is necessarily a detriment to a neighborhood, but I would like to see it done with a bit more sensitivity to the architectural environment. Unfortunately, some of the "remodels" have produced Frankenstein outcomes that turn their back on the design heritage of the neighborhood.
1	I miss the lilac colored Rambler down my street....Heck. I miss ramblers & ranch styles houses. Though, the split leveled houses not so much
1	Start charging renters a yearly fee to live in Portland that would be appropriate to property taxes
1	I live in Multnomah Village and with current and proposed zoning laws that allow for the travesty that is Division it is about to happen in the Village within the city. The charm and scale of Division is gone forever. Shame on you City Council if you allow that to happen in Multnomah Village, and the next and the next...now Portland is no longer charming.
1	The goal for housing is that it should cost no more than 1 hour at minimum wage to pay for housing for a day.
1	I feel sorry for people who live one street over from major roadways. When the city allows these major apartment/condo complexes, the people behind them are suddenly graced with the view of a windowless wall (balconies and nice windows are too expensive, I guess?) And the street parking of the entire neighborhood disappears.
1	Much of the new small housing has been market rate, aka not affordable. Reduce focus on things such as LEED and focus on getting more affordable units close to transit and shopping, yielding higher environmental benefits. Educate biz districts on how more residents improves their viability; work to protect existing businesses both with affordable rents, and not closing off sidewalks when infill development occurs.
1	I'm a single (divorced) Mom hoping to buy a house in two years. Many of the affordable & smaller homes in my neighborhood are being demolished and replaced with two expensive homes. These homes are very close together, rooflines higher than surrounding homes, and very little (if any) front or back yard (South Burlingame).
1	Creatives, hourly-wage earners and others outside the middle-class boundary are being forced to leave Portland because the rent is too damned high. Do something before the lawyers and doctors have to start pouring their own lattes!
1	I think height limitations would be a good idea. The new homes I've seen tower over the existing neighborhood, so perhaps an appraisal of that block, then a limitation on height (cannot be higher than XX, including all roof vents, chimneys, etc.). That way even if the homes themselves are new and do not fit the character, then at least it doesn't look like a hotel next to a ranch home.
1	The neighborhoods and the people who actually live here should have more of a say as to how their neighborhood develops. With that said, there should be mixed income homes and poor people should be able to live in these homes, not little litterboxes that are being built and costing too much money. Homes and "condos" should match the neighborhood. Homes should not tower over their neighbor's homes and ruin others limited access to sunshine and sky views. Developers need to be held accountable for tearing down old homes and releasing harmful contaminants in the air. They should NOT be allowed to have free reign of this city. City council needs to stand up for the citizens of Portland and protect what we have.
1	Demand more of the developers. Keep buildings to the scale and character of the neighborhood. Some parking minimum is required. Invest in new parks to accommodate the increased density. NEW Open/green space in vicinity of growth areas is Essential, yet neglected since it would take public money...get developers to share in that burden.
1	The intact neighborhoods of inner SE and NE Portland are a treasure few cities can match. I am so sad to see house after house demolished and replaced with a structure that completely ignores the scale, design, and

	<p>character of the existing neighborhood. The impact of this is permanent - and does not respect or acknowledge the history and character of these Portland neighborhoods. Portland is changing, and in my opinion, not in a good way. Help better hurry... or the Portland we cherish will be gone. And me too.</p>
1	<p>Portland has changed so rapidly in the last two years. It all seems rather unorganized. It takes me much longer to get to work and back. With all the infill, there is much more traffic. When I want to shop in the neighborhoods, parking has become a real problem. It makes you want to do most of your shopping on-line. I have seen beautiful vegetation mowed down and gorgeous trees lost. I believe that doing things as cheaply as possible and charging the most as possible is doing the city a real disservice. I would like to see builders that care about a quality product without charging a mega mansion price. We don't need mega mansions, we need affordable housing. Most ranch styles, 3 bed/2 bath with a yard can be built for under 400,000. They also can go with most neighborhoods. I have so much to say, but I am only one voice that loves the Portland she grew up in.</p>
1	<p>Infill brings in increased taxes to the city, because they are taxed at market value, not constrained by Measure 5. The city should WANT infill, which is usually filled by families. Families pay more in taxes, spend more in local businesses and are rooted in the community. Families need a ground floor entrance for grandmas and a garage to store their bikes. Why would you want to push families out to Beaverton by restricting infill?</p>
1	<p>Change is difficult, but with the numbers expected to move to Portland, we simply can't stay the same. Either we slightly change some of the character of our neighborhoods, with context-sensitive (and subtle) infill in the single-family zones as well as commercial corridors, or we lose affordability. But something has to give. I hope it's the former.</p>
1	<p>I am being priced out of the city I have lived in for 15 years. Portland is becoming a different and not very inviting city.</p>
1	<p>I'd like to see the city do more to encourage projects like the ones Eli Speck (sp?) is building out in Cully. Existing home is being retained while smaller and various sized homes are being built around it in a community model. This is true progressive infill that provides affordable options. Tearing down a \$350k 4 br house and replacing it with a \$700k 2 bed home that maxes out the lot and removes all green space does not promote density, is not "green", and removes semi-affordable housing stock from the market. I'd like to see the city adequately staff the agencies responsible for code violations and AirBnB violations.</p>
1	<p>Slow down the infill process until traffic issues are addressed, city streets repaired, and services/schools/etc catch up with the rapid growth. Implement neighborhood association's recommendations.</p>
1	<p>Portland wake up and don't let the old homes continue to be demolished. Have some awareness of the infrastructure of your streets and the livability of the city.</p>
1	<p>I attending a RIPSAC meeting. It was very clear the city staff is pushing an agenda to meet components of the comprehensive plan. it is not the goal of the RIPSAC to meet any housing needs as projected by the comprehensive plan. RIPSAC is to address quality respectful infill compatible with neighborhoods.</p>
1	<p>Infill seems to be raising property costs. This is pricing people out of Portland and actually putting more pressure on forest and farm lands.</p>
1	<p>Why can't we stop adding housing, and tell incomers there's no more room in Portland! I mean it, the traffic is already unbearable. We do not have the highway infrastructure to handle this amount of population growth.</p>
1	<p>I live in a PUD that works the subdivision code changes that made them difficult to develop meant people with issues about character don't have areas to live in.</p>
1	<p>Increase the amount of affordable houses developers are required to build during new development. Somehow put pressure on the Post Office to move from the Pearl and building dense housing with a variety of price levels.</p>

1	Driving in the city is almost impossible. There are just too many new housing units for some of the streets. A six story apartment on NE 7th and Knott? Really?!?!
1	I've lived in N Portland for 6 years and seen the neighborhood change for the worse: displaced lower-income residents, 100+ year old houses and even older trees torn down, the skyline being blotted out by new construction. Anything you can do to preserve the existing architecture and old trees - I'm talking economic incentives here - would be a huge benefit to the neighborhoods. Thanks.
1	An answer needs to be found for providing decent, safe housing for fixed and low income people. Just because they have limited means does not mean that they should live in crowded, unsafe, undermaintained housing.
1	The tax assessment on new ADU construction is really messed up and will discourage this type of infill in the future.
1	The city seems far more interested in promoting its narrow vision of high end urban planning than actually listening and responding to the people who have lived in this city the longest and have the most at stake. I know too many people who have been priced out their homes and forced to move because of your misguided desires to turn Portland into some kind of giant kibbutz for "young creatives", whatever that means. You guys need to lay off and let the people who live in the neighborhoods decide how and if the city grows. And if you don't like that, why don't you all move to Denmark?
1	Please have more options for us poor folks. We need to cap the number of rental properties that one person can own so that there is a chance for the rest of us to have access to home ownership and we need more lower income housing built (income restricted). We have enough access for the upper and upper-middle class folks, we need to have more access for the rest of us. Also, we need to improve trimet access in almost every neighborhood, but especially N-S access on the east side (there is no reason I should have to detour through down town or go east/west >20 blocks out of my way to get 20 streets north or south in a straight line).
1	Create a new housing development finance bank that would provide financing to borrowers who don't qualify for traditional financing for a variety of reasons. Underwrite projects based on assets, not income. This would allow lower-income folks to obtain the financing to allow them to do things like construct an ADU to gain additional income, allowing them to remain in their neighborhood, rather than be priced out by gentrification.
1	We'll be moving our business out of the city due to lack of parking for our customers and even for us.
1	Asbestos needs to be removed as safely as possible. Portland's stance on this is dangerous and we can do better! Large condos need to provide some parking. The strain on neighborhoods is awful. People drive around and around looking for parking. How green is that? I plan on moving away because Portland is changing for the worse. It's too expensive to live here anymore.
1	Please consider looking into tax exemptions or incentives for private land trusts that local community can buy into and Co-Op community housing development solutions. Communities are better off when community members own or partially own their residences and dwellings. I studied Urban Planning at San Jose State and now reside in NE Portland. Contributing to local planning issues and discussing current urban issues with fellow planning professionals in the area is always of interest to me. For further ideas that have helped the city of San Jose relieve their dire housing shortage, please contact me at 408-██████████ Cheers. Matt Burnham
1	I think the most crucial issue to tackle is gentrification and I don't know how to do it. But I'm very hopeful someone at the city does.
1	The homes that were demolished in my neighborhood were viable. New apartment sized homes replaced them. It is depressing because I see my neighborhood rapidly changing with there being no control over style and size of structures, they're ridiculous in size and style. Some neighbors now have no privacy in their yards as they face a wall of windows so close to their property line. The developers are just building as big as they can to make as much profit as they can. What I am most against is the destroying of the smaller homes that are historically lovely in character, sound and solid in construction. The character of the Alameda neighborhood is threatened by the

	slapping up of big boxy homes and chopping down of lovely old fir trees.I am so glad our city planners are looking at the issue and listening to the residents.
1	Contractors/ developers need to be better managed, particularly with regard to the impact to their existing neighborhood. Construction will always create some noise, dust, and inconvenience, but developers should not be allowed to start infill projects and leave them to rot in the rain for months and with no progress. They need to be held accountable to keep the worksite reasonably clean, keep nails out of the street, clean up non-construction garbage so fast food wrappers aren't continually blowing around the neighborhood. A paved street should not be torn up for months with enormous pot holes developing; the developer should be required to place temporary paving over the holes to patch them if the road will be torn up for more than a month. Everett Custom Homes is a terrible offender with regard to unnecessary trash, nails in the street, and impact on neighbors!
1	Residential infill brings more cars, period. Infill houses need to include parking when they are being added to neighborhoods where existing homes do not have driveways.
1	Density and lack of access to sunlight affects people psychologically. I didn't move here to live in Manhattan or Denmark. Please to something to keep at least some aspects of what makes Portland Portland, before it's too late.
1	Infill development in Portland is for the greedy city and developers to get big breaks when building it. It is never going to be for average working class people. Since 2007 middle class people have been struggling, most have fallen from upper middle class. Baby boomers and Gen Xers who worked hard for their property do not want to see more congestion in parking, a view of an ugly building or a monster house blocking the view, exuberant house prices and taxes, more homeless people on our steps, a general negative direction.
1	*Get the people that we have already displaced back into PDX; *Find housing for the working poor not just the up and coming affluent *AS a senior citizen, I am finding it very hard to live in PDX because of the cost taxes
1	Let's not destroy the charm of the housing stock we currently have but at the same time don't delay well thought out progress
1	My highest priorities are on building communities, providing more transit (like the new Orange line!), more walkable and bikable streets, allowing neighborhoods and small businesses to thrive as opposed to preserving things the way they always have been.
1	Without rent control, I don't know what to expect each year as my contract renews... It would be a shame for it to suddenly be out of my price range and then have to find housing in 30 days or less. Sounds like a quick way to get homeless.
1	Keep housing affordable - prioritize those that have lived here for a long time so we can benefit from new development too. Our City's character is changing for the worse with all of the racist, bourgeois hedonists treating our beloved home as a hipster Las Vegas.
1	Stop tearing down existing homes and just fix them up instead. The new skinny, tall homes are ugly and don't fit the character of Portland. More and more we are becoming LA and I hate it.
1	Some old homes need to be demolished or replaced and neighbors get crazy when they are. How about more support for education in FAVOR of smart development? New homes are fine when built in line with neighborhood. But the fight against new home development seems to always be the loudest. Also, how do we address neighboring homes that are not being cared for (furniture on lawns, sleeping in campers on lawns, dense made of spare pieces of wood?)
1	I could go on...I have lived in PDX since 1957. It grieves me to see the neighborhoods and schools damaged. I am a product of PPS, a longtime public school teacher and community volunteer. I care about my city. I am not alone in my concerns. Thank you for considering my thoughts.

1	It's clear that developers have an unfair advantage as a result of their paid lobbyists. Every idea I've seen floated at City Council that might help better integrate infill housing has been ultimately shot down (stricter guidelines around conforming to neighborhood look, tighter regulations for tree removal, the demolition fee). It's baffling to me how such a tiny group of people - most of whom don't even live in Portland - continue to profit at the expense of actual city residents. Like most people, I have very little faith in city government, and for me, this is the biggest reason for that. I also believe that we have not nearly found a balance between the needs of future residents and the desires of existing ones. It continues to feel as though more attention is paid to hypothetical future Portlanders than to the actual ones living here now who don't want to see the city remade at a breakneck pace through poorly planned development.
1	We need to stop demolition of homes that are in good condition and encourage renovation over destruction..
1	There seems to be a lot of greedy ideology in Portland right now. Keep neighborhoods consistent in height and single-family. When creating large multi unit structures make parking garage part of the structure. People always want their cars. The structure near Trader Joes in Hollywood off of Halsey is a prime example of the wrong type of building and does not go with neighborhood and does not provide any parking for a multi unit in a very congested area. Please stop the greed and stop tearing down historic buildings.
1	It is actually not possible to tell what or how much development is currently allowed in neighborhoods. We have corner-lot exceptions, ADUs, hidden lots of record, allowed parcel divisions and who knows what else not shown on maps and City materials. The first thing that needs to happen is to actually show residents what is currently allowed in their neighborhoods. Planning and materials should result in "no surprises" for neighbors.
1	Leave some greenspace and trees! Even dense cities like Chicago have managed to maintain more trees than supposedly 'green' Portland.
1	My family lives in a rented house in inner SE and we worry that our rent will go up past the point that we can afford. Yes, there is a redevelopment boom in our neighborhood, but the new hipster apartments on SE Division or the multi-unit building that's going to replace the old Monkey Tree house on Hawthorne won't help our five person family unless someone out there makes five person bunk beds. Infill isn't only changing the character of the neighborhood in terms of architecture; it's changing the demographics, so that instead of weird old hoarders and hippies and elderly people and families, we have Intel execs who want to feel cool, and young singletons or couples who love living in bikeable neighborhoods but own two cars anyway. Instead of businesses that cater to regular working and middle class people you get pricey boutiques selling stuff that nobody wants (seriously, I look at the shops on Division and think, WTF?) The socioeconomic mix in this neighborhood has taken a major hit already, and more development of expensive apartments is going to destroy it completely. And yes, the parking situation and traffic situation on Division is appalling.
1	I support the infill we are experiencing as our population grows. Portland is still a liveable city with easy access to most parts of the city. Some of the vocal detractors seem to have unrealistic expectations about the city's ability to remain unchanged while still accommodating a growing population.
1	Please learn from what has happened on SE Division Street and don't allow the same congestion to occur in other neighborhoods. The trend of allowing builder's to construct buildings that do not accommodate parking creates inconvenience and adds frustration to daily living in the neighborhood.
1	the city should encourage owners to build adu's and we should also be taking street cars along the major boulevards like Burnside, Broadway, Hawthorne, Division as well as Williams
1	Yes, show some concern for the quality of life of current residents who already pay your taxes and your salaries. I understand Portland is growing and must increase housing density but allowing oppressive houses that block sunlight, peer in existing neighbors' windows and backyards got being built property-line to property-line, or allowing gigantic apartment/condo units with NO onsite parking is rude, dismissive and punitive to current taxpayers and residents.

