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City of Portland, Oregon
Bureau of Planning and Sustainability
1900 SW 4th Avenue, Suite 7100
Portland, Oregon 97201-5380 P514

Residential Infill Project

RETURN SERVICE REQUESTED

Residential Infill Project

Portland City Council Hearing
June 3, 2020 at 2:30 pm

Due the COVID-19 pandemic, this City Council meeting is being held virtually.

Watch City Council sessions live: portlandoregon.gov/video

City Council Hearing on: Residential Infill Project - Potential Amendments

Why am I receiving this notice?

You are receiving this notice because you responded in writing to the matter, testified at a previous related hearing, or have requested notice of this hearing.

What is this hearing about?

This hearing is the rescheduled date following the hearing cancellation on March 12. This hearing follows hearings previously held on January 15 and 16, 2020 on the Residential Infill Project *Recommended Draft*. Several amendments have been introduced for Council's consideration. These include:

1. Technical changes to align the proposals with recently adopted projects for consistency.
2. Changes to align duplex allowances with state mandates in HB2001.
3. Changes to respond to Senate Bill 534 requirement to recognize certain substandard platted lots.
4. Creating a combined process for lot consolidations and property line adjustments.
5. No amendment proposed
6. Provisions for a "Deeper Affordability Bonus"
7. Historic Resource Demolition Disincentive

How can I review these amendments?

The potential amendments are contained in one document:

- Amendments for Council Consideration

The amendments reflect changes to the *Residential Infill Project Recommended Draft* which includes the following:

- Volume 1 Staff Report (includes the rationale, methodology and additional information about the proposals)
- Volume 2 Code and Commentary (includes the specific zoning code amendments)
- Volume 3 Appendices (includes additional background and supporting documentation)

All of these documents are available on the project website at portland.gov/bps/rip. If you are unable to access these documents, please contact Morgan Tracy, Project Manager, at the Bureau of Planning and Sustainability 503-823-6879 or Morgan.Tracy@portlandoregon.gov.

How can I participate?

1. **Watch the public hearing (live stream and recorded).** Access City Council's videos: portlandoregon.gov/video
2. **Submit written testimony.** Because this meeting will be held virtually, we strongly encourage electronic written testimony. Written testimony must be received by the time of the hearing and must include your name and address.

Use the Map App:	Use U.S. Mail:
portlandmaps.com/bps/mapapp Click "Residential Infill Project" and then click the "Testify" button. Testifying in the Map App is as easy as sending an email.	City Council Residential Infill Project Testimony 1221 SW Fourth Avenue, Room 130 Portland, OR 97204

3. **Testify at the City Council hearing.** The hearing, on June 3, 2020 at 2:30 pm, will be held virtually. You can use a computer, mobile device or telephone to testify during the hearing. To testify during the hearing, please register at the following link: portland.gov/bps/rip. After registering, you will receive a confirmation email containing information about joining the virtual hearing. **The deadline to sign up for the June 3, 2020 Council hearing is Tuesday, June 2, 2020 at 4:00 p.m.** You do not need to register to just watch the hearing. Individuals have three minutes to testify, unless stated otherwise at the hearing. Email the Council Clerk at cctestimony@portlandoregon.gov with questions.

For more information

Contact Morgan Tracy, Project Manager, at the Bureau of Planning and Sustainability 503-823-6879 or Morgan.Tracy@portlandoregon.gov.

From: [Council Clerk – Testimony](#)
To: [Commissioner Hardesty](#); [Eudaly, Chloe](#); [Fritz, Amanda](#); [Wheeler, Ted](#)
Cc: [BPS Residential Infill](#); [King, Lauren](#); [Rees, Linly](#); [Aiten, Herico](#); [Bradley, Derek](#); [Carrillo, Yesenia](#); [Eale, Ocean](#); [Pierce, Meeseon Kwon](#); [Washington, Mustafa](#); [Williams, Tia](#)
Subject: Testimony for RIP: FW: Residential Infill Project E-UPDATE, June 3, 2020 – Special Edition, Amendment Hearing Details
Date: Wednesday, June 3, 2020 12:16:07 PM
Attachments: [bps_cc-notice_RIP_051320.pdf](#)
[ATT00001.htm](#)

From: Mary Ann Schwab <e33maschwab@gmail.com>
Sent: Wednesday, June 3, 2020 12:00 PM
To: Council Clerk – Testimony <CCTestimony@portlandoregon.gov>; Wheeler, Mayor <MayorWheeler@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Eudaly <chloe@portlandoregon.gov>; Commissioner Hardesty <joann@portlandoregon.gov>; City Auditor, Mary Hull Caballero <AuditorHullCaballero@portlandoregon.gov>; DeRidder Tamara <SustainableDesign@tdridder.users.panix.com>
Cc: Fisher Leah <leahf@seuplift.org>; Afzal, Muzammil <muz@seuplift.org>; Medina Mireaya <mireaya@seuplift.org>; Estima Christina <Estima@seuplift.org>; sunnysidenet@gmail.com; McDowell Kris <examiner@seportland.news>
Subject: Fwd: Residential Infill Project E-UPDATE, June 3, 2020 – Special Edition, Amendment Hearing Details

Good Morning Karla, et al

Tamera DeRidder asked me to forward the attached testimony to the members of the Portland City Council for the Residential Infill Project public hearing beginning at 2:30 p.m. this afternoon June 3, 2020. She is humbly requesting a postponement of this hearing on both ethical and legal grounds.

It is my understanding the pending Comprehensive Plan 2035 has yet to be processed in Salem. For that matter nor has the Multnomah Neighborhood Association pending RIP appeals to the Oregon Supreme Court.

Michael Gelardi filed a petition to the Oregon Supreme Court to hear the Appeal of LCDC decision on the Middle Housing Policy of Portland's 2035 Comprehensive Plan. Please watch for the petition on the MNA web site after they receive a stamped copy from the court. MNA wants to thank everyone that made a donation to make this possible.

In lieu of current events, the global pandemic, 10,000 Portlanders laying face down nine (9) minutes on the Burnside Bridge and community volunteers assisting down town and Hawthorne Business clean up broken glass, board up broken windows 9-minutes I am begging you to reschedule the RIP until **August, 2020**.

Respectfully,

Mary Ann Schwab, Community Advocate
 Sunnyside Neighborhood Resident since 1971

Attached is my third response to the Residential Infill Project, so far none of you have responded. .

Attached is a copy of the notice for the June 3 public hearing date at City Council for the potential amendments to the Residential Infill Project. This is the rescheduled hearing after the March 12 hearing was cancelled due to the COVID-19 response. This Council meeting is being held virtually. You can view the Council hearing online at portlandoregon.gov/video.

This may be of interest ...or not. As for those unhoused living on fixed incomes and dependent on food boxes, Residential Infill Project ADU units renting for \$1,800 is impossible? I believe who benefits most financially are the foreign and domestic investors with a free pass to deconstruct or demolish existing green houses and construct up to six (6) ADU units lacking on-site parking anywhere on the your block between two corners.

This is your neighborhood, or is?

Commissioners will hear testimony related to a number of amendment packages, including:

- Changes to align the proposals with recently adopted projects for consistency.
- Changes to align duplex allowances with state mandates in HB 2001.
- Changes to respond to the SB 534 requirement to recognize certain substandard platted lots.
- Creating a combined process for lot consolidations and property line adjustments.*
- Provisions for a "Deeper Affordability Bonus."
- Historic Resource Demolition Disincentive.

*What is the outcome? My fear, when Planners are free to approve the floor area ratio; thereby, adding to the height of the structure and building it closer to property lines. This could be blocking noon-time sunlight on the immediate neighbor's flower and vegetable gardens. With climate changes fast upon us, this could be an unintended consequence when roof top solar panels for lack of noon sun may not function.

* So what is the Deeper Affordability Bonus dollar figure?

* Provisions for a "Deeper Affordability Bonus" outlined in Proper Portland public/private contracts provisions? When the we the public gets **Tricked** and the Foreign and

Domestic Investors gets **Treated**? Take for example, when Portland Public School sold that 1.31 acres open field facing SE Morrison Street between SE 14th and SE 12th Avenue in the Buckman Neighborhood for \$10.5 Million to LPHLLC on January 17, 2020. I've been told, the construct costs may start at \$185.00 per square foot. At that price point, little wonder Investors are not willing include work force family 3-4 bedroom units, ADA 2-3 bedroom units, as for their including a % of subsidized SRO units...? Why did PPS under sell the property?

Andre' Baugh HB 2001 Testimony, Wednesday, June 12, 2019 speaks to this issue. He expressed concerns whether the HB2001 would displace low-income minority people, seniors, and the disabled. This is important because the **Fair Housing Council of Oregon** has contracted the City of Portland on concerns that the proposed city legislation may violate the **Faire Housing Act of 1968**. Note, the Act outlaws policies that have a negative "disparate impact" on low income people and minorities even if those policies are not intentionally discriminatory. Portland discovered the fact i its Residential Infill Analysis (a copy of which can be found at

<https://www.portlandoreogn.gov/bps/article/725845>).

* As for **Historic Resource Demolition Disincentive**? Think again. To save time, often Developers are willing to pay the minor disincentive fee cutting old down trees to make room for up to 6 ADUs . Yet, Climate Change is clearly a top priority. Yes, I strongly support the **Oregon Green New Deal**. Do you?

I challenged the claim the **Residential Infill Project** is the only way to achieve housing affordability. I believe the real solution is to provide more housing density appropriately priced for low income wage earners close to services in town centers and along transit corridors. This includes ADUs and tiny houses located in single-dwelling zoned neighborhoods. The City Council must pursue the neighborhood-specific goals as clearly outlined in the Comprehensive Plan 2035.

Breaks my heart knowing Portland has become a mecca for the homeless. "If you are homeless go to Portland, they will take care of you." Yes, I'm told that message was sign posted on a sign near the totem poles in Stanley Park, Vancouver BC. As for the increasing numbers of Houseless people camping in tents throughout 95 neighborhoods, they could be be centralized in places like **Bybee Lakes Hope Center** (Wapato) where social services can and will include apprenticeship programs.

<https://www.kgw.com/mobile/article/news/local/homeless/wapato-jail-fundraising-milestone-portland/283-bd4fd245-e2d1-4188-aba9-ea1d5595d2bb> 5/14/2020

Meanwhile, the City/County must provide bottled drinking water, Honey Buckets and dumpsters where ever tents and RV park, starting on SE Oak Street between SE 37th Avenue and SE Cesar Estrada Chavez Boulevard — next to the Laurelhurst Playground Park.

Respectfully submitted,

Mary Ann Schwab, Community Advocate

Sunnyside Neighborhood Resident since 1971.

Mary Ann Schwab

#144059 | June 3, 2020

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

Tamera DeRidder asked me to forward the attached testimony to the members of the Portland City Council for the Residential Infill Project public hearing beginning at 2:30 p.m. this afternoon June 3, 2020. She is humbly requesting a postponement of this hearing on both ethical and legal grounds. It is my understanding the pending Comprehensive Plan 2035 has yet to be processed in Salem. For that matter nor has the Multnomah Neighborhood Association pending RIP appeals to the Oregon Supreme Court. Michael Gelardi filed a petition to the Oregon Supreme Court to hear the Appeal of LCDC decision on the Middle Housing Policy of Portland's 2035 Comprehensive Plan. Please watch for the petition on the MNA web site after they receive a stamped copy from the court. MNA wants to thank everyone that made a donation to make this possible. In lieu of current events, the global pandemic, 10,000 Portlanders laying face down nine (9) minutes on the Burnside Bridge and community volunteers assisting down town and Hawthorne Business clean up broken glass, board up broken windows 9-minutes I am begging you to reschedule the RIP until August, 2020.

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climate changes fast upon us, this could be an unintended consequence when roof top solar panels for lack of noon sun may not function. * So what is the Deeper Affordability Bonus dollar figure? * Provisions for a "Deeper Affordability Bonus" outlined in Proper Portland public/private contracts provisions? When the we the public gets Tricked and the Foreign and Domestic Investors gets Treated? Take for example, when Portland Public School sold that 1.31 acres open field facing SE Morrison Street between SE 14th and SE 12th Avenue in the Buckman Neighborhood for \$10.5 Million to LPHLLC on January 17, 2020. I've been told, the construct costs may start at \$185.00 per square foot. At that price point, little wonder Investors are not willing include work force family 3-4 bedroom units, ADA 2-3 bedroom units, as for their including a % of subsidized SRO units...? Why did PPS under sell the property? Andre' Baugh HB 2001 Testimony, Wednesday, June 12, 2019 speaks to this issue. He expressed concerns whether the HB2001 would displace low-income minority people, seniors, and the disabled. This is important because the Fair Housing Council of Oregon has contracted the City of Portland on concerns that the proposed city legislation may violate the Fair Housing Act of 1968. Note, the Act outlaws policies that have a negative "disparate impact" on low income people and minorities even if those policies are not intentionally discriminatory. Portland discovered the fact i its Residential Infill Analysis (a copy of which can be found at <https://www.portlandoregon.gov/bps/article/725845>). * As for Historic Resource Demolition Disincentive? Think again. To save time, often Developers are willing to pay the minor disincentive fee cutting old down trees to make room for up to 6 ADUs . Yet, Climate Change is clearly a top priority. Yes, I strongly support the Oregon Green New Deal. Do you? I challenged the claim the Residential Infill Project is the only way to achieve housing affordability. I believe the real solution is to provide more housing density appropriately priced for low income wage earners close to services in town centers and along transit corridors. This includes ADUs and tiny houses located in single-dwelling zoned neighborhoods. The City Council must pursue the neighborhood-specific goals as clearly outlined in the Comprehensive Plan 2035. Breaks my heart knowing Portland has become a mecca for the homeless. "If you are homeless go to Portland, they will take care of you." Yes, I'm told that message was sign posted on a sign near the totem poles in Stanley Park, Vancouver BC. As for the increasing numbers of Houseless people camping in tents throughout 95 neighborhoods, they could be centralized in places like Bybee Lakes Hope Center (Wapato) where social services can and will include apprenticeship programs. <https://www.kgw.com/mobile/article/news/local/homeless/wapato-jail-fundraising-milestoneportland/283-bd4fd245-e2d1-4188-aba9-ea1d5595d2bb> 5/14/2020 Meanwhile, the City/County must provide bottled drinking water, Honey Buckets and dumpsters where ever tents and RV park, starting on SE Oak Street between SE 37th Avenue and SE Cesar Estrada Chavez Boulevard — next to the Laurelhurst Playground Park.

Testimony is presented without formatting.

Slide from planning bureau open house June 2016:

affordable housing “not included”

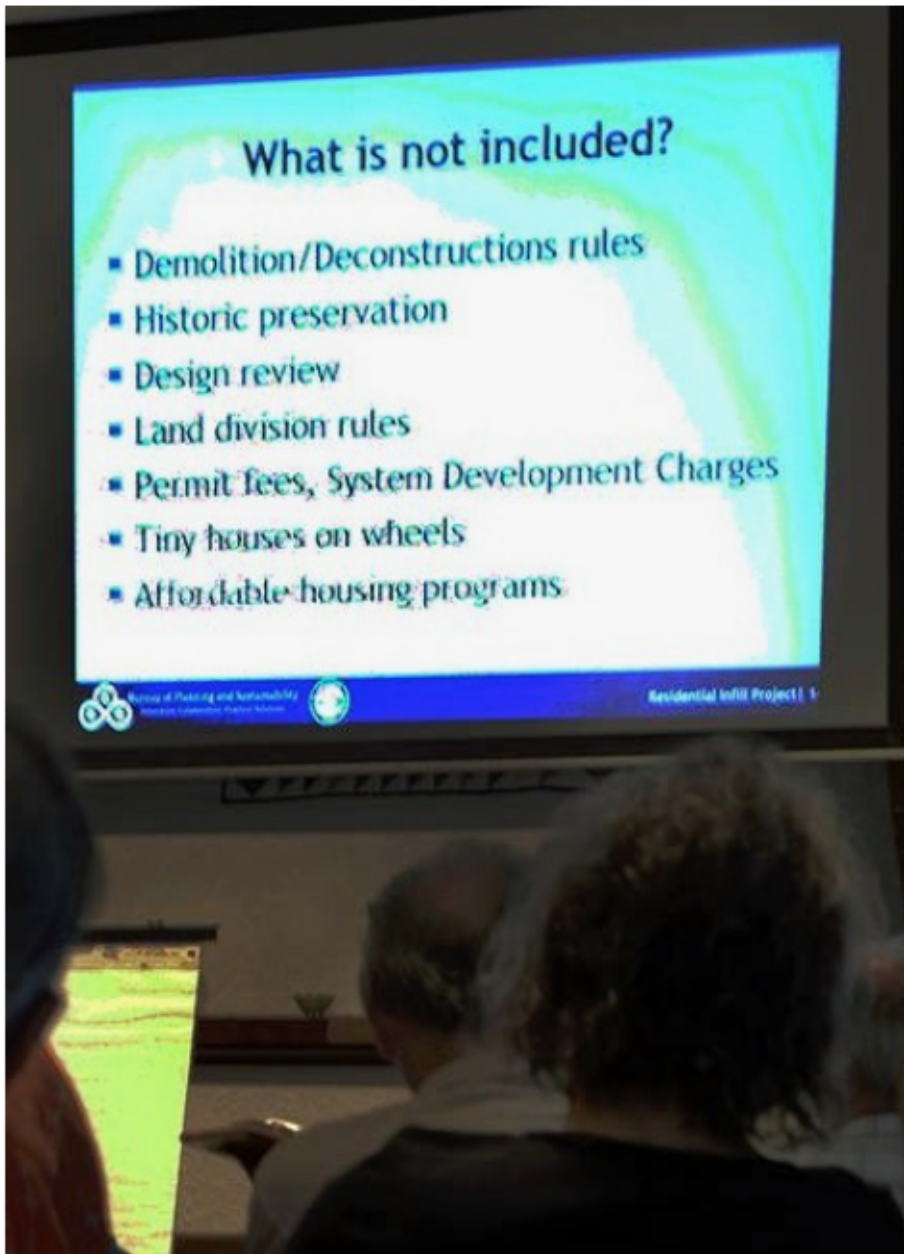


Photo by David Minnick



Sold for \$330,000 and
demolished on NE Mason



Selling for \$685,000

*The cheapest, greenest home
is the one already standing*

Hazmat dispersal still not controlled

- toxins spread 300-400 feet from the demolition site
- no safe amount of lead for kids
- please prioritize public health & safety
- enforcement



Margaret Davis

#144070 | June 3, 2020

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

Photo attached.

Testimony is presented without formatting.

RESIDENTIAL INFILL PROJCT TESTIMONY, JUNE 3, 2020

To: Mayor Wheeler, Commissioner Fritz, Commissioner Eudaly, and Commissioner Hardesty

From: Jim Gorter, Southwest Portland

I oppose the adoption of the Residential Infill Project Amendment 6, and the Residential Infill Project in its entirety.

When it comes to RIP, we are not all in this together.

In prior Council meetings, Mayor Wheeler said he has no conflicts of interest relating to the Residential Infill Project. Well, he does have a conflict. At least for now, his home in an R10 zone is not included in RIP and is thus protected from multiplex infill on neighboring properties. In full disclosure, the mayor should state that his home is protected from RIP's impacts.

When it comes to RIP, we are not all in this together.

RIP's one-size-fits-all formula for scale will protect larger, more expensive homes from demolition. From a purely economic perspective, it will encourage demolition and displacement in neighborhoods such as Lents and St. Johns. Portland Heights will go unscathed.

When it comes to RIP, we are not all in this together.

As a member of the Residential Infill Project Stakeholder Advisory Committee, I observed from the beginning that RIP's unstated goal was to make land available for developers. Minorities and low income renters will be the victims and continue to be displaced from housing types and neighborhoods of their choice. After almost a year, the Mayor's much touted anti-displacement plan has not left the starting gate. And in these extremely tough economic times, government support seems unlikely, except through tax subsidies to developers.

RECOMMENDATIONS: put residential infill on hold until:

1. Zoning and mapping are completed for all single family zones and subjected to public scrutiny and testimony,
2. A robust anti-displacement policy is complete, becomes part of the city's operating culture, and is fully funded,
3. A tracking system measuring RIP's impacts is in place,
4. Updated economic, demographic and transit analyses are completed,
5. The City recognizes it's legal responsibility to the 2035 Comp Plan and incorporates reasonable restrictions permitted under HB2001, and

The state issues rules for the implementation of HB2001.

Jim Gorter

#144071 | June 3, 2020

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

Letter attached.

Testimony is presented without formatting.

Testimony to City Council June 3, 2020 regarding Infill Housing

I. General Remarks:

My name is Gary Miniszewski, I am a Portland homeowner (8343 SW 57th Ave), and I have been a land use planner in this state for more than 35 years. I am basically opposed to the RIP as amended that is now before the City Council for consideration. However, I have submitted this testimony to provide constructive criticism and possible solutions in addressing this complex planning issue. The State of Oregon has given major cities until July of 2022 to conform with the House Bill 2001. I believe the City should step back and reconsider in the next 2 ½ years how land for additional middle housing development can be provided that can be amenable to all involved parties.

Three years ago I testified to the City Council stating that over the last 10 years of the comprehensive plan development process, the City planners, the Planning Commission and the City Council have had more than enough time to address land supply and housing needs; and subsequently designate vacant and underdeveloped land with appropriate zone districts to better accommodate a whole array of housing types, including "middle housing". Because the city planning staff and planning officials did not adequately address the need for more "middle housing" through the comprehensive plan process, the City is now playing catch-up in the name of a "Housing Crisis". Moreover, the State of Oregon, under HB2001, has gotten on the same middle housing infill band wagon. This has emboldened the Portland City planning staff in promoting the latest RIP recommendations to allow more than four units in multi family residential structures. Allowing four and three plex units in all residential zone was barely approved by the City Planning Commission last year.

I don't believe this City is presently having a "Housing Crisis" requiring rash land planning decisions. The real problem is that there is an affordable housing problem. There is an adequate supply of underdeveloped land zoned for a variety of housing types in Portland to meet the present and future demand, especially in the whole Portland Metropolitan area. Through a thorough and extensive process, Portland City comprehensive planners established that the present "zoned capacity in Portland is sufficient to meet projected housing need" for the next 20 years. This is stated in the "Residential Development Capacity Summary" adopted October 2012.

The fact that affordable housing supply in this City has not kept up with demand is a multi-faceted problem. The overriding cause of inadequate supply of affordable housing units is the income gap between middle and lower middle class persons and those who are in the upper

income classes. In addition to housing, this income gap affects other basic needs of Americans, such as affordable health care.

The affordable housing problem has little to do with lack of land for housing development as explained above. Five years ago when the RIP process began, the supply of new housing units was low compared to demand because of the recession of 2008 that slowed new construction for many years. In addition to the past housing unit construction rate problem, the cost of Portland housing was very high because of the temporary high rate of incoming residents and the opportunistic overpricing of homes that were and presently placed on the market. Also, the supply of apartment units was low with high demand, causing opportunistic increases in apartment rent costs. With such high prices, housing units were not available to most low and middle income residents. Since 2011, private and public housing (State, Metro and Portland affordable housing construction) mainly constituting multi-family dwelling units has helped to lower the demand for housing, thus helping to stabilize apartment unit costs. Single family dwelling and condominium housing costs have stabilized, but are still very high, reflecting a housing inflationary bubble as we had prior to the Great Recession. Also, the high rate of population influx has decreased since the RIP process began. With these housing market changes, and adequate land for new housing development, as stated in the comprehensive plan, why is there this present urgency to have multi-family housing be developed scattershot in all existing residential neighborhoods at densities higher than presently allowed?

For this City to be entertaining the present RIP proposal - residential density increases in residential structures with three, four, and possibly more units scattershot in all low density residential neighborhoods is an affront to residents who have bought homes here and have been paying taxes to this City government. It is also an affront to good land planning practices. The owners of homes in existing neighborhoods designated low-density residential bought those properties with the understanding that their neighborhoods would not appreciably change. This understanding is based on the Portland Land Development Code explanation of residential zone districts highlighted in yellow below. Residential zone designations provide homeowners in existing neighborhoods "certainty" in how **intensely** land can be developed adjacent to or adjoining their residential property. City adopted Comprehensive Plan and Zoning Districts provide landowners "certainty" which is a major principle in the practice of Land Use Planning. I am disappointed that the City professional planning staff seem to have lost sight of this important land planning, legal principle.

The single-dwelling zones are intended to preserve land for housing and to provide housing opportunities for individual households.

Use regulations are intended to create, maintain and promote single-dwelling neighborhoods.

Development standards preserve the character of neighborhoods by providing six different zones with different densities and development standards. The development standards work together to promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities. The site development standards allow for flexibility of development while maintaining compatibility within the City's various neighborhoods. In addition, the regulations provide "certainty" to property owners, developers, and neighbors about the limits of what is allowed.

Because the State of Oregon has decided to mandate that cities allow "middle housing" in all single family zones, and the City Council's present concern regarding housing displacement of low income families, I request that the City Council step back from the present RIP proposal and take the time to reconsider how to implement the State middle housing mandate. Also, this will give the City time to develop measures to prevent displacement or at least mitigate displacement impacts. Portland can set an example for other cities on how to conform to this state middle housing mandate while also respecting the rights of existing Portland homeowners in low density residential zones.

II. Observations and Recommendations for conformance with State HB 2001

Based Oregon State HB 2001 law, the City of Portland is required to allow duplexes on all lots in single family zones. However, standards for lot size, the height, massing, setbacks, floor to area ratio, site coverage for new duplex construction can be developed to have the duplex building be compatible with the adjoining, existing single family dwellings and the character of the immediate neighborhood. I would argue that Portland limit the number of duplexes allowed on any given single family residential block. This would prevent a qualitative, incremental increase in density affecting the existing character of the neighborhood. The potential for added duplex units in the city would be greatly increased, while not eroding the character of existing neighborhoods.

Regarding tri and fourplexes, the State law gives local jurisdictions more flexibility in setting limits on where and how these housing types can be developed in single family zones. Recommendations regarding where and how tri and fourplexes can be allowed in low density residential zones follows. However, this City can reduce the need to have an unlimited number of tri and fourplex units built scattershot in single family zones by revisiting the Comp Plan's land use element. This would involve finding additional appropriate locations (underdeveloped and vacant land) that could be zoned for middle housing development.

Housing types allowed in this zone could be tri and fourplex buildings, courtyard housing projects, cluster housing, and row homes. There are also specific recommendations below regarding ADUs and cottage cluster development and what incentives should be used for making new infill multi-family units affordable over time.

Recommended development code standards and measures to allow for, but mitigate impact of infill development in existing neighborhoods zoned R 2.5, R-5,R-7,R-10

1. Single family dwelling infill structures:

The minimum size of single family dwelling lot be that of the respective zone.

Maximum square footage of the dwelling be 2,500 sq. ft.

The Floor to Area ration (FAR) be .6 X the site area.

Height maximum for primary structure should be 30 feet. Height maximum for detached accessory structures: maximum 15 feet.

Minimum Front Setback: For R2.5: 10 feet front and 4 feet on side yards. For R5-R7: 15 feet front and 8 feet on side yards. For R10-R20: 20 feet front and 15 on side yards.

Site Coverage: R2.5=.50% of site area. R5, R7 = 40% of site area, R10, R20 =30% of site area. Allow 5% increase for external garage or ADU in R5, R7, R10, R20.

One off-street parking space be provided in R2.5 and R5 zones. No off street parking be required in R97,R10 and R20 zones.

One ADU can be allowed on a new single family infill lot if it is no larger than 450 sq ft.

Prior to Building Permit review, a planning department minor review be made to insure minimal impacts to adjoining existing dwellings – one critical impact is obscuring of light to surrounding dwellings. See page 10 for detailed explanation of this possible review.

2. Duplexe infill structures:

Based on the new Oregon State Law HB2001, this housing type is required to be allowed on any lot in the single family zones in cities statewide. The City of Portland is required to comply with this new law, however the city has the opportunity to develop duplex standards with consideration of existing land owner rights presently living in single family zones. In the present RIP recommendation there is no mechanism for limiting the number of duplexes that could be built over time on a given residential block. As such, the density (number dwelling units or households) on a residential block could be incrementally increased to totally change the character of the neighborhood. The City should develop some limit to the number of duplexes that can be built within a given block, i.e. no more than one duplex structure be

allowed on each side of a city block street. Where city blocks are longer than 500 feet, no more than one duplex be allowed for ever 500 ft along each side of the street.

Regarding maximum duplex square footage, an infill duplex be no larger (square footage) than the proposed RIP maximum size of a single family dwelling which is 2,500 sq ft.

A duplex should only be allowed on lots meeting the minimum lots size for the given zone. i.e. In an R-7 zone, the duplex structure be allowed on lots 7,000 sq ft in area or more.

Regarding floor to area ratio in R2.5 zone, the maximum FAR should be 0.6 x the site area. For lots adjacent to higher density zones (R2, R1 etc.) the maximum FAR is 0.7.

Regarding floor to area ration in Zones R5, R7, R10, R20. The maximum FAR should be 0.6 x the site area.

Allowed floor area ratio (FAR) should apply to all occupied spaces on a buildable lot including basements wherever basement ceiling framing is > 3 feet above exterior grade and in attics where the finished ceiling is > 80 inches clear in height above the floor.

Regarding maximum height limits, the maximum height of a duplex in the R5, R7, R10, R20 zones on lots 75' or more in width, 35': For lots less than 75 feet wide, 30 feet. Height limits for R2.5 zone: maximum 30 feet.

Minimum Front Setback for duplexes: For R2.5: 10 feet front and 4 feet on side of corner lot. For R5-R7: 15 feet front and 8 feet on side yards. For R10-R20: 20 feet front and 15 on side yards.

Site Coverage: R2.5=.50% of site area. R5, R7 = 40% of site area, R10, R20 =30% of site area. Allow 5% increase for external garage or ADU in R5, R7, R10, R20.

One off street parking space for each unit be required in at least the R-2.5 and R-5 zones because of the minimal size of lot frontage in these zones. No off street spaces be required in the R-7, and R-10 zones. One ADU can be allowed on an infill duplex lot if it is no larger than 450 sq ft.

Prior to Building Permit review, a planning department minor review be made to insure minimal impacts to adjoining existing dwellings – one critical impact is obscuring of light to surrounding dwellings. See page 10 for detailed explanation of this possible review.

The City could provide an incentive for the construction of affordable duplex units - not by allowing larger buildings or more dwelling units. An example of a more fair and effective method, that would have no additional impact on the existing neighborhood, could be reducing development fees if the developer and subsequent owners guarantee that one or more of the units be affordable in perpetuity.

3. Triplex and fourplex Infill structures:

Residential three and fourplex units in low density residential zones can be allowed :

1. Only on lots that front major, improved collector streets that have frequent transit service (every 15 minutes). These streets must have curbs, and sidewalks; and the lot depth for the proposed structure not encroach more than 150' onto residential side streets.
2. Only on corner lots located no more than 400 feet from city designated urban centers.

The above plex units only be allowed if the developer and subsequent owners guarantee that one or more of the triplex units be affordable, and at least two units in a fourplex be affordable. An example of how the City could provide an incentive to have the units be affordable is by reducing the development fees for the total structure.

The minimum lot size for a triplex should be at least one and one-half the minimum lot size required for one single family unit in the respective low density residential zones. As an example, in an R-10 zone the required size would be at least 15,000 square feet. The size of the lot for a fourplex should be at least two times the size required for one single family unit in the respective low density residential zone. As an example, in a R-10 zone the required size would be at least 20,000 sq ft.

Regarding floor to area ratio in R2.5 zone, the maximum FAR should be 0.6 x the site area. For lots adjacent to higher density zones (R2, R1 etc.) the maximum FAR is 0.7.

Regarding floor to area ratio in Zones R5, R7, R10, R20. The maximum FAR should be 0.6 x the site area after adjusting for the size of nearby houses within 150 feet of the side lot line on the shared block face. The adjustment should be calculated by applying a multiplier of 1.5 x the average floor area of houses within 150 feet based on data base information provided by Portland Maps and not to exceed the maximum FAR for the zone.

Allowed floor area ratio (FAR) should apply to all occupied spaces on a buildable lot including basements wherever basement ceiling framing is > 3 feet above exterior grade and in attics where the finished ceiling is > 80 inches clear in height above the floor.

Regarding maximum height limits, the maximum height in the R5, R7, R10, R20 zones on lots 75' or more in width, 35': For lots less than 75 feet wide, 30 feet. Height limits for R2.5 zone: maximum 30 feet. Height limits for detached accessory structures: maximum 15 feet.

Minimum Front Setback for 3 and 4 plexes in R2.5: 10 feet front and 4 feet on side of corner lot. For R5-R7: 15 feet front and 8 feet on side of corner lot. For R10-R20: 20 feet front and 15 on side yards.

Site Coverage: R2.5=.50% of site area. R5, R7 = 40% of site area, R10, R20 =30% of site area. Allow 5% increase for external garage or ADU in R5, R7, R10, R20.

Off street parking spaces for each unit be required in the R-2.5 and R-5 zones where street frontage is minimal. No ADUs should be allowed.

Prior to Building Permit review, a planning department minor review be made to insure minimal impacts to adjoining existing dwellings – one critical impact is obscuring of light to surrounding dwellings. See page 10 for detailed explanation of this possible review.

The City could provide an incentive for the construction of “affordable units” in a tri or fourplex – not by allowing more dwelling units. An example of a more fair and effective method, that would have no additional impact on the existing neighborhood, could be reducing development fees if the developer and subsequent owners guarantee that two or more of the units be affordable in perpetuity.

Rationale for above multi-family recommendations: With the above recommendations for duplexes triplexes and fourplexes there would be a discrete limit on how many duplex and/or tri or fourplex units could be built on a given residential block, thus limiting a possible incremental increase of density allowed by the base zone (set prior to RIP) in existing residential neighborhoods. Regarding compatibility, if 3 or 4 plex development are allowed on corner lots, they will have less potential impacts to adjoining lots. Corner lots do not have common boundaries with three neighboring lots- only two. And, in most cases the common boundaries are at the side yards of the adjoining existing dwellings. As such, this condition minimizes the possible impacts of a tri or fourplex structure on existing, adjoining single family dwellings. Also, a minor review process should be required to mitigate impacts of all infill residential structures (single family dwellings, duplexes, tri or fourplex structures) on existing, adjoining dwellings. One important factor in this minor review would be the limit on how much light could be obscured by an infill structure on an adjoining existing dwelling. See Part III (Closing Remarks) for more details on a possible standard for mitigating this impact.

Detached ADUs

One detached ADU should only be allowed if it is planned to be built simultaneously with a new, infill single family dwelling or a new infill duplex. The single family or duplex site building coverage standard must be met and the ADU not be more than 450 sq ft in area. ADUs should not be allowed on lots for new infill Tri or four plexes. The reason 450 sq ft limit is important is because the present standard for ADUs is 800 sq ft., basically constituting another whole dwelling unit. When ADUs were first being built in Oregon cities in the 1980's, they were much smaller than 800 sq ft and were meant to be occupied by only one or two persons, not another family unit of 3 or more persons. Single Family Dwellings in major subdivisions built just before and after WWII were as small as 800 sq ft. They included two bedrooms, a kitchen, small dinning area, living room and one bathroom. A family of 4 could live in a dwelling this size. The present average size of an American Family is no more than 4

persons. If the dwelling is an "accessory unit" for one or two persons and associated with the primary residential structure, 450 sq feet is adequate.

Cottage Cluster Development

In reading section 8 of the RIP document (encourage more cottage cluster development), I found it discouraging to think that the City planning staff has only mentioned this one form of alternative housing type under the "middle housing" category. Why haven't they addressed courtyard housing projects or row home housing types, in addition to 3 or 4plex flats. There isn't a full explanation of what "middle housing" could include as residential structure types. The new state law HB 2001 also inadequately described what the array of residential housing types can be considered as middle housing.

For some reason, the proposed RIP proposal went into very fine detail about what "cottage cluster housing" can be. This seemed to be someones (a planning commissioner's ?) pet alternative housing type. Moreover, the RIP document states that the density standard for these projects would be that of any of the low density zones where the project was proposed. However, it alludes to the fact that ADUs would be allowed for each cottage unit. The project would be originally designed to include an ADU for each primary dwelling. Based on City Dev Code section 33.205.040, the size of an ADU can be up to 800sq ft. As mentioned above under the heading of ADUs, single family dwellings in major subdivisions built just before and after WWII were as small as 800 sq ft.and could accommodate 4 persons. Presently the average size of an American Family is no more than 4 persons and an 800 sq ft dwelling was once considered adequate area for a family. So, what is really being proposed here is the doubling of the allowed density for a "so called" cottage cluster development. If ADUs are allowed for each dwelling in a cottage cluster development, the maximum size of the ADUs should be no more than 450 sq ft.

