







teresa l.mcgrath

#123678 | May 6, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

3917 ne 10th demolished for duplex that worsens affordable living....rip up the rip, and remove hb 2001 while you are at it...this house was an affordable rental from 1977...it's twin is just next door, north of it....this is a good example of razing an affordable rental by an out of state developer, and erecting a massive duplex that shades many homes, and makes affordability non-existent....why? why not restore?....why do you allow this and make things worse...thx

Testimony is presented without formatting.



◀ 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 ▶
(Click the image to use the photo viewer)

4bed/2bath Home in ideal location! 22nd and Ainsworth, directly across from Alberta Park. Now priced to sale, well under appraisal value! Refinished Hard Wood Floors. Living rm & Dining rm with Scenic Views & Fireplace, Remodeled throughout, Kitchen w/ Quartz Counters, Master on the Main or Large upstairs bedrm w/ attached bonus rm makes for perfect master suite. New SewerLine, Spacious basement & utility rm. Big Backyard w/ alley way! Concordia & Alberta Arts Ent few blocks away, 94 bike score!

Schools:

Elementary: [Vernon](#)
Middle: [Vernon](#)
High: [Jefferson, Madison](#)

Residence Information:

Upper SQFT: 560
Main SQFT: 954
Lower SQFT: 921
Additional SQFT:
Unreinforced Masonry Building:

SQFT Source: tax
Total Up/Main: 1514
Fireplaces: 1
Garage: 1 / Detached,
Foundation:

Client Full Residential
\$519,000 4 bd | 2 / 0 ba | 2435 sqft

Status: [Active](#)
Listed Date: 1/24/2020
DOM: 92
Year Built: 1929 / RESALE
5844 NE 22ND AVE Portland, OR 97211 [M](#)
Unit #:
XST/Dir: East on Ainsworth turn South on NE 22nd
Acres: 0.11
ML#: 20513918
Condo Loc:

Property Details:

Property Type: Detached
Style: Bungalow
County: [Multnomah](#)
Nhoo/Bldg: CONCORDIA / ALBERTA
CC&Rs:
Legal: IRVINGTON PK, BLOCK 8, LOT 29&31
Warranty:
55+ w/Affidavit Y/N: N
Open House:

Area: 142
Zoning: R5
Waterfront:
Lot Desc: Level
Lot Size: 3,000 to 4,999 SqFt
Lot Dimensions:
View: Park/Greenbelt, Territorial, Trees/Woods
Body Water:
Tax ID: R189822
Supplements: 1

Upcoming Open House:

Levels: 3
Roof: Composition
Parking: Off Street, Parking Pad
Basement: Finished
Road Surface:

Green Certification:
Energy Efficiency: N
Exterior: Vinyl Siding
RV Description: RV Parking

Approximate Room Sizes and Descriptions:

Living: M // Hardwood Floors
Kitchen: M // Tile Floor
Dining: M // Hardwood Floors
Family: L //
Bonus Room: U //

Master Bedroom: M // Hardwood Floors
2nd Bd: L //
3rd Bed: L //
Bedroom 4: U //

Baths - Full/Part
Upper Level: 0/0
Main Level: 1/0
Lower Level: 1/0
Total Baths: 2/0



5716 NE 22nd Ave

Portland, OR 97211

Status: Active

\$624,900

Price

3

Beds

2.5

Baths

1,661 Sq. Ft.

\$376 / Sq. Ft.

Built: 2020 On Redfin: 90 days

Overview

Property Details

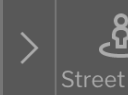
Property History

Schools

Tour Insights

Public Facts

Redfin



Street View

Beautiful New Craftsman Home by Everett Custom Homes! Certified Earth Advantage home features all of the modern conveniences. Master suite with a double sink, tiled shower, and a walk-in closet. Luxury finishes, custom built-ins, hardwood floors, slab quartz countertops, and stainless appliances. Open floor plan. Sustainable, energy efficient, & quality craftsmanship built to

Tyler Lyon

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I strongly oppose RIP in this neighborhood. It does not increase housing affordability. For example, there are two properties for sale on the same street. 5716 NE 22nd Ave is one of two newly constructed homes on a lot that was split to accommodate two houses where there was previously one. This property is listing at \$624k. Six doors down, 5844 NE 22nd Ave is an older home, built in 1929. This house needs some work, but is in great shape. It is listed at \$519k. Newly constructed homes are not more affordable than the existing older homes. As you can see from the listings attached here, the new homes have less square footage and are much more expensive. The only people that would benefit from RIP are builders and developers, not the people that live in these neighborhoods. This is only one of the many issues I have with the Residential Infill Project, along with no requirements for off street parking, pollution from construction, destruction of green spaces and decreasing property value. RIP would lead to overcrowding neighborhoods and in turn would destroy Portland as we know it.

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