1	<p>Our city is WAY too suburban. It's full of NIMBYs who don't want Portland to change at all. They don't realize that cities ALWAYS change, and these (typically old, white and wealthy) cranky NIMBYs don't even realize that their bungalow neighborhoods were absolutely loathed when they were built 100 years ago. The plain truth is that if you expect to be able to park directly in front of where you live--for free--any time you'd like, day or night, you do NOT live in a real CITY! We have GOT to get rid of "parking minimums." You'll be getting a lot of responses to this survey from people who come from an emotional place, and I truly understand their concerns. However, they don't understand ANYTHING about the latest urban planning and transportation principles. Our car-centric society is *destroying* our entire metro area, and the sooner we wake up, become FAR more densely populated and develop some TRUE 20-minute neighborhoods (without needing to drive our kids 10 miles each way to a school that's "better" than the one directly across the street!), the better Portland and the entire area will be for EVERYONE!! There is an URGENT need for "missing middle" housing in Portland. Nearly every neighborhood in the city is embarrassingly suburban. We simply HAVE to at least double the number of people living on each block, through encouraging families with kids, making transit a FAR better option, building thousands of ADUs, developing extremely intensely along all commercial corridors, adding duplexes/triplexes, encouraging much SMALLER homes (the biggest energy savings imaginable!), charging the ACTUAL cost of parking cars for 23 hours a day, and much more!</p>
1	<p>Require de-construction of demolished buildings. Could this be folded into mission of non-profits (Habitat for Humanity?)</p>
1	<p>As a couple who is getting ready to retire we worry that we may get taxed out of our home which we updated to age in place. Portland is a very expensive city to live in.</p>
1	<p>Thanks for asking! Our neighborhood (Concordia) has a lot of old homes being replaced with mansions. I would be really unhappy if one went up next to us.</p>
1	<p>Correct The problem is generated from the density increases of the past decade, before increasing density anymore. Concentrate on infrastructure improvements first.</p>
1	<p>I'm tired of being asked for input when decisions seem to already be made. Also, I think big developers should have to apply to the neighborhoods before they are sanctioned by the city for more fill in homes. Seems like a real slam to the middle class. Only if you have a large income do you get to live in a neighborhood that isn't crammed with ugly new houses that block views and change the neighborhood we bought in to. We bought here because lots were big and traffic was good enough. Now we have cars parking from the stores that are on Terwilliger and the shop owners don't even have to provide parking for their employees. Maybe there could be a measure to force retailers and services to provide parking for their employees instead of them parking and blocking walkways into homes like mine!</p>
1	<p>I agree over all that we need to increase the density of our neighborhoods to prevent urban growth, however, we also need to consider parking needs, sidewalks and basic infrastructure updates and maintenance as housing density increases.</p>
1	<p>Allowing developers to put up developments that are "premium investment products" to flip on the commercial real estate market makes for quick money for the developer, but these are very poorly designed as neighborhood improvements or investments. We want quality development that will be appropriate and beneficial for years. Not the cheap flipper buildings - we don't need the equivalent of Marriot Courtyards in our neighborhoods!</p>
1	<p>I believe in keeping our valuable and necessary farm land outside of the city. I get that infill is important and I agree with it. But let's keep it classy and smart and green.</p>
1	<p>Please don't let Portland become, like downtown Seattle, crowded with ugly, monstrous towers of overpriced apartments.</p>

1	it seems like there is a role for the county in administering property taxes to create or apply incentives to encourage infill in keeping with the character of the neighborhood
1	I strongly support developing major corridors to 4-5 stories of successful mixed-use, linked to quality transit and open space. I think this will do more to maintain the character of the existing housing stock than any moratorium on home redevelopment.
1	I've lived in Columbia county for over 20 years in a rental, spent a lot of time in Portland, just bought a house in Portland with my son.
1	With the increase of bicycle traffic, and all of the improvements for their use, they should have to purchase a license to enable them to use these accommodations. This would apply only to adults over 17.
1	Please replace the seedy motels along interstate ave with residential buildings. We don't need to attract criminal activity in neighborhoods with kids!
1	Slow down the construction of very large homes. Find ways for young people to find affordable rent. Encourage neighborhood communities.
1	La renta de apartamentos en SE portland es ridiculo los precios siguen subiendo y ya no se puede vivir cerca de centro si pagar una renta muy alta.
1	Parking spaces must be provided, also loading zones and ADA accessibility. Designs should be in keeping with styles in neighborhoods when new construction done.
1	Rowhouses are a nice solution-more people in less space-but finding suitable locations on alleyways to allow back entry garages may not be very fruitful. It's not as attractive, but why not have entrance to a garage from the front? That would open up many more land options.
1	I think the City is doing a great job overall. I think there's a vocal minority that complains about growth and development. But the truth is that we need growth to achieve our goals with respect to sustainability, climate change, preserving farms and forests, etc.
1	In addition to reform the city's property taxation, why not let the free market determine how we will all live together? Why not leave the city government out of this and trust us old and new Portlanders to work this out with each other?
1	Demolition of viable homes in Portland is wasteful and harmful to our neighborhoods. I would MUCH rather see well-designed multi-family units than the poorly designed behemoths being built today.
1	New construction has been an eye sore in my neighborhood (Maplewood) and has been tantamount to gentrification in an area that doesn't need improvement. What we need is more modest, single family homes that middle income family can afford. I'm not opposed to infill but it should be done in a way that fits with the character of the neighborhood and provide affordable housing options.
1	I realize adding regulation creates more bureaucracy and expense but recent trends in our city point to an egregious pattern of wasteful and disruptive practices by this industry. There should be codes for demolitions to ensure that hazardous materials like paint dust and asbestos and even fiberglass are removed safely. Also, fixtures and materials should be recovered as much as possible. Perhaps there should be pre-demolition inspections to determine what should be recycled and what is best to discard. I have witnessed many demolitions where literally tons of solid material is turned into waste. Salvage of things like old-growth timbers and studs and doors and windows would provide good opportunities for deconstruction contractors and materials for the industry and artisans. The added costs of permits and inspections would provide further incentives for restoration. Viable homes which are simply a bit small or less attractive should not be ground up simply to squeeze more profit for home flippers and developers. Homes in truly poor condition or of inferior quality could perhaps qualify for a waiver from itemized sections of the deconstruction code.

1	The mega houses are pretty but they bring in an urban elite and raise housing prices and are not particularly environmentally friendly (i.e. no yard = lots of water run off).
1	Planners should go visit other cities that have managed to preserve and protect their valuable and coveted old historic neighborhoods, to see how they managed to do it. It is disgusting and disturbing to see what is happening in all the old SE and NE historic neighborhoods. And the planning bureau is allowing and encouraging it.
1	Require new Multi unit structures to add parking garages and stop taking away lanes on streets for cars! Require new Multi unit structures to add parking garages and stop taking away lanes on streets for cars! Require new Multi unit structures to add parking garages and stop taking away lanes on streets for cars!
1	Plan better and enforcement.. Have builders work better with neighbors and neighborhood associations. Stop thinking that the government knows better than the people...you are angering the populous.
1	1. We need more affordable housing near mass transit centers and along bikeways. 2. We need to do anything we can to encourage alternative transit as the highways are horrible. 3. The cost of living here is getting out of hand and lowering our quality of life. We need to focus on more affordable housing to combat this.
1	Make 20 minute neighborhoods a reality by providing a mix of uses everywhere. Use Seattle's Capitol Hill, Vancouver BC's West End and Portland's Goose Hollow as models.
1	Traffic flow issues must be addressed when creating a greater burden on the neighborhood. You destroy a neighborhood by filling in with more traffic.
1	Demolishing houses to build larger houses is drastic, impacts the established neighborhoods character and livability.
1	Yes. Start respecting the existing investments homeowners have and STOP infilling every open lot with buildings that don't fit the existing character of communities. In particular, DO NOT allow PHK Development to create a disaster in traffic and parking on 20th and Multnomah with LU 15-188653. These kinds of developments make me think Portland is corrupt and it's planning rules support developers at the expense of the quality of life of existing neighborhoods. Your disrespect of homeowners is appalling. This current batch of Portland politicians and planners is ruining the old historic neighborhoods that originally gave Portland it's awesomeness. You all should personally be held liable in a class action lawsuit for your incompetence. To be paid a salary to ruin our city is inexcusable.
1	Question 2 didn't have very many things I'm concerned about and instead read as a list of concerns that "pull up the drawbridge" style NIMBYs might have. I'm a Portland native and homeowner and I'm absolutely not concerned with issues like too much density, a lack of street parking, or loss of street trees. Instead I'm concerned that my friends, family, and the future of our City are being priced out by exclusionary zoning practices that are basically a winning lottery ticket for people like me, but a huge burden on people who just need an affordable place to live.
1	good luck - you have a doozy on your hands. :) if the taxpayers are crying out for this (increasing density/adding living spaces, which in theory helps make housing more affordable)..let's levy the taxpayers bills? i don't know. i mean if money is the issue, it seems easy enough to get if everyone chips in a little. then we need to take that money and purchase some properties an/or dirt and then build homes. see - super easy.
1	A person should not be stopped from redeveloping their property although others opinions may be that the house is just fine. Neighborhoods are not period sets and are more interesting and benefit from having different styles (incl modern).
1	We'd like to be listened to so the horror story of SE Division street - with its massive congestion overflowing to neighboring streets - will stop expanding east.
1	Our city is growing very quickly, and this rate of growth cannot continue indefinitely. If we are to have any say in what kind of a city we'll be in the next 30 years, now is the time to act. We need to act swiftly and decisively to make Portland a place where it's easy to travel by bike or foot, where it's easy to live without a car, and where it's possible

	to live in the central city on minimum wage. We can get closer to all these goals by making it more expensive and more difficult to own, park, and drive a car in the city. Do it now! This development boom also represents a huge influx of money into the city, but this won't last forever. To make the most of this limited resource, I'd like to see our city government harness more of that money to finance the developments that our transportation system needs: protected bike lanes, better sidewalks, improved bus & train service.
1	Yes, I'm so disappointed in city council. Set a budget and go by it. Stop making taxpayers pay for pet projects. Take care of business first. Prioritize like regular citizens must. Safety, security, road maintenance, traffic enforcement. That's what you were elected to do. It appears that decisions are made based on whatever group gets to you first to make their opinions known. Common sense doesn't seem to matter. Don't bother to ask for our opinions if you have no plans to really listen or act on any well thought out, logical suggestions. This whole process involving the Clinton Street Greenway project was handled very poorly. There was a plan all along and it didn't matter what feed back was received. Allowing large apartments/condos to be built without off-street parking is beyond words. The impact on the livability is huge. The domino affect from that poor planning decision is ongoing and continues to affect neighborhoods throughout Portland.
1	Each neighborhood is known for its unique identity and character. I would like to see the integrity of old neighborhoods maintained while growth happens with in the city.
1	You need to provide services to match all the extra people you are sticking us with. You need to give the East County schools money to add on to cover the increase in students instead of just providing money to PPS. DD School District is overcrowded and that is has been your primary target for infill. I have watched it happen. You have infill and there aren't enough parking spaces for all these tiny houses and they take all the on street parking. This frequently causes issues with being able to see around the parked cars that park right next to driveways.
1	Don't make things harder for people. Make it easier on them. Frustrating folks with bad traffic patterns or infill where there is already density is bad stewardship.
1	Portland is developing a reputation as a leader in the tiny house movement and should nourish that reputation.
1	The City permitting and demolition process favors developers. This needs to stop. Viable classic Portland houses should not be torn down so that developers can split lots and build more houses. Residents should have say in how their neighborhoods are developed. Existing residents should not be displaced for newcomer. Not everyone who moves here gets to live close in.
1	Think about ways we can integrate tiny home villages into neighborhoods and integrate homes for homeless people in a way that they get their basic needs met and don't cause headaches for the neighborhood. Do a better job managing homeless camps in neighborhoods.
1	Nope! Hope we can resolve this. Portland is a great place to live and should be more accessible. Filling in the affordable "void" should be of paramount importance.
1	The real mistake I'm seeing is that older small homes are being demolished so that large , luxury homes may be built. This makes no sense if the goal is to increase density and build more housing within city limits.
1	Please, I beg you, find a way to rein in Vic Remmers, Randy Sebastian, and the rest of the profiteering vultures who are demolishing our history, our culture, and our affordable housing.
1	Green building & architectural attractiveness are important to me. A lot of the new cubist apartments are ugly and detract from Portland's charm. Plus the lack of parking makes neighborhoods less livable.
1	We need rental rates affordable for lower income people, and more help for people to buy a house.
1	A lack of affordable housing is a concern. But the general lack of housing commensurate with population growth should be used to encourage property owners to improve existing properties. The new housing projects being built in Portland are extremely cheap and flimsy and not built for the long term.

1	I live in the Westmoreland neighborhood. The house next door was demolished (good thing; the house was an eyesore) and a enormous duplex is being built in its place. It looks like an apartment. The neighbors call it the neighborhood Walmart. Both my neighbor on the other side and I are convinced that the 3 story square duplex is not to code. This building towers over all of the houses nearby and does not fit the style of the neighborhood. We bought our home here because we loved the 1920's charm of the houses and put a lot of work and love into our forever home. Both my neighbor and I are now considering selling. Unfortunately my home value has depreciated because of the monstrosity next door. I'm extremely angry that the city of Portland allowed this home to be built if indeed it meets all permit specifications.
1	The huge houses the developers are putting in the Maplewood area are overbearing. Many make the existing homes around them look like the new home's tool sheds and garages. Ugly....The lots that they are being plopped onto leaves an image unlike watching big Bertha trying to squeeze her bottom onto a kiddies ride at Oaks Park. But what it really looks like is a big pile of developer greed.
1	Slow down and take care of existing infrastructure Quit ruining existing neighborhoods for the good of future residents who don't live here. Start acting on residents' ideas for maintaining strong neighborhoods instead of ramrodding thru the next cool idea. Stop experimenting with light rail and ruining the neighborhoods that are cut in half and hard to get around because of the scale of train infrastructure. Stop funneling money thru tax breaks to downtown development. Make every unit pay property taxes if not affordable housing.
1	The three things I would like to see are: - Affordability across income levels - A limit on how big apartments can be built in neighborhoods (# of units and height) - An emphasis on building an almost equal amount of houses and apartments
1	Metro's goals/values clearly do not align with the goal/values of Portlanders. People do not want to live stacked up in gentrified, no-parking, multifamily dwellings and existing homeowners do not want the blight caused by the drive to density.
1	How did we get here? Traffic is terrible and the streets are becoming more dangerous for everyone.
1	I've lived in Portland since 1998, and my fear is that it'll turn into San Francisco. We need sketchy broke spaces, because those are where interesting things come from.
1	The City needs to take responsibility for monitoring and enforcing demolitions as well as recycling viable materials.
1	Portland needs less cracker box cheaply constructed apartments that are overpriced, Portland needs to support all income levels within a neighborhood to keep it vibrant, Portland is losing its flavor.
1	Please do not allow tall apartment buildings to go up next to smaller, older homes. Please make parking mandatory for apartment buildings.
1	Portland is a unique place on the west coast and has the potential to stand out from other west coast cities that haven't managed their growth or their geographic attractions very well. Diversity on every level should be encouraged through thoughtful, community planning. 2100 is just around the corner, just a generation plus away; what will Portland look like and who will live here?
1	Please consider "vision zero" transportation system, car-free cities, and walkable first development the priority for all development. if folks want car oriented development they can move outside the UGB and pay for the luxury.
1	When my rent increases again (and it will), I'll be forced out of my home. I won't be able to stay in the neighborhood I love, as there are no affordable options nearby. I'll have to move several miles away, possibly into an entirely different county.
1	There should be stricter standards for not only allowing the demolition of an existing home, but the construction of a new home. For example updating and adding onto an existing home so that it matches the character and average