Density Bonus for additional units

The most recent amendment to RIP allows for residential buildings with "more" than four units be allowed if some of the units are affordable. I am adamantly opposed to allowing the development of residential structures with more than four units in existing, single family residential neighborhoods. The "Portland for Everyone" lobby group has been arguing that more opportunities for middle housing development, even in low density residential zones, will provide for more housing supply. They claim that more supply will reduce the demand and thus, the cost. Why then, should the City also be allowing additional units (more than four) as an incentive to guarantee affordability?? This is adding insult to injury. I can understand how this mechanism is needed for the provision of some affordable units in new townhouse and multiple family structures in "high density" residential zone districts (inclusionary zoning), but it

should not be considered for middle housing in low density residential zones. The city shouldn't be encouraging more densification by offering "density bonuses" at the cost of existing residential neighborhoods! A residential building with more than four units would have a qualitative, negative impact on a residential neighborhood, even if its on a corner lot.

The City could encourage the development of affordable dwelling units in zones districts where duplexes, triplexes and fourplexes are presently allowed, as well as in single family zones. An example of a more fair and effective incentive method, that would have no additional impact on existing residential neighborhoods, could be reducing city development fees if the developer and subsequent owners guarantee that some of the residential building units be affordable in perpetuity.

III. Closing Remarks

The "Residential Infill Project (RIP)" quickly morphed from "Mitigating Impacts of Single Family Residential Infill" to the provision of "More Housing" at any cost!

Of all the tinkering with code standards that staff and planning commission have made in the name of reducing the impact of infill residential buildings on existing single family dwellings, I think there are only two in the RIP code change proposals that will qualitatively help. Those are: provision to changing how the height of new residential buildings will be measured and; limiting the size of new infill single family structures. Many more possible residential infill impacts should have been identified, considered and addressed. This lack of breath and depth of the "infill impact" discussion occurred because the major focus of the RIP Project morphed into "how to provide more affordable housing units" in low density residential zones- also known as the indiscriminate densification of residential neighborhoods. This focus change partly occurred based on the so called "housing crisis". This hijacking of a planning process was promulgated by the lobby group, "Portland for Everyone". They also caught the attention of State politicians who rashly, and naively thought that if its good for Portland, it must be good for the state; thus voted to apply it statewide.

Identifying and mitigating the possible array of infill development impacts on existing residential neighborhoods has not been adequately addressed. The height measurement change and the building floor area limits are token impact mitigation measures – tokens used by those responsible for this RIP project to persuade city residents in low density residential neighborhoods that the City is truly concerned and attempting to protect them from residential infill impacts. Ironically, the provision for multi family infill dwelling units in single family neighborhoods, that may cause more negative impacts than an infill single family dwelling, has been given most of the attention in this unfortunate, City sponsored "infill" exercise.

I testified at one of the RIP committee meetings almost four years ago and testified that one of the major impacts of new infill development has been the loss of light to adjoining, existing houses. More specifically, light to solar panels on existing dwellings could be obscured, reducing the energy previously generated by those panels. I also personally spoke to City Planning Staff about this and they ignored me. There has been no discussion of this matter in subsequent meetings or in the many iterations leading to the latest RIP Report before the City Council.

Whatever amount of light an existing residential property gets is a precious commodity and considered a property right, especially here in the Pacific NW. This includes light to dwelling active room windows (i.e.kitchens, dinning and living rooms), as well as light to yards, especially the rear yards. People use their rear yards as living spaces in Summer and Fall months. Many people also grow vegetables in their rear yards and depend on adequate sunlight to do this. Sunlight is not addressed at all in the RIP proposal. Lose of Sunlight is just "one" example of how the property rights of those who live in existing residences can be damaged by new residential "infill" development on adjoining lots.

To address the obscuring of light, a city review should be required for all proposed infill residential structures to ensure that light to adjoining, existing dwelling active windows, solar panels and rear yards not be substantially obscured. This review standard could be "no more than 25% of light at winter solstice can obscure the above mentioned existing dwelling features by the proposed infill structure".

Present status of residential solar access protection in City of Portland and State

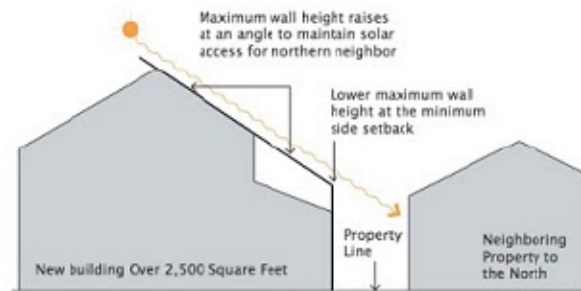
Regarding solar panels, I have not seen any evidence in the City Development Code that there are solar access protection measures. Also, State law (ORS statutes) only allows a person to develop an easement that may or may not be accepted by a neighboring land owner. The following is a status report on how the City of Portland is, or more like "was", addressing the protection of solar access to solar panels.

Solar Access and New Development - written by SE Neighborhood Uplift Coalition
March 11, 2014

The amount of new development in the SE Uplift coalition neighborhoods has been significant over the past year. Apartment buildings are seemingly springing up left and right, homes are being demolished and replaced by something different, and the splitting of lots is continuing to take place. Our quadrant is clearly a place where people want to live and where developers are eager to cash in on that desire.



One issue that has sprung up from this new



development is the impact it can have on the solar access of neighboring properties. You've probably seen examples of this where a single story older home is right next to a recently built modern home that is much taller and bigger

in scale. The difference in height and the placement of the new home effectively blocks the older home, and its backyard, from light it used to get prior to the new home's construction.

For many of us, access to light seems like it should be a right and when it has been taken away it feels like our rights have been violated. The Doctrine of Ancient Lights, based on English law, essentially makes that case by saying that after a number of years the owner of a long-standing building has the right to maintain her home's level of illumination. If a neighbor wants to build something that obscures the light, the neighbor must get permission.

This doctrine has been rejected in the U.S. courts, most notably by the Florida Appellate Court in the landmark *Fontainebleau Hotel Corp. v. Forty-Five Twenty-Five, Inc.* case in 1959. The court ruled that a property owner does not have the legal right to the free flow of light and air across the adjoining land of his neighbor.

Even with this ruling, there are regulations that cities can enact to try to protect solar access. In fact, Portland once did this very thing. Back in 1986, Portland City Council passed ordinances that prohibited new houses from casting shadows on their neighbors. The impetus at that time was to encourage the use of a solar energy.

The regulations were met with strong resistance from the Home Builders Association of Metropolitan Portland who argued that they limited the types of homes that could be built and drove up the cost of doing business. After three years of contentiousness, a compromise deal was reached with most of the solar access regulations being removed. What remains in the zoning code today is very little in terms of solar protection.

The current pace and form of new development has led to a renewed interest in exploring ways to protect solar access. For some people, solar access protection means limiting the building heights of adjacent properties. That certainly would be one option that could be explored. Some cities have had success with regulations that require developers to orient and design lots so that structures of a certain height will not block solar access to adjacent lots. This often takes the form of requiring buildings to have "step downs" in height as it gets closer to an adjacent property.

Another approach is to create "solar setbacks" for new development. These are determined by a formula that considers the height of a building, the angle of the sun when it is at its highest point, and the topography of a lot.

Other municipalities have processes for obtaining solar access permits or recording solar easements, which can establish the right to solar access for an existing or planned lot (this usually is done to protect solar panels from being blocked). A few cities have used a concept of a "solar fence" which is a hypothetical opaque fence that encircles a property at up to a certain height above the ground.

While some of these options would be difficult to implement in an urban environment like what we have in our neighborhoods, it seems that they might be at least worth considering as our city continues to try to accommodate new development while also trying to maintain the existing character of the neighborhoods.

Gary Miniszewski

#144072 | June 3, 2020

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

Letter attached

Testimony is presented without formatting.

RIP Hearing

Testimony of Allen Field,

I support the provision for allowing for internal conversions which is in line with the goal to create greater unit types and diverse housing options in more neighborhoods across the City

BUT I oppose this blanket rezoning of Portland without better anti-demolition tools and public engagement. This should not be done outside the comp plan.

As Comm. Fritz has pointed out, there is more than enough building capacity under the existing zoning to absorb the expected population influx over the next 30 years

Market forces have so far and will continue, under this proposal, to be built along our neighborhood corridors for the high-end market and will only increase rents. This will not address affordability and will only exacerbate it.

As divisive as this is policy is, it should be put to the voters. We already have enough divisiveness in our city. Or, I encourage Council to direct staff to decouple the very contentious rezoning provisions of this proposal from the less controversial provisions allowing for internal conversions.

Lastly, I support amendment 7 for Disincentivizing Demolition and there needs an additional amendment to add incentives and tools to encourage internal conversions.

Allen Field

#144073 | June 3, 2020

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

Letter attached.

Testimony is presented without formatting.

Subject: FW: Testimony for RIP: FW: City Council, Residential Infill Project testimony
Date: Monday, June 8, 2020 at 10:51:11 AM Pacific Daylight Time
From: BPS Residential Infill
To: McNeil, JP

From: Council Clerk – Testimony <CCTestimony@portlandoregon.gov>
Sent: June 3, 2020 3:24 PM
To: Commissioner Hardesty <joann@portlandoregon.gov>; Eudaly, Chloe <Chloe.Eudaly@portlandoregon.gov>; Fritz, Amanda <Amanda.Fritz@portlandoregon.gov>; Wheeler, Ted <Ted.Wheeler@portlandoregon.gov>
Cc: BPS Residential Infill <residentialinfill@portlandoregon.gov>; King, Lauren <Lauren.King@portlandoregon.gov>; Rees, Linly <Linly.Rees@portlandoregon.gov>; Aiten, Herico <Herico.Aiten@portlandoregon.gov>; Bradley, Derek <Derek.Bradley@portlandoregon.gov>; Carrillo, Yesenia <Yesenia.Carrillo@portlandoregon.gov>; Eale, Ocean <Ocean.Eale@portlandoregon.gov>; Pierce, Meeseon Kwon <Meeseon.Kwon@portlandoregon.gov>; Washington, Mustafa <Mustafa.Washington@portlandoregon.gov>; Williams, Tia <Tia.Williams@portlandoregon.gov>
Subject: Testimony for RIP: FW: City Council, Residential Infill Project testimony

From: Shawn Helm <helm.shawn@gmail.com>
Sent: Wednesday, June 3, 2020 1:59 PM
To: Council Clerk – Testimony <CCTestimony@portlandoregon.gov>
Cc: Tracy, Morgan <Morgan.Tracy@portlandoregon.gov>; Zehnder, Joe <Joe.Zehnder@portlandoregon.gov>
Subject: City Council, Residential Infill Project testimony

Shawn Helm
931 NW 20th Street #14
Portland, Oregon, 97209
helm.shawn@gmail.com

3rd June 2020

City Council, Residential Infill Project testimony
1221 SW 4th Ave Room 130,
Portland OR 97204
cctestimony@portlandoregon.gov

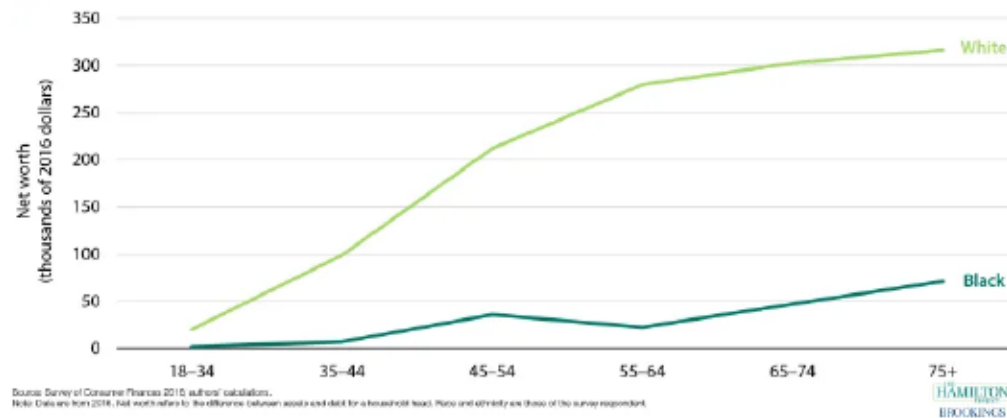
Dear Portland City Council,

The city of Portland needs to do what it can to increase affordability and access to housing in our City, and I am writing to you to comment on the amendments that are being put forward to the Residential Infill Project in that regard. Specifically I am writing to you to support the "Deeper Affordability Bonus" amendment, and look at ways to alter the "Historic Resource Demolition Disincentive" so it does not become a barrier to access. As the Council looks to address the root causes of the current COVID19 racial disproportionality in illness and death and Black Lives Matter protests, it should look at addressing affordability and access in housing.

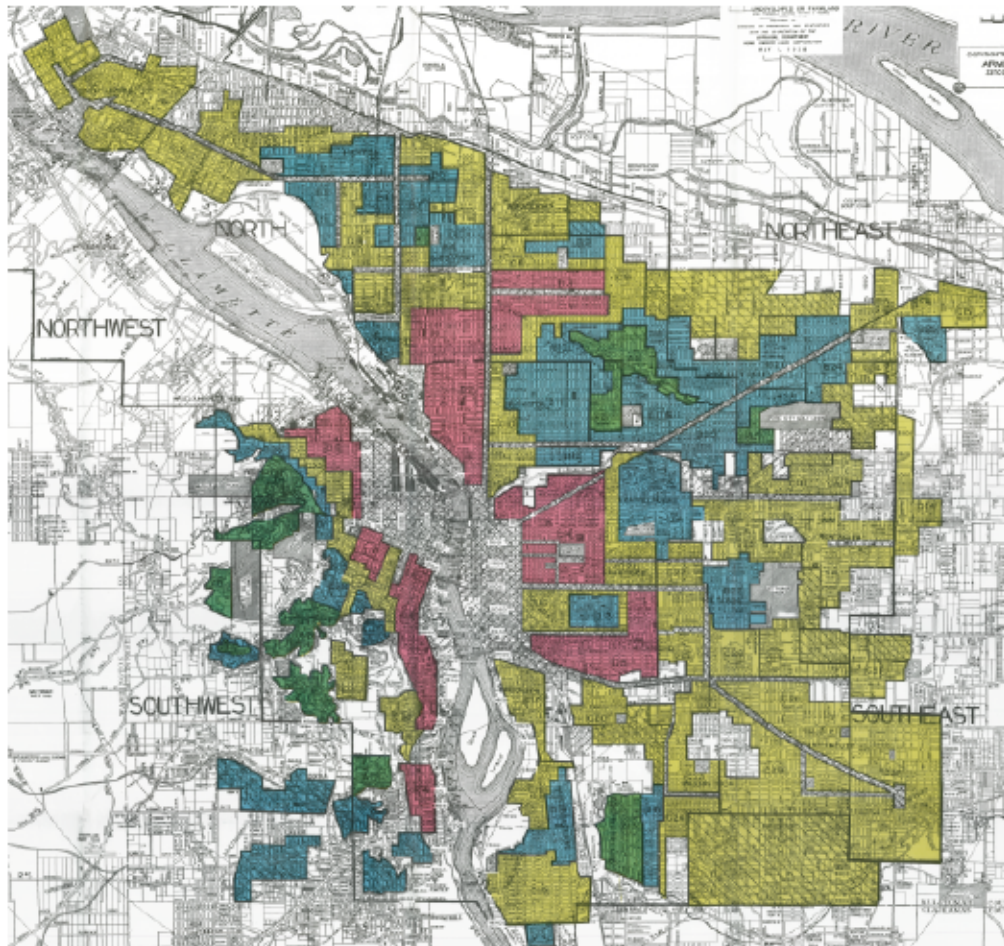
We live in a divided unequal society, in part to past housing policy leading to a large Black/White wealth gap. Housing policy is very important in explaining this wealth gap, because the largest asset for most folks is their home. We have a history of segregated housing with racial housing covenants, racist real

estate practices, and concentrating poverty in large Home Forward projects in already poorer neighborhoods. There are also coinciding Federal policies that have also contributed including red-lining and mortgage interest tax breaks that benefiting White single family homeowners allowing them to accumulate capital at a much greater rate for several generations compared to Black Americans.

FIGURE 2:
Median Net Worth, by age of Household Head

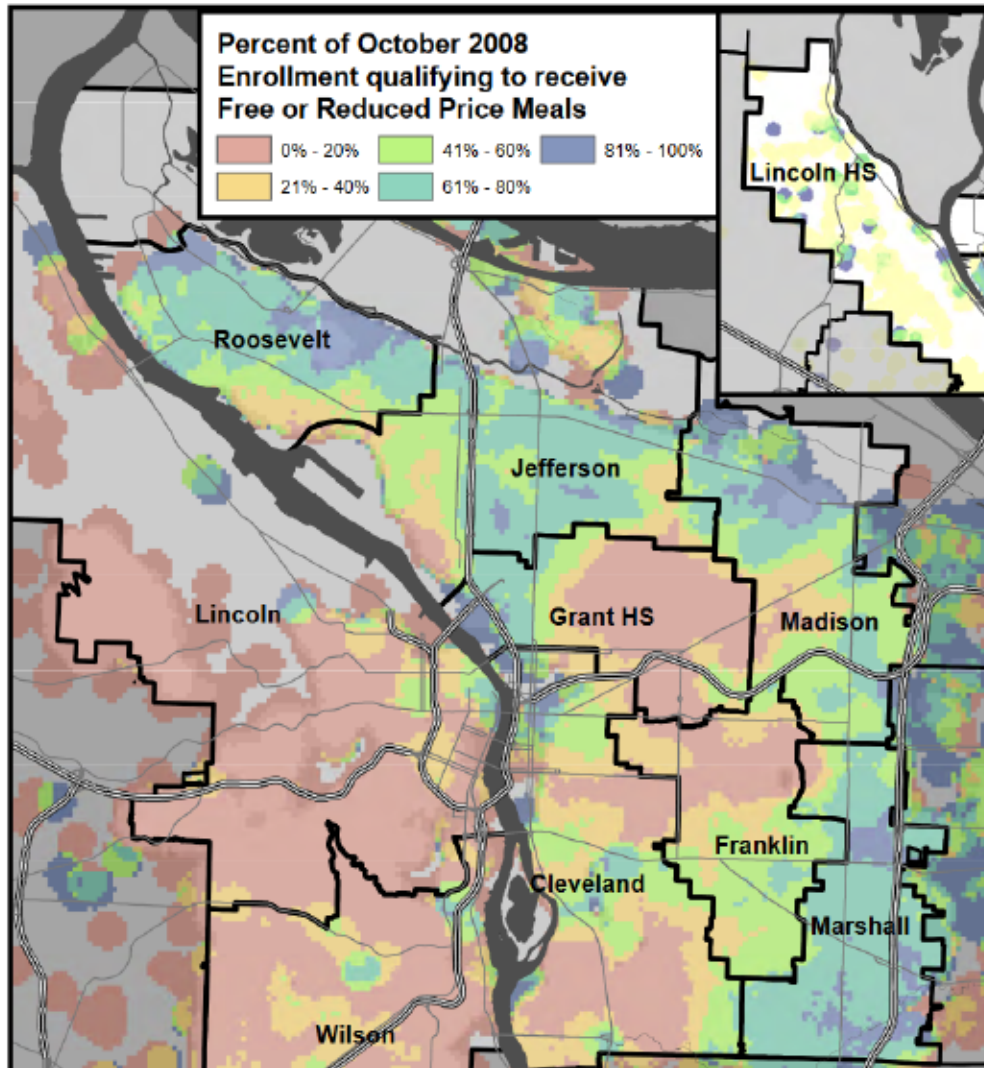


Here is a map of Redlining in Portland. Redlining is where the federal government's Home Owners' Loan Corporation color-coded maps Red to indicate which areas were hazardous for home loans to Blue and Green were better places to loan to. This redlining was race-based.



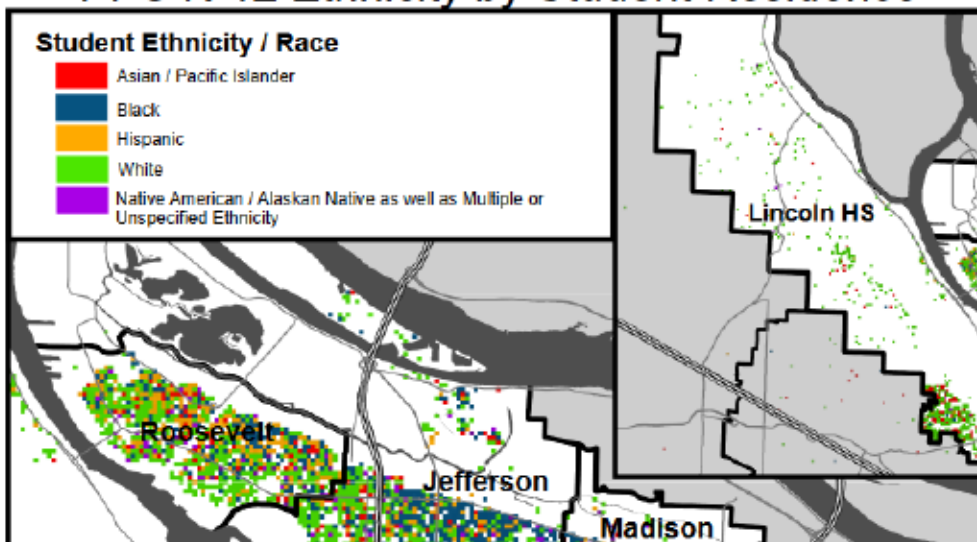
I work for Portland Public Schools and summarize student demographics and here is a map I made just over ten years ago showing the distribution of where students who qualify for free and reduced price meals, percentages displayed are averaged across student addresses. The data looks similar today.

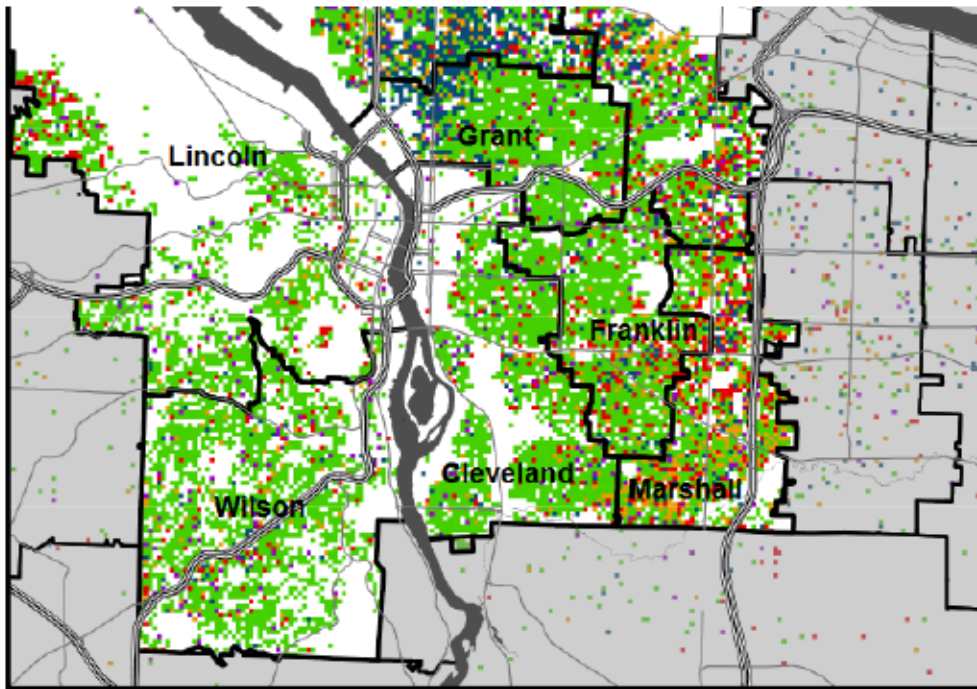
PPS K-12 Socio-economic Status



It is clear our city is segregated by income. That same year, I also summarized students by majority Race/Ethnicity.

PPS K-12 Ethnicity by Student Residence





Residence of students enrolled October 1, 2008.
Many points would overlap, which was accounted for by only showing the majority group for each area.

This redlining is reflected in where our the racial makeup of our students live. This is in part related to homeownership, demonstrated in the following map.



PORTLAND PUBLIC SCHOOLS

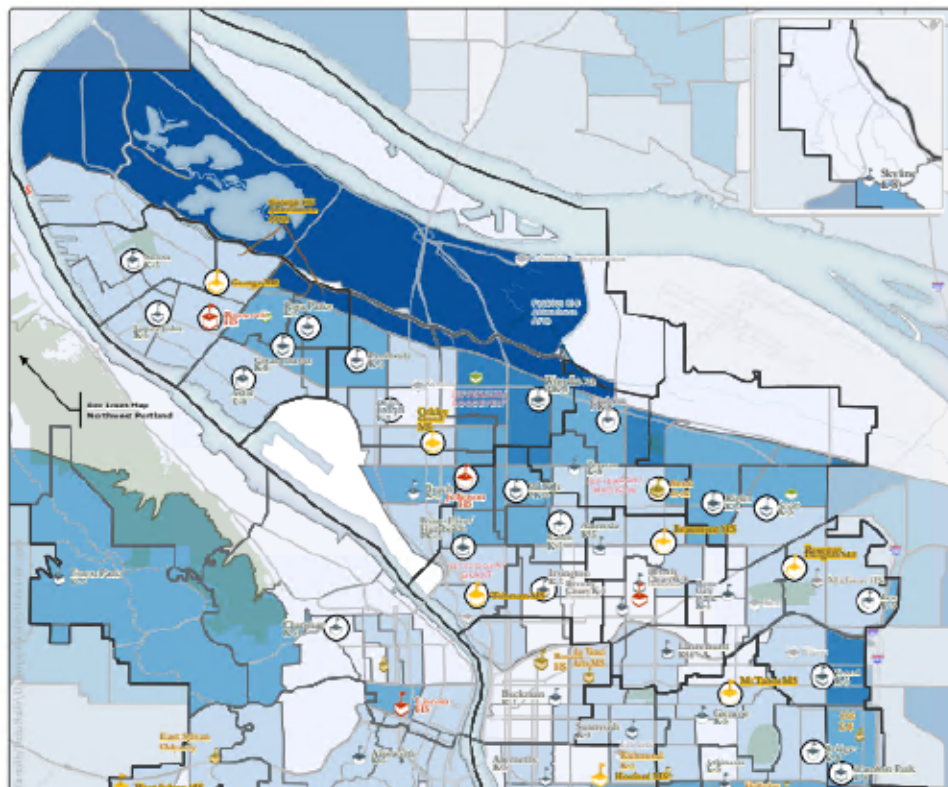
2019 ACS: Housing Tenure by Race / Ethnicity

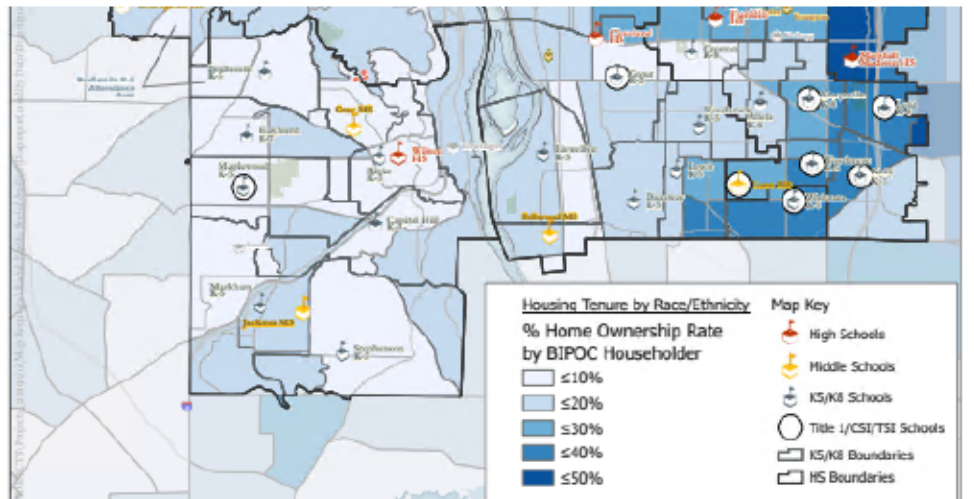
Percent Home Ownership Rate with a Householder Who is Black, Indigenous, Person of Color (BIPOC) by Census Tract

Percent of BIPOC Owner-occupied housing out of total Owner-occupied housing. Excludes Renter-occupied and Vacant housing.

Credits:

U.S. Census Bureau's American Community Survey (ACS)
2014-2018 5-year estimates, December 2019 Release.

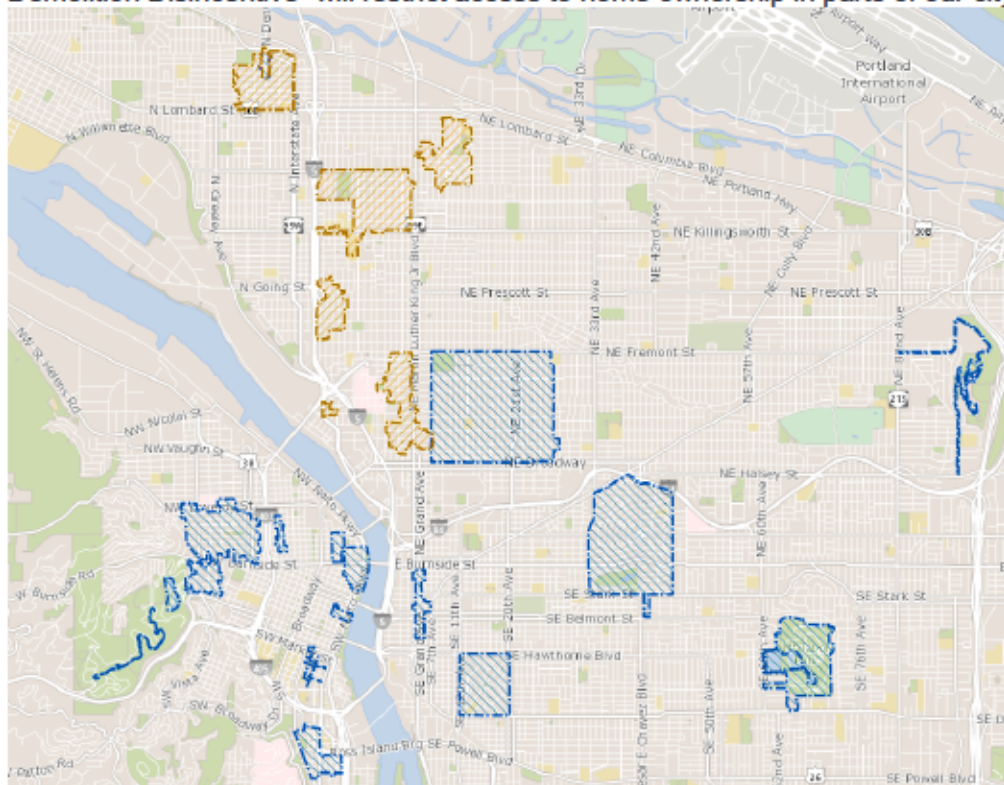




I bring up all these maps to highlight how our city is economically and racially segregated and that I hope RIP can be a policy tool to address this.

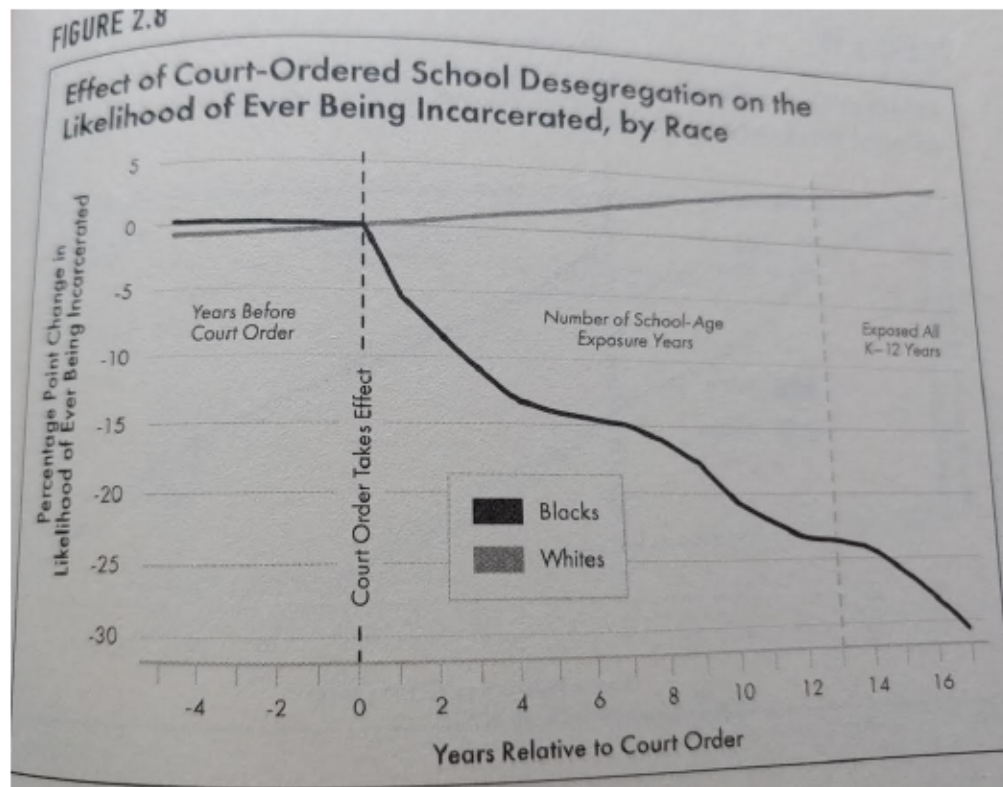
I feel that the “Deeper Affordability Bonus” is a good start, and I appreciate staff including this amendment. I want to spend more time talking about the “Historic Resource Demolition Disincentive”. Here is a city map of the Historic Areas.

What I notice is that many of the areas that marked as ‘Historic’ are areas historically privileged under redlining and were under racial housing covenants, which have the lowest levels of home ownership for People of Color and that White students are the majority group. I agree that we as a city should protect our history and architecture, but “Historic Resource Demolition Disincentive” proposal will make it harder to integrate these neighborhoods. Maybe instead, there could be rules around new infill needing to have exteriors that fit with the style of the neighborhood? Maybe this could be a compromise that would still allow condos and duplexes in these currently single family areas. I am concerned that “Historic Resource Demolition Disincentive” will restrict access to home ownership in parts of our city.



Working in the school district, I have seen how hard it is to have integrated schools, when the underlying

neighborhoods are not integrated. Rucker Johnson in "Children of the Dream: Why School Integration Works" found that court ordered desegregation led to an improvement in the likelihood that Blacks would ever be incarcerated as pictured below.



He also has found that resegregation "caused significant increases in the likelihood of being arrested, of being convicted of a crime, and being incarcerated in adulthood for African Americans." The City can use housing policy as part of its response to address the troubled relationship between People of Color and the Police that we are seeing daily protests about.

Sincerely,

Shawn Helm

References:

https://beta.portland.gov/sites/default/files/2020-03/combined-amendment-packages_030920.pdf

<https://www.brookings.edu/blog/up-front/2020/02/27/examining-the-black-white-wealth-gap/>

<https://dsl.richmond.edu/panorama/redlining/#loc=12/45.513/-122.77&city=portland-or>

https://www.portlandmaps.com/detail/zoning-district/Willamette-National-Cemetery/WN_did/?p=C228521

https://gsppi.berkeley.edu/~rucker/RJabstract_ChildhoodSegregation_LifeChances_RailroadIV_12-11.pdf

Shawn Helm

#144074 | June 3, 2020

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

Email attached.

Testimony is presented without formatting.

Terry Parker

#144075 | June 3, 2020

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

With all the unrest in Portland, you have said you want to listen to the community about making changes. Yet when it comes to the Residential Infill Project (RIP), a double standard exists. It is the corporate word that is being spoken. Behind the scenes corporate and millionaire developer interests wanting to make big short term profits are funding the oratory push to greatly increase the density in single dwelling zoned neighborhoods. Given the amendments that have been brought forward and those that have not, the voices of the middle-working class property taxpaying homeowners, many of whom also want off-street parking required for the motorists that pay for the streets curb to curb, are being ignored. These homeowners are the members of the community that hold down jobs and have worked to pay their own way which also includes an ever increasing slew of taxes. It appears the latest strategy by wealthy profit minded developers is to have their foot soldier regiments call hard working class homeowners "privileged". This is a total misrepresentation of the term. Think about it! Corporate developers shelling out a fraction of their profits to utilize the voices of pawns to do their dirty work and make their case for even bigger profits that in turn will reduce the availability of an investment in homeownership for the working class all the while likely living in luxury housing of their own. The wealthy developers themselves are the ones that are truly privileged. Another way of looking at privilege are people at the other end of the spectrum that don't pay their own way, especially when it is the working class taxpayers that fund their lifestyles. This includes to some degree the bicyclists that freeload utilizing specialized and dedicated infrastructure paid for by fuel tax paying motorists, the everyday transit riders that never drive and are taxpayer subsidized at 65 cents per mile traveled, and even the people who receive taxpayer funded subsidies for housing. The bottom line here is that RIP like policies in other cities have not worked to make housing more affordable. The more units that can be built on a piece of property equates to a higher value and cost of the land the housing sits on. That in turn increases the costs of all housing. There is already enough land zoned for multifamily housing in town centers and along corridors near services to meet Portland's housing needs. Instead cramming in more corporate owned density and destroying single-dwelling zoned neighborhoods that have environmentally friendly green yards and big trees where working class residents can make an investment in home ownership, new multi-family housing needs to be sited in zoning that is already identified in Portland's Comprehensive Plan, a plan that took years to develop.

Testimony is presented without formatting.

4130 NE 18th Avenue
Portland, OR 97211
June 1, 2020

City Council
Residential Infill Project Testimony
1221 SW Fourth Avenue, Room 130
Portland, OR 97204

Dear City Council,

With each iteration of the Bureau of Planning and Sustainability's Residential Infill Project (RIP) proposals, the potential adverse impacts on Portland neighborhoods have increased. Amendment #6 would allow a building with up to six units on all R2.5, R5 and R7 residential single family zoned lots if at least half of the units (so three units if the building is a six plex) are affordable as rentals to those earnings not more than 60% of Mean Family Income (MFI). The amendment would allow additional floor area ratio (FAR) for these 'multi-dwelling structures', 4500 square feet in the R5 Zone and an additional height bonus of 5 feet in that zone, up to 35 feet tall.

Data from the City of Portland shows the median Portland house is 1500 square feet and 15 feet tall (to the midpoint of the roof pitch). The multi-dwelling structures allowed under Amendment #6 would be grossly out of scale in almost all Portland neighborhoods. One of the goals of the original Residential Infill Project was to modify building codes so the scale of new construction would fit in better with existing homes in a neighborhood. In the five years since this project began, each iteration of RIP has become more removed from achieving this goal.

Furthermore there is nothing in RIP or in Amendment #6 that would require or even encourage the higher density units to be located near frequent transit. The 2035 Comprehensive Plan directs us to focus density around centers and transportation hubs. Instead of well-planned increases in density directed by the Comprehensive Plan, RIP ignores the Comp Plan by allowing random density throughout the residential neighborhoods, without consideration of infrastructure needs, including parking. A better plan would be for the City to focus the levels of Middle Housing around town centers and transportation corridors with frequent (every 15 minutes), reliable and safe public transit.

Moreover, the Johnson Economics report commissioned by the city in November 2018 concluded that most redevelopment will be investor-owned rental units: "largely rental product." There will be little room for home buyers, let alone nonprofit developers: "Ownership residential solutions under the proposed new codes would be expected to be limited." Johnson Economics estimates that apartments under the Residential Infill Project will be 730 sqft and cost at least \$1823/month, 35% more than average rents and over twice the rate of 60% of median family income.

The best way to create more affordable housing would be to re-zone some of the single-family zoned property around centers and corridors to multifamily. This would allow wood framed apartments or condominium complexes to be built where there is adequate transit and

infrastructure. Building 20 or 30 units in one project would have significant per unit cost savings over building projects with four to six units.

In addition, Amendment #6 is likely to result in more demolitions; BPS has not analyzed the demolition risks associated with this amendment. We have described the global warming impacts of these demolitions in our March 8, letter, copy attached.

In Amendment 7 BPS proposes “To further encourage adaptive reuse of existing historic resources, this amendment limits the development options on a site where a historic resource had been demolished in the previous ten years. The available redevelopment options would include a house, house + 1 ADU, or duplex. Options for triplexes, fourplexes, additional accessory dwelling units, and deeper affordable 6-plexes (if amendment 6 passes) would not be available in these cases but would be permissible if the existing resource is retained and converted. The limitation will not apply if the demolition was caused by fire or other disaster beyond the control of the owner, or the demolition was approved through demolition review. This amendment makes single-dwelling zones consistent with the multi-dwelling zones provision Council recently adopted in the Better Housing by Design project and strengthens protections for resources in conservation districts which are not currently subject to City Council demolition review.”

While this is a useful first step, it does not go far enough to protect historic resources from demolition. The proposal would not protect existing historic resources, only prevent redevelopment on sites where they have already been destroyed in the past 10 years. It would also allow their demolition now for duplexes.

Last updated in 1984, the HRI is a public resource that provides information about the city’s most important architectural, cultural and historic places. It is woefully out of date and must be updated before allowing the further destruction of historic resources encourage by this proposal. As the Architectural Heritage has points out on its website, “When conducted in the early 1980s, Portland’s Historic Resources Inventory primarily looked at buildings that were at least 50 years old at that time. Parts of the city were also missed or only partially examined. In addition, Portland has annexed new areas into the City since the time the inventory was conducted. The net result is that there are likely thousands of structures in the city that have never been considered as potentially historic or architecturally significant.”

The 2017 report funded by the Bureau of Planning and Sustainability (BPS) identified the following five primary reasons to update the HRI:

1. **Expand Historic Preservation Equity:** Portland’s existing inventory of historic resources, those included in the 1984 HRI and those that have been voluntarily designated since, are heavily weighted toward the central city and architectural landmarks associated with Euro-American, not minority Portlanders.
2. **Inform Land Use Planning:** An up-to-date citywide inventory of significant historic resources would help both City decision-makers (top-down model) and neighborhood residents (bottom-up model) collaboratively plan for growth across the City of Portland while accommodating and honoring historic resources.

3. **Combat Gentrification:** A new HRI could help prevent and decrease gentrification and displacement by honoring the history of diverse communities, providing better public information about ethnic and cultural historic resources and empowering communities to focus preservation efforts on their most valued places.
4. **Prepare for Resilience:** An updated HRI database would strengthen the City's ability to communicate with FEMA, preservation partners and other stakeholders which historic resources have been identified as significant.
5. **Comply with Local, State and Federal Requirements.** Since 1996, the City of Portland has been a Certified Local Government (CLG) participating in the National Park Service's network of local jurisdictions committed to preserving significant historic places. The City would better meet its expectations as a CLG by advancing an update to the HRI.

See STATE OF THE CITY PRESERVATION REPORT for 2018 by the PORTLAND HISTORIC LANDMARKS COMMISSION.

In that report the HLC states: "Maintaining cultural landmarks, heritage, and traditions defines the unique character of a city and its neighborhoods and fosters what psychologist Maria Lewicka calls, "place attachment"—or the emotional bonds we feel about particular places, which are a prerequisite of psychological balance and good adjustment. Place attachment gives us a sense of stability in an ever-changing world. It connects us across time to larger communities, past and future, and helps us feel like we belong. Without heritage, cities as vibrant life-spaces do not exist." Jean Carroon, FAIA

In their 2018 report The Historic Landmarks Commission also stated: Today, the area of Albina includes the neighborhoods Eliot, Boise, Humboldt, Irvington, King, Woodlawn, Overlook, and Piedmont. The actual large influx of people to the city of Portland and the relative affordability of Albina has made the area attractive to young families, however developers have demolished already over 2% of the neighborhood's houses that existed over the past 15 years. This has also triggered displacements of these neighborhood's minorities. In Woodlawn alone, the U.S. Census revealed that 915 black residents left the community between 2000 and 2010 and were replaced by 840 white residents. This displacement has been accompanied by the demolition of many resources associated with Albina's black community and a loss of a sense of place. Without an updated Historic Resource Inventory, it is difficult to protect the historic buildings and to respect the populations who built and/or used these culturally significant resources.

The City should wait to pass RIP until it has a serious anti-displacement plan in place. This plan would need to have long term funding and a tracking system to determine if is effective.

Sincerely yours,

Paul and Nikki Majkut

Paul and Nikki Majkut

#144076 | June 3, 2020

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

Letter attached.

Testimony is presented without formatting.

Jonathan Poisner

#144032 | June 4, 2020

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

Thank you for the opportunity to submit this testimony. As a homeowner who's made Portland my home for more than 25 years, I am writing to encourage you to pass the Residential Infill Project policy. Not taking action would be a huge mistake. In passing the RIP, please do so in a form that maximizes housing supply, prioritizes underserved and communities of color, and leads to more diverse housing options. The so-called "missing middle" housing is essential for Portland's long-term vitality. In particular, please adopt Amendments 1-4 as important steps to ensure the RIP meets its intended goals while being consistent with state law. Please also support Amendment 6, which would provide an added affordability bonus to expand housing options for those with lower incomes. Please oppose Amendment 7, which would significantly undermine the value of the RIP by excluding many neighborhoods from allowing missing middle housing. Thank you. Jonathan Poisner 2515 SE Salmon Portland, OR 97214

Testimony is presented without formatting.

Joshua Cohen

#144034 | June 4, 2020

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

My first professional work in Portland (between 2003-2007) was helping real-estate developers with various architectural jobs such as plans, permits, and 3d renderings of small residential and commercial projects. During this time I learned that our zoning code is the "playbook" that governs what gets built in Portland. If people are unhappy with huge apartments on a main street being built next to single family homes without any medium size housing in-between, that's a problem with the zoning code, not the developers. If people are unhappy with giant new luxury homes pricing people out of neighborhoods, again, that's a problem with the zoning code, not the developer. We now have an opportunity to change our playbook to guide the development of smaller, more affordable housing units in our close-in neighborhoods. I expect there will at some point be more people living on my block, and I welcome this. Sure there will be more cars parked on the street, and yes there might be an annoying neighbor across the street. But that extra family that moves in might also become a lifelong friend, or grow incredible tomatoes, or host amazing block parties, or check in on me when I get old. Cities need to grow to be vibrant, and managing this growth within our existing neighborhoods is the right way to do it. Please approve the Residential Infill Project zoning code changes and amendments. It's an investment that will pay dividends in neighborhood livability for many years to come.

Testimony is presented without formatting.



190093

Southwest Neighborhoods, Inc.

7688 SW Capitol Highway, Portland, OR 97219 (503) 823-4592

www.swni.org

June 4, 2020

Mayor Ted Wheeler
Commissioner Amanda Fritz
Commissioner Chloe Eudaly
Commissioner Jo Ann Hardesty

Re: SWNI Comments on Amendments to the Residential Infill Project proposals

Dear Members of the Council,

Southwest Neighborhoods, Inc. (SWNI) has reviewed the Residential Amendments before the council for consideration on June 3 and at a subsequent hearing.

Our Land Use committee supports Amendment 5 which allows three or more units when lots have frontage on an improved street. This support is conditioned upon Council ensuring that the definition of an improved street means that the street is paved with a curb. We recommend removing the allowance for increased density where the street improvement is defined as "an otherwise approved alternate street standard."

Southwest Portland has many sub-standard streets and a significant deficit of sidewalks. We would appreciate a clear definition of "improved street" so that future development can determine the costs of utility and stormwater improvements.

Our Land Use committee is opposed to Amendment #6 which is described as a Deep Affordability bonus. This amendment is inconsistent with the SWNI position supporting increased density as directed by the 2035 Comprehensive Plan. The Plan allows for increased density around centers and transit corridors where services and public transportation are available. This amendment allows for 4-6 units on all lots in all areas, which would be larger and taller buildings and inconsistent without the necessary public transportation and services required by the Comp Plan.

We would ask you to defeat Amendment #6 as inconsistent with the Comprehensive Plan which values density where there are sidewalks, public transportation on a regular basis and where services are available for residents.

Thank you for your consideration.

Leslie Hammond
SWNI President

Sylvia Bogert

#144041 | June 4, 2020

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

Southwest Neighborhoods, Inc. (SWNI) has reviewed the Residential Amendments before the council for consideration on June 3 and at a subsequent hearing. Our Land Use committee supports Amendment 5 which allows three or more units when lots have frontage on an improved street. This support is conditioned upon Council ensuring that the definition of an improved street means that the street is paved with a curb. We recommend removing the allowance for increased density where the street improvement is defined as “an otherwise approved alternate street standard.” Southwest Portland has many sub-standard streets and a significant deficit of sidewalks. We would appreciate a clear definition of “improved street” so that future development can determine the costs of utility and stormwater improvements. Our Land Use committee is opposed to Amendment #6 which is described as a Deep Affordability bonus. This amendment is inconsistent with the SWNI position supporting increased density as directed by the 2035 Comprehensive Plan. The Plan allows for increased density around centers and transit corridors where services and public transportation are available. This amendment allows for 4-6 units on all lots in all areas, which would be larger and taller buildings and inconsistent without the necessary public transportation and services required by the Comp Plan. We would ask you to defeat Amendment #6 as inconsistent with the Comprehensive Plan which values density where there are sidewalks, public transportation on a regular basis and where services are available for residents. Thank you for your consideration (see letter attached).

Testimony is presented without formatting.



9200 SE Sunnybrook Boulevard, #410 | Clackamas, OR 97015
1-866-554-5360 | Fax: 503-652-9933 | TTY: 1-877-434-7598
aarp.org/or | oraarp@aarp.org | twitter: @aarpor
facebook.com/AARPOregon

June 3, 2020

Re: Residential Infill Project

Dear Mayor Wheeler and Commissioners Eudaly, Fritz, and Hardesty:

On behalf of our members and families residing in the City of Portland, AARP Oregon is pleased to submit this testimony in support of the Residential Infill Project (RIP). AARP has been tracking and advocating for more affordable, accessible, and expanded age-friendly housing options from the beginning of this process. We commend the city and staff for the hard work and your continued commitment to expanding housing options and for a robust community engagement process.

AARP is a nonprofit, nonpartisan social change organization with a nationwide membership of nearly 38 million and 510,000 in Oregon. We work to improve quality of life for all as we age, strengthen our communities, and fight for the issues that matter to Oregon families. An important aspect of our work in Oregon is advocating for livable and age-friendly communities, including expanding housing options and ensuring access to affordable, safe, secure, and accessible homes for Oregonians of all ages and abilities.

From the beginning of the Residential Infill Project (RIP), we have consistently called on the city to seize the unique opportunity offered by the RIP process to meet the growing demand for more affordable, accessible, and expanded housing options of current and future residents of the city. We have been gratified that each iteration of the RIP plan has gotten us closer to where we need to be.

In reviewing the current proposed amendments under consideration, we are pleased to support amendments 1, 2, 3, 4 and 6. In particular, we are pleased that final draft amendments include provisions that will:

- Increase the stock of more visitable homes,
- Remove barriers to creating more middle housing and implement policies set forth in HB2001, and
- Create opportunities for more affordable, family-sized homes in Portland neighborhoods through the amendment for deeper affordability infill options.

We have concerns about the proposed amendment 7 which is inconsistent with our shared goals of expanding housing opportunity across the city. AARP supports the goals of expanding housing choice in terms of size and types of homes, encouraging walkable communities so people have easier access to amenities, services and supports, and prioritizing preservation of neighborhoods and existing homes without forsaking the real and critical housing needs of a growing city.

On behalf of our members, we urge you to support the Residential Infill Project. In addition, we ask that you also commit to finding additional solutions that prevent displacement, enable aging in community, and afford people the opportunity to live in opportunity-rich neighborhoods that are close to work and transit.

Thank you for this opportunity to continue our involvement in the development of the Residential Infill Project and expand housing options for ALL in Portland. With your leadership Portland can truly be an age-friendly and livable place for people of all ages and abilities.

Sincerely,

A handwritten signature in cursive script, reading "Ruby L. Haughton-Pitts".

Ruby Haughton-Pitts
AARP Oregon State Director

Ruby Haughton-Pitts

#144035 | June 5, 2020

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

June 3, 2020 Re: Residential Infill Project Dear Mayor Wheeler and Commissioners Eudaly, Fritz, and Hardesty: On behalf of our members and families residing in the City of Portland, AARP Oregon is pleased to submit this testimony in support of the Residential Infill Project (RIP). AARP has been tracking and advocating for more affordable, accessible, and expanded age-friendly housing options from the beginning of this process. We commend the city and staff for the hard work and your continued commitment to expanding housing options and for a robust community engagement process. AARP is a nonprofit, nonpartisan social change organization with a nationwide membership of nearly 38 million and 510,000 in Oregon. We work to improve quality of life for all as we age, strengthen our communities, and fight for the issues that matter to Oregon families. An important aspect of our work in Oregon is advocating for livable and age-friendly communities, including expanding housing options and ensuring access to affordable, safe, secure, and accessible homes for Oregonians of all ages and abilities. From the beginning of the Residential Infill Project (RIP), we have consistently called on the city to seize the unique opportunity offered by the RIP process to meet the growing demand for more affordable, accessible, and expanded housing options of current and future residents of the city. We have been gratified that each iteration of the RIP plan has gotten us closer to where we need to be. In reviewing the current proposed amendments under consideration, we are pleased to support amendments 1, 2, 3, 4 and 6. In particular, we are pleased that final draft amendments include provisions that will: • Increase the stock of more visitable homes, • Remove barriers to creating more middle housing and implement policies set forth in HB2001, and • Create opportunities for more affordable, family-sized homes in Portland neighborhoods through the amendment for deeper affordability infill options. We have concerns about the proposed amendment 7 which is inconsistent with our shared goals of expanding housing opportunity across the city. AARP supports the goals of expanding housing choice in terms of size and types of homes, encouraging walkable communities so people have easier access to amenities, services and supports, and prioritizing preservation of neighborhoods and existing homes without forsaking the real and critical housing needs of a growing city. On behalf of our members, we urge you to support the Residential Infill Project. In addition, we ask that you also commit to finding additional solutions that prevent displacement, enable aging in community, and afford people the opportunity to live in opportunity-rich neighborhoods that are close to work and transit. Thank you for this opportunity to continue our involvement in the development of the Residential Infill Project and expand housing options for ALL in Portland. With your leadership Portland can truly be an

age-friendly and livable place for people of all ages and abilities. Sincerely, Ruby Haughton-Pitts
AARP Oregon State Director

Testimony is presented without formatting.



P.O. Box 11527
1478 NE Killingsworth Street
Portland, OR 97211
tel (503) 287-9529
habitatportlandmetro.org

To: Mayor Wheeler and Council Members
1221 SW 4th Ave.
Portland, OR 97204

June 5, 2020

Dear Mayor Wheeler and Commissioners,

By the City's own estimates, Portland is expected to grow by more than 100,000 households in the next 15 years. While this reflects the growing popularity of our unique culture and a welcomed rise in economic prosperity, it also accents what is likely to be devastating for those earning low-incomes and for communities of color. As the nature of our city grows, it is also becoming more dense, more diverse, and, unfortunately, more inequitable. Even today, before we see the mass influx of new residents, many can't afford to live near their communities, family, careers, schools, or places of worship. Specifically, the minority homeownership gap remains a stain on our City which, if left unaddressed, will hurt every one of us. By some estimates, people of color are between 15% to 25% less likely to own a home.

With this in mind, Habitat seeks to see policies that make the best use of the lands that, while shrinking rapidly, will become ever more vital to the affordable housing market. Due to the rising costs of land and infrastructure, we have moved from building single-unit detached homes, to building attached-unit townhomes and condominium-style structures. Unfortunately, it is becoming difficult to find property that is zoned appropriately for this use. The Residential Infill Project that the City is developing is an important step towards easing restrictions that make it harder to subsidize the units we build and prevent more families from accessing the stability of affordable homeownership.

As the City modernizes its zoning laws, I believe that there is an opportunity to ensure that the next generation of housing stock fits the needs and incomes of all who live here. This opportunity lies in the **Deeper Affordability Bonus Amendment** that is being voted on today. It will ensure that affordable housing developers like Habitat are able to build with greater flexibility across the city and in places that have historically locked out low-income earners. In being allowed to build additional FAR and six-plexes on single lots, the per unit-costs of building will decrease, enabling us to serve more, with less. Considering that over 90% of Habitat homeowners are people of color, this added capacity will directly help us close that disturbing gap in minority homeownership and make ours a city with a more equitable reality.

Thank you for considering the minority homeownership gap when assessing the merits of the Deeper Affordability Bonus Amendment. Your actions today will send a message as to the kind of city we wish to become.

Steve Messinetti

Steve Messinetti

#144036 | June 5, 2020

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

Dear Mayor Wheeler and City Commissioners, By the City's own estimates, Portland is expected to grow by more than 100,000 households in the next 15 years. While this reflects the growing popularity of our unique culture and a welcomed rise in economic prosperity, it also accents what is likely to be devastating for those earning low-incomes and for communities of color. As the nature of our city grows, it is also becoming more dense, more diverse, and, unfortunately, more inequitable. Even today, before we see the mass influx of new residents, many can't afford to live near their communities, family, careers, schools, or places of worship. Specifically, the minority homeownership gap remains a stain on our City which, if left unaddressed, will hurt every one of us. By some estimates, people of color are between 15% to 25% less likely to own a home. With this in mind, Habitat seeks to see policies that make the best use of the lands that, while shrinking rapidly, will become ever more vital to the affordable housing market. Due to the rising costs of land and infrastructure, we have moved from building single-unit detached homes, to building attached-unit townhomes and condominium-style structures. Unfortunately, it is becoming difficult to find property that is zoned appropriately for this use. The Residential Infill Project that the City is developing is an important step towards easing restrictions that make it harder to subsidize the units we build and prevent more families from accessing the stability of affordable homeownership. As the City modernizes its zoning laws, I believe that there is an opportunity to ensure that the next generation of housing stock fits the needs and incomes of all who live here. This opportunity lies in the Deeper Affordability Bonus Amendment that is being voted on today. It will ensure that affordable housing developers like Habitat are able to build with greater flexibility across the city and in places that have historically locked out low-income earners. In being allowed to build additional FAR and six-plexes on single lots, the per unit-costs of building will decrease, enabling us to serve more, with less. Considering that over 90% of Habitat homeowners are people of color, this added capacity will directly help us close that disturbing gap in minority homeownership and make ours a city with a more equitable reality. Thank you for considering the minority homeownership gap when assessing the merits of the Deeper Affordability Bonus Amendment. Your actions today will send a message as to the kind of city we wish to become. Steve Messinetti

Testimony is presented without formatting.

Affordable Spaceframe In-Fill Housing

Wayne (Skip) Trantow

skip@omnigarten.org

June 5, 2020

Dear Mayor Wheeler and City Council:

I urge you to give serious consideration to how 'spaceframe' building technology can be part of the solution to the challenges of urban infill and affordable housing.

Spaceframe theorists and architects like Bucky Fuller, Konrad Wachsmann and Peter Pearce have set the stage for the adoption, in our time, of spaceframe technology to address housing. Whereas they focused generally on large structures, I propose, herein, that we can purpose spaceframe concepts and technology for small structures, substantially increasing housing units in Portland's urban areas through a unique mode of infilling, with a focus on creating large numbers of durable, aesthetic, deeply affordable, 1 to 2 person living units.

A spaceframe can be generally characterized as a set of tubular steel struts that are bolted at their endpoints to a connector joint to create a three-dimensional geometric network of nodes in patterns of triangles and squares. Every node in a spaceframe is 'triangulated' giving the overall structure exceptionally high load bearing stability across long spans at lower cost than wood, steel I-beam, or reinforced concrete solutions. From a small standardized set of strut and panel components a wide variety of spaceframe shapes and sizes can be built. Spaceframe structure types include 'truss planes' (platforms), 'polyhedral enclosures' (living units) and 'linear tubes' (connectors/walkways).

Urban neighborhoods typically consist of rectangular wood or brick homes with a yard, a driveway, and a garage. When viewed through the lens of conventional housing, urban neighborhoods look fully developed. However, when viewed abstractly as a three-dimension space, without preconception of what housing should look like, we realize there is a lot of developable open space in, above and around this gridwork of box housing. The unique value of a spaceframe structure is its ability to fill that open space - and at low cost.

Unlike conventional buildings where a load-bearing concrete foundation generally corresponds to the perimeter of the house and requires many interior supports, because of the high spanning and load-bearing capabilities of spaceframes, support-to-ground can be concentrated onto a comparatively small number of vertical supports on relatively small concrete pads. This key characteristic makes it technically and economically feasible to 'harvest' open space in the residential and commercial urban gridwork that conventional housing cannot.

There are infinite potential ways to create spaceframe housing units. Polyhedral domes have been dabbled with for some time. I think, however, that the most effective strategy is to concentrate on using spaceframe truss 'platforms' to (literally) create new buildable 'land'. Upon stable and flat spaceframe platforms, with areas in the range of 1-3K ft², multiple prefabricated housing units, with areas of 500 - 700 ft², can be anchored. For example, on a platform of 3K ft², five 500 ft² prefab housing units could clustered around 500 ft² of common patio space, creating a tiny neighborhood in its own right. Depending on the site, multiple such neighborhoods could be interconnected by spaceframe walkways.

While a spaceframe platform could support various kinds of housing units, a prefabricated metal Quonset-style unit with doors and windows at both ends, a finished kitchen, bedroom, bathroom and a small living room, strikes me as a very cost effective, aesthetic choice. Larger polyhedral enclosures (i.e., spaceframe domes) might be appropriate for a neighborhood 'common space' assembled onto a separate platform. The challenge with geometric domes is making the panels watertight, and that comes at a higher cost. Panels on a spaceframe platform, on the other hand, do not need to be watertight. The ideal floor panel would likely be a 3ft equilateral triangle made of sturdy sheet-metal with perforations to allow water through, and coated with a durable, anti-slip, and rust-proof coating. These floor panels would be designed to easily affix to the plane of spaceframe struts, creating flat, walkable, and buildable 'artificial land'.

The versatility of spaceframe building technology allows us to 'harvest' urban space that is not possible or economically feasible to build on with conventional methods. There is a spectrum of space harvesting opportunity, from easy to extremely bold, yielding small to vast amounts of buildable space:

Easy / Obvious

- The immediate low-hanging fruit is sloped or craggy land where it is unfeasible to excavate and build elaborate concrete foundations required by a conventional building, i.e., hilly private lots, sloping roadway aprons, small seasonal waterways that could be bridged over, etc.
- Irregularly shaped areas where an inter-connected series of narrow spaceframe platforms can be laced through.

Somewhat Bold

- Elevated platforms: 1 to 1.5 story high platforms could be located above residential driveways or above portions of commercial parking lots.
- Elevated platforms could run above and along residential property boundary lines. Vertical supports could be arrayed at the intersection of four lots. A single-unit wide platform could span to the next intersection of four lots. Because of setback regulations there are rarely buildings on backyard lot boundaries. This space thus represents a consistent open space to site spaceframe foundations and elevated platforms.

Extremely Bold

- Elevated platforms spanning across streets.
- Elevated single-unit wide platforms laced around the perimeter of parks or other public open-spaces.

In the immediate timeframe, modifying building regulations to allow for increased infill by conventional construction is reasonable. However, this approach will run into space limitations at some point. There will be pressure to tear down existing houses and the potential to destroy the character of neighborhoods. Spaceframe infilling can complement conventional infilling, potentially eliminating the market demand that forces the tear down of desirable old houses to make room for multiplexes.

Spaceframe Value Summary

- **Low material cost:**
 - Construction kits, comprised of standard struts and panels, can be factory-produced, resulting in lower materials cost and fast assembly.

- Components can be factory coated to ensure that finished structures are permanently weather-resilient resulting in ultra-low maintenance costs.
- **Low construction cost:**
 - Excavation and foundation work minimized. Environmental impact minimized.
 - All components can be handled by a human worker minimizing the need for heavy lifting equipment.
 - On-site assembly of struts and panels is a repetitive uniform operation that can be performed by workers with low to medium construction skill. Relatively simple training requirements.
 - Platform sub-sections could be prefabricated in a factory and shipped to the site for assembly thereby speeding up overall assembly of platforms.
 - Prefabricated finished housing shipped to site after the platform is up and then easily attached onto the platform.
 - With plenty of space under and within the spaceframe platform, hook-up of electrical, data and plumbing utilities is easy.
 - No specialized tools or onsite welding is required. Conventional mobile cranes and boom buckets, conventional hands tools, etc. can be used in the assembly process.
 - Metal Quonset-style enclosures, like spaceframes, are simple to assemble, inexpensive, lightweight, and weather-resilient with ultra-low maintenance. They can be factory prefabricated in sections then trucked to site where they are bolted together.
 - Once the foundations are set and platform and housing kits are delivered to the site, assembly into a move-in state is probably in the range of a few days.
- **Intrinsic Value of Geometry:**
 - The magic of spaceframe lies in the repetition of uniform connections of simple parts yielding a fully triangulated stable platform with large span capability.
 - The geometry of spaceframe, i.e., size and shapes of struts and panels, the design of connector units, has been determined. It is established art. No need to invent novel methods.
 - The stability and load-bearing capability of spaceframe trusses meets most building codes and requirements.
 - High-wind and earth-quake resilience.
 - High flexibility to fill a variety of open spaces, with minimal impact on the environment and to surrounding structures, due to fewer touchpoints to ground.

The above is a brief sketch of a bold proposal, but I believe that meeting Portland's future housing needs, with elegance and efficiency to maintain its standard of livability, requires bold thinking and bold action. Considering that existing neighborhoods have utility and transportation infrastructure in place, and have proximity to stores, services, schools, and parks, we all recognize the enormous economic value of infilling. It is thus imperative to consider, debate and act upon all reasonable infill strategies.

With this testimony I simply want to get spaceframe building technology 'on the table' for consideration, and to advocate that any building policy ratified today should do nothing to exclude or prevent the use of spaceframe structures in Portland's urban neighborhoods in the future. I regard spaceframe as a credible candidate for infill. I feel that undertaking a 'demonstration project' to prove out this concept represents a tremendous opportunity for Portland to show leadership in urban development innovation.

Skip Trantow

#144037 | June 5, 2020

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

[Greetings! Please find my testimony below, pasted in from a Word doc. Formatting may have changed for the worse so I also attached the text as a PDF file 'Spaceframe Structures for Portland Infill Housing'. The idea of this testimony applies to any Portland neighborhood, but to submit I had to select an area so I randomly selected the Buckman neighborhood. Thank you.] -----

Testimony ----- Affordable Spaceframe In-Fill Housing Wayne (Skip) Trantow June 5, 2020

Dear Mayor Wheeler and City Council: I urge you to give serious consideration to how 'spaceframe' building technology can be part of the solution to the challenges of urban infill and affordable housing. Spaceframe theorists and architects like Bucky Fuller, Konrad Wachsmann and Peter Pearce have set the stage for the adoption, in our time, of spaceframe technology to address housing. Whereas they focused generally on large structures, I propose, herein, that we can purpose spaceframe concepts and technology for small structures, substantially increasing housing units in Portland's urban areas through a unique mode of infilling, with a focus on creating large numbers of durable, aesthetic, deeply affordable, 1 to 2 person living units. A spaceframe can be generally characterized as a set of tubular steel struts that are bolted at their endpoints to a connector joint to create a three-dimensional geometric network of nodes in patterns of triangles and squares. Every node in a spaceframe is 'triangulated' giving the overall structure exceptionally high load bearing stability across long spans at lower cost than wood, steel I-beam, or reinforced concrete solutions. From a small standardized set of strut and panel components a wide variety of spaceframe shapes and sizes can be built. Spaceframe structure types include 'truss planes' (platforms), 'polyhedral enclosures' (living units) and 'linear tubes' (connectors/walkways). Urban neighborhoods typically consist of rectangular wood or brick homes with a yard, a driveway, and a garage. When viewed through the lens of conventional housing, urban neighborhoods look fully developed. However, when viewed abstractly as a three-dimension space, without preconception of what housing should look like, we realize there is a lot of develop-able open space in, above and around this gridwork of box housing. The unique value of a spaceframe structure is its ability to fill that open space - and at low cost. Unlike conventional buildings where a load-bearing concrete foundation generally corresponds to the perimeter of the house and requires many interior supports, because of the high spanning and load-bearing capabilities of spaceframes, support-to-ground can be concentrated onto a comparatively small number of vertical supports on relatively small concrete pads. This key characteristic makes it technically and economically feasible to 'harvest' open space in the residential and commercial urban gridwork that conventional housing cannot. There are infinite

potential ways to create spaceframe housing units. Polyhedral domes have been dabbled with for some time. I think, however, that the most effective strategy is to concentrate on using spaceframe truss 'platforms' to (literally) create new buildable 'land'. Upon stable and flat spaceframe platforms, with areas in the range of 1-3K ft², multiple prefabricated housing units, with areas of 500 - 700 ft², can be anchored. For example, on a platform of 3K ft², five 500 ft² prefab housing units could clustered around 500 ft² of common patio space, creating a tiny neighborhood in its own right. Depending on the site, multiple such neighborhoods could be interconnected by spaceframe walkways. While a spaceframe platform could support various kinds of housing units, a prefabricated metal Quonset-style unit with doors and windows at both ends, a finished kitchen, bedroom, bathroom and a small living room, strikes me as a very cost effective, aesthetic choice. Larger polyhedral enclosures (i.e., spaceframe domes) might be appropriate for a neighborhood 'common space' assembled onto a separate platform. The challenge with geometric domes is making the panels watertight, and that comes at a higher cost. Panels on a spaceframe platform, on the other hand, do not need to be watertight. The ideal floor panel would likely be a 3ft equilateral triangle made of sturdy sheet-metal with perforations to allow water through, and coated with a durable, anti-slip, and rust-proof coating. These floor panels would be designed to easily affix to the plane of spaceframe struts, creating flat, walkable, and buildable 'artificial land'. The versatility of spaceframe building technology allows us to 'harvest' urban space that is not possible or economically feasible to build on with conventional methods. There is a spectrum of space harvesting opportunity, from easy to extremely bold, yielding small to vast amounts of buildable space:

- Easy / Obvious • The immediate low-hanging fruit is sloped or craggy land where it is unfeasible to excavate and build elaborate concrete foundations required by a conventional building, i.e., hilly private lots, sloping roadway aprons, small seasonal waterways that could be bridged over, etc.
- Irregularly shaped areas where an inter-connected series of narrow spaceframe platforms can be laced through.
- Somewhat Bold • Elevated platforms: 1 to 1.5 story high platforms could be located above residential driveways or above portions of commercial parking lots.
- Elevated platforms could run above and along residential property boundary lines. Vertical supports could be arrayed at the intersection of four lots. A single-unit wide platform could span to the next intersection of four lots. Because of setback regulations there are rarely buildings on backyard lot boundaries. This space thus represents a consistent open space to site spaceframe foundations and elevated platforms.
- Extremely Bold • Elevated platforms spanning across streets.
- Elevated single-unit wide platforms laced around the perimeter of parks or other public open-spaces. In the immediate timeframe, modifying building regulations to allow for increased infill by conventional construction is reasonable. However, this approach will run into space limitations at some point. There will be pressure to tear down existing houses and the potential to destroy the character of neighborhoods. Spaceframe infilling can complement conventional infilling, potentially eliminating the market demand that forces the tear down of desirable old houses to make room for multiplexes.

Spaceframe Value Summary • Low material cost: ? Construction kits, comprised of standard struts and panels, can be factory-produced, resulting in lower materials cost and fast assembly. ? Components can be factory coated to ensure that finished structures are permanently

weather-resilient resulting in ultra-low maintenance costs. • Low construction cost: ? Excavation and foundation work minimized. Environmental impact minimized. ? All components can be handled by a human worker minimizing the need for heavy lifting equipment. ? On-site assembly of struts and panels is a repetitive uniform operation that can be performed by workers with low to medium construction skill. Relatively simple training requirements. ? Platform sub-sections could be prefabricated in a factory and shipped to the site for assembly thereby speeding up overall assembly of platforms. ? Prefabricated finished housing shipped to site after the platform is up and then easily attached onto the platform. ? With plenty of space under and within the spaceframe platform, hook-up of electrical, data and plumbing utilities is easy. ? No specialized tools or onsite welding is required. Conventional mobile cranes and boom buckets, conventional hand tools, etc. can be used in the assembly process. ? Metal Quonset-style enclosures, like spaceframes, are simple to assemble, inexpensive, lightweight, and weather-resilient with ultra-low maintenance. They can be factory prefabricated in sections then trucked to site where they are bolted together. ? Once the foundations are set and platform and housing kits are delivered to the site, assembly into a move-in state is probably in the range of a few days. • Intrinsic Value of Geometry: ? The magic of spaceframe lies in the repetition of uniform connections of simple parts yielding a fully triangulated stable platform with large span capability. ? The geometry of spaceframe, i.e., size and shapes of struts and panels, the design of connector units, has been determined. It is established art. No need to invent novel methods. ? The stability and load-bearing capability of spaceframe trusses meets most building codes and requirements. ? High-wind and earth-quake resilience. ? High flexibility to fill a variety of open spaces, with minimal impact on the environment and to surrounding structures, due to fewer touchpoints to ground. The above is a brief sketch of a bold proposal, but I believe that meeting Portland's future housing needs, with elegance and efficiency to maintain its standard of livability, requires bold thinking and bold action. Considering that existing neighborhoods have utility and transportation infrastructure in place, and have proximity to stores, services, schools, and parks, we all recognize the enormous economic value of infilling. It is thus imperative to consider, debate and act upon all reasonable infill strategies. With this testimony I simply want to get spaceframe building technology 'on the table' for consideration, and to advocate that any building policy ratified today should do nothing to exclude or prevent the use of spaceframe structures in Portland's urban neighborhoods in the future. I regard spaceframe as a credible candidate for infill. I feel that undertaking a 'demonstration project' to prove out this concept represents a tremendous opportunity for Portland to show leadership in urban development innovation.