	price of the neighborhood, instead of demolishing a smaller home and building a house that is twice the size and the price for the neighborhood. Get rid of the one wall remodel loophole.
1	As my neighborhood (Woodstock) becomes more popular and franchise businesses move in, I'm concerned about the livability and traffic in the area and the lack of parking. The new "hi-rise" dwellings that are being built on Division & Hawthorne are extremely ugly and, with no parking, is ruining our neighborhoods. I am sure that this type of housing is coming soon to Woodstock. I wish the city would put some restrictions and requirements for these housing units to maintain the character and livability of the neighborhoods in the future. Beaverton is looking better to me more and more.
1	It breaks my heart to see great old homes being demolished for quick profit by replacement with skinny homes or McMansions. If we're not careful, our great old neighborhoods will lose their character and charm.
1	I support more and denser housing to lower Portland's tight vacancy rates and allow affordable housing within the city. However, this city needs to show a commitment to building new affordable housing (better incentives and requirements) alongside higher priced "luxury" developments.
1	QUIT destroying Portland. I am not voting for any one who currently holds a position with the city of portland or the county
1	A home that is 100 years old is nothing special. I wish there was a politically correct way to say that to people.
1	I walk through changing neighborhoods on SW trail from Hillsdale to Waterfront. While I sympathize with current neighbors, I am excited to see good development and opportunities for Portland's tax base. However, I deplore watching big trees come down and hope better development solutions exist.
1	I'm all for infill! It beats the alternative: suburban, horizontal sprawl. Portlanders seem to want it both ways. Lots of NIMBYism in this town.
1	A mix of old and new architecture can be interesting and positive. However, cheap or poorly designed new construction being slotted into existing residential neighborhoods without considering the character of the street is a property-devaluing eye-sore. Regarding housing affordability, it is hard to see what can be done outside of tax incentives to counter market forces. That said, we should provide significant tax breaks -- up-to-and-including waiving all property taxes -- to allow the elderly to stay in homes they own as long as they are able to live independently. Finally, truly good housing requires a functioning neighborhood. This requires everything from sidewalks to parking; consideration of new traffic flows and pedestrian/bicyclist safety; and building local businesses that support healthy living.
1	I'd like to see continued investment in bike and transit infrastructure and very limited increases (if any) in parking.
1	I am beyond dismayed and disappointed by the present course of action. Stuffing 2-4 houses, Tall houses on land that contained 1 is idiotic. The nature of Portland is being lost. It is starting to look like every other city that has been gentrified. The prices of the new homes and apartments out of reach financially for regular folk.
1	provide parking in multi-family houseing as well as access to public transportation, access to bike storage and lanes
1	Skinny houses. They're ugly, thermally inefficient, poorly designed for "aging in place", and they waste potential real-estate on useless fake yards. Also, Cully & Parkrose STILL deserve more parks, school budget, etc. We pay more than our share for the meager services we get. We don't even have sidewalks. Seriously. And building a park on the OTHER SIDE of Columbia HIGHWAY does not help our kids.
1	as a homeowner between hawthorne and division for 36 years, I am dismayed at the many Division St. changes that do not appeared thought through or planned for neighborhood impact and livability.
1	I feel like customary setbacks are being ignored or changed such that homes and other buildings are being erected within feet of neighbors and sidewalks. I find this most displeasing.

1	Stop tall infill and new-builds that block the sun from residences that formerly had it. New development should NOT RUIN GARDENING FOR ESTABLISHED HOMES or businesses.
1	It is unfortunate that whoever provides these permits to build apartment complexes with no parking provided on site should be required to have an onsite visit with local businesses/home owners regarding the current parking prior to the complex being permitted and allowed to build with no parking or less than 50% of parking. It is pie in the sky to think that 50% of the people that move into the 13th/Knapp Complex are coming to our location without a vehicle.
1	Building high density housing without sufficient parking for expected residents is shortsighted social engineering. It rewards developers and imperils people. Stop this trend.
1	We need to do something so young families can afford to buy homes in safe neighborhoods with great schools. The current state of some of our schools is an embarrassment.
1	Enforce short term rental laws. Force Airbnb and others to provide addresses, like in some other cities, so that violations can be given to those not complying with ASTR laws.
1	Stop the high density in outer south east, the schools and infrastructure cannot support it, but from what I have seen from the city in the past they really don't care
1	No one is going to look back in 50 years and say, "Thank goodness we built all these tall, skinny houses with shoddy construction."
1	development should be target toward existing unused lots, not at the expense of existing single family homes
1	I really don't share any of the concerns from the early sections of the piece. They sound like the shortsighted, ahistorical fears of people who don't understand the dynamics of city building that created the neighborhoods they are so committed to "preserving." You need to mobilize people buying the home voter nimby block or the broader social good will be sacrificed. Consider scientific polling and focus groups to get representative information. And a long, deep, and smart education campaign. Good luck!
1	question 2 really needs some more options, as they are mostly anti-development and don't provide concerns relevant to communities of color. ie - loss of neighborhood ethnic diversity/cultural identity, loss of support for local businesses
1	Sidewalks Gravel added and road graters to resurface the side of the roads where running water has created ditches.
1	It is awful that our city is in a renter state of emergency. As a homeowner and a landlord seeing these outrageous inflated rent prices twice the amount of a mortgage is so awful. I also hate the segregation of low-income housing to outer SE (and sure a little on N. Alberta St/Killingsworth but you know that is going to change as soon as the sundown law changes).
1	I am very disappointed in all of Portland's commissioners, the mayor and state representatives who have allowed nice, small, affordable homes in my neighborhood to be destroyed for million dollar mansions and seniors thrown out of Long term rentals for outrageous high rents. You allowed all these vultures to come in with no concern for the people of this city. Portland Progressive? Not anymore. Portland ecological? Not when you allowed developers to tear down old homes with lead and asbestos, and landfill full of good great old homes. A pox on you all.
1	Neighborhoods should change over time with each generation. it is good to preserve character but not be so prescriptive as to freeze neighborhoods in amber forever. it is better to do nothing than get this wrong.
1	Portland is a city, it needs to accept the fact and learn from places where housing is bonkers and make a city people can live in, not just commute to.
1	I feel the character and charm of each neighborhood is important and special. I would love to see new developments follow suit for example the 2/3rds project in St. Johns is a wonderful mixed use space with a sense of community and flows with the existing downtown buildings in both design and size. It is unique and doesn't

	overpower the old charm of downtown. In residential neighborhoods I am not a fan of overcrowded large houses on a 10,000 sq ft lot. I think smaller efficient homes on a similar lot with green space for families to share is a great direction for Portland. Embracing the community is the ultimate goal.
1	I have been keeping the pulse of the neighborhood for quite sometime on these issues. I have also had friends bid on a home only to be outbid by a developer looking to tear down viable home. People who could afford a good neighborhood due to modest homes being available cannot afford nor do they want a Mc Mansion home.
1	Replace and extend existing structures to house more people. As we increase density within a school district, increase the capacity of the schools accordingly (e.g., build an annex). Do not re-district school districts.
1	I am very disappointed with the direction of development in our community in recent years. Charlie Hales and Steve Novik have done terrible things to the balance and look of our community and cozied up to developers for their own benefit. Shame on them.
1	Please put a stop to trading neighborhood livability for tax and permit dollars from builders. Just because it makes money doesn't mean it makes sense. I saved for many years to be able to purchase a home in my neighborhood - because I loved the character of it. Between the gigantic modern houses with 5' setbacks to the razing of perfectly good older buildings for multi unit apartments with no parking I am sure my neighborhood will be the next NW 23rd or SE Division street. Both of which many would argue are planning disasters for the people that lived there already.
1	We are losing our neighborhoods for the profit of developers. They have no consideration for the people that have lived here for years. There only concern is profit.
1	Seriously consider a required tear-down of some recently-built monster-houses that do not fir the neighborhood size nor style. Use the power of condemnation. And do not allow multi-family rentals in single-family neighborhoods such as the recently built big hulking "triplex" apartment building on SE Tolman at SE 66th.
1	I live near Multnomah Village and I was surprised to learn that the Village does not have Neighborhood Design Guidelines like Hillsdale does. And still, Hillsdale's guidelines are sparse for a what Portland considers a "town center." Portland is fortunate to have many neighborhoods of unique cultural and historic character that should be enhanced, not diluted, by new development. Multnomah Village is a perfect example. As and architect, I support development in general, but to place over-bearing, kit-of-parts, zero lot line, "Home Depot" architecture in an environment of great character does a disservice of the heritage, cultural and urban fabric of the area.
1	I'd like to see a moratorium on all no-cause evictions until affordable housing becomes available in sufficient quantity to allow victims of this practice to find new places to live that don't compromise their access to services, transport, etc.
1	Before building an infill house, do you ask or give neighbors an opportunity to voice their opinions?
1	There are many single low income people who feel uncomfortable sharing living space but need community. What about small individual living spaces with communal living spaces?
1	Change our state laws to allow Rent Control measures and individual cities within the state to raise their minimum wage. As cities like Portland grow, the wages of its people must grow along with it in order for them to continue to enjoy, let alone afford to live in the city of Portland. And to further security, the "no cause eviction " to Be abolished.
1	I want Portland to continue to be a place where people can live, even if they're not rich. I want Portland to have young people, old people, artists, immigrants, families, etc. I want our housing to be eco-friendly too.
1	Portland is still in the United States of America. I have to follow federal rules to borrow money and pay taxes, I should have protection for my investment that is as if not more important than some vague set of 'community values' that I may not share. Enough already !!!

1	I know this doesn't refer to housing, but considering a lot of portlanders have pets..... As a single income homeowner, with no children but 2 dogs, I would love to see more of my tax dollars go to maintaining and improving Portland dog parks (I love schools and libraries, but I pay a lot of tax and I don't have kids in school!). The park near my home (Sacagawea dog park) has NO trees for shade within the fenced off leash dog area, so it's extremely hot on warm sunny days for these dogs and they can easily overheat. Thanks very much though, for adding a water tap (yippee for no more lugging water jugs to the park!) thanks, I love Portland, just not infill houses.
1	I understand that a lot of people are wound up about character and destroying old homes. I'm really not. I think that the whole country needs to get on board with close-in city living with more walking and public transport. If we lose some of the late 1800s charm to new building styles, so be it. We gain environmental benefits of less driving, and health benefits of more walking. I own a car and barely get in it because I can walk or use public transport for 95% of what I do. I'm interested in seeing this lifestyle become a trend in across the nation and expand in Portland. Right now, only the rich and people who've been grandfathered in can afford to live in this walkable utopia. My greatest interest is expanding the close-in housing options for people who make the median income or less. I'm no urban developer, but I think that means what everyone loves to hate: MORE CONDOS. Sorry to everyone else in Portland! I would love to see a clause in the plan to preserve green space and tree canopy as well, but not at the expense of infill.
1	With new multi-family buildings, please consider scale, size and setbacks, as well as integrated car parking for these structures as well.
1	Spread the density around. Powell seems like a great place for large complexes. You aren't going to destroy the neighborhood by putting in big box apartment it is already ugly. It might even improve the area.
1	It is foolish for residents to be concerned about new construction being too modern, or lowering their property value. Property value will always increase. We must concern ourselves with bigger problems, like the lack of affordable housing options for Portlanders who have grown up in this city and are being pushed out by the influx in residents.
1	Increased density was a goal put forward by Metro (I think) to prevent LA like suburban sprawl. It naturally increases prices of housing and creates higher density making houses closer together and adding new houses in existing neighborhoods. If Metro wants an urban growth boundary, then this is the result. This so called problem was created by the government and the market will always respond. I like higher density-amenities are more accessible and biking is easier in a sort of European way. But some people would rather live in a suburban style city so they complain- A lot of them are rich Eastmoreland or Alameda types.
1	TSDCs from infill should be used to improve sidewalks and address other transportation needs in the immediate neighborhood.
1	After living in Portland for almost 30 years my family and I will more than likely have to leave. It is not affordable or reasonable for housing to continue to increase without pay also increasing. People can not continue to pay to live in Portland just because it is cool. We were here before all the hype and it is frustrating to say the least that we have to leave the place we have lived for most of our lives in order to survive.
1	The houses that are being built in the historically poor north Portland area are huge, on small lots, and cost far more than the average income can afford. Developers should be encouraged to build homes that meet the needs of the neighborhood.
1	"Infill"=profit. It increases density, sure, but it increases traffic, crime, and most of the other undesirable aspects of a large city. SLOW IT DOWN.
1	Suburban areas are becoming far too crowded. We need to ensure that changes are not made to zoning to allow more multiple family dwellings in areas currently zoned for single dwellings.
1	What is happening is awful. Turning PDX into Santa Monica--the City should be ashamed for getting caught with its pants down. It had to have been predicted.

1	My elderly mother can't walk to the bus that's blocks away. The poorly thought-out parking rules makes it hard for her to park.
1	In the past few years the City council has let developers run amok. Hales came from the Home builders Association and that influence still shows. Desire for profit has now eclipsed livability in Portland. Is it ruined beyond repair ?
1	The new infill houses are making the real estate values in my neighborhood go up. But without green space the neighborhoods with infill houses (no or little yard) are going to decrease folks exposure to the outdoors and lead to a decrease in health.
1	The city permit fees are too high, what makes the new construction too expensive and raises prices on housing, that's no fare. City gets a lot of money for permits from builders, but residential neighborhood streets are in poor condition and not enough roads are built to accommodate the traffic.
1	I realized the city allowed builders to build and allowed zoning codrs to be bent so more families could move in and pay more taxes. Most people moving in have outside money and are uprooting residents that have been living in se east for decades. Pushing the cost so there is no choice but to move on. I find that sad and unfair, esp to elderly
1	As a lifelong Portland resident, I'm horrified at how the City has not reined in development, encourages predatory real estate speculation, allows airbnb, and has basically shown little or no interest in sustainable development patterns. City practices and lack of initiative to put some controls in place 15-20 years ago have created this housing emergency, lack of affordability, lack of any kind of parking controls (i.e. allowing large residential apartments to build in busy corridors without accommodating cars), and have created near gridlock conditions in the central city. This no longer looks or feels like the town I've loved my whole life and I can't help but feel BPS has been a huge part of ruining this town.
1	The policy of allowing large apartment complexes to be built without integrated parking for tenants is killing our neighborhoods. This misguided policy must be changed.
1	The city and the county need to work together to incent the creation of more affordable housing. Infill and ADUs are a part of that solution, but won't carry their weight if it's too onerous and expensive to build them.
1	This city does not have the infrastructure to support the number of new housing that is being put in, (parking, freeways, public accommodations etc.) developers are benefiting at the expense of the people who have lived in Portland their whole lives
1	There is a very vocal minority that pushes an anti-car agenda. This is different than promoting livable neighborhoods for everybody. Because "everybody" includes the elderly, disabled, parents with infants and/or children, people with jobs located miles away, contractors, delivery services, etc.
1	I like the mix of housing styles and I think some of the modern houses in NE Portland are quite attractive. Consistency for consistency's sake seems pointless.
1	Residents of new apartment bldgs w/o parking may indeed commute by bike or public transit; however, they use their cars on weekends and leave the parked on neighborhood streets the rest of the week. This creates a hardship for elderly and homebound residents, who need street parking at their homes for visiting nurses, maintenance personnel, delivery vehicles.
1	The historic homes in Portland make Portland Portland. Losing them will make us lose our charm and our appeal as well as our spirit. We will soon turn into any city America will th strip malls and cookie cutter houses for as far as the eye can see.
1	Again we don't have to grow for the sake of growing. We already can not support the people we have. The streets and sewers are all backing up and you want to add more to that ?
1	Everything I am hearing about the infill project is that it does not address the design quality of new houses beyond basic zoning issues. architectural guidelines uique to each neighborhood are needed.