Testimony is presented without formatting.

May 5, 2020

City Council
Residential Infill Project Testimony
1221 SW Fourth Avenue, Room 130
Portland, OR 97204

Honorable Mayor and city Commissioners,
RE:
Case File LU 19-168681 LDS
PC # 19-123456

I am a homeowner and resident of the Collins View Neighborhood. I received a notice from the City of Portland regarding a hearing on a proposal on my street. This proposal involves tearing down a single-family home to build four narrow and tall condos.

I am extremely concerned about the proposed construction. I live four homes down from the home that will be torn down and I oppose this construction because adding 4 small condos with one garage each will (1) generate extra street parking on Lobelia St; (2) there is no sidewalk on the street and having cars parked in the street at the top of this steep hill will be dangerous for pedestrians in this neighborhood; (3) this neighborhood does not have adequate public transportation for high density housing; (4) increased density will overwhelm our street and the natural areas that we protect in our neighborhood. (5) We do not want the increased noise from this development. I have very sensitive ears and I don't want to hear it. (6) 4 small condos in that small lot in this neighborhood are inappropriate.

I understand that the Collins View Neighborhood Association (CVNA), a recognized Portland Neighborhood Association, sent a letter to you on December 14, 2019 questioning aspects of the proposed plan and stating concerns about our livability. I join my neighborhood association in expressing that the plan fails to address our unique geographical and transportation infrastructure challenges. Please reconsider this plan in light of the concerns addressed in this letter.

Sincerely,
Drew Clendening
8816 SW 8th Ave
Portland OR 97219

Drew Clendening
05/05/2020

Drew Clardening
8816 SW 8th Ave
Portland, OR 97219

City Council
Residential Infill Project Testimony
1221 SW 4th Ave, Room 130
Portland, OR, 97204

PORTLAND OR 972

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97204-190021

190093

Drew Clendening

#144042 | June 5, 2020

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

Letter attached.

Testimony is presented without formatting.

May 5, 2020

City Council
Residential Infill Project Testimony
1221 SW Fourth Avenue, Room 130
Portland, OR 97204

Honorable Mayor and city Commissioners,

RE:

Case File LU 19-168681 LDS

PC # 19-123456

I am a homeowner and resident of the Collins View Neighborhood. I received a notice from the City of Portland regarding a hearing on a proposal on my street. This proposal involves tearing down a single-family home to build four narrow and tall condos.

I am extremely concerned about the proposed construction. I live two homes down from the home that will be torn down and I oppose this construction because adding 4 small condos with one garage each will (1) generate extra street parking in Lobelia St, and likely in front of my home; (2) this neighborhood does not have adequate public transportation for high density housing. As it is, we already contend with parking from Lewis & Clark students. I can attest to this as a homeowner and as a professor in this school; (3) increased density will overwhelm our street and the natural areas that we protect in our neighborhood.

I understand that the Collins View Neighborhood Association (CVNA), a recognized Portland Neighborhood Association, sent a letter to you on December 14, 2019 questioning aspects of the proposed plan and stating concerns about our livability. I join my neighborhood association in expressing that the plan fails to address our unique geographical and transportation infrastructure challenges. Please refer to this letter for more specific reasons detailed in it, and the solution proposed.

Sincerely,



Pilar Hernandez-Wolfe, Ph.D.

721 SW Lobelia St

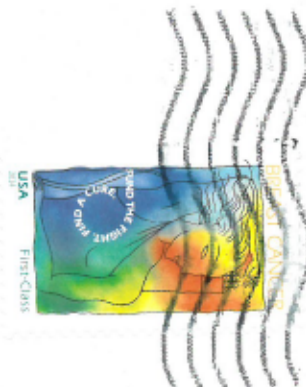
Portland OR 97219

190093



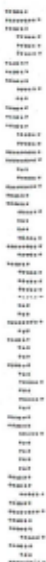
PORTLAND OR 972

05 MAY 2020 PM 5 L



City Council
Residential Infill Project Testimony
1221 SW Fourth Ave Room 130
Portland OR 97204

97204-199199



Pilar Hernandez-Wolfe

#144057 | June 5, 2020

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

Letter attached.

Testimony is presented without formatting.

Kathrine Francis

#144038 | June 7, 2020

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

RIP is about feeding the insatiable greed devouring our city, not creating affordable housing. New construction is largely what is displacing low income Portlanders. Once the soul has completely been sucked out of our city the money will just move on and we're stuck living with the characterless overpriced suburb it's turning into. Funny that we have to keep building this crap and the apartments sit empty and the ugly giant houses take forever to sell. Nobody wants more of this! Look for real solutions like land trusts, a vacancy tax and banning AirBnB.

Testimony is presented without formatting.



June 3, 2020 (sent this day via email and BPS MapApp)

City of Portland

Attn: Mayor Ted Wheeler & City Commissioners Amanda Fritz, JoAnn Hardesty,
and Chloe Eudaly (cc: cctestimony@portlandoregon.gov)
1221 SW Fourth Ave.
Portland, OR 97204

Subject: Request Postponement of Residential Infill Project(RIP) Hearing until Physical Public Hearings are able to resume

Honorable Mayor Wheeler and Commissioners,

I humbly request that the City Council postpone the hearing on the Residential Infill Project until such time that concerned citizens can again physically attend the Council's public hearings. A wholly digital public hearing during the physical closure due to COVID-19(CV-19) should only be used in emergency circumstances. A public hearing solely relying on a digital platform fails to represent the Portland community. Especially, with limited public notice at this time of CV-19 since local papers have stopped distribution, most neighborhoods have been unable to meet for meaningful discussion on the amendments to the topic and the fact that so few people have public access to the internet. My findings of fact are as follows:

1. Equality – Defined as treating everyone the same and giving everyone access to the same opportunities. It is incumbent on you and your staff to provide equal access to this public hearing. It is a far-reaching amendment to 2035 Comprehensive Plan and Implementing Policies that impact land uses citywide. This public hearing cannot be equitable if done in a digital/virtual platform alone and requires a physical gathering as well or it will be deemed unethical by the American Institute of Certified Planners(AICP). Public hearings that are conducted totally on a virtual platform, like this, should only be conducted in an emergency¹

Access to the internet is not like a public utility and it is not available in all Portland homes. Further, even if there was 100% internet coverage for all households in Portland, the distribution of the RIP public notices did not go to every internet user in the city or even major internet platforms like Nextdoor. It is likely that less than 10% of Portland residents have any idea this public hearing of this topic is taking place. The BPS public notices likely went to local media outlets where many are currently shut down or distribution vastly reduced due to COVID-19. Multnomah County Libraries are closed also due to the virus. This makes public access to the internet impossible for the 48% users who do not have

¹ <https://www.planning.org/blog/9199029/online-alternatives-to-in-person-public-meetings-in-an-emergency/>

internet in the home². The RIP public notices likely went to most neighborhood associations. But most Neighborhood Associations in Portland have not been able to meet to discuss topics since the CV-19 shutdown in March, 2020. Since the CV-19 shut down and quarantine in Portland the opportunity to conduct constructive discussions on this topic limited to those who are tech savvy enough to use a group discussion like Zoom or Google to address this topic.

In conclusion, the RIP public hearing process and notification creates inequality in this public hearing for the citizens of the City of Portland and, therefore, fails to satisfy AICP Code of Ethics A.1. Principles to which we Aspire, Overall Responsibilities to the Public subsections a)-f) and h)³, Our Responsibility to our Profession and our Colleagues subsections A.3. a)-c) and A.3. i), and Our Rules of Conduct B.1⁴, B.2⁵ and B.7⁶.

2. Equity – refers to proportional representation (by race, class, gender, etc.) in those same opportunities. Income, ethnicity, and age have an impact on who has access to the internet. Broadband access to residents ranges from basic cable at the lowest end to \$100/mo. or more for access to high-speed internet services. About 65% of the households making less than \$30,000/year have no access to the internet at home⁷. Out of that population 22% identify as Hispanic. That compares disproportionately with the statewide Hispanic population of 13%.

Age of the internet users also is a factor. The population that range 65 and older in age include 28% that are internet non-users. Of the 72% who do have some form of internet only 48% of those used it for social media in the past 30 days.⁸

In conclusion, the RIP public hearing process and notification creates an inequitable public hearing for the citizens of the City of Portland and, therefore, fails to satisfy AICP Code of Ethics A.1. Principles to which we Aspire, Overall Responsibilities to the Public subsections a)-f) and h)⁹, Our

²Portland Broadband Adoption by PIVOT September 2014. Survey sample 4,017 for 3-county metro area; <https://www.portlandoregon.gov/oct/article/504164>

³ <https://www.planning.org/ethics/ethicscode/>

⁴ “We shall not deliberately or with reckless indifference fail to provide adequate, timely, clear and accurate information on planning issues.”

⁵ “We shall not accept an assignment from a client or employer when the services to be performed involve conduct that we know to be illegal or in violation of these rules.”

⁶ “We shall not use to our personal advantage, nor that of a subsequent client or employer, information gained in a professional relationship that the client or employer has requested be held inviolate or that we should recognize as confidential because its disclosure could result in embarrassment or other detriment to the client or employer...”

⁷ Portland Broadband Adoption by PIVOT September 2014. Survey sample 4,017 for 3-county metro area; <https://www.portlandoregon.gov/oct/article/504164>

⁸ IBID

⁹ <https://www.planning.org/ethics/ethicscode/>

Responsibility to our Profession and our Colleagues subsections A.3. a)-c) and A.3. i), and Our Rules of Conduct B.1¹⁰, B.2¹¹ and B.7¹².

It is deeply troubling that the City's elected officials and the Bureau of Planning and Sustainability staff are proposing to proceed with the RIP during the COVID-19 shut down. This process violates the ethical and legal rights¹³ to participate in a public hearing in the City of Portland. Yes, we are now moving towards Phase 1 reopening of businesses and public facilities here in Multnomah County. But first we must have a CV-19 vaccine made available affordably to the public citywide for at least 3 months. Then allow at least 1 more month for neighborhoods to hold public meetings before we can proceed with the RIP proposal at a physically accessible public hearing.

Thank you for your consideration.

Respectfully,



Tamara DeRidder, AICP
TDR & Associates
Land Use Planning & Public Involvement
1707 NE 52nd Ave.
Portland, OR 97213
And
Chairwoman, Rose City Park Neighborhood Association

CC: Morgan Tracy, BPS RIP Project manager<Morgan.Tracy@portlandoregon.gov>
Oregon American Planning Institute<president@oregonapa.org>
Mingus Mapps, City Council Candidate, Position #4
<communicatewithmingus@gmail.com>
Sam Adams, former City of Portland Mayor<samadams2121@me.com>
Local media

¹⁰ "We shall not deliberately or with reckless indifference fail to provide adequate, timely, clear and accurate information on planning issues."

¹¹ "We shall not accept an assignment from a client or employer when the services to be performed involve conduct that we know to be illegal or in violation of these rules."

¹² "We shall not use to our personal advantage, nor that of a subsequent client or employer, information gained in a professional relationship that the client or employer has requested be held inviolate or that we should recognize as confidential because its disclosure could result in embarrassment or other detriment to the client or employer..."

¹³ Closure of all public assembly by Governor Kate Brown's Executive Order 2012 eliminates means for neighborhood associations to conduct public meetings and disseminate information through the delivery of neighborhood newsletters. This nullifies the community distribution of information contained in Neighborhood Coalition and Neighborhood Association Public Notices <https://www.portlandoregon.gov/bds/36652>

Tamara DeRidder

#144043 | June 7, 2020

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

Letter from TDR attached.

Testimony is presented without formatting.

From: [Council Clerk – Testimony](#)
To: [Commissioner Hardesty](#); [Eudaly, Chloe](#); [Fritz, Amanda](#); [Wheeler, Ted](#)
Cc: [BPS Residential Infill](#); [King, Lauren](#); [Rees, Linly](#); [Aiten, Herico](#); [Bradley, Derek](#); [Carrillo, Yesenia](#); [Eale, Ocean](#); [Pierce, Meeseon Kwon](#); [Washington, Mustafa](#); [Williams, Tia](#)
Subject: Testimony for RIP: FW: RIP 2020
Date: Tuesday, June 2, 2020 2:10:30 PM

From: Dean P. Gisvold <deang@mcewengisvold.com>
Sent: Tuesday, June 2, 2020 11:36 AM
To: Council Clerk – Testimony <CCTestimony@portlandoregon.gov>
Cc: Wheeler, Mayor <MayorWheeler@portlandoregon.gov>; Commissioner Hardesty <joann@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Eudaly <chloe@portlandoregon.gov>
Subject: RIP 2020

Dear Mayor and Commissioners

Your consideration of the RIP amendments, and the ultimate passage of RIP, as amended, will occur during what appears to be the perfect storm playing out for the next 12-18 months that cries out for delay and reconsideration. You should delay the amendments to, and the passage of RIP for at least a year, if not longer, to get a better read on how our world will change. **Will our changed world need RIP?**

The events and circumstances that will cause the perfect storm are:

1. Covid 19. This virus will be with us for some time, no one knows for sure how long. The 1918 epidemic lasted for 15 months. The polio epidemic even longer. The virus will cause major changes to our lives, how we work, where we work, how we educate our children, do we use public transit, where do we shop, where do we live. Are these changes compatible with or in need of RIP and its increased density. RIP is built on not requiring parking for the increased density because transit is readily available. The virus makes that statement now questionable. **Does RIP help us deal with the virus?**
2. Renters are or will be under siege. Articles with headlines such as An Avalanche of Evictions' Could be Bearing Down on America's Renters are appearing every day. If only partially true, vacancies appear likely, which will be sweep up by

multinational investors and hedge funds looking for deals. **Does RIP help us deal with mass evictions.**

3. Unemployment and the resulting economic nightmare. Forty million filing for unemployment insurance, and more coming when the feds, states, cities, counties, and school districts across the nation start cutting budgets for their next fiscal year. RIP was not intended to help those without jobs and income. **Passage of RIP will exacerbate the economic nightmare.**
4. Homelessness will increase. We all know that RIP does nothing for homelessness or affordable housing. Developers will abandon the so called deeper affordability bonus as fast as they jumped ship on inclusionary zoning. This bonus has always been false narrative, a pipedream. Those in the under 60% MFI category need supplemental services which cannot be provided efficiently to small projects. Where are the positive examples of such projects? **Are there any or is this too merely aspirational?**
5. Neither RIP nor its amendments include a long-term, effective anti-displacement plan that is funded and includes a tracking system to determine if it is effective. When and how will this needed plan be completed to help those who need it. **RIP can wait while this plan is put together.**
6. And in the weeds, waiting for the evictions, the demolitions, and the displacements, will be the major beneficiaries of RIP, the investors, the lenders, the developers/homebuilders-they cannot wait, but you can, **take the time to deal with this perfect storm.**

These current circumstances, including the pandemic, require that you delay and rethink the effect of RIP on our community.

Dean Gisvold
2225 NE 15th Ave
Portland, OR 97212

PS-have to note the June 1 headline in the W Post-“To stay or to go: Pandemic provides push for city dwellers to relocate”

Dean P. Gisvold | Attorney at Law | Senior Partner

McEWEN GISVOLD LLP - EST. 1886

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

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

Email: deang@mcewengisvold.com

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

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

Dean Gisvold

#144045 | June 7, 2020

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

Letter attached

Testimony is presented without formatting.

From: [Council Clerk – Testimony](#)
To: [Commissioner Hardesty](#); [Eudaly, Chloe](#); [Fritz, Amanda](#); [Wheeler, Ted](#)
Cc: [BPS Residential Infill](#); [King, Lauren](#); [Rees, Linly](#); [Aiten, Herico](#); [Bradley, Derek](#); [Carrillo, Yesenia](#); [Eale, Ocean](#); [Pierce, Meeseon Kwon](#); [Washington, Mustafa](#); [Williams, Tia](#)
Subject: Testimony for RIP: FW: Testimony in Opposition to RIP
Date: Wednesday, June 3, 2020 10:41:06 AM
Attachments: [RIP 6.3.20.docx](#)

From: James Peterson <customwoodworking@msn.com>

Sent: Wednesday, June 3, 2020 10:32 AM

To: Council Clerk – Testimony <CCTestimony@portlandoregon.gov>; Wheeler, Mayor
 <MayorWheeler@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>;
 Commissioner Eudaly <chloe@portlandoregon.gov>; Commissioner Hardesty
 <joann@portlandoregon.gov>; jim.rue@state.or.us

Subject: Testimony in Opposition to RIP

Portland City Council
 2121 SW 4th Ave.
 Portland, Oregon 97204

RE: Testimony Opposing the Residential Infill Project

The 2035 Comprehensive Plan complies with all requirements of HB 2001 without the Residential Infill Project. The proposed model code for HD 2001 defines a duplex as being a lot with two units. Thus a lot house with an ADU is considered a duplex.

RIP is being promoted as a solution to the housing affordability crisis. However, the analysis commissioned by the City of Portland showed that rezoning all single-family lots to allow for duplexes, triplexes, quadruplexes, and townhouses will promote market-rate rentals over home ownership. The new units are predicted to be mostly micro-rental units with unaffordable average market-rate rents of \$1,823/month.

Rather than affordable housing, Portland will see speculative redevelopment accompanied by increased demolitions of the most-affordable existing housing and more displacements of the most-vulnerable residents. According to the City's analysis, this type of rezoning will result in the displacement of low-income residents with no path of return. This will disproportionately impact minorities.

The adopted 2035 Comprehensive Plan already has a 20-year housing supply of all housing types without RIP, including detached single-family, duplexes, triplexes, quad-plexes, and townhouses.

Objections to RIP include:

- Elimination of Single-Family Neighborhoods
- Promotion of rentals over home ownership
- Increased demolitions of affordable housing
- No parking requirements

- No infrastructure requirements
- No transportation planning
- Environmental protections overridden
- Significant loss of residential tree canopy
- No protection for historic resources
- No restrictions on vacation rentals
- Decreased fire safety in multi-units
- Creates unaffordable housing
- Displaces minorities worse than redlining
- Exceeds the State-mandated requirements of HB 2001

The predicted unintentional consequences of RIP are far too negative to jeopardize the livability of the City of Portland. Please vote against it.

Please add this to the Record.

Thank you,
James Peterson
2502 SW Multnomah Blvd.
Portland, OR 97219

Sent from [Outlook](#)

Julie Fukuda

#144063 | June 7, 2020

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

Our City and our economy have been drastically altered by COVID-19. The relevancy of RIP should now be questioned, and the goals should be evaluated to determine if the proposal will meet the needs of our City as we move into recovering from this crisis. There have always been problems with RIP in terms of it failing to address affordability and displacement, and the way in which it is inconsistent with the 2035 Comprehensive Plan, a plan that added an order of magnitude more units than RIP. In addition, there is not a means for RIP to be consistent with Portland's Climate Action Plan which prioritizes green infrastructure at risk as building footprints increase in size and number, making the City's tree canopy goal unattainable. Please don't push RIP through now under pressure from the development community without ensuring it meets the needs of current and future residents.

Testimony is presented without formatting.

Kelly Tadlock

#144064 | June 7, 2020

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

I am opposed to RIP because it has no requirements to stop the displacement of Portlanders. In a chaotic time of Homeless Emergency Covid 19 and Civil unrest; The issue of Homelessness multiplies . I agree with the only black Commissioner Andre Baugh who voted against RIP. I cannot support this measure that admits it will displace the most vulnerable Portlanders. Building more Unaffordable housing does nothing to help people who are already struggling to pay for their housing .

Testimony is presented without formatting.

Robert Betcone

#144065 | June 7, 2020

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

I worked very hard all my life in order to finally buy a nice house in a quiet neighborhood in Portland. You are now about to wreck my neighborhood. Multiplexes have no place in single family neighborhoods. This measure will certainly give me reason to move out of Portland and to take with me my spending power. I will hardly be the only one. Good luck new residents - who will fuel the local economy, offer the jobs and pay the high taxes now?

Testimony is presented without formatting.

Brad Larrabee

#144066 | June 8, 2020

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

I categorically and totally oppose the Residential Infill Project in any and all forms under consideration. RIP isn't a housing proposal, it is a real estate speculation initiative that dramatically expands current city policies that promote demolition, displacement, price escalation, and gentrification. It's a proposal that aligns perfectly with the Trump administration's astro-turfed YIMBY policies and benefits no-one but wealthy developers, real estate professionals, investors, and the politicians in their thrall. (And on their payroll). Low income Portlanders and people of color will remain the victims of these neoliberal policies. The only progressive position is to oppose RIP completely.

Testimony is presented without formatting.

Michael Kaplan

#144067 | June 8, 2020

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

I oppose the RIP plan as currently proposed. I believe it threatens the cultural (not racial), architectural, and aesthetic integrity of existing neighborhoods with little data to support the assertion that it will improve affordability to low income groups. I suggest structures greater than duplexes be confined to mass transit accessible corridors, and that the results of that experiment be thoroughly evaluated before applying this model throughout the city. The current RIP plan is a knee-jerk reaction, admittedly to a real problem, and one that may well damage our city.

Testimony is presented without formatting.

Winter Vojta

#144077 | June 8, 2020

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

My name is Winter Vojta, I oppose rip city development especially in tighter communities St John's because it's destroying what Portland is known for, the rising cost of living is far too much for people to survive with very little access to affordable housing what exactly is affordable housing to somebody who can't afford more than \$500 a month there's not enough programs or funding to support the millions of Americans especially due to the coronavirus that no longer have a support system or job to continue on living most Americans are living paycheck-to-paycheck and can barely afford living with other people why is it so hard to survive especially in a city like this where our main goal is to take care of everyone Portland has always been a city of Welcome of love but I'm watching that City be slowly ripped apart from me that I grew up in with greedy developers tearing down everything that Portland was love for gentrification hit the city quite hard and hasn't received the proper political representation if anything they're the first ones to sell out Kate Brown to name one of the state members of Oregon lining their pockets for their own greeting needs she spent million dollars on Boulders instead of a recovery program or transitional housing for people to get off the streets it takes a lot more to break homeless mentality than to just give people homes we need programs and rehabilitation centers to help people struggling with traumas preventing them from being functioning members of society homeless is more than just a drug problem homelessness is more than something we can just continue to ignore as more of Oregon gets torn apart more people are misplaced and can't afford to live any longer in a city in which they've lived all of their lives systemic oppression is real and we're watching it unfold in the late stages of capitalism especially here in Oregon we are not taking care of our infrastructure and we are cumbling we are only as strong as our weakest player and we've been ignoring the people who've needed the help the most people who can barely survive on what they make now losing everything because they've lost their homes due to a pandemic or income inequality they had no control of they can no longer afford to pay full price rent it's not fair that these corporations and apartment building owners get to live off of taxpayer money while having empty Apartments paid for by the tax payers we're paying them to effectively make our homeless problem worse we should have a governmently ran State program in which the state assesses property and it's worth so landlords can't overcharge and take advantage of people when their apartment is not worth what they're making people pay it's time to start focusing on the little man and the people struggling paycheck to paycheck so we can start to reform Oregon and the rest of the United States

Testimony is presented without formatting.

Miranda Mosier

#144078 | June 9, 2020

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

I oppose RIP because I've observed that every time a single family house is demolished in my neighborhood it is replaced by either a) two or more luxury townhomes that cost 1.5times or more the cost of other single-family homes in the neighborhood, or b) a luxury apartment building in which tiny units cost as much or more than the mortgage on many houses. I'm living in a 400 square foot apartment that costs \$80 less than the mortgage did on my three-bedroom house. While looking for this apartment I was quoted prices of up to \$1770 for a six-month lease on a studio. This is untenable. We need affordable housing, not more luxury houses and apartments that sit empty while our neighbors sleep on the streets.

Testimony is presented without formatting.

Candace Avalos

#144079 | June 9, 2020

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

I support the plan and the position of Portland: Neighbors Welcome!!!!!!

Testimony is presented without formatting.

Brett Horner

#144080 | June 9, 2020

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

Dear City Council, I am a City employee but I am submitting this testimony as a homeowner and resident of Portland, on my personal time, and not in any way as a city employee. The goals of this proposal have merit, and we support expanding access to housing opportunities in single family neighborhoods - but within reason. The proposal has gone too far. The current proposal is simply too generous for corner lots, especially when most corner lots in R5 zones are only 5 feet wider than their adjacent neighbors' lots. Allowing four units (a triplex with an ADU) on a corner lot is too generous and too impactful on immediate neighbors. There will detrimental impacts with noise, parking, garages, and loss of private yard space and areas to plant trees. These neighborhoods were not built for the high density that would result if 6 units were to be built on a lot that was originally designed for one unit. Three units (two main units and one ADU) may be OK on a 6,000 sq. ft. (or larger) lot, but four units with the ability to build them three stories high each is too impactful to adjacent neighbors. This would restrict our sunlight for gardens, and severely limits the private open space (patios, yards) for these new units. If you unwisely keep triplexes and fourplexes for corner lots in the proposal, please limit the building height to 22 feet so we don't have three-story monster boxes directly adjacent to small, one-story homes - it will just look too strange to have a street with such a huge difference in density on 5,000 sq ft lots. Pockmarked. We would also like to see the RIP revised so that large families in R5 zones have the ability to build a larger home than just 2,500 sq. ft. Please revise upwards to 3,200 sq. ft. The average single family home size nationally is 2,736 sq. ft., and if you have a large family or grandparents, you need more than 2,500 square feet (especially if you have teenagers). Thank you for listening. Kind regards, Brett and Tetyana Horner 3127 NE Skidmore St Portland

Testimony is presented without formatting.

Brett Horner

#144081 | June 9, 2020

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

Dear City Council, I just wanted to add to my previous comment. Please look at what density you would be allowing in the R5 zone if RIP as proposed is adopted: Current density - 1 unit per 5,000 sq. ft = 8.7 dwelling units per acre RIP - 4 units per 5,000 sq. ft. lot = 34.8 units per acre! RIP - 6 units per lot (subsidized housing project) - 52.3 units per acre! Does a density of 35 to 52 units per acre really belong right next to one that is 9 units per acre? City planning principles tell us that there should be gradual transitions to ensure compatible land uses and to avoid abrupt and jarring changes in land use. The RIP seems to be ignoring this. Sincerely, Brett Horner

Testimony is presented without formatting.



June 10, 2020

Office of the Council Clerk
1221 SW 4th Avenue, Room 130
Portland, OR 97204

Re: The Residential Infill Project

Mayor Wheeler and Members of the Portland City Council,

I am writing today on behalf of Home Forward, the Housing Authority for Multnomah County, in strong support of amending the proposed Residential Infill Project by adding the Deep Affordability Bonus (Amendment #6).

Home Forward is the largest provider of affordable housing in the state of Oregon and while we do not develop infill housing, we know that the people we serve create their homes in some of the housing options that would be re-legalized under this proposal.

Finding affordable family sized homes in Portland can be a challenge for voucher holders. As single-family home prices become increasingly unattainable, and there are not enough homes with three or more bedrooms in multifamily buildings, existing middle housing meets an essential need in our community.

Home Forward supports the Deep Affordability Bonus because it would help affordable housing providers expand family-sized home options for lower-income Portlanders, including voucher holders. Almost 80 percent of voucher holders have incomes at or below 30 percent of the Area Median Income.

When I testified before you in January, I shared that 16 percent of all Home Forward voucher holders lived in a duplex, triplex, or quad in 2019 and see rents on average that are 22 percent lower than those in a single-family home. We estimated that the difference between using those 1,100 vouchers in a duplex, triplex, or quad instead of a single-family home is a cost savings equivalent to serving an additional 585 households.

We urge you to lift the ban on these less expensive housing options and adopt the Deep Affordability Bonus to ensure that the future of Portland is one with more choice for families who have a voucher, not less.

We also support adding the Deep Affordability Bonus because it will encourage affordable homeownership opportunities. At Home Forward, many families that we serve participate in our GOALS program to save for homeownership but there are few affordable options available. This amendment could strengthen the pathway to homeownership for families who live in subsidized housing.

We know that there is no silver bullet solution to the housing crisis, and the Residential Infill Project is no exception. But it is a significant step in the right direction and the consequences of doing nothing are great. If the status quo continues, the City of Portland will become increasingly inaccessible, overall displacement will be higher, and the patterns of exclusion in the City will remain unchanged. This proposal lays the foundation for a more inclusive future.

Finally, this proposal is the beginning of building towards that future, not the end. We will continue to work with you, and fight alongside you, for more anti-displacement measures, and more subsidy to ensure that our lowest income neighbors can afford to live and thrive in Portland.

Thank you so much for the opportunity to testify in support of adopting the Residential Infill Project with the Deep Affordability Bonus amendment today.

Sincerely,
Taylor Smiley Wolfe
Director of Policy and Planning
Home Forward

Taylor Smiley Wolfe

#154078 | June 10, 2020

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

June 10, 2020 Office of the Council Clerk 1221 SW 4th Avenue, Room 130 Portland, OR 97204 Re: The Residential Infill Project Mayor Wheeler and Members of the Portland City Council, I am writing today on behalf of Home Forward, the Housing Authority for Multnomah County, in strong support of amending the proposed Residential Infill Project by adding the Deep Affordability Bonus (Amendment #6). Home Forward is the largest provider of affordable housing in the state of Oregon and while we do not develop infill housing, we know that the people we serve create their homes in some of the housing options that would be re-legalized under this proposal. Finding affordable family sized homes in Portland can be a challenge for voucher holders. As single-family home prices become increasingly unattainable, and there are not enough homes with three or more bedrooms in multifamily buildings, existing middle housing meets an essential need in our community. Home Forward supports the Deep Affordability Bonus because it would help affordable housing providers expand family-sized home options for lower-income Portlanders, including voucher holders. Almost 80 percent of voucher holders have incomes at or below 30 percent of the Area Median Income. When I testified before you in January, I shared that 16 percent of all Home Forward voucher holders lived in a duplex, triplex, or quad in 2019 and see rents on average that are 22 percent lower than those in a single-family home. We estimated that the difference between using those 1,100 vouchers in a duplex, triplex, or quad instead of a single-family home is a cost savings equivalent to serving an additional 585 households. We urge you to lift the ban on these less expensive housing options and adopt the Deep Affordability Bonus to ensure that the future of Portland is one with more choice for families who have a voucher, not less. We also support adding the Deep Affordability Bonus because it will encourage affordable homeownership opportunities. At Home Forward, many families that we serve participate in our GOALS program to save for homeownership but there are few affordable options available. This amendment could strengthen the pathway to homeownership for families who live in subsidized housing. We know that there is no silver bullet solution to the housing crisis, and the Residential Infill Project is no exception. But it is a significant step in the right direction and the consequences of doing nothing are great. If the status quo continues, the City of Portland will become increasingly inaccessible, overall displacement will be higher, and the patterns of exclusion in the City will remain unchanged. This proposal lays the foundation for a more inclusive future. Finally, this proposal is the beginning of building towards that future, not the end. We will continue to work with you, and fight alongside you, for more anti-displacement measures, and more subsidy to ensure that our lowest income neighbors can

afford to live and thrive in Portland. Thank you so much for the opportunity to testify in support of adopting the Residential Infill Project with the Deep Affordability Bonus amendment today.

Sincerely, Taylor Smiley Wolfe Director of Policy and Planning Home Forward

Testimony is presented without formatting.

John Gibbon

#154079 | June 10, 2020

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

I have received a communication from planning staff reporting council agenda item 454, the ordinance designed to bring the LTIC program into conformance with RIP to address issues around amendment 5 to the RIP ordinance is being pulled from the Council agenda. It is reported this because budget items on the 10th agenda will interfere with complete discussion of this important item. I understand that this item will be rescheduled for testimony on the 17th, I assume that persons such as myself who has signed up to testify on this matter, which is of substantial import to the Markham Neighborhood due to its multitude of unmaintained gravel streets and unimproved right of ways and Quail Park Association because of 3 such streets along its boundaries will have their registrations carried over to the later date. If not I would I get prompt notification so that I can re-register to so testify. Additionally I would respectfully ask that the RIP Map App which was scheduled to close tomorrow June 11 after testimony on the other amendments as well as Amendment 5 through ordinance 454 was to be completed be left active through the 17th so it can be used to effectively post materials related to that ordinance and the RIP amendment it.

Testimony is presented without formatting.

Katherine Showalter

#154080 | June 10, 2020

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

I oppose the Residential Infill Project because it is an open invitation to real estate investors to loot the city and, in the absence of evidence, I see no reason to believe that after-the-fact tweaking will change that.

Testimony is presented without formatting.



June 10, 2020

TO: Commissioner Chloe Eudaly
Commissioner Amanda Fritz
Commissioner Jo Ann Hardesty
Mayor Ted Wheeler

FR: Restore Oregon

RE: Amended Testimony on Residential Infill Project (RIP) Amendments

On the proposed amendments, Restore Oregon **opposes Amendment #6**, which effectively crams a small apartment building onto a single-family lot and further increases the financial motivation to demolish existing homes and cultural heritage.

Restore Oregon **strongly supports Amendment #7**. It is essential that we dis-incentivize demolition in historic and conservation districts (which represent a mere 3% of single family housing). RIP incentivizes demolition everywhere else. We hear the housing advocates' concern, but this amendment is not about limiting housing choices. It's about protecting existing housing that is affordable and viable. Rather than restricting density, Restore Oregon urges an amendment to restrict access to the bonus based on FAR rather than housing types.

Restore Oregon continues to be very concerned that RIP will cost Portland dearly while having no measurable impact on what really matters: affordability, housing for families, and homelessness. To be clear, we support density as provided in the Comp Plan, which provides ample capacity to accommodate projected growth. And we support added density in historic and conservation districts. But we fear RIP will:

- accelerate demolitions of existing affordable and family-sized housing,
- erase the cultural heritage embedded in Portland's neighborhoods,
- increase displacement,
- strain infrastructure, and
- release massive amounts of carbon emissions – an aspect that for some reason has not factored into this debate.

Restore Oregon is wrapping up a study on the CO2 impact of restoration and reuse. According to EcoNorthwest, **the retention and reuse of a 1500-square foot house** (vs its demolition and replacement by a larger structure) **is equivalent to taking 93 cars off the road**. Multiply this city-wide and you have quite an impact.

If our fears are unfounded, provide the proof! One cannot help but compare the rush towards this over-simplified and evidence-deficient plan with the urban renewal schemes of the 60s. At the very least, the unproven assumptions baked into RIP should be piloted before being rolled out city-wide, and **a requirement to track and report the impact of RIP must be adopted.**

Thank you.

A handwritten signature in blue ink that reads "Peggy Moretti". The signature is fluid and cursive, with the first name "Peggy" written in a larger, more prominent script than the last name "Moretti".

Peggy Moretti
Executive Director

Peggy Moretti

#154081 | June 10, 2020

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

Please update/replace my testimony with the amended document attached. Thank you.

Testimony is presented without formatting.