1	Skinnny houses where two dwellings occupy a single lot and oversized single family dwellings are blights on neighborhoods. Interestingly, there is little to none of this sort of "development" east of 82nd, even 60th.
1	Infill in people's yards, building accessory dwellings is great. However, the unrealized benefit by the county is the unrealized gain in tax revenue.
1	The tone and structure of this survey seems skewed toward compiling a list of "concerns". That is, asking respondents to rank their concerns out of a list of concerns they might not have actually previously even considered is leading. (eg. Rank the things you hate about Bill. 1. He smells. 2. He cheats at cards. 3. He steals coworkers lunches out of the fridge.)
1	Please think ahead when making our city attractive to new people. Enforce and augment long term plans that are not inclusive of all the changes happening and please outreach to other cities to see what works for them. Portland may be unique in some ways but these growing pains have happened elsewhere. Taxing people slightly for their drinks in bars, and raising car registration cost just by \$5 will bring in a large amount of \$\$ needed for our cash poor state. thanks!
1	We need affordable housing for all, in all areas of the city. With the insane cost of housing in this city we are losing the whole creative class and the interesting, low-income people who keep Portland weird.
1	Affordable housing must be part of any infill. Neighborhoods need at least some chance at diversity. If developers are always able to get out of the agreement by saying "oh , my bad" and paying a fine after they don't follow the original plan it does not help any neighborhood diversify for family types, income levels etc.
1	I would like to see grants/loans that would help people aging in place maintain/upgrade/remodel existing housing stock. Remodels vs. demolitions to reduce waste and encourage creative use of existing housing stock. Deconstruction mandatory! (vs. demolition) Please continue to encourage ADUs!
1	Thanks for this opportunity to be part of a conversation that might make some difference in the future of a once liveable city which has become overwhelmed by its own avarice to install too many people into too small a space. Tax revenue anyone?
1	There are benefits to gentrification such as more racial integration and a greater mixture of income levels which should not be ignored.
1	I love Portland, I was born here and grew up here. It breaks my heart how disposable homes and buildings seem to be when it comes down to who has the most money (most buyers\demolishers do not even live in the state of Oregon)
1	My number one concern is gentrification. As someone who moved to Portland a little more than a year ago, I am part of the flux of young yuppies increasing the demand for housing and wanting to move into diverse neighborhoods like Mississippi and Albina, all the while pushing out long-time residents of low income and of color. Somehow, this needs to be addressed. Not sure how, but if any city can, I think it's Portland.
1	I think demolition permits are too easy to get. More widespread notification of demolitions and new construction with a chance for approval and appeal by the neighborhood would be great. Especially if tree and open space destruction is involved.
1	Portland is currently friendly, quirky and physically pretty. Let's preserve that. We face population growth, increasing price pressure and the responsibility to make wise land choices lest we 'end up' with an ugly city we did not choose. Also, I feel we have a huge responsibility to do our part on climate change. My belief is that we need to be as local and humble as possible: farms nearby, small homes, walking/mass transit, urban planning that fosters inclusiveness and good rubbing of shoulders with fellow citizens (not mini mcmansions with fences and big SUVs).

1	Please don't allow developers to maximize their gains at the cost of making our city less livable. I am again referring to the lack of parking that many new multi-family dwellings have. Make them reduce the number of units if that is what it takes.
1	Why does the city allow the demolition of livable homes? Unless the structure is condemned by the city, why not say "no" and require that that the home be remodeled instead? There have been several homes in my neighborhood that were very livable that have been torn down and replaced by one overly large home or multiple skinny homes. Also require yard space, in front and in back. Don't allow homes to be built three feet from someones back door. In doing so you are creating future slums, not desirable living spaces.
1	residential infill cannot be addressed without also looking at issues of traffic and transportation. we need radically strict regulations for motorized vehicles if we're going to have the sort of population increase that's predicted in the next 1-2 decades without changing the urban growth boundaries. There is so much public land available in the streets! I'd love to see more street conversions like how the riverfront used to be highway.
1	We need affordable housing now, and we need to place chronically homeless people in homes now. Utah is doing this successfully. We can follow that model. Homeless people are expensive to care for. They use hospital emergency rooms as a first line of health care. We can do better than this.
1	There is a hole in my street for a sewage repair project that has been there for the entire holiday season, with no one working on it all this time. There is a pole by the side of the road for a street project 8 months ago, and it is still there. I vote NO MORE Development until we have the resources to take care of existing housing. Also.....we need a sales tax, not an astronomical property tax. Thank You.
1	It's very important to me that single-family neighborhoods remain single-family neighborhoods. My second biggest concern is that new homes need to match the character of existing, well-established neighborhoods. I would also point out that by asking people to prioritize the things they like "best" about the infill proposal creates a bias in your survey. What if we weren't very impressed with any of the proposed values of the infill project?
1	Allowing new infill homes to overtake an old property's entire footprint is disgusting and an obvious attempt by greedy developers to maximize profits at the expense of the neighborhood and city. It needs to stop!
1	I'm not kidding about the rent control part. Or stabilization. Or taxing the living hell out of Airbnb.
1	1) Infill construction is very disruptive to an entire neighborhood during the demolition and construction phase. Construction details such as scale of project and timeline should be available in public records that are easily accessible. It would be great to be able to look up a property in portlandmaps.com to find out this information. 2) Owners of adjacent properties and neighborhood associations should have input or comment on infill projects.
1	Our historic neighborhoods are an asset the should be preserved. They give us a sense of place and a connection to our past. If density is our goal, then we should encourage development in areas that do require us to tear down our historic homes.
1	Change is inevitable, and Portland is no exception. However, efforts to guide change are important, rather than just letting those with purely financial motivations (i.e. real estate developers) have free rein to completely reshape the character of the City.
1	While infill development is a hot topic today, putting the brakes on it will only hurt our city in the future. People need to understand that cities "are change," and that we have a lot to gain from newcomers. Instead of trying to prevent homes from being demolished or creating labyrinthine regulations for developers to jump through, the city should instead focus on encouraging "good density" i.e. great design, a variety of housing types, gap financing for affordable and workforce housing, more robust public services and amenities.
1	We need strong city leaders who can stand up to the angry, NIMBY neighborhood voices. Growth is not a choice any more. Either we accept it and work together to plan how we will grow... or we end up with cancerous growth. Questions 2 (especially) and 3 are poorly written. As an example, one of my concerns is NOT that the new housing

	<p>is too modern in design for my neighborhood, but that the design is just BAD. Do note that I do not mean "ugly." Many of them are, to be certain, but that is a personal perspective. A BAD design is senseless. It is one that tears down a solid 100+ year old home on a quarter block lot, cuts down all the mature trees, bulldozes the historic ship-ballast retaining wall, subdivides the lot, builds four massive vaguely-home-shaped boxes perched atop garages, and then surrounds the whole thing with a cinderblock retaining wall. Whatever open space remains is now completely wasted on delusions of single-family-housing, in the tiny perma-shaded trenches between these largely windowless structures. Projects like this drive up the cost of housing, destroy the existing character of neighborhoods, and are themselves likely to be torn down and replaced in 20 to 30 years. Projects like this have no public benefit (or redeeming qualities whatsoever) and should be as repugnant to city planners as they are to the folks who have to live next to them.</p>
1	<p>There is too much infill all ready. Expand out more. Most people what to use their own transportation. The city's transportation cost too much and is not dependable.</p>
1	<p>I'd like to see a continuing emphasis on constructing effective "public spaces" -- e.g., wide sidewalks, especially where there are ground floor retail stores; small inviting patios for apartment buildings; small, inviting parks.</p>
1	<p>Stop the 4 story behemoth apartment buildings with inadequate parking for over half the new residents, like at SE 50 & Clinton. That 100 Unit building will eviscerate street parking for a huge swath of an already tight neighborhood.</p>
1	<p>portland needs more maginative urban planning.building denser requires ensuring amenities will be close by. the new housing boom is a give-away to cheaply made apartment buildings by contractors who only care about profits. look to places lie Singapore for imaginative urban planning - not California.</p>
1	<p>We live in a new construction, infill house. I think the group of new homes have helped the neighborhood -- we replaced an adult day care facility -- without severely affecting parking, etc. Getting rid of poorly maintained or ill-designed homes benefits everyone.</p>
1	<p>I support inclusionary zoning; I think it could be paired with density bonuses along major transit corridors or other high-density areas. I also support more parking permit systems in popular neighborhoods outside the city core, like Division, Hawthorne, Williams, etc. I do not support a demolition tax except possibly in the case of 1:1 demolitions.</p>
1	<p>People are moving to Portland for a reason they like the atmosphere. If we change the atmosphere to resemble other places we've defeated the purpose of our efforts here .</p>
1	<p>Stop the developers from coming in to established neighborhoods and tearing down homes, cutting down trees, and building homes that lack the character of the existing neighborhood!!!</p>
1	<p>I grew up here, and am already priced out of the city I love. My dream is to own a home. Development will only increase, but I wish we could encourage local investment and limit foreign or out-of-state property owners that have no personal/social investment in our community.</p>
1	<p>Obviously we can't go back to the turn o the 20th century, or to Post War America, but the homes built during those times should be honored when building new ones. No, everyone should not have to live in the same style of house, but they also shouldn't be dwarfed by incoming neighbors.</p>
1	<p>Why does the COP think it is responsible for green space beyond its borders? Why is urban sprawl a higher priority than quality of living in the neighborhoods within. My guess is to accommodate the people who make the decisions and commute from these outlaying roomy areas to their cushy city jobs.</p>
1	<p>I really think all the people complaining about how new houses don't match the "character" of existing houses are simply opposed to all forms of change. Change isn't inherently good, but it isn't inherently bad. Try to make that change more palatable: "Yes you're getting this new neighbor who's house you don't like the look of, but you're also getting a new sidewalk and new businesses within walking distance."</p>

1	I don't think the city should get into the affordable housing business. I don't want my tax dollars used to build future projects at 3x what the private sector can build nicer homes/aparments for. That said, I think the city should fight tooth and nail for inclusionary zoning (I realize that is a state legislative issue). Requiring new developments to include, say, 10-20% affordable housing would go a long way. Developers might say they can't make money, but development affects everyone. Traffic blockages, litter, environmental degradation, the problems that come with higher density. Not to mention that developers have benefited from years of tax abatements while those of us further East have paid the bills. I think the city shouldn't focus exclusively on *affordable* housing for just the poor. Were inclusionary zoning to become a reality, I envision a tiered system. Let's say 15% traditionally affordable (Section 8), 15% middle class affordable (say under \$100,000 total family income) and 60% market rate for new developments. I don't think you can expect middle class taxpayers to bear the burden of creating affordable housing and then price them out of it, either higher or lower.
1	More infill means more traffic, more traffic makes more people switch to alternate modes and mass transit- how to convince the public that this is better for all of us? Increasing land values will eventually push the workers further from their jobs, and we will have the same transit issues that we've been facing before, only in reverse.
1	If we are not going to grow the UGB, maximize density over any other factor. If enough units are built the market will sort out affordability. Eliminate arbitrary Design Review guidelines [St Francis HardiPlank decision] - disconnected, overpaid people of privilege deciding how the rest of the community should live . Build for people NOT social service agencies, urban planners, journals and politicians
1	Don't allow the addition of new streets when large lots are sold - without neighborhood approval or at the very least give us some notice so we can welcome them or be wary as needed.
1	Please don;t let the historic preservationists (NIMBY's) dominate the conversation about affordable housing. The city desperately needs additional housing stock and we certainly don;t want to grow out, so we need to grow up. Density, transit, access to amenities, and affordability should be the top priorities in the city's housing policy.
1	All included on previous comments for housing. Over / underpass to remove car and rail intersections/blockages. .. Parking garages. Toilets =parking spots for all multi family , multi use buildings. Learn and act based on the mistakes of Division. Developers need to have responsibility to main arterial road improvements. Bury all utility cables. Get back the airspace.
1	Did not answer the last set of questions - seemed like a setup to show approval of infill - don't like it at all.
1	neighborhood parking structures with retail and business on first floor and greater restrictions on parking on street. Bus service dedicated to, and linking neighborhood business districts.
1	I had to pay -quite a lot- of money for my current house because it came with a second, buildable lot that the seller believed could be further subdivided. I have no interest in building on this land in the near future, but it's very important to me that I protect my asset and intend to act accordingly. Similarly, I want protect my investment in my old house (which I still own as a rental). If the residential infill project seeks to reduce the volume of the structure I could build, I need to make a rational decision about the disposition of the property. I have no desire to demolish or redevelop the structure this coming year, but again, I need to approach this rationally. Ideally the residential infill project will enhance my property rights, rather than take them away, and I needn't act hastily to protect them. My rights to my neighbors' properties are -extremely- minimal. I hope that the city will continue to respect this relationship as we seek to accommodate expected future growth.
1	New homes and businesses construction not built right next to the property lines, causing a rush of new construction to get their building first with a view.
1	Mostly established closer-in neighborhoods should not be allowed to be wholly redeveloped by market forces. Setting limits on demolitions of old homes and splitting of lots (by holding the line on established lot size minimums), or limiting size of new homes by increasing setbacks or limiting heights or square-footage , however you choose to

	do it, we need to get a grip on this trend that is robbing existing neighborhoods of affordable, accessible housing stock, gardens, trees, and privacy.
1	We are rapidly approaching a point of no return. If we continue to allow property values to increase at such a fast rate, this city will soon become a place solely reserved for the wealthy. Many people in this city do not care about luxury housing nearly as much as maintaining their ability to stay here. We must fight the dramatic increase of expensive apartments and houses being built up by developers.
1	As we develop we need to increase our urban tree canopy. Builders should be required to provide trees in their designs either by saving existing boles (preference) or by planting after construction, especially using native varieties.
1	Stop these horrific 3 story new homes that are built on top of garages on small subdivided lots that then reduce privacy of neighbors and increase shadows cast by such structures. Worst development planning I've experienced in the 5 major cities in shock I have lived.
1	The City of Portland's first priority should be protecting the rights and interests of its existing citizens and taxpayers. For example, the City should ensure that new development will not negatively affect the property values of existing homes, including by consuming on-street parking spaces.
1	We should be helping people stay in their homes and not be forced to sell to predatory buyers because they are failing behind or old.
1	I feel the parking issue is extremely important. I see many areas of my nearby neighborhoods significantly impacted by increased density with no on-site parking requirements. This has reduced the desirability of the neighborhood, and has also reduced safety to cars, bicycles, and pedestrians. Too many cars parked too closely have dramatically reduced visibility, especially at intersections. Consider a parking setback, perhaps 10 feet before crosswalk (marked or unmarked.)
1	Lots of people want their own home with enough space (inside and out) to enjoy life at their home. I'd rather have a yard than a tiny lot and a park nearby. Allow people to do their own thing at their own place.
1	It's pretty obvious that the wording of this survey was created so a specific narrative can be achieved, and that's too bad. As the owner of a home in a formerly working class neighborhood, I see lots of issues pushing my neighbors--especially renters--out: huge water bills are a big one, long commutes to multiple jobs and trimet's unreliable service is another, the demise of "ethnic" grocers in favor of developers are hurting our community's vibrancy and fracturing communities of color. People in my neighborhood are concerned about affordable family housing, access to transportation and th skyrocketing costs of utilities. And yet, none of this is addressed in your survey.
1	We have owned our small house in Woodstock since 2001. While we are in a good position to sell, we will be priced out of our neighborhood with middle income wages. Like a lot of Portlanders, I'm concerned about affordability (and another housing bubble). I'm also concerned about the public schools. If our city can't remain affordable for families, how can we have a voice to improve the schools?
1	Infill is not appropriate in every neighborhood. Developers are unchecked. Building code makes for soul-less ugly architecture that sticks out like a sore thumb in older neighborhoods. New structures fill lots from edge to edge impinging on the privacy of neighbors, blocking sunlight and views, and disrupting the livable scale of a neighborhood. They lack the character and charm that makes our neighborhoods special and desirable. That's why we chose to live here. Mature trees are being felled with no enforced penalty. These trees take decades to grow. It seems as if greed is prevailing. Infill means Division Street or the new structure on the East side of the Burnside Bridge. That's not the aesthetic of Portland. That's not in the interest of a better quality of life. It's greed.
1	Developers should not be allowed to tear down houses and build new oversized homes and apartments while disregarding the trees, green spaces, and the setbacks

1	A good way to preserve "historic Portland homes" and affordable housing would be to increase pressure to renovate into apartments and multi-plex houses, rather than demolition.
1	Institute public comment periods before a plan is approved. (I have a four story 60-unit building in going in next to my house and didn't know anything about it until we got notice it was happening. I feel like it will affect the quality of my life having so many new neighbors (and only 9 parking spots) and did not have a way to give input or have my voice heard.)
1	I think the lack of setback rules is a significant player in the degradation of our neighborhoods. The second is the lack of required parking for units with greater than 5 units.
1	Please work to improve bicycle and mass transit infrastructure that would have a practical effect on commuting within the city. This seems essential to the success of infill development.
1	This seeming panic to increase density in Portland is contributing to uncontrolled development in established neighborhoods. Developers' profits are accumulated and city government is doing little to protect ordinary citizens from the external costs of developers exercising their private property rights. Question #3: I do not see any of the listed options as real benefits to neighborhoods as development is currently happening. Some might be benefits if infill development was better controlled by city code.
1	Like many Portlanders, I'm concerned about the rapid rate of development in the city, especially in the Vancouver/Williams corridor. I realize infill development is needed, and that there is a pent-up need for housing in Portland. The City has encouraged good infill transit-oriented development along the Interstate corridor. But the rate and scale of development along Williams and Vancouver has done violence to long-time local communities of color, and has only provided a narrow band of housing type, one that caters to affluent newcomers while Portlanders who can't afford higher rents are priced out to the suburbs, which adds transportation costs to those least able to afford them. Portland must not become San Francisco-- we must include affordable infill housing, within city limits, in desirable neighborhoods, in our overall development picture.
1	Why not open up Laurelhurst, SW Portland, Eastmoreland to development, on never mind they finance your campaigns don't they
1	The development team should favor sustainable building codes when considering this new infill development.
1	The processes to ensure effective residential infill is important to the quality of life for the city and its people. It must be looked at as a whole and not neighborhood by neighborhood. Too often the noisiest are the elites because they have the time to invest. Gentrification can be addressed but it is very difficult. It needs to be politically prioritized and embraced. I don't want to live in San Francisco.
1	I seem to be in the minority in my opinions on residential infill and development in general. I support infill, as well as making it easier for developers to build larger multi-family projects. Without all of these units being added to the housing supply, housing would be even more unaffordable, which is a situation common to many urban areas. Increased housing, and therefore density, create larger neighborhood markets that will be more able to support local businesses. I do believe that people will continue to move to Portland. I also believe these people will have more financial resources to secure housing. If we don't add more housing stock to the market, they will simply push local residents out of the market.
1	Developers built 2 giant houses next to our property on what was a large lot with a small ranch. The tankless water heater and efficient gas furnace vent right onto our deck and cause awful noise and pollution. I am not sure why the developer was allowed to have both houses vent onto the neighbors instead of having the floor plan reversed so the houses' vents would face eachother. Neighbors are already highly inconvenienced by the hoses being built. It is insufferable to have our outdoor space sullied by their utilities.
1	I think that some in the mayor's office and planning departments are being paid to look the other way. I saw it happen in Long Beach, and NOY happen in Santa Monica. The difference is night and day.

1	I think we need to accept there needs to be additional multifamily dwellings such as apartments and condos of varying heights along our transportation main transportation corridors to accommodate our growing population. However I think we need to reconsider allowing demolition of modest homes in good shape only to have developers building homes 3x or 4x the size of neighboring homes, taking up the entire footprint of the property. These homes are not being inhabited by any more people than what had previously been there, they just have more space to heat and clean. This does not help with the growing population. It just makes the neighborhoods more ugly, blocks sunlight from neighbors, and makes existing neighbors resentful and less likely to want to know these new neighbors being forced in their faces. Let's be more thoughtful about new development.
1	I'd love to see more new homes located closer in to downtown Portland, and I'd personally love to buy one.
1	It'd be great to improve the existing neighborhoods without decreasing home values of houses already present.
1	Ensure that City planners actually visit some of the areas that are being reviewed, especially in SW when stormwater and environmental issues are being examined. We have lived in the same house for 27 years and last year for the first time we had more than 3,000 gallons of water under our house after a dry summer and heavy rain. Climate change is changing how water drains.
1	Transportation is falling behind. Road quality is not keeping up with growth: potholes, bad signage, etc. We need long and short term solutions to help with the increase in traffic as the population increases in density.
1	More density and mixed use neighborhoods please! I live in a big house I own in laurelhurst. I want mixed use and walkable neighborhoods. I like the Burnside traffic calming. I want more units for renters.
1	please help to reduce any increases in property taxes. Having lower property taxes helps to make home ownership more affordable, therefore stabilizing our city.
1	Surveys, studies and considerations regarding the evolution of our existing neighborhoods is a very good thing. However, I would hope that action could be taken very to develop guidelines for the design and building of infill houses. Just in the past few years in our neighborhood, irreparable damage has happened to the character of this old, established residential area, in the form of horrid and inappropriate new houses and house remodels -- a blight that we now have to live with. What a pity! I believe that, until it can be determined how to approach future infill houses and remodels in our older neighborhoods, a moratorium should be placed on building in those neighborhoods.
1	I don't want Portland to turn into Seattle or San Francisco. I fear that it's already almost there.
1	There needs to be a moratorium on new demolitions until new rules can be put in place. And we need a representative government that serves the needs of all the people not just developers and affluent neighborhoods. We need stricter design standard for all districts. And their needs to be a close look at how planners are approving plans. Lastly, new code enforcement offices so that violations can be addressed with five business days.
1	I cannot express how angry the new big expensive houses in my neighborhood make me. They are ugly, have no yards, don't match, and have replaced perfectly good houses that real families might have been able to afford. I really don't know who can afford close to a million dollars for a home. And how many families really need four bedrooms and two living rooms? How are new young families to afford a small starter home when they keep getting torn down for McMansions?
1	traffic! Infill and high density is great but it requires an equal investment in infrastructure. This city seems disproportionately concerned with high density vs functionality. Cars are terrible but completely necessary for most people. Please emphasize the need to accommodate vehicles not just public transportation (I am a carpenter and must drive to make my living).
1	Saving green space encircling the city is a primary goal, but we need to get more green space within the city as well and way fewer cars. How about mandating a parking space for a ZIP or other such car right on the property of mega-homes, as well as on lots (if there are any) of multi-family buildings. Thanks so much for doing this survey!

1	The process of adding density is part of what's making the neighborhood affordable to many. Everett Homes buys 1 house for \$450,000 or less, tears it down, then plits the lot and puts in 2 or 3 homes, each selling for \$800,000. That increase in density doesn't help affordability
1	maintain 6 foot setbacks for all construction in in order to retain green spaces. Stop permitting new construction of ugly, huge, 4 story apartment buildings with no setbacks and no parking!
1	To be honest, we are actually thinking about leaving Portland because of the lack of understanding by the city of what infill should look like and the stupid extra taxes that the city council keeps adding on it's citizens. Your planning bureau can't even effectively and consistently interpret their own codes and the little people that want to repair their homes or build something that fits the character of the neighborhood are getting raked over the coals of bureaucracy while the developers get away with thoughtless, pocket-lining developments and tax incentives.
1	Our city needs real change NOW, before the housing crisis grows any worse. No more handouts & free passes to developers and no more false promises. The health & sustainability of our community is at stake.
1	Keep growing up not out. Infill is good, particularly if we focus on smaller units that are affordable.
1	Parking is a huge issue and developers should be required to address this issue for new developments.
1	Clearly, local policies are geared toward overall reduction in automobile traffic. The housing price market is such that many will be forced to choose between housing and auto ownership. They will choose housing. The local officials need to understand this and anticipate the consequences.
1	If we don't improve the transportation system we will all be waiting to get around town. Freeways are overcrowded and it's dangerous for the people who live here emergency medical response can't get around the traffic. When is enough enough. For every house that's torn down its being replaced with a much bigger home, apartment bldg, or duplex etc. I've lived in Portland all my life and it's sad what is happening because my children will not be able to afford to live in the city that I love.
1	I believe the City's goals of increased density is the right path. Yet time and time again the City institutes ordinances that are hindrance to this. Instead of just relying on staff the council should seek outside opinions from professionals who develop property on a daily basis. I would be glad to offer my services.
1	I am sympathetic with those who feel things are out of control. I worry about the dust and asbestos, and feel like the city and our leaders either don't care or feel helpless in the face of money and developers. Encourage developers to remodel when possible and at least to recycle materials. Slow things down before all the old houses are gone. They are part of what makes Portland unique.
1	Time and time again neighborhoods, schools, businesses, on and on, try to change to accommodate everyone and it backfires, drags everyone down.
1	It is very sad to see the neighborhood yards disappearing. It is very sad to see new neighborhoods without any green space or yard packed with families who are paying huge prices to live in an area with good schools. Many of these homes don't even have enough room for a single tree. Other BEAUTIFUL houses are being torn down to build three or four contemporary houses without yards.
1	This is a very slanted and biased survey, you will not get a true response, but you will get the biased response that you want.
1	Parking on the street is NOT a right. Those complaining about parking may be the loudest, but that doesn't mean they're the majority.
1	I'm getting the feeling that the city leadership is struggling with how to say no to developers who are just trying to make a quick buck by demolishing good homes and cramming apartments into single family neighborhoods. Most every new home over the last 10 years is a rental, and this trend will have a negative impact on the working families of this city. Please address this issue.

1	2 major things need correction- 1. The dysfunctional disconnect between BPS (planning) and BDS (implementation/enforcement). 2. At-large representation (and bureau assignment) of council-persons (over place-based/geo-representation) mean disconnect from constituency and stakeholders.
1	I love infill. I love small houses. I love living car-free and I think that is critical. There's a reason a lot of people in Manhattan don't own cars.
1	Density is good, NIMBYism is not. The City of Portland should not be making judgements on taste/character.
1	Home demolitions are occurring at an unprecedented rate that needs to stop until we can assess the impact of losing affordable housing in our neighborhoods.
1	I am upset by all the McMansions built in NE Portland with no consideration for the existing community, it needs to stop.
1	There are lots of unique areas in Portland. I think we should keep the ones that we can unless they are too old to continue and start some new looking housing.
1	Portland leaders need to think about what Portland people value, not what transitory people demand.
1	Portland is a wonderful place to live, work and play. But people are being priced out of the area. I'd like to stay, but my profession is highly mobile and even though I don't want to move, I can't justify spending 400 thousand on a 100 year old home that needs immediate updating upon moving in. The housing prices are out of control. If I stay, I will rent a one bedroom with partner and live small so that I can have access to the urban life style that I seek: walking/biking to everything within 20 minutes from where I live.
1	There is a very vocal anti-development minority in Portland, but I believe it's still a minority. Most people seem to understand that increased housing supply = lower housing prices, all else being equal. Put the pieces in place for a frantic housing explosion so that the downward pressure on prices comes into effect before the political backlash takes hold.
1	After living here 20 years - I am very very angry with the horrible new homes that are thoughtlessly built by developers and new home owners. Secondly, the removal of huge old beautiful trees just to put up ugly cheap homes de-values my home. Third, while many people will use transit for their day jobs - they will have a car for weekends and nights - and huge apartments with no parking means all their cars are now on our street. I feel that SE Hawthorne right now is losing much of its charm and character with the Tall Skinny homes and the Modern Mansions. My 115 yr old Victorian fits on our tiny 33x100 lot houses a family of 5 and meets our needs without looming over our neighbors. My husband rides his bike daily and I drive my kids less than 2 miles a day for work and school. Why can't other new homes be more reasonable in size? Why does every design look like the suburbs? If people want everything the suburbs have - they should move out there. It is also much more affordable in the burbs vs here. 2 new tall skinny houses less than a block away sold for \$769k and \$830k...that developer made a killing - and we lost huge trees, have modern super tall homes lording over a tiny lot, that does not meet the city's talk of "affordable housing by using high density". I think there needs to be more thought, less greed and take in consideration neighbors who have made this neighborhood so desirable for years. A little respect goes a long way. Thank you for listening...just wished someone had done it before all the destruction of old homes and trees.
1	The anti-development people are just as narrow-minded as the extreme pro-development people. There is a place in all of this that is reasonable, thoughtful, and allows for a variety of approaches to how one chooses to "manage" his/her property/home/lot/etc. Demanding that newly built homes should match the neighboring houses is ridiculous. Just as ridiculous as the idea that a person should be able to build anything they want on their lot, no matter how high, large, etc. The extremes are hurting this city, not development and building in general.
1	I'm all for infill - just not in the blatant way that disregards history and solely benefits the developers bank accounts.

1	It is important to be realistic and understand that more density is not necessarily better - develop the quality of neighborhoods by offering walkable areas, allow enough leeway for middle income and single people to own homes rather than focusing on families and gentrification. Discourage outside investors flipping homes
1	We want to convert our garage to ADU, but county tax assessment made us cancel project for fear our property taxes would go up exponentially.
1	Portland's historic neighborhoods contribute greatly to the character of our city. When you see movies/TV shows being filmed here, do you see them filming in the brand new McMansions? Never! They are always using historic homes with character. Soon there won't be any left, and the filmmakers (and lots of residents) will be forced to move elsewhere to find character.
1	I really dislike the incredibly large single-family homes being built all over this city. These spots would be great for apartment spaces or duplexes. I am a young, but educated Portlander who wants to stay in this city, but I am afraid I will be priced out in the next few years. Please help those who have been here for years/decades stay in the city they love and live in. And please help make sure people like me have an affordable option in the near future. Otherwise I see the character of this wonderful city changing for the worse. Portland is not Palo Alto. Thanks for letting me and others share our opinions.
1	Resolve - transparently - the city's awkward policy contradictions, such as between promoting dense housing and reducing rain run-off (via trees and other green bodies). Building dense apartment blocks with not green space or trees will kill Portland's basic attractiveness.
1	Don't allow Portland to lose its character so that we can accommodate people that want to live here. It is wise to look to San Francisco so that we do not make the same mistakes they did, by turning it into a wealthy persons playground. Diversity of housing, population, demographics, economics is what makes and maintains a vibrant city. Is the residential infill addressing homelessness?
1	Face the fact that the desirable parts of the City can't accommodate everybody that wants to live there. Provide transportation and improve the other areas instead of letting developers do whatever they can to make quick money by destroying what already is great.
1	The city not only needs to prevent displacement but it needs to expand access to affordable housing and provide more affordable housing.
1	We need to worry about affordable housing, low income housing, homelessness, lack of economic diversity in neighborhoods etc. That should be our first priority.
1	No demolition without proof of hazardous substances being properly handled No long skinny houses. No lot splitting. Have each neighborhood define the history of the neighborhood and seek to build similar to its history Allow immediate neighbors to weigh in on design review and be compensated for loss of privacy
1	We need to be careful that a lot that had a charming sub 2000 sq ft house that can accommodate a family of 4 is not replaced with 3500 sq ft for 2 or 3 people. This does not help increase the density and live ability of our city but rather brings the things that are wrong with the suburbs to our neighborhoods and increases prices for people willing to do more with less.
1	We must plan for and require greater affordability both in purchase price and in ongoing operation and maintenance of homes.
1	I live in a single-family home on a small lot, but I really would have liked to find a townhouse, quadplex, or courtyard complex. I would have happily given up a little space in return for more affordability. But there were few family options other than single family homes (most apartments seemed to be only 1 or 2 bedrooms). I would love to see more smaller or denser options for families.