Constance Beaumont

#154082 | June 10, 2020

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

STATEMENT BY CONSTANCE BEAUMONT ON RESIDENTIAL INFILL PROJECT JUNE 10, 2020 I support the goals of the Residential Infill Project, but believe the current RIP draft is seriously flawed and more likely to exacerbate than to alleviate our housing problems. My specific concerns: 1. RANDOM VS. FOCUSED DENSITY: Amendment 6 (and RIP as a whole) promotes randomly-scattered density, rather than density focused along transit lines (as called for by the Comprehensive Plan). RIP thus blows an opportunity to reap one of the greatest benefits that typically come with “smart density:” a reduction in carbon emissions. My views on the value of well-focused density are influenced by the success that my former residence, Arlington County, has achieved through its focused (vs. scatter-shot) approach to density. For example, Arlington has: (a) dramatically increased the percentage of commutes taken by county residents via transit (to 38% vs. 12% in Portland); (b) cut the percentage of drive-alone commutes to 44% (vs. 59% in Portland); and (c) created thousands of units of housing. While RIP is basically silent on the importance of sustainability, Arlington’s affordable housing program calls for “ensuring that its housing efforts [also] contribute to a sustainable community.” I support higher-density development when it is well-focused and well-designed (so that people will be motivated to sustain it decades hence). In fact, I would support much higher densities than those recommended by RIP if the proposed development met these standards. I also support higher-density development that minimizes the destruction of natural resources embodied in existing homes. Internal conversions, for example, can increase the number of housing units without trashing existing homes. The city (and state) should do more to facilitate such conversions. It’s ironic that we’re urged to recycle bottles and cans while RIP gives developers big incentives to waste entire houses (without providing any guarantee that replacement housing units will be affordable). 2. GUARANTEED DEMOLITION, IFFY AFFORDABILITY: RIP is likely to worsen Portland’s housing problems. By inflating land values (and, likely, property taxes) by up-zoning land throughout the city (except in the West Hills), RIP will make existing houses less affordable while providing a bonanza for land speculators, for-profit developers, and out-of-state corporate real estate investors. If Amendment #6, which would allow up to 6 housing units in single-family zones throughout the city, should go forward, it should be amended to apply only to non-profit developers. Meanwhile, we should give more consideration to land trusts, vacancy taxes, and bans on AirBnB. 3. INATTENTION TO PEDESTRIAN-FRIENDLY DESIGN: Another opportunity that RIP fails to seize: making Portland more walkable to cut CO-2 emissions. RIP fails to promote pedestrian-friendly design, the kind that

inspires people to take short trips by foot (Note: 19% of all trips are one miles or less, a walkable distance.) In recent years, Portland developers have specialized in building look-alike “snout-house cousins” – i.e., pedestrian-hostile structures whose dominant architectural feature is an in-your-face, double-wide garage and driveway. It’s noteworthy that Tacoma, Wash., adopted a residential infill PILOT project that explicitly called for pedestrian-friendly infill that “demonstrates high quality building and site design that is responsive to and harmonious with neighborhood patterns and character.” For these and other reasons, I oppose RIP in general (especially Amendment No 6, which is little more than a real estate speculation initiative) because it will increase the incentive for developers to destroy existing homes, thus wasting all the natural resources embodied in them, while failing to expand the affordable housing supply. It should not be necessary to destroy one community asset to create another. I SUPPORT AMENDMENT #7, which would discourage the destruction of historic resources. Note that Goal 5 of Oregon’s land use law states: “Local governments shall adopt programs that will protect...and conserve scenic, historic, and open space resources for present and future generations.” And again, the city and state should do more to encourage internal conversions of older structures to create affordable housing units. RIP IS NOT REALLY ABOUT “INFILL,” which is new development sited ON VACANT OR UNDEVELOPED LAND. MONITOR AND REPORT: Given the likelihood that RIP will have far-reaching, irreversible consequences, it would make more sense to test the concept through a pilot before plowing ahead with it. But if the city decides to go ahead with RIP’s enactment, it should at least set up a system to monitor and report (annually and publicly) on the: o number of homes demolished; o number of households displaced; o ownership patterns (i.e., owner-occupied, corporate ownership, small-scale investor-owned); and o sales prices, monthly rents, and unit sizes of housing units demolished and constructed. URBAN RENEWAL TWO? RIP is well-intentioned, but so was urban renewal, which caused lasting damage to cities around the country. Before moving ahead with a program that could have widespread, permanent impacts, it would be wise to “measure twice, and cut once.”

Testimony is presented without formatting.

David Nichols

#154083 | June 10, 2020

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

STATEMENT BY DAVID S. NICHOLS ON RESIDENTIAL INFILL PROJECT JUNE 9, 2020 I strongly oppose the Residential Infill Project (RIP) as a whole and Amendment #6 in particular. I also wish to emphasize one, and not by any means the only one, of RIP's obviously racist features. 1: RIP will encourage developers to do more of what they're already doing: destroying smaller, more affordable homes and replacing them with McMansions that are twice as expensive. Except in one case, RIP would not require that units in the new 3-, 4, and 6-plexes allowed by the proposed up-zoning be affordable. 2: RIP ignores many policies in the city's 2035 Comprehensive Plan, making one wonder if the years invested in the Plan weren't a complete waste of time. Among the many Plan policies ignored by RIP: • CP Policy 3-8: "Direct the majority of growth and change to centers, corridors, and transit station areas, allowing the continuation of the scale and characteristics of Portland's residential neighborhoods." • CP Policy 3.40: "Emphasize growth that replaces gaps in the historic urban fabric, such as redevelopment of surface parking lots and 20th-century auto-oriented development." (Translation: emphasize infill, not trashing homes and the natural resources embodied in them and carting them off to the landfill while the city pretends to be concerned about sustainability) • CP Policy 4.17: "Encourage alternatives to the demolition of sound housing, such as rehabilitation and adaptive reuse." 3: While incentivizing the destruction of existing homes throughout most of the city, RIP's Amendment #6 would take a modest step toward discouraging demolitions in historic and conservation districts. I do not live in either type of district, but I believe that the beauty and pedestrian-friendliness of such districts encourage people to take short trips by foot instead of by car (something Portland should be encouraging as a way to cut CO-2 emissions). The protection of these districts benefits the city as a whole and not merely the people who live in them. Thus I strongly support Amendment #6. 4: It is noteworthy that RIP exempts the West Hills from its proposals to up-zone most of the rest of Portland. This exemption of the West Hills is manifestly RACIST! Or, to put the matter a little differently, in the West Hills Black Lives don't, and won't, Matter. CC: The Oregonian, Willamette Week, Portland Tribune

Testimony is presented without formatting.

Christine Colasurdo

#154084 | June 10, 2020

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

I am writing to oppose the RIP because I believe it will have terrible consequences not only for vulnerable human populations but for urban wildlife. I have heard that the Portland City Council recognizes that one of the consequences of the RIP will be displacement of vulnerable people (seniors, low-income, people with disabilities, people of color) and that council members would deal with those inhumane consequences reactively down the road. I find this attitude cruel and immoral. The council should not vote for a plan that might adversely affect vulnerable populations. That is cold-hearted. The RIP is obviously for developers to profit through infill. The RIP will not make Portland a greener, better city. Secondly, due to Nick Fish's death, the council is incomplete at this time. It is wrong and irresponsible leadership to vote on such tremendously impactful plan with an incomplete council. Finally, please, please, please: once you pave over land, you lose it as wildlife habitat. We will not have a livable, green city if backyards and other green spaces are urbanized. We will lose biodiversity. Please do not approve the RIP. Thank you for your consideration.

Testimony is presented without formatting.

Fred Leeson

#154085 | June 11, 2020

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

RIP breaches the trust of every homeowner who made likely the biggest purchase of his or her life, based on the ambiance, amenities, trees and solar access of the neighborhood he or she chose to live in. Now all homeowners are at risk of losing trees, setbacks and solar access for gardens and solar power...all for the benefit of real estate speculators and professional landlords who care nothing for the neighborhoods they will be abusing. We have plenty of new apartments for newcomers, and more apartments are on the way. We do NOT have to abuse existing neighborhoods for the benefit of newcomers.

Testimony is presented without formatting.

Thomas Fawell

#154086 | June 11, 2020

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

I am opposed to the RIP allowing increased density in residential neighborhoods. I feel increased density should be along existing commercial corridors which will not destroy the feeling and redeeming qualities of Portland residential neighborhoods. This is a land grab by developers and will actually make housing less affordable by replacing modest homes with more expensive new housing. Please go back to the drawing board!

Testimony is presented without formatting.

Ryan Blaszak

#154088 | June 11, 2020

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

I oppose the current draft of the RIP. The intentions are good but the recommendations are flawed and will not lead to affordable housing but, instead, line the pockets of developers.

Testimony is presented without formatting.



7688 Capitol Hwy, Portland, OR 97219

"We envision that the Multnomah Neighborhood will remain a place defined by conscientious decision about the preservation of our canopy of trees, open space, and natural areas; limited and thoughtful residential and commercial development; small businesses; and safe streets. It is our vision that the Neighborhood will retain and judiciously improve on its small-town historic charms and small-scale main street Village character. The [Plan's] policies and objectives were formulated to help realize our vision for Multnomah's future."
(Multnomah Neighborhood Plan 1995)

May 31, 2020

Subject: Multnomah Says Rip up RIP

Dear City Council,

This letter serves as the Multnomah Neighborhood Association's testimony on the Residential Infill Plan (RIP), June 3, hearing. We oppose the current iteration of the RIP and believe a house that is standing has more value than demolishing it for big-box apartments/condos.

Multnomah has had a 50/50 multi-family/single family level of density since the mid-1990's as defined by the City's 2000 comprehensive plan. Since then, we've witnessed the slaughter of many stately trees, stormwater overflows, and other environmental and social impacts. SW Portland including Multnomah is defined by hilly terrain and streets that were once streams. You already know that slopes and seeps add a level of complexity to managing stormwater especially when there's a loss of pervious surfaces. Building big-box houses and apartments is an expense that the City and taxpayers can't afford, despite the increased revenue.

Multnomah's recommendations include the following:

- Update the existing inventory of housing stock and ground truth what actually exists.
- Generate an analysis of housing needs that is based on intrinsic values. These values include costs of stormwater management (due to loss of pervious surfaces), traffic impacts, costs based on household incomes of working poor, and other values that define livability.
- Create an index of intrinsic livability traits and assign economic costs to intrinsic values.
- Press "pause" on development and let nature heal. Use the current economic downturn as an opportunity to reassess environmental priorities.

We appreciate you redefining livability and what it means to have a healthy environment.

Regards,

/s/ Maria Thi Mai

Multnomah Neighborhood Association President

503.539.4966 mnachair@gmail.com <https://swni.org/multnomah>

cc: Multnomah Neighborhood Board Members and Committee Chairs

Portland Bureau Directors and City Council

SWNI Chair, Leslie Hammond thinkleslieh@gmail.com

SWNI Director, Sylvia Bogert Sylvia@swni.org

Board Chair--Maria Thi Mai * Vice Chair--Vacant* Secretary--Vacant * Treasurer--Sim Hyde*

Committee Chairs: Equity: Will Fuller, Land Use--Jim Peterson * Transportation--Katherine Christensen * Watershed--Murphy Terrell * SW Capitol Hwy Project Subcommittee--Chris Lyons

Maria Thi Mai

#154089 | June 12, 2020

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

Multnomah Says Rip up RIP Dear City Council, This letter serves as the Multnomah Neighborhood Association's testimony on the Residential Infill Plan (RIP), June 3, hearing. We oppose the current iteration of the RIP and believe a house that is standing has more value than demolishing it for big-box apartments/condos. Multnomah has had a 50/50 multi-family/single family level of density since the mid-1990's as defined by the City's 2000 comprehensive plan. Since then, we've witnessed the slaughter of many stately trees, stormwater overflows, and other environmental and social impacts. SW Portland including Multnomah is defined by hilly terrain and streets that were once streams. You already know that slopes and seeps add a level of complexity to managing stormwater especially when there's a loss of pervious surfaces. Building big-box houses and apartments is an expense that the City and taxpayers can't afford, despite the increased revenue. Multnomah's recommendations include the following: ? Update the existing inventory of housing stock and ground truth what actually exists. ? Generate an analysis of housing needs that is based on intrinsic values. These values include costs of stormwater management (due to loss of pervious surfaces), traffic impacts, costs based on household incomes of working poor, and other values that define livability. ? Create an index of intrinsic livability traits and assign economic costs to intrinsic values. ? Press "pause" on development and let nature heal. Use the current economic downturn as an opportunity to reassess environmental priorities. We appreciate you redefining livability and what it means to have a healthy environment.

Testimony is presented without formatting.

Jesse Johnson

#154091 | June 14, 2020

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

Portland City Council has mismanaged and violated the UGB and Liveability Cities Project agreement meant to preserve the visual integrity and liveability of Portland's neighbourhoods. This needs a closer look. The destructive land grabbing and poor planning inherent to RIP's agenda has already bulldozed its way past sensible neighbourhood concerns. These concerns appear small with RIP's goals and have already proven to be unsustainable. Wealthier infill units have already blighted Portland's liveability by nullifying expensive investments in solar panels, blocked sunlight to small gardens, ransacked historic homes, added mind crushing traffic jams, created new parking problems, killed shade tree canopies, ignored neighbourhood architectural character and last but not least destroyed modest affordable homes in its path. Before we plough ahead with more destructive policy, serious review of compliance with existing policy needs to be addressed by Portland's City Council.

Testimony is presented without formatting.

Christopher Lancefield

#154098 | June 15, 2020

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

Dear Mayor Wheeler & Members of the City Council, Portland is a growing city, which no one would argue. There are many issues that are in the forefront of people's minds at present, least of which includes zoning regulations within the City of Portland. That being said, I would like to express my concern about the City of Portland's likely approval and adoption of the Residential Infill Project (RIP). HB2020, when passed by the Legislature, employed the use of an emergency rider, which precluded any referendum to voters. I would suggest that the emergency rider inhibits people's right to object to this legislation, unless they have access to the vast resources necessary to successfully carry-out a Statewide petition drive. My objection to the residential infill project is simple: increasing density through the use of up-zoning land will cause higher land prices, and likely result in more expensive housing, not less.

Testimony is presented without formatting.

Joanne Carlson

#154149 | June 16, 2020

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

Mayor Wheeler Commissioner Fritz Commissioner Hardesty Commissioner Eudaly Re: Amendments to RIP I urge you to support the proposed Track and Report Amendment submitted by Portland Coalition for Historic Resources. The RIP gives free reign to developers to randomly reshape, displace, and destabilize our neighborhoods. At the very least, the Track and Report Amendment offers at least a modest level of accountability. Why destroy the most affordable housing that now exists without a path to reclaim control in the future? I also urge you to support Amendment #7, which would minimize the waste of natural resources embodied in older buildings and help to conserve historic resources, as local governments are directed to do by Goal 5 of Oregon's land use law. Without an assessment that measures the long term consequences of RIP and if it actually produces affordable housing, this amendment would encourage adaptive reuse of exiting historic resources. It provides some consistency between the single-dwelling zones and multi-dwelling zones provision Council recently adopted in the Better Housing by Design project and strengthens protections for resources in conservation districts. Also, how can one move forward without a strategy that addresses the continued displacement of a substantial portion of our population-those who can least afford it. I hope you have been listening to the voices that want to protect those subject to this consequence. This city has been sorry for what it destroyed in the past. Please don't make this another example of the same kind of displacement. Thank you. Joanne Carlson

Testimony is presented without formatting.

Lincoln Tuchow

#154161 | June 17, 2020

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

TO: Mayor Wheeler and Commissioners Fritz, Hardesty & Eudaly SUBJECT: Testimony in support of Amendment #7: The Historic Resources Demolition Disincentive Greetings Mayor Wheeler and commissioners Fritz, Hardesty and Eudaly. My name is Lincoln Tuchow. I am a board member of the Architectural Heritage Center as well as a residential real estate agent in Portland. I'm here to speak in support of amendment #7: The Historic Resources Demolition Disincentive. As a Realtor, I can tell you that zoning changes which allow up to a 4-plex on most single-family zoned residential lots will put tremendous demolition pressure on Portland's historic buildings. This same proposal was adopted for multi-family zones in Better Housing by Design, and it makes good sense to extend the demolition disincentive to single family zones. This will allow us to protect those special residential buildings that help define Portland and give it its unique character. Furthermore, discouraging the demolition of historic buildings is consistent with the goals of the 2035 Comprehensive Plan (Policy 4.17 Demolition). It also is the green thing to do. Demolitions across the city will be an ecological nightmare producing massive amounts of solid waste, releasing toxins in the neighborhoods, and creating a huge carbon and natural resources footprint. Adaptive re-use of existing homes will reduce waste, preserve naturally occurring affordable housing, and helps prevent displacement of lower-income households. An important part of this amendment is the extension of the demolition disincentive to contributing buildings within Conservation Districts. Many of these districts such as Eliot, Piedmont, Mississippi and Woodlawn are historically black neighborhoods which contain cultural heritage sites important to the history of African Americans in Portland. Some of these stories were told by the AHC's former Executive Director, Cathy Galbraith in her 1995 book: Cornerstones of Community: Buildings of Portland's African American History. Although, quite a few of these buildings have been lost to demolition and redevelopment, numerous ones still remain and would benefit from this protection. Because there are numerous historically significant homes outside of Historic & Conservation Districts which will be threatened with demolition if RIP is approved, I propose that the demolition disincentive be extended to include "ranked" homes on the Historic Resources Inventory that are not already historic landmarks or contributing structures in Historic or Conservation Districts. These homes have been identified for their significant contribution to Portland's history and architectural landscape. Yet numerically, they only represent a small fraction of the single-family homes in the city. In other words, the impact on RIP would be negligible but the potential benefit to Portland would be great. Therefore, I encourage you to adopt this small modification. In the last few years, over 100 historic homes were removed

from the HRI by the owners to allow them to be demolished without any consequence. This is a way to prevent that from happening and to preserve Portland's unique architectural heritage. Thank you for your time and attention. Lincoln Tuchow

Testimony is presented without formatting.

June 12, 2020 - Originally given June 3, 2020 as oral testimony to Portland City Council on behalf of Portland, OR Small Developer Alliance. Items in brackets were added to the testimony for this blog.



Portland Small Developer Alliance

Hello Mayor and Commissioners:

I'm Mary Vogel, Principal of PlanGreen and co-founder of Portland Small Developer Alliance. After the events of this week, I hope the amendments before you—as well as the RIP [Residential Infill Project] itself—can play a small role in allaying some of the pent up anger at a housing system that especially excludes African Americans.

African American Historic Resources Endangered by RIP

In consideration of Denyse McGriff's March 10 testimony about unequal impact of RIP on African American historic resources, we **DO NOT** suggest eliminating Amendment 7—(Although we would like to see it revised). Could it instead apply only to the area that was part of the 1993 Albina Plan? Or could we come up with a revised amendment that addresses McGriff's concerns without becoming a loophole for wealthy neighborhoods to avoid the RIP?

The proposed listing of the Portland African American resources is long overdue. It is a first step in correcting the much needed recognition of the city's African American historic resources. The many proposals of the RIP are the biggest threat to recognition of these neglected resources. These resources are the first ones to be torn down. This amendment would help prevent any additional contributing resources in these conservation districts from being demolished before the completion of this collective MPD effort.

CORNERSTONES OF COMMUNITY:

BUILDINGS OF PORTLAND'S AFRICAN AMERICAN HISTORY



Rufus and Irene (1920)
433 NE Shaw

Bosco-Milligan Foundation
PO Box 14157
Portland, Oregon 97214

August 1995

[When I talked to Denyse McGriff, now a City Commission member for Oregon City, she told me that her involvement in historic preservation spans several decades. She is on the Board of Oregon's Architectural Heritage Center and is proud of some of the work they have done with the African American community. "Cornerstones of Community: Buildings of Portland's African American History" (adjacent) is an example. Others can be found on [AHC's website](#).]

Wealthy Neighborhoods Try to Weasel Out of RIP

This way wealthy neighborhoods with historic designations won't be able to weasel out of providing more housing choice—as those testifying against Amendment 7 fear. [E.g., see [Ethan Seltzer's excellent short testimony on Map App.](#)]

[For those of you who won't go to links, Ethan writes in part: *The RIP is one of the most important planning decisions the City will be making in my entire time in Portland, now going back over 40 years. . . Rather, it's past time to expect that every neighborhood offer the opportunity for broad range of housing options to be found there. . . First, I am in opposition to Amendment Package 7. As written, it could apply the term "contributing structure" to an entire district. This only furthers the perversion with which historic districts have been created throughout the city, mostly, in my view, with dubious links to history and too little specificity regarding the rationale for historic significance. My own neighborhood, Alameda, were it to be proposed for historic status, would, like all of the other historic districts in the city have to be recognized for its legacy of overt racial and ethnic segregation and exclusion, the true historic legacy of these neighborhoods. Amendment package 7 simply creates another barrier to real housing production and reform due to its sweeping language and invitation for imprecise application. . .]*

Adaptive Re-use Recommendations

If the goal is to encourage adaptive re-use of historic resources—the City needs to provide building code changes and appropriate incentives to ensure their success. In [Small Developer Alliance's Feb 13 testimony](#), Garlynn Woodsong had in-depth suggestions for regulatory changes

Amongst the areas it covered were Building Code Classification (commercial v residential)—then such common items in the Oregon State Building Code as fire sprinklers, window openings, insulation, sound transmission, elevators and greywater that make it very difficult and expensive to do internal conversions/adaptive re-use of existing homes. Portland's City Code largely obstructs adaptive re-use of large single-family homes for group living as well.



Figure 1 The Dekum Charles was turned into a fourplex by Woodsong Associates—who concluded that they could have torn down and rebuilt a structure of the same appearance for far less time and money. Photo: Mary Vogel/PlanGreen

Building Code Change Coalition

We are aware that City staff is already working to change some of these regulations at both the state and local level and we hope we can coalesce folks to support the City's efforts in the building code change process as soon as you pass RIP! Continued work on such changes—as well as incentives—will make it economically feasible to adapt and re-use historic homes at reduced cost without any sacrifices to safety or health.

Mary Vogel, CNU-A/PlanGreen consults on climate resiliency and climate justice and co-founder of the Portland, OR Small Developer Alliance, a group related to CNU and the Incremental Development Alliance.

Mary Vogel

#154169 | June 17, 2020

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

This testimony is best read on the PlanGreen blog:

<https://plangreen.net/residential-infill-project-and-historic-resources/>, but recognizing that most people won't open a link, I've attached a PDF.

Testimony is presented without formatting.

Heather Heatlie

#154182 | June 18, 2020

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

Please do not pass the RIP project. I've seen far too many low income and black neighbors homes in my neighborhood replaced with expensive, and frequently empty for years, duplexes. We need more projects like Proud Ground and less developers squeezing out long term residents.

Testimony is presented without formatting.

STATEMENT BY CONSTANCE BEAUMONT ON RESIDENTIAL INFILL PROJECT -
JUNE 10, 2020

I support the goals of the Residential Infill Project, but believe the current RIP draft is seriously flawed and more likely to exacerbate than to alleviate our housing problems. My specific concerns:

1. **RANDOM VS. FOCUSED DENSITY:** Amendment 6 (and RIP as a whole) promotes randomly-scattered density, rather than density focused along transit lines (as called for by the Comprehensive Plan). RIP thus blows an opportunity to reap one of the greatest benefits that typically come with “smart density:” a reduction in carbon emissions.

RIP has the potential to help every neighborhood to become a 20 minute neighborhood that can support basic retail and commercial services and at least one transit stop. We realize that these impacts will not always be immediate.

My views on the value of well-focused density are influenced by the success that my former residence, Arlington County, has achieved through its focused (vs. scatter-shot) approach to density. For example, Arlington has: (a) dramatically increased the percentage of commutes taken by county residents via transit (to 38% vs. 12% in Portland); (b) cut the percentage of drive-alone commutes to 44% (vs. 59% in Portland); and (c) created thousands of units of housing. While RIP is basically silent on the importance of sustainability, Arlington’s affordable housing program calls for “ensuring that its housing efforts [also] contribute to a sustainable community.”

Arlington’s situation is far different than Portland’s. It’s Metro Heavy-Rail has trains that have far more capacity than MAX and the loading and unloading is all underground—allowing much better high density design around its stations. Like all progressive communities, Arlington County recently began its own Missing Middle study to promote policy changes: <https://housing.arlingtonva.us/missingmiddle/>.

I support higher-density development when it is well-focused and well-designed (so that people will be motivated to sustain it decades hence). In fact, I would support much higher densities than those recommended by RIP if the proposed development met these standards. I also support higher-density development that **minimizes the destruction of natural resources embodied in existing homes**. Internal conversions, for example, can increase the number of housing units without trashing existing homes. The city (and state) should do more to facilitate such conversions. It’s ironic that we’re urged to recycle bottles and cans while RIP gives developers big incentives to waste entire houses (without providing any guarantee that replacement housing units will be affordable).

Constance makes the embodied energy argument without taking into account that Portland policy now requires deconstruction for the homes that she is most concerned about. The last two chapters of the book “The End of Automobile Dependence” <https://link.springer.com/book/10.5822/978-1-61091-613-4> do a marvelous job of showing the fallacies of this argument. For one thing, the phrase: “*The greenest building is the one already built*” first popularized by DC architect Carl Elefante through the USGBC and the National Trust, fails to take into account neighborhood context.

2. **GUARANTEED DEMOLITION, IFFY AFFORDABILITY:** RIP is likely to worsen Portland's housing problems. By inflating land values (and, likely, property taxes) by up-zoning land throughout the city (except in the West Hills), RIP will make existing houses less affordable while providing a bonanza for land speculators, for-profit developers, and out-of-state corporate real estate investors.

If Amendment #6, which would allow up to 6 housing units in single-family zones throughout the city, should go forward, it should be amended to apply only to non-profit developers. Meanwhile, we should give more consideration to land trusts, vacancy taxes, and bans on AirBnB.

RIP economic studies took into account inflating land values and property taxes and still found that in most neighborhoods that it would prevent rather than encourage displacement.

I worry about out-of-state corporate real estate investors too and have asked BPS to check with BDS whether its happening in our SF neighborhoods a couple of weeks ago; no response so far. . . I KNOW that out-of-state corporate real estate investing is happening in our centers and corridors. (A search on DuckDuckGo on "Combating out-of-state corporate real estate investors" or "Strategies to fight out-of-state corporate real estate investors" yielded only articles telling me how I could join the game too.)

I like Constance's suggestions for land trusts and bans on Air BnB. If she means by vacancy taxes a Land Value Tax, I wholeheartedly concur. See my blog on Land Value Tax for Downtown <https://plangreen.net/land-tax-downtown/> . My mentor is Rick Rybeck, author of "How to Kill Land Speculation" <https://shelterforce.org/2018/07/16/land-speculation/>

3. **INATTENTION TO PEDESTRIAN-FRIENDLY DESIGN:** Another opportunity that RIP fails to seize: making Portland more walkable to cut CO-2 emissions. RIP fails to promote pedestrian-friendly design, the kind that inspires people to take short trips by foot (Note: 19% of all trips are one miles or less, a walkable distance.) In recent years, Portland developers have specialized in building look-alike "snout-house cousins" – i.e., pedestrian-hostile structures whose dominant architectural feature is an in-your-face, double-wide garage and driveway. It's noteworthy that Tacoma, Wash., adopted a residential infill PILOT project that explicitly called for pedestrian-friendly infill that "demonstrates high quality building and site design that is responsive to and harmonious with neighborhood patterns and character."

I have long lobbied for ending Portland's requirement to have off-street parking in our neighborhoods. See my blog: Climate Action Plan Needs Better Urban Design <https://plangreen.net/pdx-climate-action-plan-2015-needs-urban-design/> for some great images that make my argument! **RIP finally does eliminate the requirement for off-street parking!** So Constance' complaint is not really about RIP, but existing conditions. I would fully support bringing a ban on anymore "snout houses" to the entire Portland region.

As I said above, RIP has the *potential* to make all neighborhoods more walkable by bringing the density they need to support basic services and transit. (I even walked to basic services when I stayed in Laurelhurst for a couple weeks, but that was only because I like to walk a couple miles a day.)

For these and other reasons, I oppose RIP in general (especially Amendment No 6, which is little more than a real estate speculation initiative) because it will increase the incentive for developers to destroy existing homes, thus wasting all the natural resources embodied in them, while failing to expand the affordable housing supply. It should not be necessary to destroy one community asset to create another.

I SUPPORT AMENDMENT #7, which would discourage the destruction of historic resources. Note that Goal 5 of Oregon's land use law states: "Local governments shall adopt programs that will protect...and conserve scenic, historic, and open space resources for present and future generations." **And again, the city and state should do more to encourage internal conversions of older structures to create affordable housing units.** RIP IS NOT REALLY ABOUT "INFILL," which is new development sited ON VACANT OR UNDEVELOPED LAND.

Well, I'm glad Constance is beginning to realize that internal conversions and adaptive re-use will NOT be feasible without some significant change to State building codes as well as the City code. In my testimony for Portland Small Developer Alliance, I suggest what some of those changes need to be: "Building Code Classification (commercial v residential)- -then such common items in the Oregon State Building Code as fire sprinklers, window openings, insulation, sound transmission, elevators and greywater that make it very difficult and expensive to do internal conversions/adaptive re-use of existing homes."

And in his March 13 RIP Map App testimony, Garlynn Woodsong lays them out in far greater detail—with rationale for the changes. I also suggest that PSDA engage in coalition with Architectural Heritage Center (and whoever) to support the City in achieving these changes at the State level. See

<https://www.portlandmaps.com/bps/testimony/item.cfm#proposal=rip&itemID=154169>

MONITOR AND REPORT: Given the likelihood that RIP will have far-reaching, irreversible consequences, it would make more sense to test the concept through a pilot before plowing ahead with it. But if the city decides to go ahead with RIP's enactment, it should at least set up a system to monitor and report (annually and publicly) on the:

- number of homes demolished;
- number of households displaced;
- ownership patterns (i.e., owner-occupied, corporate ownership, small-scale investor-owned); and
- sales prices, monthly rents, and unit sizes of housing units demolished and constructed.

URBAN RENEWAL TWO? RIP is well-intentioned, but so was urban renewal, which caused lasting damage to cities around the country. Before moving ahead with a program that could have widespread, permanent impacts, it would be wise to "measure twice, and cut once."

In his testimony on behalf of RIP, long-term Chair of Portland State's Urban Studies and Planning program calls RIP one of the most important pieces of policy to come before the City in his 40 years here. In the last FIVE YEARS, we have already measured far more than twice. It's time to cut.

Mary Vogel

#154183 | June 18, 2020

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

Constance Beaumont and I have had much that we agree on in the past, so I thought that I would both do her the favor of putting her arguments into more readable form AND responding to them. My arguments are in BLUE in the attached document.

Testimony is presented without formatting.

Frank DiMarco

#154184 | June 18, 2020

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

Residential Infill Project (R.I.P.) Testimony 18 June 2020 Good afternoon and thank you Mayor and City Council members for a two-minute opportunity to try to give voice to the tens of thousands of Portland residents who oppose R.I.P. but also support fair ideas for making Portland a more affordable place to live. We all know the controversial origins of R.I.P, hatched between a former mayor and the BPS, followed by a developer-dominated committee process, and now being sold like a box of laundry detergent to Portland citizens. Experts have testified that R.I.P. will have little or no effect on affordability. Indeed, experts have also testified that R.I.P. will displace many vulnerable citizens it is alleged to help. And yet, these testimonies have been ignored and the bulldozer of this well-meaning but deeply flawed measure rumbles on. R.I.P. is a poison pill for Portland neighborhoods and far too important to be decided by a short-handed City Council in the middle of a health pandemic and an unprecedented period of social reform that requires your daily attention. We all appreciate the work you have been doing. Therefore, today I am calling on this City Council to pass a measure placing R.I.P. on the November 2020 ballot and giving Portland residents the rights of self-determination of both the density AND the destiny of their city. It is OK to park this bulldozer. If you vote on anything, vote to give all Portland citizens these rights with a ballot measure on R.I.P. this November. Thank you. Frank DiMarco P.O. Box 14184 Portland OR 97293 Tel. 503.358.8119 Email: frank@dimarcoimages.com

Testimony is presented without formatting.

Alexander Clifford

#154185 | June 18, 2020

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

Covid-19 has changed potentially everything when it comes to housing. As a software engineer I am noticing quite a shift in my field as the majority of companies move to being primarily remote driven. Already Portland was seen as a favorable Pacific time zone alternative to the more expensive Seattle and Silicon Valley areas but now that in office working in those markets is no longer required we will be seeing a much larger influx of high earning tech workers moving to "trendy" Portland. This will put an even larger squeeze on the already low availability of affordable homes in the Portland area. If you want to have any affordable neighborhoods within city limits in the next decade then we need more places to live. Historical and "good old times" Portland might seem like a comforting concept to hold on to but what good is that when every Portlander has been priced out by people like myself? The part of me that tracks my property value technically would prefer my neighborhood stay quiet and low density, but there are people being forced out onto the street in this city so to hell with these NIMBY attitudes! House all of the people!

Testimony is presented without formatting.

Morgan Tracy

#154186 | June 18, 2020

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

See attached email

Testimony is presented without formatting.



Portland, OR 97205 * 503-245-7858 * mary@plangreen.net *
<http://plangreen.net> * WBE: 5001

June 7, 2020

Honorable Mayor and Commissioners:

Portland City Council held hearings on three policies involving housing density in May and June. One of them—the **Residential Infill Project**—has been FIVE YEARS in the making. A number of neighbors point to the current pandemic as a reason NOT to amend zoning regulations that would add more density to their single-family neighborhood (or historic district in the case of Central City 2035). I think that would be a big mistake as there is abundant evidence that density is NOT dangerous! In fact, denser communities give their residents better infrastructure to shelter in place.

Facts Don't Support Argument

Congress for New Urbanism journal editor Rob Steuteville's [Facts Don't Support the Density is Dangerous Narrative](#) was the first data I saw on the topic. Two comparisons that were particularly telling were:

- Suburban Montgomery County, PA v. Philadelphia, PA. As of Friday April 3, the county had one case per 2,924 people where Philadelphia had one case per 3,940 people. So Montgomery County had a greater infection rate, yet it has one-seventh the density.
- In New York City infection rates in Stanten Island were approximately the same as Manhattan—with 8.5 times the density.

I've taken quotes from a few more studies that may be helpful in assuaging our neighbors' fears that further density in their neighborhood may fuel pandemics.

Density Is Not Destiny



In [Density is Not Destiny: Covid in Cascadia](#) in City Observatory Joe Cortwright states "Vancouver [BC] is in the same region, and roughly the same size as Portland and Seattle. It is far denser, and yet it has performed the best of the three in fighting the spread of the Corona virus. It should be pretty compelling evidence that density is not a determining factor of whether one is vulnerable to the pandemic or not.

Figure 1 Vancouver, BC is nearly 3x denser than Portland yet had a lower infection rate: 45 v 54.

Photo: Global News.

The New Face of Urban Density

Liam Dillon, LA Times staff writer in [Coronavirus: The New Face of Urban Density](#) writes “At the same time, there’s lots of evidence that shows density isn’t destiny. . . . “An analysis by New York University’s Furman Center found no relationship between the coronavirus and overall population density within New York City, with neighborhoods in Manhattan, the city’s densest borough, having some of the lowest infection rates.” “. . . The same is true for America’s next densest big city, San Francisco, which. . . [in late April] had reported only about 1,300 confirmed cases — compared with more than 8,450 in the city of Los Angeles.” The LA Times continues to track figures throughout the state and the ratio holds today.



Figure 2 In late April, San Francisco had only 1300 confirmed COVID-19 cases compared to 8450 in Los Angeles. Photo: AARP Guide.

Some of China’s densest cities--Shanghai, Zhuhai (shown here), Shenzhen, Beijing and Tianjin--have managed to keep the lowest infection rates. Photo: Shutterstock



Figure 3 Some of China’s densest cities--Shanghai, Zhuhai (shown here), Shenzhen, Beijing and Tianjin--have managed to keep the lowest infection rates. Photo: Shutterstock.

On a World Bank Blog, Wanli Fang and Sameh Wahba’s write in [Urban Density Is Not the Enemy in the Coronavirus Fight: Evidence from China:](#)

“. . . To find out whether or not population density is a key factor in the spread of the coronavirus, we collected data for 284 Chinese cities.” They found that China’s densest cities tended to have the lowest infection

rates. They surmised that “Higher densities, in some cases, can even be a blessing rather than a curse in fighting epidemics. . . For instance, in

dense urban areas where the coverage of high-speed internet and door-to-door delivery services are conveniently available at competitive prices, it is easier for residents to stay at home and avoid unnecessary contact with others.”

Crowding Is Dangerous and New Zoning Policies Will Help

The [NYU Furman Center study](#) and the China study too, did find that the virus is more prevalent in areas where more people are crowding into homes—say six people into a two-bedroom apartment. So it's CROWDING that is dangerous, not density.

Crowding exists in Portland too, BUT rarely in the neighborhoods where neighbors are expressing the greatest concern. Adopting the housing policies under discussion: **Expanding Opportunities for Affordable Housing and Residential Infill Project and Re-adoption of Central City 2035** will likely help to lessen, not exacerbate, such over-crowding in the Portland lower-income neighborhoods that currently experience it.