1	i live in an infill house (however not a skinny house) and feel very fortunate. the old property was divided into two lots and two smallish 4-squares were built. according to the neighbors the house before was not maintained well. i think this is a success story of infill but I don't know what happened to the previous property owners once their house was torn down.
1	I did not see any of the items in question #3 as benefits of new infill. All of our urgent needs, affordability, protecting our environment, jobs and our economy, social stability and equity, sustainable transportation systems, food, even our children's education, are best met by maintaining existing housing and are harmed by replacing with new housing. This survey is strongly biased toward new construction and erroneous assumptions about development patterns. Results based on the boxes checked will not be credible or meaningful.
1	Crime is creating a livability problem in SE Portland. Put the neighborhood response teams back on full time. Criminals are not being prosecuted for non violent crimes. Ok they say there is no jail space, that doesn't mean their release shouldn't be conditional: No drugs, no more additional crime, or jail time will occur or benefits like food stamps taken away. Yes, I know its not called food stamps anymore. Again, when there are no consequences, the crime gets worse and the victims compound in numbers. Also, the citizen victims loose faith in their government.
1	I think it is shameful they way the city back handedly changed the zoning definitions, thereby changing the zoning without. Remember when R-5 meant 5,000sf minimum? It means 3,000sf minimum now and as low as 2,500sf for corner lots. You've hood winked the citizens and quietly opened the door for developers to ruin the character of neighborhoods with new high density homes that often do not fit in with the adjacent homes and also tower over adjacent homes. With in-fill there also needs to attention paid to the poor existing infrastructure. Some parts of Portland are not good candidates for high density with roads beyond capacity.
1	Council and bureau professional staff have a severe deficit of trust in promoting policies that benefit residents rather than developer interests.
1	All new construction, especially condos and apts. need to have adequate parking. It is naive to assume that people won't come equipped without a car!
1	Houses without parking are creating huge issues in North/NE/SE Portland. Make more garages, flag spaces and at least one parking space in a driveway. Bike lanes are great, underground parking for new complexes is crucial, and providing incentive for IN STATE/RESIDENT buyers.
1	My daughter is pre-approved for a \$350,000 home. She has been unable to find a suitable home for that amount on the east side west of 50th Ave.
1	The inner city can get only so crowded. Everybody needs some space. Considering the problems with parking, for one thing, there's not room for a whole lot more people here until you can get rid of the vehicles. Could increasing mass affordable transit help? Another thing: Property TAXES ARE TOO HIGH. We're retired and paying taxes out of meager and diminishing savings.
1	Please stop allowing builders the chance to by-pass rules that benefit their building in Portland neighborhoods.
1	We do need to have places for people to play .he inner Eastside has a lot of traffic and increasing numbers of people, but really doesn't have amenities. the city should take back property given to emanuel hospital and build a community center- replace Matt Dishman with a bigger and better site!
1	City needs to enact tear down codes that proect public health- ie no 'self monitoring' of lead abatement and asbestos. That's a sad and unhealthy joke!
1	Bring back the fourplex! There are so many wonderful early 20th century fourplexes that are both affordable and visually coherent -- would love to see these incentivized, to get more density without drastically impacting existing residential neighborhood.

1	We have seen too many poorly designed new homes in areas that are incompatible with the existing neighborhoods and homes. The developer should NOT be allowed to dictate the style, density and quality of the neighborhoods
1	Residential infill development is ruining Portland. I have lived here for almost 45 years and in just the past two years the city I know and love is rapidly disappearing. The neighborhood I grew up in is in grave danger of impending destruction at the hands of greedy out-of-state developers working hand-in-glove with City Hall. If you want native Portlanders to move away in droves and leave a New California as your legacy, keep up exactly what you are doing. I certainly won't be here to see the upshot of your experiment if you do.
1	Make the streets wider and provide more parking. Require the developers to build quality homes & apartments! Ha Ha
1	There seems to be no thought given to building design- many extremely ugly buildings going up in old neighborhoods. The out of state developers do not care about Portland architecture, and the city doesn't seem to care either. More communication with the people would help.
1	I have lived in my house since 1985. I am going to have to sell as I no longer can afford to live in Multnomah county. East Portland is losing its middle class families like me. I feel completely betrayed by the mayor and city council.
1	The current zoning code is a mess for everyone, inconsistent enforcement and unclear interpretations plague both residents and developers. The city should consider revisions to its land division and zoning codes.
1	Consider allocating parking for "tiny homes" on some of our abundant on-street parking space and create fees+permitting for rv-like hookup and support as a part of the solution to short-medium-term affordable housing and a quick way to increase neighborhood density.
1	keep Portland funky -- artists and others who value beauty, character, etc. above money are being priced out. Hope it's not too late!
1	Residential taxation in Portland is unfair with vastly different assessments applied to homes of similar value. I hope the City will not oppose efforts to make taxation more consistently applied (which may, of course, require amendments to law or state constitution).
1	I'm really concerned about Portland losing all its affordable housing, that the people who make the city vibrant are being priced out and that residential infill is being driven by developers' profits and greed, not human need.
1	Portland is losing whatever diversity it ever had by shoving everyone who isn't rich and white as far east as they can go. Urban growth boundaries are compatible with preserving greenspace and maintaining smaller affordable homes that both families and elderly people can live in, but the only thing that seems to make an impression on the city are the huge sums of money the developers throw at them. Really sad.
1	Develop a mechanism to assure the public is being heard and their ideas considered when they speak at RIPSAC meetings. People single family neighborhoods are angry. City needs to hear this and respond.
1	Portland planners on any level should consider permanence over sustainability. People over population and outflow over income. There are limits to how much a consumer can spend, and further advertisement is fruitless.
1	The policy of not allowing more density within the neighborhoods promotes racial segregation, and is inconsistent with Portland's obligations under the FHA.
1	I find it really upsetting that so many expensive buildings are being built in my neighborhood with no visible attention put to how congested the traffic is becoming, or the fact that there is no parking and no affordable places to buy food.
1	I've seen a number of houses in my neighborhood be torn down to make room for these huge infill homes. It changes the character of the neighborhood. HUGE trees were torn down to accommodate these houses. It's a shame. Charge the builders a huge fee if they want to tear down existing houses and use that money for affordable housing.

1	I think before you consider infill you have to look at traffic and congestion first. Most of our freeways right now are a nightmare to deal with at almost any time of the day. With infill that will only get worse and soon we'll be just like the Bay Area with long commute times. Quality of life should be at the top of your consideration when building out a city. That's my two cents. Good luck, lol.
1	Include mandatory offstreet parking with all new residences. Onstreet parking is being lost too easily and makes commuting impossible.
1	Infill needs to take into account the topography and characteristics of the area. Poorly drained areas of SW Portland require larger lots to mitigate stormwater. Areas that are prone to landslides should not be developed at all.
1	We do not want to add so much infill that we ruin Portland. Extra houses are rarely ever taken down to provide more space. Once we do too much infill we will never be able to go back. Infill does not make things cheaper. It does not create affordable housing. Let people move to Gresham. Create neighborhood centers all around that people can walk to. They can have mixed use in the neighborhood centers.
1	I assume it is illegal to disallow ugly designs, black exteriors, skinny house addresses. The styles definitely do not fit into most neighborhoods, but ugly is not illegal. Beauty is in the eye of the beholder and the developer.
1	We cannot become San Francisco. Do whatever it takes to make sure Portlanders can still afford to live in Portland. Many of us are already being priced out. More housing and infill seem to be key to solving this.
1	Fuck Renaissance and Everett Custom Homes. They are building virtually the same, enormous and expensive house all over Portland. House design in PDX from 50+ years ago exemplifies the same ethos that exists today. Individual design with attention to families needs and neighborhood. Homes were large enough to be comfortable and small enough to be affordable.
1	Zoning for skinny houses should be restricted to areas of the city that are already high density. Dropping them randomly throughout the city reduces the appeal of neighborhoods and once again adversely affects property values in surrounding homes.
1	Just because it was predicted that people will move here, doesn't mean you have to screw the people who built it. They can find somewhere else to live. How many barristers and yoga instructors do we have to accomodate?
1	Not happy at all with the parking situation in the neighborhood and the city allowing all of the apartments to modify parking or be built without parking is horrible. Renters leave there vehicles at my house or neighbors for a week or two at a time. Often we have to park down the street on weekend after grocery shopping and carry groceries and this is living on a corner where I used to have 5 or 6 available parking options. Rarely does this happen anymore and new places are going in even closer.
1	Make rents affordable , by putting renters responsible for major damages they make, so the next renter doesn' t have a rate hike because of costly repairs to home. Get houses in foreclosure through the system faster so more rentals feasibly available .
1	I feel our city planners need to be more aware of increasing the city's tax base rather than the integrity of the existing neighborhoods within our city. I feel that the intent of the purchasers of neighborhood homes should somehow be disclosed to be in keeping with the existing neighborhood's character. Re: Qss #3 My answers would indicate that more neighborhood residents are preferred....That is not the case.
1	I'm totally offended by the greed of some developers. It's clear that they are only in it for the money and are not concerned about eliminating habitat or parking structures.
1	I live on a 10,000 sq ft corner lot with a 780 sq ft 1940 bungalow in an R7 zone. Current zoning allows almost no options other than a tear down and build an attached row house. Stupid.
1	Investors should break out of their comfort zones and try living when rent approaches 50% of total income. Just try it! You'll see!

1	The city should work to make sure that county taxing policies do not work against city policy and rules.
1	Save the trees. Save the old homes. Get out of the developers pockets. You work fr the peopel of Portland.
1	Please stop ruining neighborhoods that we have built and maintained for so many years....new infill homes are unappealing to say the least. All for .the gain of the developers.
1	I'm most concerned with development efforts that demolish affordable housing and create new giant homes on small lots that then sell for three times the price of the original home.
1	Expand the Urban Growth Boundary. Metro's projections for density are rubbish. People moving to Portland want the single-family dream of inner SE, not claptrap concrete condos in the South Waterfront or Lloyd (LOL) where you share walls, have no yard or privacy. Portland's not going to be a nice place to live in 15-20 years if our leaders keep insisting that people want something they don't. Of course PDC and its pals have their hands out, asking for urban renewal funds and raking in huge profits for their pals. Meanwhile it's undermining the very things that made Portland popular and appealing in the first place-- and that's sad. Our council has a chance to stop this, and let our city grow the way it wants to grow, but alas, the constituents' interests never seem to be heard. Only the greenwashing money-grubbers have a voice in Portland.
1	We need to preserve our neighborhoods character and canopy. This infill business is BS. The developers make \$\$ while making my property worth less. Who's going to compensatae me for lost value?
1	It pains me whenever I see a structure demolished â€“ period. I live in an older neighborhood, where many homes were constructed pre-World War II. I am concerned that steps are not taken to protect the citizens in my neighborhood against asbestos and air pollution created when structures are demolished. Everett Custom Homes is one of the companies operating in my neighborhood. Their website clearly states that whenever they must replace a home, they will de-construct it and donate the materials to the ReBuilding Center. I don't believe they have ever de-constructed a house in my neighborhood â€“ they have demolished them instead. In addition, the resulting McMansions take up almost all of available space on a lot. Eastmoreland has a 25-foot set-back from the street, and this is respected, but the new houses are 5 feet from neighboring houses to each side and the back. This means that mature yard trees are cut down, thus eliminating shade and the ability of trees and landscape shrubbery to soak up rainwater. And therefore, rainwater goes into the sewer system rather than the landscape â€“ over time, this will put pressure on the sewer system as more larger homes are constructed and less open land is available on city lots. I also wonder about the sizes of families that move into these homes â€“ is the population of the city growing, or is it merely property tax receipt increases because of the greater expense of these new homes? Is the City of Portland reaching its goals of population growth, or just goals of greater monies from property taxes?
1	The city needs flats. They provide a cushion between single family homes and larger buildings, and they provide family sized housing.
1	I don't like that the neighborhood where I've lived for 30= years is no longer affordable to lower-middle income families like mine.
1	The loss of low cost rentals, increased traffic and lack of on street parking are all hurting businesses in the area and making area less livable. Infill only works if it doesn't destroy the neighborhood where infill occurs.
1	The required off site improvements by PBOT for infill development are a huge barrier to building more affordable infill units.
1	I think a cookie cutter aproach is wrong. Thought needs to go into each developement. Large developements should have to put money into public amenties like community centers and schools. The developers should be footing this bill, the pearl/ downtown should have a community center and a school. The development comission in vancouver bc builds that into every large project. What happened to the PDC? Are they on vacation? This is common sense, city planning 101!

1	While this survey addresses residential, single lot, single dwelling type kinds of new infill, I see a huge concern regarding new multi-family dwelling units. Many new condominium complexes and apartment buildings seem oversized for the site and aren't providing enough on-site parking or none at all! In a number of cases, this has had a huge impact on the livability of neighborhoods in a negative manner. While it's not feasible nor economically viable to provide a 1:1 parking ratio for these units, maybe a 15-25% ratio could be - maybe for every 5 units, one parking spot is required. We are creatures of habit and we live where it rains a lot. It's common for households to have at least one car. As well meaning as it may be for PDOT to think that not providing parking in multi-family dwelling units will encourage owners and renters to take public transit, it's not fully realistic. Once these complexes are in place, there's no going back to add parking and the surrounding neighborhood is impacted very negatively. This needs to be fixed. Surely a compromise can happen.
1	There are unpaved streets in N and NE Portland and streets without sidewalks. This needs desperately to be fixed...in addition to all the other poorly paved streets.
1	Think about the next generations of people that love the character of the way the city used to be and please do not allow the developers to make our city something it is not!!! Thank you, a concerned citizen who's ancestor's were here long before it was colonized.
1	Density is great, but losing green space is one of my biggest concerns in Portland, and few are talking about it.
1	Too many rentals owned by investors, need sensible rate control measures that will allow home ownership for less affluent citizens.
1	I am appalled that consideration is being given to destroying the Lotus building downtown. Don't do it!
1	I would like to see a law requiring all apartment houses larger than 10 units to make 30% of their units affordable, accomplished at least in part with government subsidies. I want all neighborhoods in the city and surrounding areas to be integrated racially and economically. No more "poor" areas. Also, large, old trees are one of my favorite aspects of Portland, and without them my attachment to the city would decrease significantly. I hope future development will allow for the planting of trees that will in time become large, grand old trees, and do everything possible to preserve those already here. Finally, I would like to see public transit systems that make having a car here unnecessary. There used to be streetcar lines running down Hawthorne and other major boulevards before they were dismantled in favor of car culture, which I hate. I'd like to see them restored and other lines put in so that we don't need to worry about traffic congestion, health problems and mortality related to cars, and environmental devastation--but the transit infrastructure must be there before anyone will seriously consider getting rid of their car and relying on car-sharing options for the times they need one.
1	The city's mandate to meet and consult with neighbors re development in practice seems to mean "we're going to tell you what we are going to do." Preserving green spaces and tree canopies are essential to making higher density more humane at the same time.
1	regulate Air Bnb. Slightly off topic but, require retrofitting of all brick and mortar building built before 1980. These building need to be preserved and restored as often as possible, not demolished and replaced with soulless glass and steel.
1	This tax hiking on ADUs is ridiculous. And allowing hmes to be demolished to build out of character behemoths that are not affordable is inexcusable
1	In South East Portland, we have many families living on streets that are unpaved and full of pot holes, with no sidewalks. Some within very close proximity to schools. It's unsafe and needs to be addressed.
1	Unfortunate 20 yr renter who is priced out of this town. That's not what this city was made of and it shouldn't forget that. Side by side, means to no means, we should walk together.