There is abundant evidence that density is NOT dangerous! In fact, denser communities give their residents better infrastructure to shelter in place. Regardless of whether you support proposed infill housing policies or not. I hope you will continue to educate yourselves! Please study the facts!

Mary Vogel, CNU-A/PlanGreen consults on climate resiliency and climate justice. She is also co-founder of Portland, OR Small Developer Alliance, a group related to CNU and the Incremental Development Alliance.

Mary Vogel

#154187 | June 18, 2020

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

This testimony points to several original research papers that show that density is not dangerous. I continue to hear the density and COVID-19 issue raised in RIP testimony, so it is important to get this out to all your realtor friends as well.

Testimony is presented without formatting.

Mildred Pierce

#154188 | June 18, 2020

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

Given current social and economic upheaval and the divisiveness around the Residential Infill Project, RIP and its amendments should be put on the November ballot in order for Portlanders to vote on it.

Testimony is presented without formatting.

John Gibbon

#154189 | June 18, 2020

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

LTIC Related Testimony This testimony is submitted to memorialize and amplify oral testimony presented on the LTIC (Amendment 5) component of the RIP program on June 17. This testimony is presented on behalf of SWNI, the Markham Neighborhood and the Quail Park Association. None of these organization oppose the concept of the RIP project but each of them are aware of localized challenges that give rise to a concern that the effort to push ahead with what is an beneficial policy change to the Portland zoning code reasonably has a flaw. Essentially that because it appears the ordinance, like apparently some other development related charges, a fail to take account of and respond to physical conditions in the southwest hills that are relatively unique to the area alone. This appears thereby to account for the significant extra costs to the City's infrastructure bureaus for servicing of development in southwest Portland. This starves the bureaus of funds needed to prevent disparate community health and safety outcomes be building infrastructure responsive to development perhaps more notably in southwest. By doing so it may very well also fail to meet legal requirement applicable to this decision and put at risk the City's and groups I speak on behalf honest desire to comply with letter and the spirit of HB 2001. I believe that the City can avoid these , perhaps actionable deficiencies, at least for those portions of the City affected LTIC ordinance by being absolutely sure, creating a record that the that charges for the program are adequate. I contend, on behalf of the groups I speak for, that for the entire City, the base footage foot charge, a charge that fully equals the entire cost of an adequate street improvement for Southwest Portland's challenging infrastructure requirements. This means a paved and curbed street of reasonable width that will appropriately accept, convey in a flow controlled manner storm water of an appropriate quality into City identified drainage way, while protecting adequately the city's sanitary sewers and waterlines located therein. Where appropriate this charge should be subject to deductions not exemptions that reflect the specific projects' furthering of the RIP policy or physical improvements that otherwise respond to the infrastructure challenges identified above. Procedurally on behalf of Markham Neighborhood and the Quail Park Association I am concerned that the Map App as now established does not permit the entry of testimony on ROWs of when amendment 5 specifically relates to right of ways not specific properties. Be advised it is the intent of this expression of concern that any group or individual associated with the organizations on whose behalf I speak to may be able raise this issue in any further proceeding in which they engage. Specifically for the Markham Neighbor I note that my comments relate to any street in the neighborhood designated on the LTIC map. In particular note those streets, particular referred in my oral testimony as" streets

west of 17th Ave. between Spring Garden and Taylors Ferry Road to their terminus near the tributary of Tryon Creek that crosses Taylors Ferry Road near 23rd Avenue". For those streets I advise that request to supplement the record with materials in the City archives specifically relevant to infrastructure costs may be forthcoming. On behalf of Quail Park Association, as member of the that organization's board, I reference my testimony re the LTIC designated street SW 28th Avenue abutting Quail Park properties accessed by our privately maintained Quail Post Road. I urge the Council to avoid any provisions in specifically, the LTIC related RIP ordinance or the RIP ordinance generally that facially do or can be constructed to, in a manner that is constitutionally suspect. This includes either as interfering with contractual obligations between the Quail Park Association and any individual properties located therein or that can result in a taking of the Association's property rights. Earlier property specific testimony submitted through the Map App is referenced in this regard and as be a necessary may subject to a request to supplement in any forthcoming proceedings. Thank for your consideration of these and my other comments and submissions in your consideration of this vitally important matter.

Testimony is presented without formatting.

June 18, 2020

Mayor Ted Wheeler
 Commissioner Amanda Fritz
 Commissioner Chloe Eudaly
 Commissioner JoAnn Hardesty

I am opposed to RIP Amendment #6, which would allow six-plexes in the R2.5, R5 and R7 single family home zones.

Portland is a community of mostly smaller houses. The median Portland home is only 1500 square feet. These huge six-plex mini apartment buildings, up to 6000 square feet and 35 feet tall, would be allowed right next to our small homes, completely destroying all privacy and sunlight.

At the HB 2001 hearings last year, Eli Spevak, who is the founder of Portland for Everyone, a PSC member and part of the original Residential Infill Stakeholder Advisory Committee, testified, saying: When people hear "duplex", "triplex" or "fourplex", they often assume each would be bigger than the next. That needn't be the case. Cities can adopt reasonable restrictions on the height, bulk, floor area, and setbacks of homes so any of these housing types fits within the context of traditional neighborhoods.

But Portland, with its current RIP proposal, has completely failed to adopt "reasonable restrictions" on multiplexes to make them fit in the existing neighborhoods. Amendment #6 makes an already poor proposal even worse.

Furthermore, Amendment #6 fails to include R10 and R20 zones, most of which are exclusive areas in the northwest and southwest hills. I remind you that HB 2001 applies to these zones as well as the other single family zones. We shouldn't even be considering this amendment until those zones are included.

Northeast and Southeast neighborhoods have already had to absorb most of the increased density in the past five years. These neighborhoods typically have smaller lots and smaller homes where multiplexes would be totally out of scale. The R10 and R20 zoned area are large properties. There would be plenty of room for multiplexes in these zones and they would not be out of scale with the existing large homes in those areas

Beyond Amendment #6, I would like to make some additional comments about the entire RIP process which has been going on for a long time. Since only Commissioner Fritz has been involved from the beginning of this process, I believe a brief history is useful.

In 2014 United Neighborhoods for Reform (UNR) submitted a petition to the city that was endorsed by over half the neighborhoods in Portland. That petition asked for more responsible density – infill that was scaled in size to mix in with existing houses, controls on the asbestos and lead dust released during demolitions and a requirement for deconstruction. The city requested a UNR representative be part of the Residential Infill Project Stakeholders Advisory Committee (RIPSAC). Barbara Strunk, a member of the UNR Steering Committee, filled that position.

The RIP participants, both the official RIPSAC members along with members of the public who were observers, sat through many long evening meetings for nearly a year crafting the original

RIP plan. In the end, BPS produced what became known as the "Concept Plan. It is worth noting that seven of the RIPSAC members, a group of architects and neighborhood activists, did not agree with the BPS plan. They produced what is known as the "RIP Minority Plan", which has been basically ignored by BPS. I can provide this plan to you if you would like to read it.

Portland for Everyone (which has been re-branded as Portland Neighbors Welcome) summarized the RIP goals and the concept plan on their website.

<https://portlandforeveryone.org/residential-infill-faq/>

"The Residential Infill Project was initiated by Mayor Hales and the Bureau of Planning and Sustainability in response to concerns including demolitions, large replacement houses, unattractive narrow houses, rising costs, and the lack of smaller housing options. In response to these concerns, the Residential Infill Project was tasked with addressing: 1) the maximum size of new houses, 2) increasing housing options and 3) appropriate regulations for building on narrow lots."

In ALL Single-Dwelling zones:

- *Reduce maximum allowed home size.*
- *Lower rooflines for new houses.*
- *Increase front setbacks to 15 feet, or to match adjacent homes.*
- *Allow cottage clusters on lots larger than 10,000 sf, and simplify review.*
- *Establish a minimum unit requirement for R2.5 zone lots.*
- *Prohibit new houses on historically narrow lots*

Only within a "Housing Opportunity Zone" near Centers & Corridors:

- *Allow more units WITHIN THE SAME REDUCED SIZE as a house, including two ADUs per house, duplexes with an ADU.*
- *Allow triplexes on corners (compared with duplexes allowed currently)*
- *Allow existing houses to be internally converted to two or more units.*
- *Allow an additional bonus unit for providing an affordable unit, an accessible unit, or internally converting an old house.*

Since City Council's approval of the Concept Plan in 2016, RIP has been under incredible pressure from the development community that was not satisfied with the plan crafted by the RIPSAC and BPS. During the review by the Portland Planning Commission, the developers in that group were able to push higher densities for the RIP to allow four-plexes, a plan that was not supported by the commissioners representing communities of color. This push by the planning commission for more density was followed by Amendment #6 which promotes even higher density.

RIP evolved from a plan that proposed higher density by allowing duplexes, corner triplexes and additional ADUs, near centers and corridors, to a plan that now proposes to allow six-plexes everywhere (except R-10 and R-20) and building scale far in excess of those in the original RIP Concept Plan. The current proposal ignores the original goals of RIP and ignores the incredible amount of time and effort by the RIPSAC members. Instead the city has allowed the RIP process to be influenced by developers, and special interest groups some of which are financed by large national investors.

I wrote most of the above prior to the cancelled March 12th hearing. Obviously our city, our nation and our world have changed radically since that point in time with Covid 19 and a cry for

police reform. In addition, Portland is reeling from a reduction in revenue. Last week the Tribune reported that the Council had received 61,000 emails about police reform and 750 people who signed up to testify in the budget hearings.

I think it goes without saying that these problems deserve your full attention. You cannot possibly give RIP the thoughtful review it deserves with these crisis issues on the table. I urge you to set RIP aside as you focus on solutions to these pressing problems. You have the time; HB2001 gives us the time. Furthermore, with so many Portlanders out of work because of the virus, now is not the time to approve a plan that without a doubt will result in more demolitions and more displacement of lower income families.

With Respect,

Janet Baker

Janet Baker

#154190 | June 18, 2020

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

Please see attached pdf file

Testimony is presented without formatting.

Stephanie Winters

#154191 | June 18, 2020

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

Further reading on the importance of historic neighborhoods: Portland is known for many things and our beautiful neighborhoods are just one thing that draws people to Portland.

<https://www.oldhouseonline.com/house-tours/best-old-house-neighborhoods-portland-oregon> “You won’t find boulevards peppered with gated estates of the super-rich here, or severely blighted areas of urban decay. We have no big-name architects’ masterworks, nor acres of bland, no-name development. What Portland does have—perhaps its greatest asset—is a living mosaic of inner-city neighborhoods filled with tens of thousands of charming and well-preserved early 20th-century homes.” Every major city in our nation is dealing with the housing crisis. From affordability, to job creation, to the environmental impact of preservation in Los Angeles:

<https://www.planningreport.com/2020/03/17/economic-argument-historic-preservation-older-housing-affordable-housing> “It is important to note the nexus of density and affordable housing. Surely, density is part of the solution set; but a myopic focus on density doesn’t necessarily mean you get affordable housing. L.A., currently we’re prioritizing density but losing affordable housing; it’s contrary to the goal that the City of L.A. is espousing.” “We didn’t spend a whole lot of time on it, but there’s also an issue of labor intensity in rehabilitation versus new construction. As a general rule of thumb, if I’m building a new building in the United States today, half the money goes to labor and the other half for material. If I’m rehabilitating a historic building, it’s going to be 60 to 70 percent labor. That difference means that if you spend a million dollars, you get more jobs and local income. The rehabilitation has a primary impact with the number of jobs, but there’s a secondary impact because when you install a sink, the sink doesn’t spend any money, but the plumber who installed it does. The greater share of labor, the greater the rollover effect is for local income.” “Another thing that isn’t as connected but improving is the environmental side of preservation. The environmental movement is so concerned with green gizmos that they’ve missed the obvious: By definition, if you tear down an old unit of housing, you tear down an affordable unit of housing. You can’t build new and rent cheap, it cannot be done. In L.A., you have to build more housing, but step one is to—designation or not—quit tearing down stuff that provides affordable housing.” Density without Demolition:

<https://www.bloomberg.com/news/articles/2017-06-11/how-historic-preservation-supports-affordability> “Take Portland, for instance, where a highly contested state bill aimed at spurring affordable housing also threatens to weaken historic protections and, in so doing, foster a wave of demolition that only threatens to further raise the cost of homes there.” “Of course, in many cities, new construction is also needed to keep pace with growing numbers of residents. But this new development doesn’t have to dwarf established neighborhoods or demolish existing urban fabric to accommodate growth. Almost anywhere you look, there are opportunities for sensitive and compatible infill that can enrich urban character rather than diminish it.” “Ultimately, cities should strive to be character-rich and affordable. We need to embrace policies that address today’s egregious housing costs, but do so in a way that acknowledges the fundamentals of what makes our cities work. As our disastrous national experiment with “Urban Renewal” a half-century ago should make clear, demolishing existing urban neighborhoods is a giant step in the wrong direction. Instead, let’s make better use of the buildings and spaces we have to fashion cities that are affordable, diverse, exciting, and inviting for everyone.”

Testimony is presented without formatting.

From: [Council Clerk – Testimony](#)
To: [Commissioner Hardesty](#); [Eudaly, Chloe](#); [Fritz, Amanda](#); [Wheeler, Ted](#)
Cc: [BPS Residential Infill](#); [King, Lauren](#); [Rees, Linly](#); [Aiten, Herico](#); [Bradley, Derek](#); [Carrillo, Yesenia](#); [Eale, Ocean](#); [Pierce, Meeseon Kwon](#); [Washington, Mustafa](#); [Williams, Tia](#)
Subject: Testimony for RIP: FW: Petition Filed at Oregon Supreme Court & Testimony on RIP
Date: Tuesday, June 9, 2020 10:20:31 AM

From: James Peterson <customwoodworking@msn.com>
Sent: Tuesday, June 9, 2020 10:12 AM
To: Wheeler, Mayor <MayorWheeler@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Hardesty <joann@portlandoregon.gov>; Eudaly, Chloe <Chloe.Eudaly@portlandoregon.gov>; Council Clerk – Testimony <CCTestimony@portlandoregon.gov>
Cc: jim.rue@state.or.us
Subject: Petition Filed at Oregon Supreme Court & Testimony on RIP

Please add this to the record of testimony on the Residential Infill Project
James Peterson
Multnomah
Land Use Chair

Sent from [Outlook](#)

[View this email in your browser](#)

Middle Housing Appeal Petition Filed

Oregon Supreme Court

Middle Housing Policy (overview)

- Allows **single-family homes** to be **replaced** by **multi-unit structures**
- **No limit** on the **number of units**
- **No affordability requirements**

Summary of the Petition

This case concerns state statutes governing periodic review of local land use planning, and the City of Portland's (the "City") adoption of sweeping changes to the City's housing policy through the periodic review process. The City's periodic review work product includes a "middle housing" policy that directs zoning code changes that could allow replacement of single family homes with multi-unit structures throughout most single family neighborhoods in the City.

The Oregon Land Conservation and Development Commission ("LCDC") approved this policy even though the policy is inconsistent with the City's state-mandated periodic review fact-finding and policy analysis. LCDC also allowed the City to divert implementation of the policy to a local legislative process that is outside of LCDC's oversight . The Oregon Court of Appeals affirmed LCDC's decision without opinion even though the court's decision is inconsistent with the court's own precedent.

If left in place, the court's decision will reallocate authority between LCDC and local governments contrary to the intent of the periodic review statutes. Specifically, the decision will allow local governments to dictate which local policy decisions LCDC may review, enabling local governments to shield controversial decisions from state oversight.

By affirming LCDC's decision, the Court of Appeals gives the City near total discretion to adopt zoning code changes that implement middle housing policy. This allows the City to transform single family residential neighborhoods across the City without adequate analysis of whether implementation of middle housing policy will achieve the City's stated goals of improving housing choice and affordability. The City's actions also send a message to other cities across the state that middle housing policy should be applied broadly and with little scrutiny, even though House Bill (HB) 2001 (2019) only contemplates limited development of middle housing.

[Click to Read the Petition](#)



May 12, 2016, Portland City Council

Commissioner Fritz notes public concerns about the Middle Housing Policy and suggests that the City study where the policy should apply rather than give the City broad discretion in determining where to impose the policy.

The Multnomah Neighborhood Association engaged Land Use Attorney Michael Gelardi of the law firm Gelardi Law to appeal the Middle Housing Policy at the Oregon Court of Appeals. [The appeal applies citywide.](#)

[Read the Appeal Details](#)

We Need Your Support

[Donate Online](#)

Donations are 501(c)3 tax deductible.

Or write a check payable to: **SWNI**
In the Memo line: **Multnomah Land Use Fund**

Mail it to or drop it off at:
Southwest Neighborhoods, Inc.
Multnomah Arts Center, Room #5
7688 SW Capitol Hwy, Portland, OR 97219

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You are receiving this email because you opted in via our website.

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Multnomah Arts Center
SW Capitol Hwy
Portland, Or 97219



james peterson

#154192 | June 18, 2020

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

see attached pdf

Testimony is presented without formatting.

Robert and Kathy Munford

#154193 | June 18, 2020

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

Let it be noted that as Portland residents, despite the Appeal Court decision on Middle Housing review and oversight, we do not support the proposed middle housing policy that directs the replacement of single family homes with multi-unit structures throughout most single family neighborhoods in the City, without regard to infrastructure, the environment and degradation of livability. Robert and Karyn Munford

Testimony is presented without formatting.

June 3rd 2020

City Council
Residential Infill Project Testimony,

I was #94 today to testify, so I am writing my testimony as I did not get to speak.

My name is Ahna Eaton. I was born in Portland 65 years ago. I live in my family home that was purchased by my grandparents in 1938 in SE Portland.

My 1st concern and the most important concern for Portlanders is that the City never held contractors to their promise and request by the city, to have a percentage of affordable units in every new construction. In the past 10 years there has been multiple apartment buildings go up that still to this day have unoccupied units because rents are so high that the majority of people living in Portland **cannot afford them.** *Fixing that would help immensely.*

My 2nd concern is that I would like to emphasize my support for the Historic Demo Disincentive, although I do NOT believe that it sufficiently safeguards Portland's Historic Buildings. I would rather see Portland's Historic Buildings completely off limits to demolition and developers.

My 3rd concern is that I truly believe and ask that this entire project should go to a vote for the people that live and have businesses in Portland.

I also believe and urge the City of Portland that this project should be **put on hold** due to COVID 19, current and upcoming elections, and the current demonstrations and riots in Portland. This is not a good time to be pushing forward such an important issue as Land Use within the City limits, with so many other stressful factors going on and not properly including all citizen of Portland by presenting the entire process to them and letting them vote on it.

My suggestion is and has been and I have brought this up every time I testify:

The City of Portland should be creative and encouraging developers to be creative and spending it's time, energy and monies on creating another city that is new age, environmentally conscientious, that newcomers would love to live in on the outskirts of Portland such as Forest Grove, Hwy 30 towards St Helen's, McMinnville, Damascas, Estacada, etc.

There is plenty of available space.

They could put in a high speed monorail train direct to Portland for it's inhabitants. They could make it so incredible that people would flock to it.

It would be prudent to stop tearing down buildings and making huge waste and start fresh with their new products elsewhere.

Please ask yourself:

Why keep trying to overcrowd and destroy quaint Portland? That has already happened too much and gone too far. We have enough units and houses. Lower the rents so people can afford them.

Ahna Eaton

#154194 | June 18, 2020

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

See attached letter

Testimony is presented without formatting.

Jeff Fryer

#154195 | June 18, 2020

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

I live in southwest Portland (5810 SW Idaho Street in Hayhurst) and am writing in opposition to the residential infill project as presently proposed. While I support increased density in areas of Portland that have frequent transit service, the city should wait until it sees how this works out before expanding these areas. Perhaps by then, there will be more transit to support this development. In my area, where there is minimal public transit (Bus 1 during weekday commuting hours only), increased density would result in the following:

1. Increased traffic. Although I commute by bike, as does my son to school, I am sure 99% of the trips from this area drive to their destination on roads such as Shattuck and Vermont that are already hazardous for biking and walking in areas there are not sidewalks or bike lanes. (Shattuck is particularly hazardous.) None of the neighborhood streets have sidewalks and streets are narrow, making visibility poor when cars are parked along these streets. These roads will see more traffic and become more hazardous for biking, walking, and playing (there are lots of basketball hoops on the street as it is the only level area) under the RIP proposal.
2. Building more houses and driveways will result in increased impervious area, thereby increasing runoff into the area's creeks and streams and adversely affecting aquatic and riparian habitat. I live adjacent to Vemont Creek which runs high and muddy whenever it rains due to present runoff, which will only get worse under the RIP proposal.
3. More houses will result in decrease tree cover, another city priority.
4. More (and taller) houses will result in more shading. As someone who has an extensive solar hot water and solar panel network on my roof, I worry that large houses built adjacent to our house could shade these panels and I am sure I am not alone. Again, more houses adversely affects another city goal, this one of increased solar panels for generating electricity.

I live in a beautiful part of Portland. Working at home due to COVID, I have had the opportunity to go for more frequent evening walks with my wife and son through the surprisingly rural parts of the area with many trails through wooded areas from street to street with very light traffic. For now, why not keep these areas more-or-less as they are and let other areas be built up? If denser development was allowed along within ¼ mile or so of Beaverton-Hillsdale Highway instead, the result would be increased transit use (Beaverton-Hillsdale Highway has frequent bus service 7-days per week) and people who move into this housing could enjoy walking in the areas I have been walking. If the population of the region continues to grow (which I hope does not occur; I have a colleague who talks about the coming city of Portgene when the Portland and Eugene metropolitan areas merge), these areas of denser development could be expanded and with it, increased bus service (and sidewalks on major streets) to support this development. Instead, under the RIP proposal,

development will randomly occur in areas without the infrastructure (transit, sidewalks, bike lanes, stormwater retention) resulting in increased traffic on streets, thereby discouraging walking and biking as it becomes more hazardous. I urge City Council to focus the RIP on areas already served by frequent bus and train service and exempt areas further away from these areas of frequent transit service. Jeff

Testimony is presented without formatting.

Kenneth Cropper

#154196 | June 18, 2020

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

Dear Mayor Wheeler and Portland City Council members: I was shocked when I read the June 10, 2020 Portland Tribune article titled "Portland Residential Infill Project slated for council vote on June 18" by Courtney Vaughn. I remember City Council public meetings were cancelled in late February 2020 due to the Covid 19 outbreak. Many working people and retirees don't have access to computer online testimony that the City Council has chosen to use in place of public meetings for this important zone change for our city since the Covid 19 pandemic hit. Therefore, I think it will be wrong and possibly illegal for the city council to take an up or down vote on the Portland Residential Infill Project on June 18. I strongly suggest that, to be fair, a vote on the Portland Residential Infill Project plan should be sent to a public vote in November 2020 so all Portland residents can have a say in this important matter that will fundamentally change the character and liveability of our city going forward. Sincerely: Northeast Portland resident Ken Cropper

Testimony is presented without formatting.

Constance Beaumont

#154197 | June 18, 2020

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

STATEMENT BY CONSTANCE BEAUMONT ON RESIDENTIAL INFILL PROJECT JUNE 10, 2020 I support the goals of the Residential Infill Project, but believe the current RIP draft is seriously flawed and more likely to exacerbate than to alleviate our housing problems. My specific concerns: 1. RANDOM VS. FOCUSED DENSITY: Amendment 6 (and RIP as a whole) promotes randomly-scattered density, rather than density focused along transit lines (as called for by the Comprehensive Plan). RIP thus blows an opportunity to reap one of the greatest benefits that typically come with “smart density:” a reduction in carbon emissions. My views on the value of well-focused density are influenced by the success that my former residence, Arlington County, has achieved through its focused (vs. scatter-shot) approach to density. For example, Arlington has: (a) dramatically increased the percentage of commutes taken by county residents via transit (to 38% vs. 12% in Portland); (b) cut the percentage of drive-alone commutes to 44% (vs. 59% in Portland); and (c) created thousands of units of housing. While RIP is basically silent on the importance of sustainability, Arlington’s affordable housing program calls for “ensuring that its housing efforts [also] contribute to a sustainable community.” I support higher-density development when it is well-focused and well-designed (so that people will be motivated to sustain it decades hence). In fact, I would support much higher densities than those recommended by RIP if the proposed development met these standards. I also support higher-density development that minimizes the destruction of natural resources embodied in existing homes. Internal conversions, for example, can increase the number of housing units without trashing existing homes. The city (and state) should do more to facilitate such conversions. It’s ironic that we’re urged to recycle bottles and cans while RIP gives developers big incentives to waste entire houses (without providing any guarantee that replacement housing units will be affordable). 2. GUARANTEED DEMOLITION, IFFY AFFORDABILITY: RIP is likely to worsen Portland’s housing problems. By inflating land values (and, likely, property taxes) by up-zoning land throughout the city (except in the West Hills), RIP will make existing houses less affordable while providing a bonanza for land speculators, for-profit developers, and out-of-state corporate real estate investors. If Amendment #6, which would allow up to 6 housing units in single-family zones throughout the city, should go forward, it should be amended to apply only to non-profit developers. Meanwhile, we should give more consideration to land trusts, vacancy taxes, and bans on AirBnB. 3. INATTENTION TO PEDESTRIAN-FRIENDLY DESIGN: Another opportunity that RIP fails to seize: making Portland more walkable to cut CO-2 emissions. RIP fails to promote pedestrian-friendly design, the kind that

inspires people to take short trips by foot (Note: 19% of all trips are one miles or less, a walkable distance.) In recent years, Portland developers have specialized in building look-alike “snout-house cousins” – i.e., pedestrian-hostile structures whose dominant architectural feature is an in-your-face, double-wide garage and driveway. It’s noteworthy that Tacoma, Wash., adopted a residential infill pilot project that explicitly called for pedestrian-friendly infill that “demonstrates high quality building and site design that is responsive to and harmonious with neighborhood patterns and character.” For these and other reasons, I oppose RIP in general (especially Amendment No 6, which is little more than a real estate speculation initiative) because it will increase the incentive for developers to destroy existing homes, thus wasting all the natural resources embodied in them, while failing to expand the affordable housing supply. It should not be necessary to destroy one community asset to create another. I SUPPORT AMENDMENT #7, which would discourage the destruction of historic resources. Note that Goal 5 of Oregon’s land use law states: “Local governments shall adopt programs that will protect...and conserve scenic, historic, and open space resources for present and future generations.” And again, the city and state should do more to encourage internal conversions of older structures to create affordable housing units. RIP is not really about “infill,” which is new development sited on vacant or undeveloped land. MONITOR AND REPORT: Given the likelihood that RIP will have far-reaching, irreversible consequences, it would make more sense to test the concept through a pilot before plowing ahead with it. But if the city decides to go ahead with RIP’s enactment, it should at least set up a system to monitor and report (annually and publicly) on the: o number of homes demolished; o number of households displaced; o ownership patterns (i.e., owner-occupied, corporate ownership, small-scale investor-owned); and o sales prices, monthly rents, and unit sizes of housing units demolished and constructed. URBAN RENEWAL TWO? RIP is well-intentioned, but so was urban renewal, which caused lasting damage to cities around the country. Before moving ahead with a program that could have widespread, permanent impacts, it would be wise to “measure twice, and cut once.”

Testimony is presented without formatting.

David Nichols

#154198 | June 18, 2020

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

STATEMENT BY DAVID S. NICHOLS ON RESIDENTIAL INFILL PROJECT JUNE 9, 2020 I strongly oppose the Residential Infill Project (RIP) as a whole and Amendment #6 in particular. I also wish to emphasize one, and not by any means the only one, of RIP's obviously racist features. RIP will encourage developers to do more of what they're already doing: destroying smaller, more affordable homes and replacing them with McMansions that are twice as expensive. Except in one case, RIP would not require that units in the new 3-, 4, and 6-plexes allowed by the proposed up-zoning be affordable. RIP ignores many policies in the city's 2035 Comprehensive Plan, making one wonder if the years invested in the Plan weren't a complete waste of time. Among the many Plan policies ignored by RIP: • CP Policy 3-8: "Direct the majority of growth and change to centers, corridors, and transit station areas, allowing the continuation of the scale and characteristics of Portland's residential neighborhoods." • CP Policy 3.40: "Emphasize growth that replaces gaps in the historic urban fabric, such as redevelopment of surface parking lots and 20th-century auto-oriented development." (Translation: emphasize infill, not trashing homes and the natural resources embodied in them and carting them off to the landfill while the city pretends to be concerned about sustainability) • CP Policy 4.17: "Encourage alternatives to the demolition of sound housing, such as rehabilitation and adaptive reuse." While incentivizing the destruction of existing homes throughout most of the city, RIP's Amendment #6 would take a modest step toward discouraging demolitions in historic and conservation districts. I do not live in either type of district, but I believe that the beauty and pedestrian-friendliness of such districts encourage people to take short trips by foot instead of by car (something Portland should be encouraging as a way to cut CO-2 emissions). The protection of these districts benefits the city as a whole and not merely the people who live in them. Thus I strongly support Amendment #6. It is noteworthy that RIP exempts the West Hills from its proposals to up-zone most of the rest of Portland. This exemption of the West Hills is manifestly RACIST! Or, to put the matter a little differently, in the West Hills Black Lives don't, and won't, Matter.

Testimony is presented without formatting.

June 11, 2020

Sent via email to: cctestimony@portlandoregon.gov

Portland City Council
Residential Infill Project Testimony
1221 SW Fourth Avenue, Room 130
Portland, OR 97204

Re: Residential Infill Project

Honorable Mayor and City Councilors:

I am writing to provide testimony regarding Amendment 7, which eliminates multi-family bonus density when an existing structure within a designated historic or conservation district is demolished. Although this amendment is critical to protecting existing cultural and built heritage, in light of the testimony received from housing advocates, the amendment should be reformed to focus on FAR rather than density category.

All residential structures should be open to accommodate multi-family uses at whatever levels the building codes will safely permit. What should not be allowed is the demolition of viable residential structures to make room for new residential structures driven solely by the desire to recover bonus FAR. In other words, if an existing designated structure can accommodate 4 or 6 living units, it should be eligible for conversion.

Although this amendment will affect less than 1% of the City's housing stock, the housing in existing Conservation Districts is notable because of its association with African-American history in Portland. In addition, unfettered destruction of viable residences places useful building materials into the landfill making a significant carbon contribution and results in new dwelling units that, even when considered based on individual units, cost future residents more than the structure being replaced.

Amendment #7 is critical to reduce the pressure to demolish resources in Conservation Districts where there is not already demolition review. Therefore, I urge an amendment to Amendment #7 to provide that no bonus FAR is available for the demolition of a designated historic structure unless it is accomplished through demolition review.

Thank you for your serious consideration of this request.

Sincerely,

Carrie Richter

Carrie Richter

#154199 | June 18, 2020

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

Enclosed please find the attached testimony to be distributed to the City Council in advance of the next RIPS hearing and placed in the record for this proceeding.

Testimony is presented without formatting.

Architectural HERITAGE CENTER

TO: Commissioner Chloe Eudaly
Commissioner Amanda Fritz
Commissioner Jo Ann Hardesty
Mayor Ted Wheeler

FROM: Bosco-Milligan Foundation/Architectural Heritage Center

DATE: June 11, 2020

SUBJECT: Letter supporting amendments to the Residential Infill Project

The Bosco-Milligan Foundation/Architectural Heritage Center (BMF/AHC), a nonprofit membership organization that educates and advocates for the preservation of Portland's historic built environment and diverse cultural heritage, initially expressed its concerns about the Residential Infill Project (RIP) zoning proposals in 2016. We continue to believe that RIP-related zoning changes alone are not the way to deal with the "housing crisis" and the complicated and intertwined problems of affordability, displacement, gentrification, and sustainability. A broader approach that considers tax and financing changes, the re-use of government land assets, and a willingness to test through pilot programs will be needed.

The BMF/AHC urges the Council to support two amendments:

Amendment #7. Historic resource demolition disincentive. We strongly support this extension of a demolition disincentive to single-dwelling zones for sites with historic buildings, which is consistent with the provision adopted for multi-dwelling zones in Better Housing by Design. Historic and Conservation Districts are usually built out, so "infill" development typically entails demolition. This should not be further incentivized by new allowances for "middle housing" types beyond duplexes. Furthermore, discouraging the demolition of historic buildings aligns with the *2035 Comprehensive Plan* Policy 4.17 (Demolition), as well as supports sustainability, maintains naturally-occurring affordable housing, and helps prevent displacement of lower-income households.

It should be noted that this amendment only applies to sites with historic resources in single-dwelling zones. Apart from Landmarks listed in the National Register of Historic Places (NRHP), this amendment includes designated contributing buildings within Historic or Conservation Districts. It does not apply to the majority of ranked resources (i.e., designated as significant) in the Historic Resource Inventory, since they are neither designated Landmarks nor located within Historic or Conservation Districts.

This amendment is significant because it extends to contributing historic buildings in local Conservation Districts the same demolition review process already afforded to those resources in Historic Districts. Three of the six Conservation Districts—including Eliot, Piedmont, and Woodlawn—are located in North and Northeast Portland, which are primarily in single-dwelling zones with a high proportion of African American historic and cultural sites and residents.

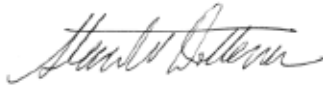
Amendment proposed by the Portland Coalition for Historic Resources. The BMF/AHC supports this amendment, which calls for monitoring and reporting on the actual changes which result from the Residential Infill Project. There is substantial disagreement about the outcomes and impacts of RIP. Remedies for displacement have been discussed but that policy remains ill defined and unfunded.

For these reasons we urge that the RIP's effects be carefully monitored by the city, with data available to the public on an ongoing basis, with a written impact assessment in a report at least every 5 years. This audit would include at least an assessment of

- Affordability of both ownership and rental properties where additional density is allowed in single family zones
- Ownership patterns- owner occupancy, small scale investor owned, corporate ownership, and short term rental usage
- Displacement of lower income residents and communities of color
- Transportation impacts, including auto ownership and transit ridership

Thanks for the opportunity to testify.

Sincerely,



Steve Dotterer
President

Stephanie Whitlock

#154200 | June 18, 2020

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

Please find attached RIP testimony from the Architectural Heritage Center.

Testimony is presented without formatting.

Martha Johnston

#154201 | June 18, 2020

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

This is a request to include R-10 and FF zoning in this plan. This directly impacts my property development opportunities and valuations and is required by the State of Oregon. Thank you, Martha Johnston, 5th generation Oregonian

Testimony is presented without formatting.

Susan Blatt

#154203 | June 18, 2020

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

Regarding residential infill: I own property at _____, Portland OR 97210. It's been a nice enough little house, single level on stilts, but there's no real access to the land below. It's also a big enough lot that it could comfortably accommodate either a much bigger house (as has often happened around here), or a pair of taller houses with some space for air and light between them (each two floors visible from the street, as with the house just next door, and a third floor only seen from below). I think it would be nicer for both the property and for the neighborhood if this could happen. Two families could easily be happy living in about 2,400-3,000 sq ft each, each with easy access to a nice flat backyard. Either way I expect I'll be selling soon. So your decision will determine whether the home(s) built here will be another giant one owned by another single hedge fund manager with his pair of fancy cars; or a pair of normal-sized homes, occupied by two young families. It really is as simple as that. Thank you for your time and attention. Sincerely, Susan Blatt

Testimony is presented without formatting.

June 13, 2020

Re: Residential Infill Project and the Importance of Inviting the Impacted Community to Help Direct Anti-Displacement Discussions

Dear Mayor Wheeler and (in alphabetical order) Commissioners Eudaly, Fritz and Hardesty,

This is Joanne Rees (Luchini). (My husband and I share an email address.) We live in Lents.

The below comments are informed through my experience as a Lents Strong! Housing Team (“Making Lents a Home for ALL our Neighbors”) member. I am not speaking on behalf of Lents Strong! Housing Team, however. Our son and I had also taken the excellent, unbiased, educational and informational Summer, 2019 series on Single-Family Zoning Changes/Residential Infill, facilitated by S.E. Uplift and very capably coordinated by S.E. Uplift Neighborhood Planning Program Manager, Leah Fisher.

My response has been carefully and thoughtfully considered and reflects my experience in my community.

Residential Infill Project (RIP) is currently anticipated to most negatively impact through displacement **Lents, Brentwood-Darlington and east Montavilla neighbors in East and Southeast Portland and Albina neighbors in North Portland**. These neighborhoods, **like other neighborhoods in Northeast and North Portland that were negatively impacted through urban removal and gentrification under the guise of urban renewal, are ripe for development due to historic disinvestment and City-sanctioned blight**. Like our sister neighborhoods in North and Northeast Portland, **we are being set up for displacement**.

Our family is against Residential Infill. Our experience with Prosper (City) Lents Urban Renewal Development has left a bitter taste in our mouths. This experience was corroborated by the recent City Auditor's Report: “20 years of investment with minimal evaluation.” See <https://www.portlandoregon.gov/auditservices/article/75364> Unfortunately, too, **we don't think we can trust the City to be intentional in any of its “projects.”**

Although we are staunch advocates of truly affordable housing based on neighborhood Median Family Income (MFI) (not the artificially-inflated Portland-area MFI), **we are not convinced that density = affordability**. It has not been so with previous infill.

Infill homes, to date, appear to be only be cheaper because they are smaller. In Lents –

and elsewhere – homes that formerly would have been starter or rental homes shared by multiple, sometimes multigenerational family members or roommates are being demolished and replaced by market-rate “skinny” duplexes and triplexes suitable only for individuals, couples or very small families.

The so-called “affordable housing” brought to us by Prosper and Portland Housing Bureau (Lents Commons) and Palindrome (Oliver Station) during Prosper Phase I Urban Renewal, capitalizing on the tax dollars of poor, working poor and working class people, is primarily “affordable” to those at the 60% to 80% Median Family Income (MFI), which, in Portland, is currently \$81,000. MFI in Lents is closer to \$38,000. Most Lents renters are still paying more than 1/3 and closer to 1/2 their monthly income on housing.

We are also not confident that the City will take adequate steps to ensure that the impacted community – not just community nonprofits or neighborhood associations – will be invited to the table to ascertain whether residential infill meets community needs and re-direct, as necessary and appropriate. The community nonprofits, for the most part, are often Civic Life partners and recipients of substantial City grant funding, thereby creating a potential risk of conflict of interest/loyalty and a potential for watered-down advocacy because City funding = nonprofit staff salaries. Our experience with the City has been minimal outreach or selective outreach to those who will goose-step to the City agenda and the status quo. As the saying goes, “If you don't have a seat at the table, you're probably on the menu.”

The timing (the rush to push ahead) with Residential Infill seems ill-advised financially, post-coronavirus crisis. It is anticipated that, due to the pending economic downturn/recession, less people will be heading to Portland due to the lack of sustainable, stable job opportunities. The number of people moving to Portland has already slowed down somewhat. There may even be an exodus from Portland as unemployed or under-employed community neighbors return to their home towns to live closer to extended family should another crisis strike. Portland currently has lots of vacant apartment units and hotels. (Time for a vacancy tax!) **The issue right now seems not to be availability; it seems to be affordability.**

Theoretically – and that's the kool-ade we're being expected to drink – residential infill is being touted as solving our housing emergency. **If density = affordability, our houseless neighbors would not currently be living in tents or in their car when there are empty hotel rooms and apartment buildings “densifying” our Portland landscape.** (Again, time for a vacancy tax!)

Theoretically – and that's the koolade we're being expected to drink – residential infill will create more equity. **If equity were truly a consideration,** then residential infill wouldn't be as likely to occur in already financially-struggling neighborhoods with few

amenities and poor infrastructure, contributing to the deflated home and property values attractive to developers – neighborhoods like Lents, Brentwood-Darlington, east Montavilla and Albina, with a diverse community of neighbors. **Residential infill would be used to integrate Portland's more affluent, white neighborhood enclaves, including their neighborhood schools – neighborhoods with amenities, services and infrastructure (including sidewalks!).**

With all the talk of coronavirus relief funding, mortgage relief assistance has been conspicuously absent. This is setting up homeowners in neighborhoods that have been abandoned by the City through historic disinvestment and City-sanctioned blight for foreclosure. It also potentially sets them up to be victims of predatory real estate/developer “steering.”

East Portland is rife with signage declaring, “Don't worry, we buy houses,” and “Keep calm, we buy houses.” Similarly to our houseless neighbors who get “swept” with nowhere to go and plaintively ask, “Move along – to where?,” where are financially-stressed community neighbors coerced into selling their home during the economic downturn expected to go, if their home values are substantially less than the rest of Portland and their mortgage payment was actually less than market-rate rent? To a couch in a friend's or relative's home? To a tent? To their car? **Keep in mind that home ownership is the only way working poor and working class people can build generational wealth to allow their children to grow up with more advantages than their parents.**

Lents homeowners tend to be first-time homeowners recently transitioning from renter status, who wound up buying due to a soft eviction (unsustainable rent increase) or notice to leave without cause, and for whom it was cheaper to buy in Lents than rent in Lents or elsewhere. (Lents rents are actually quite high, due to the disproportionately high property taxes.) Many Lents homeowners are also seniors and/or people with disabilities on fixed incomes or multi-generational families pooling their resources to share housing.

If the distressed Lents rental home renting at slightly less than market-rate is sold from under the feet of the renters, where do the Lents renters, many of whom share households with roommates, expected to go? One can't fit 5 roommates into a 600 square-foot “skinny.” Market-rate rent for low-wage earners will necessitate living with roommates. No parking becomes an issue for multi-wage earner households when available public transit is not frequent-service or doesn't run at times to accommodate workers' shifts.

Finally, resident infill will negatively impact community neighbors' access to green spaces, necessary for recreation and to replenish their spirits. It also reduces their

ability to sustainably feed themselves and ensure their food-security. Backyards are the places where backyard “victory gardens” thrive.

Lower-income communities are also the most likely to suffer from **tree inequity**. Having less trees in a neighborhood raises the outside temperature in those neighborhoods, necessitating higher utility bills to cool homes and placing elders, young children and other physically-vulnerable community neighbors at risk.

Thank you for your consideration and for attempting – insofar as humanly possible – to be intentional during this process and for ensuring that members of the impacted community, who are the experts in their needs and what works best for them, are invited to the table when any anti-displacement discussions are taking place.

Sincerely,

Joanne Rees (Luchini)
Lents Resident

Joanne Rees

#154204 | June 18, 2020

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

see attached letter

Testimony is presented without formatting.

Terry Parker

#154205 | June 18, 2020

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

On the Sunday morning ABC TV show Full Measure with Sharyl Attkisson a couple of weeks ago, Dr. Steven Hatfill who wrote a book called Three Seconds Until Midnight started out in an interview saying "This is the age of epidemics and pandemics." Later in the interview he said "We're living under population densities that are completely unnatural. No other species of large mammal has ever achieved our population densities. This is a great global experiment that we're all part of. And with respect to infectious diseases, we don't know how this is going to turn out." The spreading of a virus like COVID19 and density are synonymous. Housing density is a primary factor as to why New York City is the epicenter for COVID19 in the United States. Yet with underlying funding coming from wealthy profit minded developers inducing the prodding of the build baby build foot soldier housing advocates that want more density everywhere, the City Council appears to be on the RIP track to increase density everywhere except in the most wealthiest portions of West Hills communities. With RIP as the blueprint, adding density in single-dwelling zoned neighborhoods will reduce and eliminate adjacent outdoor living spaces such as green yards with big trees that produce oxygen. This limits opportunities for family outdoor activities coupled with social distancing. RIP also eliminates any mandate for adequate off-street parking. This is a social injustice in that driving in one's own car is social distancing transport. Along with the fleecing of motorists to subsidize alternative forms of transport, it also suggests a symbol of hate towards the entire auto industry and the fifteen percent of the jobs in Oregon that are tied to the automobile. There is already enough land zoned for multifamily housing in town centers and along corridors near services to meet Portland's housing needs. Investing in home ownership is a form of creating wealth. RIP was never designed to provide affordable housing and even targets the demolition of the most affordable single family homes. Per polling by Metro, most respondents favored living in a single family home. Instead of cramming more corporate owned density into single-dwelling neighborhoods thereby reducing the opportunities for families to invest in a home, RIP and the proposed amendments, which goes well beyond the requirements in HB2001, needs to be declared as null and void. Terry Parker Northeast Portland

Testimony is presented without formatting.

Cristen Chambers

#154206 | June 18, 2020

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

Portland City Council, I oppose the RIP plan as currently proposed and challenge the claim that the Residential Infill Project will achieve housing affordability. There is little data supporting the assertion that this project creates affordable housing for low income groups. Instead, it makes way for new construction and development that largely displaces low income Portlanders by demolishing single family homes. In the Sunnyside neighborhood on SE alder street, two affordable single family homes were demolished to make way for two huge duplexes. Each unit in the duplex sold for more than \$850K, carrying a monthly mortgage of over \$4,000 a month, more than double the median income Oregonian's maximum allowable house payment of \$1800 per month. Rather than creating affordable housing, Portland will see speculative redevelopment, increasing demolitions of the most-affordable existing housing, which will disproportionately impact minorities. These changes will reduce the amount of affordable housing, excluding the already socioeconomically disadvantaged. These communities need our support, they create the fabric of intercity neighborhoods, they are the face of Portland family life. The only ones benefitting from RIP are developers who want to serve those who are shopping for luxury housing. For the economically disadvantaged, RIP means their hopes of joining our community must Rest In Peace. I urge the City Council to consider a pause on the Residential Infill Project until the plan better preserves family neighborhoods, rather than prioritizing affluent transplants. Cristen Chambers NE Portland resident

Testimony is presented without formatting.

Mel Scott

#154207 | June 18, 2020

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

To Mayor Wheeler and Council Members, You have all received this in an email and for that I apologize for the redundancy. I feel very strongly about this issue and hope that my voice will be heard so that is why I now send this as testimony as well. I have been having nightmares about the future of housing. I have worries about being asked to buy my apartment rather than rent it. I have over \$40, 000 of debt from getting my Bachelor's at PSU and another loan for housing would be insurmountable if not impossible. My wage currently leaves me with around \$200 for other expenses while I rent my apartment. That already needs to be fixed. While there is hope that HB 2001 will make Portland more affordable, I worry about the private sector having too many loopholes and overcoming whatever good was intended by the passing of the bill. The city must protect the people of Portland from entities that have little or no oversight and that means steeper regulations. I would like to feel I can invest in Portland more and this means that a more livable Portland needs to happen. As council members firm up decisions on the residential infill project, I hope that it will be with the premise of affordability and not with predatory investors ready to set up camp. Regulate these investors and invest in more public housing. Please reform the injustice to renters. Begin with our black, brown, Asian, and Indigenous folks getting reparations. Make it so Airbnb does not dictate rent prices and availability. Truly implement the Residential Infill Project with affordability for constituents to live closer to where they work and thrive in Portland without fear of displacement. That fear has already been realized for black, brown, and Asians, and before them Indigenous people in Oregon. I ask that Council members answer these inequities. The protests and the pandemic require serious regulation reform. I therefore implore you to please avoid grand or symbolic statements or rhetorical posturing but instead take fearless and concrete actions. No more "win-wins" but true sacrifice for the betterment of all. Mel Scott

Testimony is presented without formatting.

Mary Ann Schwab

#154208 | June 18, 2020

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

Hi Karla, I'm not sure this email will reach you today. I want to confirm my Residential Infill Program testimony has been submitted into the record. Albeit, Morgan failed to respond to my question Begin forwarded message: Good Morning Karla, et al Tamera DeRidder asked me to forward the attached testimony to the members of the Portland City Council for the Residential Infill Project public hearing beginning at 2:30 p.m. this afternoon June 3, 2020. She is humbly requesting a postponement of this hearing on both ethical and legal grounds. It is my understanding the pending Comprehensive Plan 2035 has yet to be processed in Salem. For that matter nor has the Multnomah Neighborhood Association pending RIP appeals to the Oregon Supreme Court. Michael Gelardi filed a petition to the Oregon Supreme Court to hear the Appeal of LCDC decision on the Middle Housing Policy of Portland's 2035 Comprehensive Plan. Please watch for the petition on the MNA web site after they receive a stamped copy from the court. MNA wants to thank everyone that made a donation to make this possible. In lieu of current events, the global pandemic, 10,000 Portlanders laying face down nine (9) minutes on the Burnside Bridge and community volunteers assisting down town and Hawthorne Business clean up broken glass, board up broken windows 9-minutes I am begging you to reschedule the RIP until August, 2020. Respectfully, Mary Ann Schwab, Community Advocate Sunnyside Neighborhood Resident since 1971 Attached is my third response to the Residential Infill Project, so far none of you CITY COUNCIL AND/OR MORGAN TRACY have responded AS OF JUNE 10TH. Attached is a copy of the notice for the June 3 public hearing date at City Council for the potential amendments to the Residential Infill Project. This is the rescheduled hearing after the March 12 hearing was cancelled due to the COVID-19 response. This Council meeting is being held virtually. You can view the Council hearing online at portlandoregon.gov/video. This may be of interest ... or not. As for those unhoused living on fixed incomes and dependent on food boxes, Residential Infill Project ADU units renting for \$1,800 is impossible? I believe who benefits most financially are the foreign and domestic investors with a free pass to deconstruct or demolish existing green houses and construct up to six (6) ADU units lacking on-site parking anywhere on the your block between two corners. This is your neighborhood, or is? Commissioners will hear testimony related to a number of amendment packages, including:

- Changes to align the proposals with recently adopted projects for consistency.
- Changes to align duplex allowances with state mandates in HB 2001.
- Changes to respond to the SB 534 requirement to recognize certain substandard platted lots.
- Creating a combined process for lot consolidations and property line adjustments.
- Provisions for a "Deeper Affordability Bonus."
- Historic Resource Demolition Disincentive.

*What is the outcome? My fear, when Planners are free to approve the floor area ratio; thereby, adding to the height of the structure and building it closer to property lines. This could be blocking noon-time sunlight on the immediate neighbor's flower and vegetable gardens. With climate changes fast upon us, this could be an unintended consequence when roof top solar panels for lack of noon sun may not function.

* So what is the Deeper Affordability Bonus dollar figure? * Provisions for a "Deeper Affordability Bonus" outlined in Proper Portland public/private contracts provisions? When we the public gets Tricked and the Foreign and Domestic Investors gets Treated? Take for example, when Portland Public School sold that 1.31 acres open field facing SE Morrison Street between SE 14th and SE 12th Avenue in the Buckman Neighborhood for \$10.5 Million to LPHLLC on January 17, 2020. I've been told, the construct costs may start at \$185.00 per square foot. At that price point, little wonder Investors are not willing include work force family 3-4 bedroom units, ADA 2-3 bedroom units, as for their including a % of subsidized SRO units...? Why did PPS under sell the property? Andre' Baugh HB 2001 Testimony, Wednesday, June 12, 2019 speaks to this issue. He expressed concerns whether the HB2001 would displace low-income minority people, seniors, and the disabled. This is important because the Fair Housing Council of Oregon has contracted the City of Portland on concerns that the proposed city legislation may violate the Fair Housing Act of 1968. Note, the Act outlaws policies that have a negative "disparate impact" on low income people and minorities even if those policies are not intentionally discriminatory. Portland discovered the fact in its Residential Infill Analysis (a copy of which can be found at <https://www.portlandoregon.gov/bps/article/725845>). * As for Historic Resource Demolition Disincentive? Think again. To save time, often Developers are willing to pay the minor disincentive fee cutting old down trees to make room for up to 6 ADUs. Yet, Climate Change is clearly a top priority. Yes, I strongly support the Oregon Green New Deal. Do you? I challenged the claim the Residential Infill Project is the only way to achieve housing affordability. I believe the real solution is to provide more housing density appropriately priced for low income wage earners close to services in town centers and along transit corridors. This includes ADUs and tiny houses located in single-dwelling zoned neighborhoods. The City Council must pursue the neighborhood-specific goals as clearly outlined in the Comprehensive Plan 2035. Breaks my heart knowing Portland has become a mecca for the homeless. "If you are homeless go to Portland, they will take care of you." Yes, I'm told that message was sign posted on a sign near the totem poles in Stanley Park, Vancouver BC. As for the increasing numbers of Houseless people camping in tents throughout 95 neighborhoods, they could be centralized in places like Bybee Lakes Hope Center (Wapato) where social services can and will include apprenticeship programs.

<https://www.kgw.com/mobile/article/news/local/homeless/wapato-jail-fundraising-milestone-portland/283-bd4fd245-e2d1-4188-aba9-ea1d5595d2bl> 5/14/2020 Meanwhile, the City/County must provide bottled drinking water, Honey Buckets and dumpsters where ever tents and RV park, starting on SE Oak Street between SE 37th Avenue and SE Cesar Estrada Chavez Boulevard — next to the Laurelhurst Playground Park. Respectfully submitted, Mary Ann Schwab, Community Advocate Sunnyside Neighborhood Resident since 1971.

Testimony is presented without formatting.

David Krogh

#154209 | June 18, 2020

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

Dear Mayor Wheeler and Commission Members, I have previously testified on this issue and now I wish to urge you to postpone this item for the following reasons: -Densification is one of the primary reasons Covid-19 was able to spread so rapidly, first in densely populated Wuhan, China to densely populated hill towns in northern Italy and ultimately to the United States. Any continued attempt by Portland to support density, whether in terms of social gatherings or residential density, without analysis of the implications and impacts via Covid-19, would be irresponsible and create substantial liability for the City. -RIP will not create affordable housing unless you subsidize it. -Single family houses (older and smaller ones, most of which are already affordable) will be lost either through demolition or renovation into multiplex units. (This might also be contrary to State Goal 10 which encourages a variety of housing units be provided at all price ranges, and not just rental units.) -Neighborhood character (in terms of the types of housing in neighborhoods) will be impacted. -Denser development will result in less vegetation and tree cover regarding impacts to air quality and more impervious surface creating a bigger demand on stormwater facilities. -RIP will create a new version of gentrification which will cause the relocation of many families of lesser means (as has already occurred to several thousands in north Portland). -And many more. Yes, I realize the state legislature passed HB2001 and Portland is attempting to comply with that. However, you are going beyond what was expected. Plus, HB2001 did not consider the relevance of Covid-19 (as it didn't exist at that time). I will be contacting my state representatives to ask them to reconsider HB2001 and other bills in lieu of Covid-19 and hope you will do the same with RIP. Please let me know if I can assist in this effort. Thanks for your consideration. David Krogh, AICP

Testimony is presented without formatting.

Aleksandr Globack

#154210 | June 18, 2020

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

Residential Infill Project is the fastest, and most inexpensive way to fill the huge incoming demand of our quickly growing City. It is the best solution to fulfill the needs of the different categories and ethnic backgrounds of our diverse community, and will be able to give more opportunities. Thank you all for your hard work to getting this finished successfully.

Testimony is presented without formatting.

Linda Nettekoven

#154211 | June 18, 2020

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

Dear Mayor Wheeler & City Commissioners: First, I want to thank you again for all for the hard work & very thoughtful effort you have just put into trying to better align our City's budget with the values we aspire to but often fall short of meeting. And now three comments on the RIP: Since I expect you'll be adopting the RIP package, first, please make certain you have tracking & evaluation measures in place before you implement these major code changes amidst these uncertain economic times. Second, in regard to potential displacement impacts, please make sure there is ongoing funding for community led anti-displacement efforts along with mitigation strategies ready to be utilized if the need arises. Finally, in considering Amendment 7 please remember it is trying to create a triple win by 1)discouraging demolition of historic structures, 2) promoting adaptive re-use & increased density via internal conversions & external ADUs, and 3) advancing sustainability goals by keeping all that embodied energy in those houses where it belongs instead of in the landfill. (And I'm not downplaying the benefits of deconstruction here.) This approach has played an important role in the evolution of my neighborhood over many decades. Of course most of these conversions would be illegal under current zoning, but until recently housing wasn't torn down to add density. Some of those speaking against Amendment 7 see it as a ploy to avoid building middle housing. If you think this amendment has a loophole, then please work to fix so we can both preserve historic housing and increase density. Perhaps fine tuning could take place as part of the Historic Resources Code update Economic Segregation Even as we preserve historic structures, in my neighborhood, I'm watching developers buy up the smaller, less expensive, often newer homes & replace them with much larger, more costly single family houses or duplexes, where there's a corner lot. That's what the RIP was trying to prevent originally. However, I fear an acceleration of the trend toward gentrification and economic segregation with the RIP -- already evidenced by a steep decline in the number of families needing free & reduced lunches at my neighborhood school. I know we have stopped saying that the RIP will provide more affordable housing -- that is, until the long term effects of supply & demand kick in a couple decades from now. But we are still hoping the RIP will ensure that, for example, inner neighborhoods with more amenities & good schools will be open to more people. If developers build multi-family housing there, then perhaps more people will have access. However, these households will need significantly higher incomes than the households they are replacing. And whose capital will build these new structures and who will own them? Hence the critical need for tracking & evaluation. As for the other amendments: 1) Adopt the zoning amendments 1 through 4 that bring Portland into compliance with State law. I recognize both the

need for more opportunities for truly affordable housing throughout our city (the deeply affordable option allowing six-plexes on any lot) as well as the need to dis-incentivize the demolition of historic resources, but I would like to see a little more work done on each of these approaches. Consider refraining from making further modifications to our zoning code until you/we can reassess the best way to proceed in this new Covid19 era. For example, Covid19 has raised concerns among some of my neighbors now concerned that density makes us more vulnerable to the impacts of such pandemics. That will mean a need to supply correct information both in regard to the benefits of middle housing as well as the best ways to manage the spread of the virus. Ongoing changes to the way we work, move about, mingle are yet to be determined. On the housing front there is a critical need to support both tenants & smaller scale landlords, as unemployment surges. How many of these landlords will be forced to sell and to whom? Will it be an opportunity for those with capital to find real estate bargains in Portland for outside investors? The virus has helped to highlight the severe racial disparities in our city and we need to continue to work with our BIPOC communities to avoid negative impacts as a result of our new housing policies. 2) The virus aside, BPS has a history of failing to look back at the impacts of planning policies, usually due to the roller coaster ride of the general fund budget. And I have repeatedly heard planners complain that the code gives staff little leverage when trying to help an owner arrive at a "better development outcome". And here again we are proposing an untested, city-wide approach with no guard rails. There will be no way to say "whoops" & ask for a "do over". Now more than ever we need a comprehensive system for tracking & evaluating potential impacts in place BEFORE the changes in zoning go into effect. BPS staff supporting community led anti-displacement efforts face impossible timeframes and uncertain future funding even after several neighborhoods have been identified as high risk for involuntary displacement. 3) Look carefully at the most current demographic data to see for whom we are building our new housing. What are the likely benefits and burdens of these zone changes and how will they be shared? What guidance can be gained from the gentrification matrix? Make a case to the public that shows them you're doing all that. Has the pace of in-migration slowed? what are the new projections? What household sizes, what ages, what income levels? Are these new units likely to be available to rent or to own? Are there strategies to make more ownership opportunities available to those who want them? And are the units more likely to be owned by local people either as homeowners or landlords or will they belong to out of state landlords and distant corporations? Consider demolitions what is being torn down & where? What is replacing those units? At what price point? How will these zone changes affect our city's increasing racial and economic segregation. Other Housing Ideas Are we being as innovative as possible? Some of us in my neighborhood are trying to help a local church build affordable housing under the EOAH program. If we are building housing on church parking lots, what about infill on bank parking lots? We're banking on line so they don't need all those parking spaces & they shouldn't need a subsidy. And what about creating mixed income housing with amenities on the land under dying shopping malls? And will some of Portland's office space become available for residential uses now that more of us may work at least partially from home in the future? Even before the virus arrived, there were an increasing number of high end housing units vacant with others being used for short term rentals,

and yet we have people camping on our streets despite the efforts of the Joint Office & a myriad of other groups. If statistics indicate the rate of in-migration has slowed, is simply building new, more expensive units, especially by replacing naturally occurring affordable housing, the best way to address our housing crisis? Thank you for all your months or years of work on the RIP and for considering my concerns. Sincerely, Linda Nettekoven

Testimony is presented without formatting.

Patrick Hilton

#154212 | June 18, 2020

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

This rezoning is the epitome of why our society has failed lower income people over and over again. Zoning changes like this hurt communities of color the most. This zoning change is written by upper middle class people for upper middle class people. It totally ignores the fact that much of the single family housing that will be demolished to create more housing units is the most affordable housing the city currently has to offer. Single family homes are flexible and allow for multi-generational families to live together. Old houses are larger than what will be built. This law is just a copy of what they did in Seattle and that resulted in micro townhomes replacing almost all of their older housing stock. These Micro-townhomes are small, non adaptable, and very expensive. Most people I talk to have no idea what RIP is and don't know anything about it. This is not democracy, You are being too forceful and sweeping with this new zoning law. This law is going to hurt low income people and Portland. I rent an older house and can tell you that it provides affordable housing for 7 unrelated adults. This zoning change will increase the value of the house as a tear down. My landlord will be able to make lots of money if he sells it and it gets redeveloped. I will have no where to go that is more affordable because we add renters when we need to because the house allows for that adaptability. Large developers do not want to keep any older buildings standing. They want to build the same unit over and over again for efficiency. On the corner units where you have allowed this already, a vast majority of the new housing was built after demolishing the original house and then building townhomes that are at the very least \$500,000. There is never even enough room for even a small bush to grow on these newly developed properties. There is no flexibility in this new housing type. No room for intergenerational families or singles that can rent the home together affordably. LOW INCOME RENTERS ARE BEING DISPLACED BY ALL OF THESE ZONING CHANGES THAT IGNORE THAT WE EXIST! If you truly care about equity and stability for low income people you will add a stipulation that requires preservation of existing houses. ADD HOUSING DON'T ALLOW DEMOLITIONS! This zoning change will result in Portland becoming more and more segregated by income. YOU ARE IGNORING THE HIDDEN, INFUSED AFFORDABLE HOUSING THAT EXISTS IN OUR NEIGHBORHOODS Those of us that rent single family homes with other adults we are not related to are the lifeblood of our neighborhoods. We are the ones that go to the local bars, restaurants, and cultural events in these neighborhoods more often because we don't have kids and have lower rent. Families that rent older, imperfect houses have their kids in better school districts than they would otherwise be able to afford. SHORT SIGHTED POLICY SERIOUSLY HURTS PEOPLE. THERE ARE VERY REAL

CONSEQUENCES FOR IGNORING LOW INCOME RENTERS OF SINGLE FAMILY HOMES, Please, Please, I ask you to create policies that innovate not replicate the bad policy that Seattle is doing. HOW about a way to split the lot and offer the old house to the renters to buy with a program of low interest loans? HOW about a right to stay in a house as it gets added onto or a house is added in the backyard? Requiring preservation of the older buildings in Portland WILL BENEFIT LOW INCOME PEOPLE! Requiring preservation WILL SPURN INNOVATION AND DIVERSE HOUSING CHOICES! Requiring preservation will benefit local, small developers and construction firms because big firms want to build quickly and build the same thing over and over again. This will SUB-URBANIZE Portland and take away its vibrancy. Requiring preservation will preserve the cultural assets and integrity of the neighborhoods character and give stability to low income renters in the city. I think the amendments below do not provide enough stability for low income renters of single family homes like myself and my 6 roommates but they are a good start to taking the preservation of low income renters of old single family homes seriously. For number 2, I would strongly encourage supporting an amendment be added now as part of this package that will address the real estate issues of concern. Ideally, these incentives can help minimize demolition and support more equitable development and benefits for diverse communities to access increased housing in more areas of the city and for increased ownership pathways. ***** 1. Support for Amendment 7 - Historic Resource Demolition Disincentive 2. Financing and Funding for Internal Conversions Incentives for Adaptive Reuse and Internal Conversions need to be embedded in this package to make reuse a more economically and financially attractive alternative to demolition where we have existing functional housing. We urge that the Residential Infill Project include a package of incentives for adaptive reuse, against demolitions, and to promote greater equity and diversity among small developers in the housing market, such as: • Legalize internal conversions immediately (prior to full adoption of the RIP, just within the regulatory framework we have now); • low interest loans to qualified local developers; • tax abatement to encourage adaptive re-use projects / internal conversions; and • subsidies to encourage the inclusion of affordable housing in such scattered-site projects • Fee waivers & reductions (permitting fee waivers & SDC reductions); • Technical Assistance Program for internal conversions to actually help people do it (Feasibility analysis: grants & support, Inspections support, etc); • Kit of parts for developers and property owners to choose from, including expedited permitting & regulatory streamlining, and elements such as additional rated assemblies that can become common solutions to the issues that arise during the process of internal conversion in order to meet energy, sound, and fire codes; • Climate Impact Fee (on new construction & demolitions) - Credits for the value of embodied CO2; • Anti-displacement programmatic approaches; • Penalize “demolition by neglect”. We hope our recommendations are taken into consideration in order to create a more effective and climate-responsive approach to preserving the history and culture of our city while adding needed housing diversity and the cultural/income diversity this supports.

Testimony is presented without formatting.

Daniel Hill

#154213 | June 18, 2020

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

Hello. My name is Daniel Hill. I live at _____, Portland, OR 97232. And I support the Amendments below. 1. Support for Amendment 7 - Historic Resource Demolition Disincentive 2. Financing and Funding for Internal Conversions Incentives for Adaptive Reuse and Internal Conversions need to be embedded in this package to make reuse a more economically and financially attractive alternative to demolition where we have existing functional housing. We urge that the Residential Infill Project include a package of incentives for adaptive reuse, against demolitions, and to promote greater equity and diversity among small developers in the housing market, such as: • Legalize internal conversions immediately (prior to full adoption of the RIP, just within the regulatory framework we have now); • low interest loans to qualified local developers; • tax abatement to encourage adaptive re-use projects / internal conversions; and • subsidies to encourage the inclusion of affordable housing in such scattered-site projects • Fee waivers & reductions (permitting fee waivers & SDC reductions); • Technical Assistance Program for internal conversions to actually help people do it (Feasibility analysis: grants & support, Inspections support, etc); • Kit of parts for developers and property owners to choose from, including expedited permitting & regulatory streamlining, and elements such as additional rated assemblies that can become common solutions to the issues that arise during the process of internal conversion in order to meet energy, sound, and fire codes; • Climate Impact Fee (on new construction & demolitions) - Credits for the value of embodied CO2; • Anti-displacement programmatic approaches; • Penalize “demolition by neglect”. We hope our recommendations are taken into consideration in order to create a more effective and climate-responsive approach to preserving the history and culture of our city while adding needed housing diversity and the cultural/income diversity this supports.

Testimony is presented without formatting.

Todd Littlefield

#154214 | June 18, 2020

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

I appreciate all your hard work on these housing issues. I am writing to ask you and the city to stop, for now, all RIP related movements and processes until the city opens back up and a real dialogue can occur before the city council. The multi family changes implemented earlier this year was a disaster for me and trying to get information before and after it was implemented. Staff was not trained and could not answer any questions. How is that possible? With Covid, the protesting, is this really the right time to be moving forward? Thank you, Todd

Testimony is presented without formatting.

John Thompson

#154215 | June 18, 2020

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

Hello - my name is John Thompson, a SE Portland resident. I strongly urge you to take the amendments below into consideration with the new RIP proposal. Thank you! ***** 1. Support for Amendment 7 - Historic Resource Demolition Disincentive 2. Financing and Funding for Internal Conversions Incentives for Adaptive Reuse and Internal Conversions need to be embedded in this package to make reuse a more economically and financially attractive alternative to demolition where we have existing functional housing. We urge that the Residential Infill Project include a package of incentives for adaptive reuse, against demolitions, and to promote greater equity and diversity among small developers in the housing market, such as: • Legalize internal conversions immediately (prior to full adoption of the RIP, just within the regulatory framework we have now); • low interest loans to qualified local developers; • tax abatement to encourage adaptive re-use projects / internal conversions; and • subsidies to encourage the inclusion of affordable housing in such scattered-site projects • Fee waivers & reductions (permitting fee waivers & SDC reductions); • Technical Assistance Program for internal conversions to actually help people do it (Feasibility analysis: grants & support, Inspections support, etc); • Kit of parts for developers and property owners to choose from, including expedited permitting & regulatory streamlining, and elements such as additional rated assemblies that can become common solutions to the issues that arise during the process of internal conversion in order to meet energy, sound, and fire codes; • Climate Impact Fee (on new construction & demolitions) - Credits for the value of embodied CO2; • Anti-displacement programmatic approaches; • Penalize “demolition by neglect”. We hope our recommendations are taken into consideration in order to create a more effective and climate-responsive approach to preserving the history and culture of our city while adding needed housing diversity and the cultural/income diversity this supports.

Testimony is presented without formatting.

Amber Case

#154216 | June 18, 2020

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

My name is Amber Case, and I live in the SE Portland / Mt. Tabor area. I am in favor of the Amendments below. ***** 1. Support for Amendment 7 - Historic Resource Demolition Disincentive 2. Financing and Funding for Internal Conversions Incentives for Adaptive Reuse and Internal Conversions need to be embedded in this package to make reuse a more economically and financially attractive alternative to demolition where we have existing functional housing. We urge that the Residential Infill Project include a package of incentives for adaptive reuse, against demolitions, and to promote greater equity and diversity among small developers in the housing market, such as: • Legalize internal conversions immediately (prior to full adoption of the RIP, just within the regulatory framework we have now); • low interest loans to qualified local developers; • tax abatement to encourage adaptive re-use projects / internal conversions; and • subsidies to encourage the inclusion of affordable housing in such scattered-site projects • Fee waivers & reductions (permitting fee waivers & SDC reductions); • Technical Assistance Program for internal conversions to actually help people do it (Feasibility analysis: grants & support, Inspections support, etc); • Kit of parts for developers and property owners to choose from, including expedited permitting & regulatory streamlining, and elements such as additional rated assemblies that can become common solutions to the issues that arise during the process of internal conversion in order to meet energy, sound, and fire codes; • Climate Impact Fee (on new construction & demolitions) - Credits for the value of embodied CO2; • Anti-displacement programmatic approaches; • Penalize “demolition by neglect”. We hope our recommendations are taken into consideration in order to create a more effective and climate-responsive approach to preserving the history and culture of our city while adding needed housing diversity and the cultural/income diversity this supports.

Testimony is presented without formatting.

John Gibbon

#154217 | June 18, 2020

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

My earlier testimony regarding the LTIC infrastructure concerning appropriate street for southwest Portland should be read to include as part of the structure some number of catch basins or other inflow structures and appropriate amount of underground piping to convey the storm water in all situations. To reiterate that should be the street on which all LTIC street frontage costs are initially based.

Testimony is presented without formatting.

City Council Members:

I am writing to provide additional comments to my previous testimony, dated 3/12/2020.

This additional testimony addresses the property at 2401 SW Taylors Ferry Rd, owned by Habitat for Humanity.

In my trade, one of the first steps in a project is to conduct a site visit, to see and note the conditions on a site. I would encourage the Methodist church who sold Habitat this property "at a discount" to view the conditions at 2401 SW Taylors Ferry Rd. and see the ongoing, intentional BLIGHT. I would also encourage other churches seeking to offload their property to Habitat to view this property and witness the verifiable blight. Then determine if potential blight is a desired consequence for a neighborhood before you sell.

This ongoing 4-year blight is having negative effects on my neighborhood, with the public urination, open sex acts, homeless, fires, abandon vehicles, boarded up dilapidated buildings, broken glass, overgrown field, theft, intimidation, homeless defecating on my property and sleeping at my front door. It is depressing.

And after assurances made by Habitats CEO (Steve Messinetti) in a Sept. 13th 2016 videotaped meeting (on YouTube) which included: the 2 acre site would be 12 parcels and "likely the direction we would go", "will subdivide 12 lots with detached single family homes", "maximizing the 12 units was how they came up to what they could pay", "definitely will be parking" "cottage cluster being considered", "they would clean up the property" "we would be communicating" and "sending out mailings to neighbors", Habitat is now up-zoning. NONE of the assurances listed above were ever honored. The EA request for up-zoning was submitted on 4/09/2020 during a Covid lockdown, when nobody could meet. I accidentally found out about the EA during Easter weekend when I checked Portland Maps. The "April 27th Courtesy Notice" for the up-zoning change sent to neighbors living near the Habitat owned property did not list its address. A neighbor verified they did not know what property the "Courtesy Notice" was referring to, as it was not listed. That same neighbor was surprised to hear the up-zoning could result in 34 units (apartments) being built on the property. I also initially did not know what property the "Courtesy Notice" referenced. Though, testimony provided by the Markham NA representative on this RIP site implies support for the development, that cautious support was contingent upon the construction of 12 detached single-family houses. Based upon my neighbor's reaction, I am not confident other neighbors living near Habitats property know about the up-zoning.

The reality is, Habitat has been a bad neighbor. They have ignored requests to clean up and secure the property. When I called in 2017, they denied owning the property. They are emboldened, have the power and are abusing it. Habitat cares little about our neighborhood. What was financially achievable in 2016 with the construction of 12 detached single-family houses is still possible now as the rate of inflation has been low. Construction of a potential 34-unit complex indicates profit taking and is incredibly out of scale with the surrounding neighborhood and unsupportable with the existing road (SW 25th).