1	As I'm sure you're aware, the high cost of housing in Portland is a basic consequence of supply and demand. The NIMBY-ish complaints of the few who can afford expensive houses should not dictate zoning laws, unless we want Portland to become a playground for the rich.
1	Don't let Portland turn into another San Francisco or New York. Both of those cities have extremely dense housing and are still two of the most expensive housing markets in the US.
1	I find the property taxes in Portland are grossly inequitable - I pay triple the tax of my next door neighbor despite having an identical property. The same applies to two of my other neighbors where one pays triple for an identical property.
1	Yes. As a parent and teacher in PPS, we are sorely lacking in large, open spaces in this city. If we intend to increase density, we'd better be thinking of public spaces that can be utilized for a variety of purposes. The Revolution Hall debacle is one case...that building and the grounds were supposed to be a community center with space to meet the needs of a growing public. Instead, we've got a bunch of offices and a concert venue. We are systematically pricing out the participation of lower and middle income citizens by privatizing public space. As Central Eastside develops, I sincerely hope that this city gets its act together and purchases and sets aside multi-use public space that provides opportunities for residents of all income levels, ages, and levels of ability.
1	It seems awful to me that rent is so high that it is equal (for an apartment) or greater than (for a house) my mortgage (just 3.5 years old) on a nice house. This means that those who don't have a down payment are even less able to save for one.
1	to the editor: When you offer the choice of "More affordable housing" Do you mean the number of affordable houses or the cost of housing to be more affordable? I'd like walk-ability. we have no sidewalks and the road is poor I live close enough to walk to my 'center' but it's impassable & dangerous so I have to drive. I don't mind if new housing is large or small or 2 on a lot. BUT the city must be responsible to the current homeowners~ the neighbors & neighborhood. If the City gives a builder permits to block out my sun or change the water run off so now my house floods and reduce my investment value I'd be very angry indeed. Or allow my neighbor to pour a concrete wall and pad covering 1/3 of his soil and french drain his water into the creek which floods neighbors down stream. I've already been told by the City 'too bad for you' But you want to charge me for taking a tree down that will fall on my house. grrrrr!!!! You MUST consider people who have lived here. It's the same as not allowing farm land development. Construction upstream destroyed a swamp area and like sized trees were not replaced. Water mitigation fees should be spent where the destruction was made. The swamp should have been protected~ though the water doesn't effect the new housing, homes down stream are flooded. City doesn't care because the water takes it's natural course, but now it rushes instead of being absorbed. But the City wants me to put in a rain garden to mitigate! There WAS a 2 acre natural mature 'rain garden' until you let them rip it out. And all that destruction of habitat! SHAME! SW Spring Garden. And then you'll tell us you can't fix Capitol Hyway because there is no storm water buffer or you'll raise my taxes. And you allow a giant 4 story apartment block with insufficient parking to be built where there is a 1 story office in the Village. Shame! OK Let them park on the street, but local decals only and the new building resident may ONLY park on the building's lot NOT on the street~ so NO NEW CARS. Should be fine because the builder said residents won't have cars, they prefer bikes & bus. And where we have a charming 1 & 2 story Village will now be a 4 story concrete block. Consider the WHOLE personality of the Neighborhood. And let me tell you~ putting brackets under eaves, split roof & 3 color paint job on a big ugly square house does NOT make it a Craftsman Style No matter WHAT the brochure said.
1	Build up, not across. I'm a fan of high rises as they provide housing density without taking up too much space. Plus high rises make for a more impressive skyline.
1	We are looking at the possibility of partitioning lots on our property. Much of the language used by the development office is hard to understand by a typical homeowner. Creating better guidance, a development 'dictionary' and even developing content for someone like myself in mind would be helpful.

1	I am very much in favor of infill development. Maintaining the UGB is important to me, and as an apartment dweller I like living in multi-family housing and I'd love to have more apartments and row houses available in more residential neighborhoods. Currently they're mostly zoned along major streets, which can be noisy.
1	STOP BUILDING HOUSES ON TINY LOTS!!!!!! I will be selling my house and leaving this area (Multnomah County) to get away from these neighborhoods that are getting packed with houses. I have lived here my whole life and never thought I would leave.
1	Yes we need it. It would be nice if there were clear incentives for certain type of development especially low income
1	Most residential infill seems expensive, maximum square footage, maximum footprint single-family housing for the wealthy. It doesn't seem to have much to do with addressing the housing shortage in Portland.
1	Fundamentally, this city has a small window right now to chart a different development course than all the rest. We've done okay so far, but we are rapidly losing ground. While Friends of Trees/BES is trying to soak up water with new trees, acres of open ground is disappearing under the footprints of giant single family infill homes (no density increase there) where no trees taller than 30 feet will ever grow because there is no space for them. When I go to meetings on this subject ALL I hear are "market this and market that" as if regulations and rent control are simply unthinkable options. Well the free market has nasty downsides and one of them is the current housing "crisis". So while I am a HUGE fan of land use regulation, the UGB and all, I think the "build up not out" mantra is being used as a cudgel to quash any critical assessment of all available options. I'd like to see courtyard apartments make a comeback in residential neighborhoods for example. I'm not opposed to duplex/triplex housing rather than rows of separate "skinny houses" as infill. I'd like to see permeable pavement used and some alleys be turned into linear greenspaces where practicable. I'd like unimproved streets to be a thing of the past in all neighborhoods. I'd like curbside bioswales to be common in residential areas. Basically, I would like something other than the bottom line of profits to be our guiding light.
1	Stop efforts to build 'affordable housing' stock and address affordability concerns by direct payments to eligible tenants.
1	Community Development Corporations are not capable of meeting the real housing needs of many Portlanders who wish to buy their own homes. New models need to be developed (or allowed, if they don't fit the legacy community development model)
1	Weird is not working. Portland has only become habitable by individuals and families escaping from even more crowded, polluted and congested cities. The growth Portland has so far promoted is chiefly of benefit to developers at the expense of current residents.
1	See previous response. As someone who is a professional survey designer and social scientist, I can only say that this survey is designed to frame the discussion so that only responses related to the BPS staff's perceptions of possible futures or actions can be elicited. While the priorities seem to be long-standing Portland planning values and strategies, they are shop-worn and blind to the new realities of housing, land use, gentrification, displacement, and the restructuring off social class and ethnic relations in the city -- not of which developments are addressable by "market forces" (I am NOT in any sense a libertarian or pro-development person) nor by the supposed "solutions" being offered in the form of "density," "infill," proximity to services (mostly retail), and other "benefits" that citizens are asked to prioritize in the survey. None of these are up to the task and simply plowing ahead blindly with these strategies absent any thorough understanding of the changing dynamics of the city is really a tone-deaf exercise on the part of a planning bureau that has lots of talented people who ought to know better. They are in the process of serving up a recipe for a terrible built environment full of spotty McMansion development, large profit-taking by developers who don't live in the city but only "come in to pick up some of the unused lots that happen to have houses on them" (seriously the statement of Fish, the chair of the BDS development advisory board) in order to make \$100k per unit profits off of immigrant labor who has to drive in from Troutdale and Hillsboro and leave to future generations a totally unsustainable landscape of useless housing that doesn't fit the demographics of future

	Portland. Planners can claim that they are only using the tools at their disposal. But that's like the architects of past housing and built form disasters that were permitted by people who were "just doing their jobs as best they could." You CAN do better if you put your mind to it.
2	We need to stop making goals based on money and instead dream bigger. Make goals based on the intention of creating good living for all people in our city. This would create more jobs because creating good living for all people living in our city would employ a lot of folks with different skill sets. First, we need to agree as a city what constitutes good living. Regardless of financial status, there are things we all want for ourselves, for our children, and for our elders. This is the place to start. From the basics of hot and cold running potable water and indoor plumbing, to housing with a reasonable amount of living space, to individual and community gardens; we need to look at these things first. We need homes for all people that allow for good living. Not crowded infilled neighborhoods that take the livability out of our city. I believe we are currently operating from limited thinking, as a city. We stop ourselves from believing that good living is possible for all people so we do not even try for that. I believe if we all got on board with that goal, we could make the intention a reality in our own very creative, exciting way.
1	Different parts of Portland have different views/perspectives and priorities. Use NA to find these out and give them weight in decisions.
1	It seems that if someone joins a neighborhood with the intention to live, work, and support the area everyone benefits. However, if the intention of the development is to make a profit from the neighborhood - only one person benefits - the developer.
1	I live in a neighborhood that has experienced significant infill, with many houses being demolished and replaced with very large new houses--many of which do not blend with the character of the existing homes-- and many new multi-family housing units without parking. The neighborhood is more vibrant and prosperous, but the traffic and parking issues are bad and getting worse. Not being able to safely cross streets is a serious problem and it's not obvious that there is any awareness or effort to correct this issue.
1	Multi-family developments should be scattered throughout residential neighborhoods, not bunched all together, to make sure there is adequate on street parking and green space for all.
1	Guiding principle for this project: Infill housing should make housing in our neighborhoods more accessible for low-income households and people of color. This means using the rules to encourage, incentivize, and expedite the development of permanently-affordable housing.
1	The city should be in charge, not the developers. Crappy developers, like Everett, should not be allowed to do business in the city.
1	I moved to a new neighborhood in Dec 2014. In the past year, 4 new houses have been built on my street within 3 blocks. These were all a result of splitting lots. The rate of construction is alarming. My neighborhood (University Park) could literally be unrecognizable in 5 years. Ironically, I might need to consider moving to the suburbs to avoid new construction.
1	Everett homes is ruining s Burlingame, he won't stop until this neighborhood looks like Forrest Heights
1	I support density along the transit corridors. Do not chop down established trees. New buildings must be made to last and withstand the rain and moisture...so many aparent buildings and condos recently constructed have moldering facades and woodwork. So ugly and NOT sustainable.
1	Stop destroying our neighborhoods by cramming houses in. Please do something to prevent old trees being cut down so a Lake Oswego developer can ruin my neighborhood and put 4 houses were only 1 use to be. Please stop. I live here the developers do not!! Think livability and community not profit.
1	This committee has an opportunity to achieve some incredibly important outcomes through this process. Don't fuck it up. Remember that significant density gains are to be made where the Portland Plan and Metro Growth Concept prescribe: in mixed-use and commercial zones, along corridors and in urban centers-- NOT in single dwelling zones.

	<p>ADUs and internal conversions are fine ways to increase density within single family neighborhoods, so long as retention of viable existing housing stock and green space (stated planning goals) are prioritized. Metro's decision not to expand the UGB is evidence that we have enough underutilized land in areas where planning prescribes growth to accommodate the projected wave of in-migration in the decades to come. The sky is not falling. We're not building our way to better neighborhoods, so please discount the perspective of the development community that is so well represented on this committee. Some houses ought to be replaced, but most have plenty of life left in them, and there are countless eager buyers who would love to compete on an even playing field for the hundreds of starter homes that are lost to demolition each year in this city. Please check the outsized profit incentive to redevelop modest homes in established neighborhoods by drafting reasonable development standards ensuring that a replacement home must correspond in size, height, and setback to its neighbors. Thank you for the work you're doing.</p>
1	<p>The new homes that take up the maximum foot print - along with apartment buildings (e.g., North Williams) with too little parking space are driving our family out of Portland as soon as our kids are done with high school.</p>
1	<p>It's not unreasonable for citizens living as neighbors on a street or in a neighborhood to be upset when a developer suddenly shows up and changes the housing landscape on their street or neighborhood. Does the bureau at the City of Portland that issues the permits for new construction of homes in existing neighborhoods have the power to affect/regulate new construction in existing neighborhoods or can a developer build whatever they want and the existing neighbors have to live with the decision?</p>
1	<p>Last week the house across the street and down from us was demolished with no neighborhood warning, by a guy in an excavator and his sidekick. Pellets of insulation flew down the street- into neighbors yards far and near-carried by the wind, and beautiful wood beams were broken and smashed into unsalvageable splinters. To me this incident highlighted many of the problems with current housing values and policy in this city. I'm sure the inevitable 2 McMansions squeezed in between the neighboring 2 bedroom 1 story homes that will highlight more of them. I am concerned about the significant density increases in certain areas (ex division) with what feels like a lack of planning to address the consequences of such density-ex parking and traffic</p>
1	<p>It is unfortunate your department was not more forceful in fighting the recent Demolition fee. If a old inefficient home is torn down for a new one which is safer, and highly energy efficient the community is enhanced, your department should have pushed more practicality in policy decisions (or at least informed the policy makers)...what a disappointment. The fee simply increase the cost of housing in Portland. The fees are passed on to the buyers, Fees used to buy affordable housing are a self perpetuating cycle, and escalating cycle. Little to nothing will be gained (new affordable units) or saved (prescribed historic residences) here, yet price will continue to be artificially inflated for all.</p>
1	<p>One more thing - reform the property tax code! ADU owners dont want to be taxed like a business (even though they absolutely DO want to rent out their ADU, or stash their kids/parents there instead of paying rent somewhere else...)? Fine! But then they should have to give up the de facto property tax subsidy that most NE homes have been enjoying since 1995 as their property value has skyrocketed but their taxable value has been locked in the past...Its one of the more disgusting aspects of gentrification in Portland that gentrifiers effectively get a tax break. Assessed value should reset upon sale.</p>
1	<p>We could really use a pedestrian and bike stop light at 42nd and Belmont. Really dangerous intersection. Seems like it will only get worse if more cars are in the neighborhood.</p>
1	<p>The current mentality of tearing down existing housing stock to build larger, more expensive homes that are of lesser quality and lesser character is making Portland into "Anytown." Infill ideally happens in empty lots or on lots where the existing building is substandard or has no architectural merit.</p>

1	Here are my concerns: Astronomical/unfair increases in property taxes when ADUs are added to a lot, after the city has done so much to encourage them. Seems like a disconnect and flagrant money grab to tax an existing house as new construction.
1	Please consider parking availability and how not having it exacerbates the relationship between existing residents and newcomers to town.
1	I hate seeing the cute old homes demolished and huge unrelated homes built in their places. It feels like the small home owner or builder has to go through a much more intense process with a lot more regulations and restrictions than large builders and developers have to because they have more money they can give the city so they can get their way. I feel the home owner that wants to build an ADU has a lot more hurdles to jump and has to match a lot more style and take into account such things as land use and water impact and planting and character than a big time builder. It isn't fair, it isn't right and it makes our neighborhood less appealing, less livable and those of us here who care have a reduced quality of life. We lose out on the charm and quite and the beauty of what drew us to the area.
1	I'm very concerned about the increase in crime in Southeast portland recently. I read about package thieves, break - ins, frequent car thefts, drug houses, squatters, etc. Our local police don't have the resources to handle what we are already experiencing. We need to fix this issue and clean up the trouble spots before adding to our population.
1	I'm as so angry at how our elected officials have just sat back and let out city be destroyed by big \$\$ speculators and developers. I plan to do all I can to get them all out of office and change to district elections instead of at-large so the real majority is represented.
1	Developers seem to always win. They have a single purpose which is to build. They build, sell and get out. Concerns from neighbors are just temporary annoyances which will go away when they leave. It is difficult for neighbors to respond or protest consistently and with focus because we have other responsibilities; e.g., jobs and families.
1	I don't like population increases, but since people keep having babies and we're already getting climate refugees,, we need to deal with it. More people need not mean more cars and bigger houses and more sprawl. Like it or not, we're becoming a real city, and we need to not act like a big suburb. Really expensive accommodations for cars will anger many, but give us a city we can love. Prioritizing cars over people will give us a city we don't recognize and most of us won't love.
1	Getting very tired of watching this city fight for more parking spaces. I do believe that the rapid growth of population in individual neighborhoods are creating short-term problems, that will be solved with less reliance on cars and better transit. While this is a clear aspect of the city's current 20-year plan, it is not being adequately communicated, and transit solutions need to start moving as fast as the development.
1	Tax and other public policies that discourage investors (rather than new residents) from taking advantage of the city that Portlanders built up over many years.
1	I would like my neighborhood to have more GOOD apartment buildings--not too big/boxy/urban-looking.
1	Portland is so special. I fear nimbyism and concern over parking will result in Portland ending up like San Francisco. We need to maintain affordability and this will require density.
1	stop allowing viable structures to be demolished and ALL of the great building materials wasted. Stop giving away "surplus" city properties to Hales' cronies. ENFORCE building code and demolition code. Require lead paint and asbestos abatement.
1	create some teeth to actually police the current zoning on the books. i have a spec developer working in a neighboring lot to me with an E & C overlay, and he's just ploughing ahead without approval of the environmental process...and it appears the city can't really do more than say "stop! or i'll say stop again!"