While Mr. Messinetti goes home to his .26-acre, low density R10 zoned very private single-family house in 86% demographically white Ashcreek (NICHE), my neighborhood gets the intentionally generated blight and up-zoned density. As I look at Habitats property and see the falling gutters and broken sharp glass, I hope someone is not injured.

Do an actual SITE VISIT as google street view is out of date and witness for yourselves. As I stated in my earlier testimony, "the developers and investors, whose only motivation is profit, have gained way too much power and control with shaping the outcome of the RIP and have essentially corrupted the process". This includes Habitat.

Respectfully,

Sarah Truninger (6/18/2020)

Sarah Truninger

#154218 | June 18, 2020

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

Additional testimony dated 6-18-2020

Testimony is presented without formatting.

Ellen Leatham

#154220 | June 18, 2020

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

Portland City Council should delay any RIP vote until after the November election, because of the death of our Commissioner Fish. His absence from the five-person council is significant. When a RIP is finally adopted, Amendment 7 provides a more effective and sustainable approach to increasing closer-in, reasonably-priced housing than the original proposal or Amendment 6 – which would incentivize environmentally wasteful demolitions. Tearing down smaller, more affordable homes to effectively cram the lot with a few huge units is expensive, and should be allowed only if the design is compatible with near-by homes. The most reliable effect of extravagantly stuffing a lot with out of scale, disproportionate structures is to enrich the developer, not the community. Community requires sharable, safe, outside space. Because the RIP's effects will be far-reaching and irreversible, the City would be wise to test the concepts first with several, and varied, pilot projects. Portland can be such a wonderful place to live through all the stages of one's life! Thank you for your consideration and your efforts, Ellen Leatham

Testimony is presented without formatting.

Linda Nettekoven

#154221 | June 18, 2020

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

I appreciated Director Durbin's overview of BPS plans for tracking & evaluation of the RIP presented at the beginning of today's hearing. Her list of data sources was impressive. Since this has been an issue of concern to members of the Portland Coalition for Historic Resources as well as others who testified, I've compiled some suggestions that were shared with me. Please: 1) Add this Evaluation Strategy & Plan to the other RIP materials on the BPS website. Will this include plans for tracking displacement impacts or will those be handled separately by the Anti-Displacement Coalition? 2) Provide additional information on the frequency with which data will be collected, analyzed & shared with City Council & the public. 3) Include the Evaluation Plan as part of the RIP package when it goes to City Council on July 1st either as an amendment or via a clear reference to the Evaluation Plan in the proposed RIP ordinance. 4) Finally, should the data highlight any negative trends or outcomes, what options will the Council have to address such concerns? Thank you for considering these concerns & questions.

Testimony is presented without formatting.

Zora Hess

#154222 | June 18, 2020

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

Thank you for all your work on RIP so far. You have come a long way. But I do not believe it is truly addressing the inequality we are experiencing. As much as I would want to get started with something, the current proposal does not provide enough balance of housing capacity and options for the different needs – old, new, small, large and everything in between. As a longtime resident of NE Portland, I have seen the devastating impacts on the neighborhoods in the last years. The current RIP proposal seems still to leave too many doors open for developers to build for their maximum gain and not provide livable and affordable housing for EVERYONE. Due to the current structure and market prizes poorer neighborhoods will disproportionately be replaced with 4-6 multiplexes, while rich, white neighborhoods keep their status quo. If we listen to what people are saying on the streets this cannot be acceptable. We have enough existing zoning to fill them with multiplexes and keep neighborhoods and make them accessible for all. Please include:

- More incentives for people with existing single homes to expand their housing options. Many of the new homes have “ADU” space but are so expensive often fewer people move in which results in less people occupying two new large buildings than the previous older single home.
- Additional living space in existing homes also provides the ability to age in place instead of being displaced and isolated into new apartment buildings and most likely in a different neighborhood.
- Set up tracking & monitoring from the beginning – the need tracking and measuring has been requested multiple times already. Do not move ahead unless clear mechanisms are identified, funded and staffed.
- Enforce rules – The lack of enforcement so far has resulted in many developers taking the route of doing their thing and asking for forgiveness later.
- Incentivize affordable Coop housing – Multi-generation and diverse coop housing was once hailed as a thing coming from Portland. Existing places are often not affordable and new ones are prohibitive to build.
- Keep and create more public and private outdoor spaces – and not just for selected communities. COVID-19 again shows the impact on health outcome in communities where this is not available. That includes single homes with small yards.
- Restrict purchasing property from residents outside of Oregon for the sole purpose of redeveloping for personal maximum gains without caring who can and will live there and what happens to the community.
- Determine how prior remodeled homes should be included Be bold and make innovative changes that will propel Portland to be a role model where EVERYONE can thrive and is revolutionary in its approach of racial, social and climate justice!

Testimony is presented without formatting.



Sightline Institute is an independent think tank working to advance sustainability in the Pacific Northwest. We believe it exists at the intersection of environmental health and social justice.

We strongly support technical amendments 1-4 and Amendment 6.

This long-awaited reform promises to set a new national standard for just, sustainable low-density zoning. The process has introduced innovations, such as the sliding-scale FAR allowance for additional units, that cities across the country are already considering.

With Amendment 6, Portland is also poised to become a fast follower of Austin, amplifying what we hope will become a new national conversation about how to make below-market housing both legal and economically viable in every neighborhood. This "deeper affordability" option has particular potential to create a generation of permanently affordable community land trust homes. Under the proposed constraints, however, it would still require public funding to fulfill its true promise: delivering a significant number of below-market homes at lower costs and a greater variety of locations than large projects.

I'd also like to comment briefly on the thankfully absent Amendment 5.

This is an example I heard from Cameron Herrington of the Living Cully partners. A current Habitat project abuts a curbless street two blocks north of Killingsworth. It took advantage of the city's LTIC waiver for affordable housing (something that would be unavailable if there is no LTIC option). I cannot imagine walking up to folks waiting for the #72 bus and saying that their homes shouldn't get to exist -- that they should have to live in Gresham or Washougal instead -- because of the two blocks they have to walk on the shoulder to get to the 72. Banning housing in low-sidewalk parts of Portland, either market-rate or affordable, does not lead to more housing in inner Portland. The homes not built in Cully, and therefore the people who don't get to live in those homes, are much more likely to end up in the suburbs instead. There may be sidewalks in those neighborhoods, but walking there is definitely worse.

Michael Andersen, senior researcher

Michael Andersen

#154223 | June 18, 2020

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

Please see the attached testimony.

Testimony is presented without formatting.



190093

MISSING MIDDLE HOUSING

Heather Flint Chatto Testimony –
Residential Infill Project



**Urban Planner of 20 years | Environmental Policy Researcher
Green Building Designer & Zero Energy Building Professional
Director, PDX Main Streets | Owner, Forage Design + Planning
Woman of Vision Winner 2019, 2015**

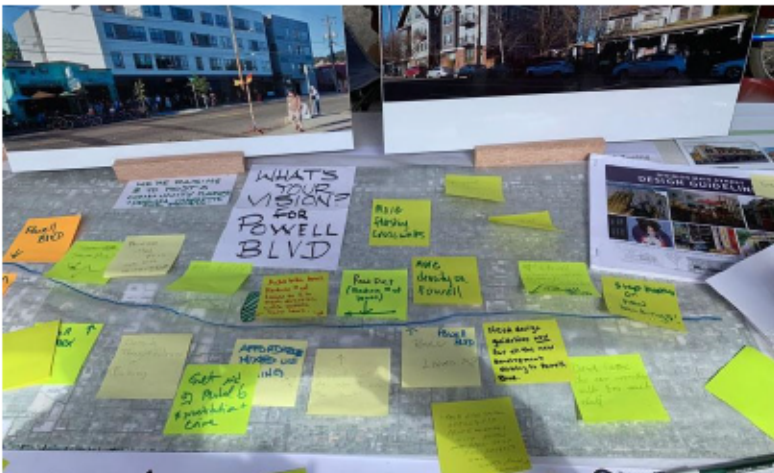
- Workshop on Affordable, Adaptive Green Development initiated and hosted by our Coalition with developers, designers, city staff, affordable housing builders





Where We Agree

- ✓ Support missing middle housing, density and infill
- ✓ Agree we need to increase diversity of units and types
- ✓ Agree that legalizing internal conversions, duplexes and plexes in principal are a good thing
- ✓ Support more wheelchair accessible units, scale changes, lot reconfigurations, etc.
- ✓ Internal conversions are an important strategy
- ✓ Agree that income should not determine your zip code



1. **AFFORDABILITY:** This isn't a low-income housing solution, the type of housing we are building is further providing high-end units in an income bracket that isn't the area of most need.
2. **NOT CLIMATE-RESPONSIVE:** Without the tools needed, we are incenting demolition of naturally occurring affordable housing not incenting more climate-friendly internal conversions. The climate-related impacts are most significant in the next ten years of embodied carbon.
3. **INEQUITABLE PROCESS:** Bigger impact than the Comp Plan, yet is not considered as part of it. Our City is currently divided and distressed in one of the worst moments of our lifetime – thus our community is underengaged at this juncture.
4. **TOOLS FOR GREATER EQUITY + REDUCED IMPACTS:** To encourage better outcomes we need a Financing Toolbox, incentives for low-impact development/internal conversions, tracking of impacts (especially carbon), and a carbon emissions/climate impact tax

a vulnerable supply



Only a **small fraction** of the region's affordable homes are regulated - or **protected** - to remain affordable to low-income families.

The rest on the private market are **vulnerable to steep rent increases** as buildings are upgraded or sold to new owners seeking higher-paying tenants.



Research shows that the pace of those transactions is **accelerating**.

Communities of color have disproportionately lost these affordable rental homes.



68,000

Affordably priced apartments sold between 2006 to 2017



60%

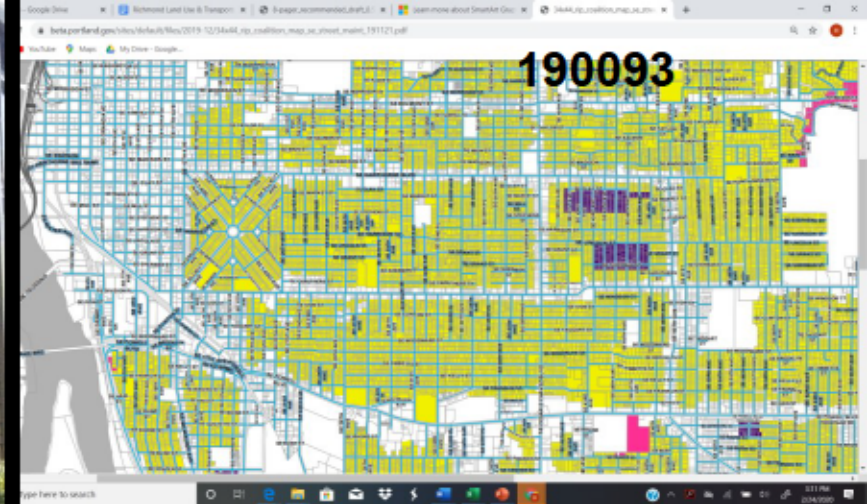
Total units sold in racially diverse areas



20%

Of all sales, took place in the past year and a half

Gentrification is rampant in Portland and the public are concerned with lack of government action



ISSUE 1: AFFORDABILITY

GOALS DON'T MATCH
THE REALITY ON THE
GROUND

Affordability Concerns

- Real estate market forces are being discounted.
- What we see as real on the ground evidence being built is NOT affordable.
- Same model built in Richmond as condos – two \$800k townhouses is the teardown and rebuilt model being built all over the city.
- This broad brush rezoning incentivizes building more expensive housing in hot markets, further gentrifying and raising land costs and rents in surrounding area
- This policy incentivizes both demolition and the expensive housing product because the profit is greater
- If two units are better than one for housing numbers, but the former was affordable and the new is more expensive and comes with significant climate impact, we are not capturing and accounting for the full cost of our impacts. Both of these should be factored into a more comprehensive TOTAL COST analysis.

Consider more who will build and who will benefit most:

- **Caution the real estate, banking and development industries which have had significant impact in furthering inequity historically are continuing to drive the process of how our city grows more than the voices of the community.**
- **We continue to further gentrification and displacement unless we have the financial tools in place to help small local developers, local owners and local communities have greater financing pathways.**



Industry will gravitate to hot markets where housing can be built for greatest profit. Further exacerbating the inequities of housing options in inner areas over internal conversions which would yield more affordability.

Process & Tools Needed

- Decouple the Issues where we agree from what we don't
- Support Demolition Disincentive (Amendment 7)
- Require 50% affordability in every new project
- Need more Anti-Displacement tools
- Need a Carbon and Climate Tax for Demolitions
- More tracking of carbon impacts
- Create the Package of Financial Tools for Internal Conversions to incentivize a better climate strategy over redevelopment. (see letter from Congress for new Urbanism)

Low interest loans

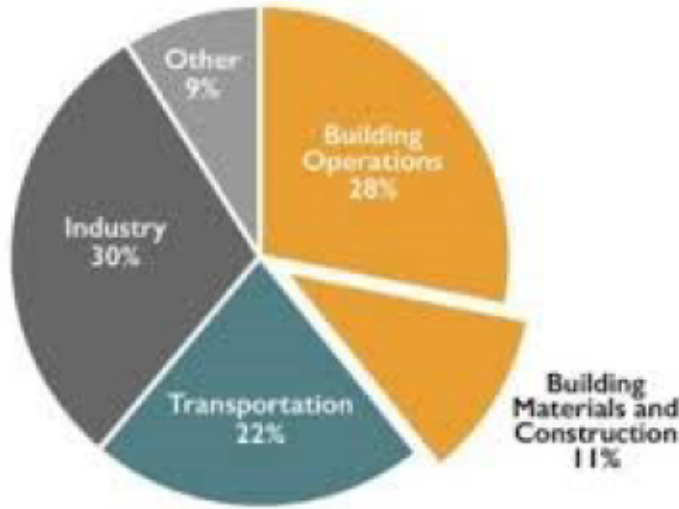
- Fast track permitting
- Tax abatements
- Technical assistance programs to help more communities do adaptive reuse and build new
- Support Pink Codes that allow more flexibility for conversions

These financial tools will support more fairness of who gets to build and who can afford to create and live in housing



WE NEED A CARBON TAX & INCENTIVES FOR LOWEST IMPACT HOUSING & EXISTING INTERNAL CONVERSIONS + TOOLS TO MEASURE IMPACT 0093

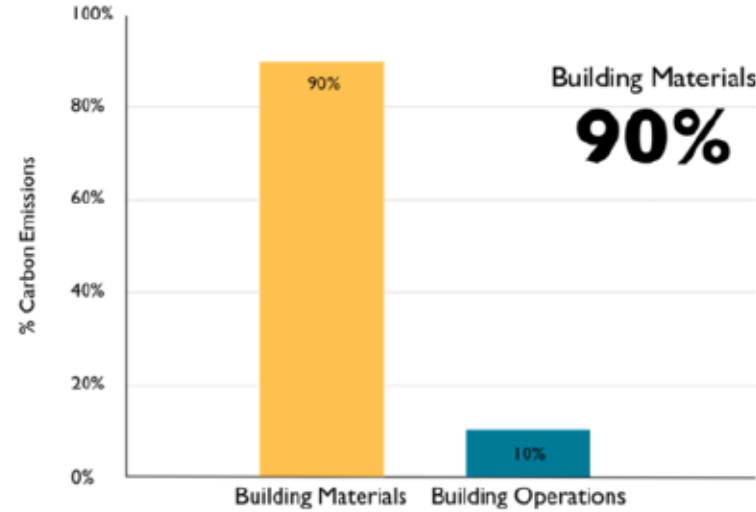
Global CO₂ Emissions by Sector



Source: © 2019 2030, Inc. / Architecture 2030. All Rights Reserved. Data Source: IEA (2011), Richard Stein, CBEC (2003), McKinsey Global Institute

**BUILDINGS ARE 40% OF
OUR ENERGY/CARBON
EMISSIONS**

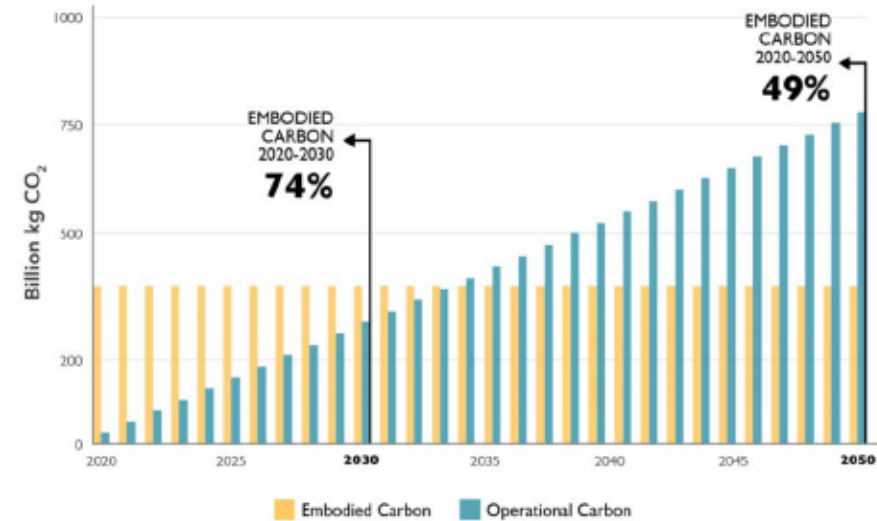
Building Sector CO₂ Emissions
New Construction: 2015-2050



Source: © 2018 2030, Inc. / Architecture 2030. All Rights Reserved.
Data Source: IEA (2011), Richard Stein, CBEC (2003), McKinsey Global Institute

**MATERIALS ARE THE MOST
SIGNIFICANT CARBON
EMISSIONS IMPACT**

Total Carbon Emissions of Global New Construction
from 2020-2050
Business as Usual Projection



© 2019 2030, Inc. / Architecture 2030. All Rights Reserved.
Data Source: UNEP, World Resources Institute, IEA (2011), Richard Stein, CBEC (2003), McKinsey Global Institute

**FOCUSING ON EXISTING BUILDING REUSE
IS CRITICAL FOR CLIMATE IMPACT AND
REDUCING NEW IMPACTS IS MOST
CRITICAL OVER THE NEXT 10 YEARS**

ISSUE 2: SIGNIFICANT CLIMATE IMPACTS

FOR A REAL CLIMATE IMPACT NOW WE NEED:

- A CARBON EMISSIONS/CLIMATE TAX
- STOP DEMOLISHING FUNCTIONAL HOUSING
- INCENTIVIZE REUSE & INTERNAL CONVERSIONS OVER DEMO (SEE FINANCIAL & PROGRAMMATIC TOOL)

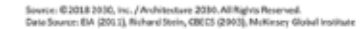


Operations is important, but reducing new impacts is most critical over the next 10 years so the actions we take now will be the most impactful or harmful. Carbon emissions (embodied carbon) from demolished buildings is significant source of emission then replacing these buildings is a further significant impact.

BE A LEADERS IN INNOVATION

CARBON EMISSION TAX + INCENTIVES FOR ADAPTIVE REUSE IS A WIN FOR AFFORDABILITY, REDUCING DEMOLITIONS, AND CLIMATE

Building Sector CO₂ Emissions
New Construction: 2015-2050



EMBODIED CARBON 2020-2030 74%

EMBODIED CARBON 2020-2050 49%

Year	Embodied Carbon (kg CO ₂)	Operational Carbon (kg CO ₂)
2020	400	50
2021	400	75
2022	400	100
2023	400	125
2024	400	150
2025	400	175
2026	400	200
2027	400	225
2028	400	250
2029	400	275
2030	400	300
2031	400	325
2032	400	350
2033	400	375
2034	400	400
2035	400	425
2036	400	450
2037	400	475
2038	400	500
2039	400	525
2040	400	550
2041	400	575
2042	400	600
2043	400	625
2044	400	650
2045	400	675
2046	400	700
2047	400	725
2048	400	750
2049	400	775
2050	400	800

ISSUE 3: INEQUITABLE PROCESS

CITY COUNCIL HEARING –
JUNE 18, 2020

Is it equitable policy making:
Outside the Comprehensive Plan
In the midst of a national crisis
AND and a global pandemic

When people are
under-engaged
under-resourced,
out of work,
sick,
have no childcare,
and are overwhelmed by dramatic change and deep
heartbreak for the inequities in the world...

Do we really have enough engagement in one of the
most wide-sweeping policies of our city when much of
the public and our Planning Commission is so divided
on this issue?

190093



ISSUE 3: INEQUITABLE PROCESS

We are a city divided by income,
inequity, and past injustices

BUT WE ARE ALSO A CITY OF BRIDGES

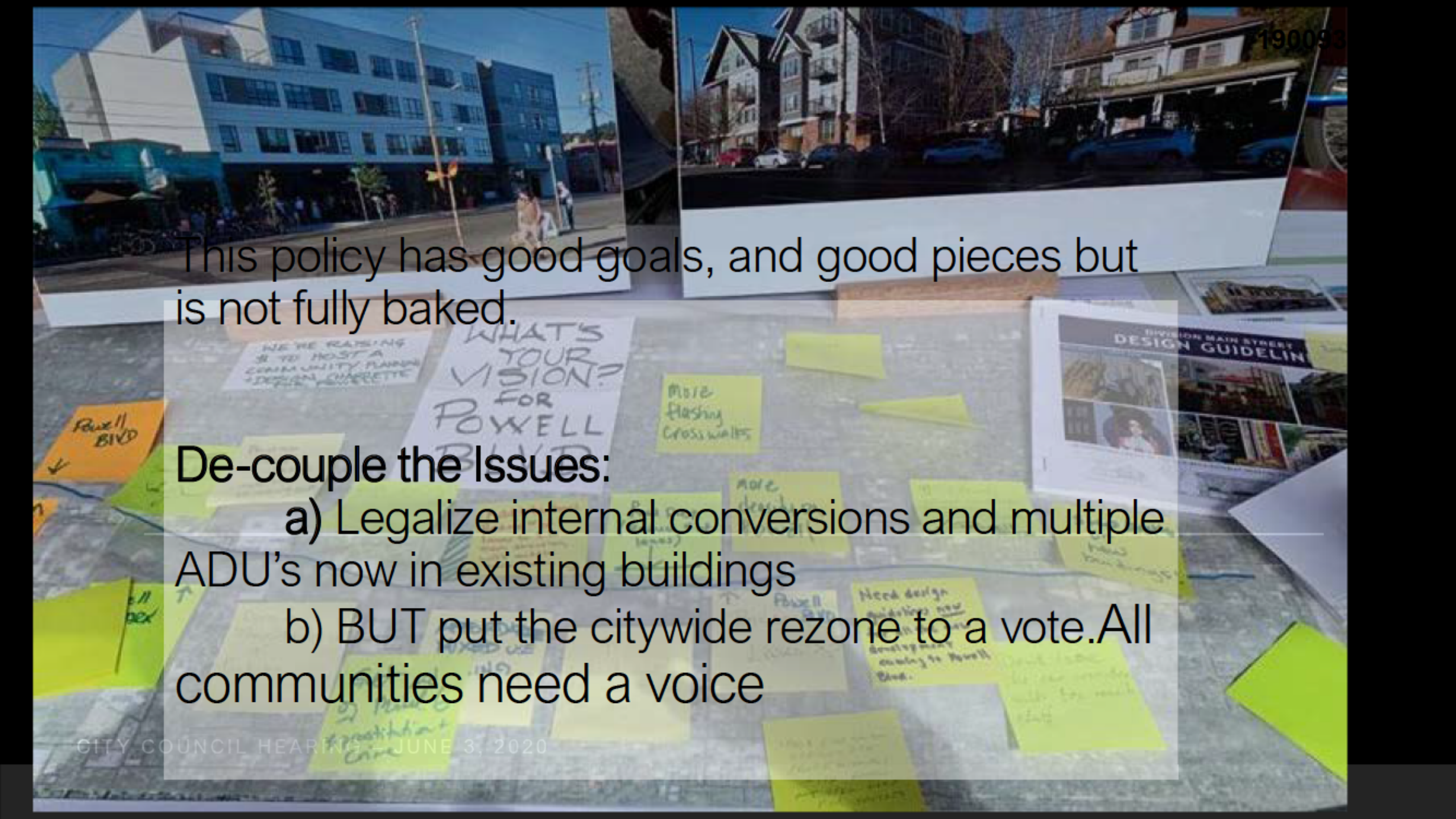
We're building something here, and it
needs more work before it has the full
strength of the people to hold up
something stronger and more robust
that will bring more of our community
together instead of further divide it
even more.



190093

CITY COUNCIL HEARING

– JUNE 18, 2020



This policy has good goals, and good pieces but is not fully baked.

De-couple the Issues:

- a) Legalize internal conversions and multiple ADU's now in existing buildings
- b) BUT put the citywide rezone to a vote. All communities need a voice

Heather Flint Chatto

#154224 | June 18, 2020

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

Please see attached.

Testimony is presented without formatting.

From:

Sent:

To:

Subject:

Alan Kessler

Thursday, June 18, 2020 3:19 PM

Council Clerk – Testimony; Commissioner Hardesty; Wheeler, Mayor; Commissioner Eudaly; Commissioner Fritz

Residential Infill Amendments Testimony

190093

Mayor and Commissioners:

Thanks for giving me some time this afternoon. I wasn't efficient enough so I'm attaching my slides here.

I support the RIP with the amendments proposed by Portland Neighbors Welcome.

In 2016 I testified to Mayor Hales in opposition to his plan to downzone Eastmoreland. Around that timeframe, the conversation around housing had only just begun to turn to an honest discussion of race in mainstream Portland politics.



Until only very recently, anti-housing activists hadn't adapted their euphemisms to the current civil rights movement. We got honesty like this Stop Demolishing Portland moderator's:



Scott Tice Portland IS WHITE. It's simple. And if you are talking about minorities moving to the neighborhood why would they? They don't have any friends there and probably would feel very out of place and probably not welcomed. Just my gut feeling and I'm not calling the resident racist/classist in any such way even though that sounds shitty. You get my drift.

Like · Reply · 10 mins

190093

We got honesty like Robert McCullough's efforts to keep Eastmoreland valuable:

“I paid a premium to live in a neighborhood with trees and lawns, and a lot of livable features, and of course I’m pretty interested in maintaining them,” says Robert McCullough, treasurer and former president of the Eastmoreland Neighborhood Association board and a vocal proponent of the historic district.

“The infill project threatens all of those things,” says McCullough, who has lived in Eastmoreland for decades and is also president of the Southeast Uplift neighborhood coalition.

Some of the anti-housing activists have now tried to incorporate a racial lens with sometimes cringeworthy results:



Formerly the home of Beaumont-Wilshire Neighbors for Responsible Growth, the **Portland Land Matters** blog explores citywide land-use as home demolitions, with the belief that development should create an improvement.

Wednesday, July 17, 2019

Neighbors tell it like it is



Useful numbers

- For construction defects, call Bar, 503-684-3763
- Noise (for construction outside p.m.): 503-823-7350
- Transportation issues: 503-8

Welcome

Neighbors work at all

There is a recurring cast of characters who have opposed attempts to add needed housing for decades. Their arguments shift, but their interest in preserving privilege is consistent.

Please do not give the Historic Landmarks Commission any more power to block needed housing; they do not deserve our trust or respect.

As I was saying at the end of my testimony, I initially opposed RIP. The original proposal was a pathetic gesture toward desperately needed housing. With the improvements made by PSC and the Amendments proposed by Portland Neighbors Welcome is a decent start. It's a modest reform that I support.

Ultimately, zoning is just another badge and incident of slavery and it must be abolished.

Sincerely yours,
Alan Lloyd Kessler

Portland, OR 97202

Alan Kessler

#164855 | June 18, 2020

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

see attached email

Testimony is presented without formatting.

From: [Susan Lindsay](#)
To: [Council Clerk – Testimony; Wheeler, Mayor; Commissioner Fritz; Commissioner Hardesty; Commissioner Eudaly](#)
Subject: Residential Infill Testimony: June 18th, 2020
Date: Thursday, June 18, 2020 3:36:21 PM

Dear Mayor Wheeler and Commissioners Eudaly, Hardesty and Fritz,

I find it very ironic that during this time of long-awaited upheaval and revolt against white privilege/power/entitlements and security.....that the Residential Infill Project ***STILL*** 'excludes' the Residential area of Portland that is....the whitest...the wealthiest...and the most historically entitled and privileged.

Why anyone would allow Portland's West Hills, with its dozens of mansions...estate-like grounds, excellent schools, low crime, close proximity to downtown and cultural amenities....to be **excluded** from allowable infill is simple mind-boggling.....and in this day of conscious reckoning of white privilege.....unconscionable.

The fact that these beautiful, large homes are zoned R-10.....or that many of the smaller set of R-7 properties in "Portland Heights" have only minuscule smidgeon of a "natural resource overlay" protects them and their entire neighborhoods for the most part from infill.

Unconscionable.

Why is it that Portland's Planning Bureau signed on to this protection of white wealth, thereby continuing historic segregation in this area and actively denying these attractive, beautiful neighborhoods to those with less means..... who could have easily lived in subdivided homes or lots which could have been created if the RIP really were "city-wide" as it's proponents say it is.

.....well it's not. It's a farce to say its "city wide" when the home of Portland wealthiest, more historical influential persons.....and an area historically and today nearly devoid of Black and Brown persons.....is protected and excluded from the RIP.

Shame on whoever continues to look the other way.. ignores this and allows this travesty and codified perpetuation of white entitlements and protections...to continue.

Susan Lindsay

Susan Lindsey

#164856 | June 18, 2020

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

see attached email

Testimony is presented without formatting.

From: [brianposewitz](#)
To: [Council Clerk – Testimony](#)
Subject: Residential Infill Program Thursday,
Date: June 18, 2020 4:58:58 PM

Greetings,

Please consider the following additional comment on the above:

The RIP does a good job of allowing more living units on residential lots, but it is too attached to attachment (i.e., duplex, tri-plex, etc.). It should provide similar flexibility for detached houses on smaller lots (which would be limited in size by the FAR). For example, a 5,000 square foot lot in an R2.5 zone apparently could be used for a triplex of attached dwelling units under the proposed RIP, but the same lot could not be used for three detached dwelling units, even if the resulting total square footage is the same.

This result will discourage infill in certain places. Moreover, it will incent demolition, contrary to a goal of the program, because it will likely be easier and more economical to tear down an existing house to build a triplex than incorporate the existing house into a triplex.

Thank you for considering this additional comment.

Regards,

Brian Posewitz

Portland, OR 97202

Brian Posewitz

#164858 | June 18, 2020

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

See attached email

Testimony is presented without formatting.

From: [jackbookwalter](#)
To: [Council Clerk – Testimony](#)
Subject: Comments on RIP
Date: Thursday, June 18, 2020 5:45:49 PM

I am a property owner in NE Portland and am deeply concerned that the proposed Residential Infill Project will destroy the Portland that most of us love. The RIP is a shimer that will never achieve its lofty goals of providing affordable housing for all. In fact it will do just the opposite. There's no way that modern construction will be able to be rented at affordable rates. You know this I'm sure. And it will result in the demolition of many many units of existing affordable and semi-affordable housing.

The provision of allowing extra bonus units for affordable housing is another shimer. It is designed to make the whole proposal more palatable to affordable housing advocates yet will seldom if ever be applied. The developers will just take advantage of the other density bonuses allowed for non affordable housing and will continue to build rental units that no local person can afford.

It makes me question the motives of the City Council and the Planning Department. There is obviously more going on here than meets the eye. Who exactly do you people represent? The people of Portland who elected you or big moneyed interests perhaps out of state or even global, who are the real men and women behind the curtain?. There is just so much wrong with this whole proposal that it defies credability to think that it really is a local municipal grass roots effort that has the sincere interests of Portlanders in mind. I believe the term used for this is "astroturfing", ie pretending to be a local effort but in reality something very different, representing individuals and organizations far afield from the local arena.

You can prove me wrong on all of this by adopting the following amendments:

- Legalize Internal Conversions
- Low Interest Loans to Qualified LOCAL developers
- Tax Abatement to encourage adaptive 're-use/internal conversion.
- Fee Waivers and Reductions
- Technical Assistance Program for internal conversions.
- Kit of Parts for developers and property owners to chose from, including expedited permitting and regulatory streamlining to encourage internal conversions.
- Climate Impact Fee (on new construction and demolitions). Credits for value of embodied CO2.
- Anti-Displacement programs and approaches.
- Penalize "Demolition By Neglect", esp establish requirements for boarding up vacant buildings and securing the site with fences and locks. Too often, an abandoned property becomes an attractive nuisance to homeless encampments. The owner just waits out the inevitable fire that will occur (this has happened time and time again) and then has permission to demolish based on public safety. It saves the owner the time and expense of going before review boards (ie landmarks, design Commission etc.) where the demolition would probably be denied anyway.
- Establish some land use rationale for designating properties upzoned. As it is now proposed, single family zoned lots all over town are allowed to be upzoned, regardless of their proximity to transportation connections and commercial services. This goes against so many principles and precedents set in previously adopted plans including the General Plan 2035, plus numerous other community plans. Why do we even go to the bother (and taxpayer expense) of producing plans if their provisions are violated at the earliest possible opportunity. (and to benefit whom?) .Portland USED to be known for its exemplary efforts at good planning. But it seems now, that adopted

plans are just another (yet another) shimera of things not being what they first appear.

And DO NOT use the excuse that the State REQUIRES Portland to upzone single family areas. I have heard that used by Planning Dept and it's surrogates. The recently adopted State law requires municipalities to upzone SOME areas of their single family zoning but it in no way requires ALL single family to be upzoned. The areas to be upzoned are to be accompanied by a logical planning rationale for their inclusion. To misrepresent the intention of the law is no better than what TRUMP does in misrepresenting facts. Surely, Portland can rise above that low bar of honesty. GO BACK AND READ THE LAW!

Like I have discussed above I think the proposal for the Residential Impact Proposal is deeply flawed and will only result in negative outcomes for those of us who live here. The amendments listed above though, will go a long way to make it a workable arrangement that benefits the populace...the VOTING POPULACE I might add.

Thank you for the opportunity to express myself in this important matter.

Jack Bookwalter

Sent from my T-Mobile 4G LTE device

Jack Bookwalter

#164860 | June 18, 2020

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

See attached email

Testimony is presented without formatting.

From: [Meg Hanson](#)
To: [Eudaly, Chloe](#); [Commissioner Fritz](#); [Commissioner Hardesty](#); [Wheeler, Mayor](#); [City Auditor, Mary Hull Caballero](#); [Council Clerk – Testimony](#)
Subject: Residential Infill Project - city funded suppressed "Strike Price" document
Date: Thursday, June 18, 2020 8:01:48 PM

Mayor, Commissioners, Auditor, and Council Clerk,

The purpose of this email is to provide a link to the Zoom background images I used in my 2 minutes of public testimony for the Residential Infill Project.

<http://timetogetup.live>

I resent a status quo that give the public same-day deadlines and 2 minutes to speak truth to power and enter in the official record. All my public testimony will be made public, all the time.

Meg Hanson

#164861 | June 18, 2020

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

See attached email

Testimony is presented without formatting.

From: [King, Lauren](#)
To: [Alan Kessler](#); [Wheeler, Mayor](#); [Council Clerk – Testimony](#); [Commissioner Hardesty](#)
Cc: [Tracy, Morgan](#)
Subject: RE: Disparate Treatment in Testimony?
Date: Thursday, June 18, 2020 2:52:40 PM

Mr. Kessler,

Thank you for your email. Please submit your video into the [MapApp](#) so that Council can review it and it can be included in the record.

Thank you,

LAUREN A. KING | Deputy City Attorney (She/Her)
 PORTLAND OFFICE OF THE CITY ATTORNEY
 1221 SW Fourth Avenue, Room 430
 Portland, OR 97204
 Voice: 503-823-3069 | Fax: 503-823-3089
lauren.king@portlandoregon.gov

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From: Alan Kessler <ak@alankessler.law>
Sent: Thursday, June 18, 2020 2:50 PM
To: King, Lauren <Lauren.King@portlandoregon.gov>; Wheeler, Mayor <MayorWheeler@portlandoregon.gov>; Council Clerk – Testimony <CCTestimony@portlandoregon.gov>; Commissioner Hardesty <joann@portlandoregon.gov>
Subject: Disparate Treatment in Testimony?

|
 Attorney King:

I testified first this morning. I had a slideshow set up for my video feed exactly like MK. I noted my

disappointment that video would not be allowed and explained that I had planned to show images. It's frustrating that MK is getting council's indulgence. I would ask that everyone get the same treatment.

--Alan