1	Neighborhood land use members seem to be without any ability to affect land usage in the neighborhood, or else are under educated on the implications of various zoning options.
1	Designated density in appropriately scaled sites. Height and setbacks should be appropriate to the surrounding neighborhood scale.
1	I am sick and tired of developers running this city. DRAC should go back to its original mission. It should NOT be a policy group
1	My neighborhood, John's Landing, has seen considerable new construction in the past year with limited parking options but only has one grocery store in the whole neighborhood that could be considered to be in bike/walk range. That store does not offer affordable groceries. The city appears to be cramming people into our neighborhood without adding necessary amenities which will most likely lower our standard of living considerably.
1	I am skeptical and cynical that anything will change, but my feelings are reflective of many of my neighbors. I don't want to see Portland's beautiful old neighborhoods totally destroyed by greedy developers who exploit loopholes and naive city administrators. We need more housing but not at the expense of what makes this city special. We can increase density without decreasing livability.
1	The biggest problem I see in my neighborhood (Mt Scott-Arleta) is 1-for-1 demolition/new construction. If regulations on plexes, "skinny houses" and other infill development aren't relaxed, the neighborhood will be 25% beautiful old houses and 75% 3000 square foot single family homes, and the population will stay exactly the same (this would be a bad thing!).
1	We live right next door to an existing "project". A single family 2900 sqft home 5' from our 1300 sqft. home. I know we will adjust, but we have thoughts of leaving our well loved neighborhood of 17 years because of this infill.
1	Stop cutting down the established trees and putting building houses that are cheaply built and overpriced
1	1. The UGB of Portland works, update the code to prohibit development in natural areas on septic and wells and keep sewer and city water inside the UGB. 2. New houses being bigger or taller than old ones is not really an issue, neighborhoods shouldn't look cookie-cutter. It's sprawling houses on one level that eat up half an acre plus that is the issue. Make it easy to subdivide existing lots that could potentially accommodate another SFD.
1	Dismayed to see my tax dollars I voted to support safe parks being used to allow camping. Now feel unsafe in my neighborhood park due to trash, crime, and syringes. Have had to change walking route home because of being accosted by unlawful campers.
1	If you going to build, make sure you have the space for new residents to park. I love a few blocks from SE Division, and my neighborhood is filled with cars that don't live on my street. We are losing the neighborhood feeling of warmth and safety!
1	Give more thought to the impact development on commercial corridors will have to adjoining neighborhoods, particularly when you reduce traffic lanes on the commercial corridor. IE; Division. While I understand the wisdom of trying to move people to public transit and bicycles, not everyone is going to abandon cars in the next 10 to 15 years.
1	I am all in favor of tearing down dilapidated houses, and ok with putting in a duplex. Parking just needs to be addressed.
1	The department of planning and sustainability is out of control; Portland government is out of control. Exercise some prudence and stop this wholesale restructuring of the city and admit that cars are here for a while; plan for a transition that makes sense for the ordinary person
1	Infill houses are huge-go from property line to property line which eliminates green space/wildlife. I thought A Portland goal was to encourage green /nature to improve residents' health and increase livability but I was wrong. How can you plant a tree when every speck of land is paved over? You encouraged residents to disconnect gutter

	downspouts but allow houses to fill entire lots so runoff goes directly to streets/sewers-is that what we want or need? Do we want to look like New York City? \$750,000 houses in middle class neighborhoods are not what we want.
1	Yes...I am quite disturbed by the loss of mature trees and livable, historic homes and buildings in our city. I want my City Council and BDS to encourage designs in new homes and buildings that include existing trees on the property and allow light and sun to pass through for the neighborhood (for example the big box apartments are too big and rather ugly). I think a good architect can design property that includes our mature trees and buildings that are tiered and open for light to get through.
1	I REALLY disagree with allowing old beautiful trees being cut down; I'm surprised that the city of Portland, OR allow this so easily. It is sad and not representative of what I thought Portland was all about. It's very sad.
1	I just spent the last year renovating my 107 yr old 1 story bungalow which included installing solar panels (a huge \$\$ investment). IF the home next door (which is deteriorating) were to be replaced with 1 or more of the tall skinny homes I see popping up all over it would vastly impact my solar production. I would like to see some sort of formal protections of my solar rights written into the development rules. I also bought my home for the size of the lot for gardening purposes. A tall skinny home would rob me of the sun I use to grow food & invade my privacy.
1	ADUs create cramped, unattractive yards and often compromise the privacy of adjoining yards. Apartment buildings that don't have their own off street parking threaten the viability of our neighborhood businesses that depend on out of neighborhood customers to survive. People don't shop where they can't park.
1	You have ruined Division! It is too congested, there is no parking, can't go past a bus. People are using side streets to get around. REQUIRE MORE PARKING FOR HEAVENS SAKE. New residents make bike, bus or walk to work but they still own cars!
1	Focus on neighborhood community, and livability. Continue providing and maintaining parks and green spaces.
1	Neighborhood quality is very important, suburbs are a blight, mixed use neighborhoods that are affordable are the key!
1	WHEN WILL YOU BE GETTING MORE TAX REVENUE FROM BICYCLISTS AND STOP UNRESPONSIBLE CYCLISTS RIDING WITH NO HELMETS, RUNNING RED LIGHTS AND RIDING WITHOUT PAYING ATTENTION TO OTHER TRAFFIC?
1	I have little good to offer. Two houses torn down this summer next to my property. Sitting muddy, waiting for developer to put up the gigantic houses that will provide him with his generous profit margin...oversized houses, dwarfing the neighboring homes and even the lots they're built on. Pitiful.
1	A whole row of townhouses looks good but one tall, skinny building in midst of a row of bungalows is discordant. With the increase in housing in existing neighborhoods it is hard to fathom why the City can't do more with the property taxes that are created by the new housing. Why are there still undeveloped streets that aren't even paved, let alone all the roads that need replacing?
1	Traffic density needs to be a concern of development planning to discourage excess and inappropriate car usage. Street parking should not be free in the city, especially in developing areas. Pricing street parking will drive the market to develop appropriate amounts of off-street parking where required while keeping costs low for those who choose to use modes other than driving whenever possible.
1	Regarding the second question: the items I listed as priorities 1-4 are basically the same issue. The statement "new houses with modern design do not fit the character of the nearby houses" is misleading. The issue of "character of new houses" has more to do with size, height, lack of set back, and filling nearly every inch of the lot than with design. Of course, in certain neighborhoods, an art deco house, for example, would very different from the surrounding houses. But if it was unobtrusive, it would still be better than what is currently being built, "craftsman" style or not. The statement regarding impact on street parking...this is currently addressed by the requirement

	<p>within city code that new houses have off street parking. If the code changed, then the impact to street parking would be significant and the priority on the list (question 2) would change. The loss of viable homes is huge waste of resources and expenditure of so much energy as a replacement house is built. The loss of yard space will impact current and all future generations as kids lose the ability to play freely outside. The neighborhood park is not a replacement for a yard. A parent is not always available to accompany the child to the park.</p>
1	<p>Ever since the new sidewalks were put in on Prescott, between 105th and 116th, I have noticed many more people and families enjoyomg their neighborhood. They feel safer walking around the neighborhood with less fear of getting hit by an errant car. It simply feels safer.</p>
1	<p>I'm a good liberal, originally from San Francisco, who has been here for 15 years and who is frankly appalled by the anti-development bias of NIMBY neighborhood associations. It's this attitude that helped turn SF into one of the most expensive housing markets in the U.S. Let's get creative and figure out how to get affordable homes into predicting neighborhoods.</p>
1	<p>The city may wish to discourage car ownership, but they're going to be around for a while. The construction of multi level garages should probably be encouraged in new high density building projects.</p>
1	<p>Make sure zoning laws take into consideration the impacts of new building on neighbors -- parking, access to sunlight for gardens, possible noise impacts, etc.</p>
1	<p>The loss of so many beautiful, old houses the past couple of years directly contributes to Portland's loss of character. It's becoming like any other city. I had planned to stay here the rest of my life, but I've now been priced out of buying a home and plan to leave town within the next couple of years.</p>
1	<p>Work with Multnomah County to figure out a tax structure that encourages ADUs, rather than discourages them-- ADUs protect the character of the neighborhood but people won't build them because of taxation policies</p>
1	<p>There needs to be affordable housing that's available to all incomes. Portland is letting itself be demolished and then built up by big money and rented and sold to hipsters and people with incomes above \$40k a year. I'm really concerned we're turning into San Francisco. We need rent control and ASAP. (I personally just got my rent hiked near 30% with less than 30-days notice).....</p>
1	<p>Don't destroy Portland neighborhoods with this density at all costs mindset. Accept that some neighborhoods are already dense and LEAVE THEM ALONE. Stop enabling developers in destroying all our good old neighborhoods. Learn from the mistakes on Division St. I live in the neighborhood and I HATE what has happened. Too many tear-downs and too little parking. The greenway on Clinton St. is ridiculous. Not everyone rides a bike. You have turned over this city to the bicycle lobby. STOP IT. Open your minds and LISTEN TO THE PEOPLE WHO LIVE IN THE OLD PORTLAND NEIGHBORHOODS. We don't feel that we are being heard. This density nonsense seems to be a foregone conclusion, and Portland is being ruined by developers and greed.</p>
1	<p>This survey is way too overcooked! Many options are interconnected, and totally the same at some level, and it seems clear to me that you are conducting a pull exercise, right?</p>
1	<p>It would be great if zoning on ne 82nd encouraged businesses and other development similar to those closer in, ie less car lots and drive throughs.</p>
1	<p>DO NOT CHANGE EXISTING ZONING - DO NOT ALLOW DEVELOPERS TO USE LOOPHOLES!! DO NOT CRAP UP THIS CITY JUST TO JUSTIFY GRAMMING MORE PEOPLE IN. SOONER OR LATER THE TREND WILL CHANGE AND PORTLAND WILL NO LONGER BE COOL, SO DON'T RUIN THIS TOWN TO TRY AND SATISFY A TEMPORARY TREND!!!</p>
1	<p>If this really is a housing emergency, we need drastic action much more than we need to hear how current residents are worried about their views of Hood.</p>

1	Portland is failing its affirmative obligations to increase housing fairness. It needs to dramatically increase the number of housing units in its gentrifying neighborhoods so as to allow lower rents and more diversity.
1	We need parking, parking and more parking. Car usage will go up with driveless energy efficient cars that are coming. Once apartments built with no parking we have to live with that for 50 y ears.
1	The City of Portland has the opportunity to be more innovative with their approach to building codes, development and urban planning, especially in residential areas. There should be incentives for more modest dwelling sizes and homes that are built with greater care and an eye towards energy efficiency (beyond code, as codes is the minimum for safety). Tear down developers should be required to meet a higher standard, and no longer be able to leave one wall standing and call a project a 'remodel'. Demolitions should also be handled with greater sensitivity to the environment and health of surrounding residents. Currently, the DEQ does not actively manage or monitor demolitions of older homes - most of which were built prior to 1970 and contain considerable amounts of lead-based paint and asbestos, the dust of which are most certainly a health and environmental hazard that is seriously overlooked and left behind in neighboring homes and gardens.
1	We need more housing, but it's infuriating for people to lose the character of their neighborhoods and their homes with these giant new homes, and view-and-shade destroying ADUs. It feels like the Wild West in Sabin and King right now, with developers not being held to ANY sort of standard whatsoever. They're just acting like robber barons and don't care a whit for the character of the city of the neighborhoods they're erecting in. These are neighborhoods filled with HOMES, and the developers only seem to view every property as an Investment, not some place where people plan to live their lives and raise their families.
1	This survey was heavily weighted towards the people who have a problem with infill and modern architecture. Not everyone feels that way, and the survey should be more neutral. Infill is good, and it has been the cornerstone of Portland planning, which is revered around the nation. Why would we go back on that now? The problem people are having isn't infill, it is change in general, which people are always afraid of. Don't cave to political pressure from the few but loud, act in favor of the good of the city.
1	Houses are being torn down without environmental safety in place: i.e.: asbestos. The house behind me was torn down without testing, or proper safety measure in place. This is a health hazard to us all.
1	Some of the unethical developers (and I have dealt personally with one) are getting away with doing whatever they want and try to bully neighbors. Personal experience by Joe Esslinger of Everett Custom Homes. They come in when they THINK you aren't there to do what they want.
1	So disappointed that the only winners in Portland residential infill development will be the developers. omg, those 2 buildings at the bottom of the burnside bridge are the worst, saddest examples of development you could have imagined. The city founding fathers are surely rolling in their graves (which reminds me, no infill in the Lone Fir Cemetery!) Please. I bet money someone is planning this as I type.
1	I have seen too many ugly, ugly houses and apartment structures in lovely residential neighborhoods, and too many grand old trees disappear.
1	My neighborhood, SW Burlingame is experiencing more housing development than the schools and streets can handle. Our schools are already overcrowded and the streets are already so jammed up with commuter traffic. There is still no viable way to take public transit to downtown areas in timely and efficient ways. Therefore, everyone still drives to work - and the roads cannot handle the traffic as it is.
1	If more housing is built in an area, improvements need to be made to improve sidewalks, crosswalks, and paved streets. Many areas in the outer Eastside have no sidewalks and long distances between crosswalks. The safety patrol outside our grade school stands in a puddle on the side of the road to help the students cross.
1	The residential infill is completely ruining the character and livability of neighborhoods. The only real reason we are having this infill is due to developer greed and City complacency, or worse.

1	<p>I believe with current development of new homes, we are losing the diversity of housing types (the McMansions all look the same), and housing sizes. There are no longer any smaller homes being constructed. New homes take up virtually the entire amount of the lot. Although set-backs from the street in my neighborhood are maintained, houses extend to within 5 feet of either side of the lot, and extend back farther, thus eliminating much of the backyard. Because of the size of these homes, downspouts cannot be disconnected to have rainwater absorbed on the property, and thus, rainwater must go into the sewer system (to be processed in our waste water system.) There was a project to dis-connect downspouts about a decade ago, and I believe the number of homes participating in the project enabled the City to decrease the "combined sewer overflows" during rain events. With larger new homes taking up virtually all open space on a lot, "combined sewer overflows" will become a constant problem in the future. Also, since large mature yard trees and shrubs are cut down to build these large houses, we will have less shade, and air-quality benefits provided by trees and shrubs will be lost. Because the resulting homes have less open space within the lot where they exist, there won't be space to plant new trees that will grow large enough to provide much shade to cool the surrounding environment. And, as energy prices increase for heating and air-conditioning for these homes, the lack of shade means we have to depend on heat and air-conditioning we pay for through our utilities, rather than using the (free) shade from our trees and shrubbery.</p>
1	<p>I think that there needs to be stricter rules on quality of construction and design. The city planners think it's okay for developers to bring ugly buildings into our neighborhoods. If a developer can't afford to make a building that is going to fit into a neighborhood and being affordable housing and enough parking than they have no business developing in the first place.</p>
1	<p>Please stop allowing developers to buy up and tear down all the affordable homes in Portland. Our city is becoming a playground for wealthy investors, while moderate-and lower-income families are suffering. Everyone deserves an affordable place to live.</p>
1	<p>Thanks for the opportunity! And please make extra effort to reach out to renters and young with surveys like this. I suspect the vast majority of people responding to this survey will be older homeowners who don't want change.</p>
1	<p>Area businesses, shops and restaurants require street parking for their out-of-neighborhood patrons</p>
1	<p>The goal of infill development should not be to benefit the developer but rather it should benefit the neighborhood and the city. Housing stock is important to the city's future but not at the expense of the character of the neighborhood.</p>
1	<p>The amount and size of new builds needs to be rethought. The house that was just built next door to me is more than twice the size of any house on the street and is practically against the fence. The house that was replaced certainly wasn't in good condition but there was no thought as to the impact the new house had on the neighbors.</p>