

From: [Ghan, Christina](#)
To: [Tracy, Morgan](#); [Kane, Ariel](#)
Subject: FW: Hello, an idea from a Portland resident
Date: Monday, February 26, 2024 2:53:07 PM
Attachments: [image001.png](#)

See below. Thanks!

From: Ghan, Christina
Sent: Monday, February 26, 2024 2:52 PM
To: Oscar Delgado <oscar.delgado@outlook.com>
Subject: RE: Hello, an idea from a Portland resident

Thanks for sharing, Oscar. I'll pass this feedback onto some other City staff who work on these issues more closely. Really appreciate you taking the time to share this.

Best,

Christina

From: Oscar Delgado <oscar.delgado@outlook.com>
Sent: Wednesday, February 21, 2024 7:50 PM
To: Ghan, Christina <Christina.A.Ghan@portlandoregon.gov>
Subject: Re: Hello, an idea from a Portland resident

In outer south east there's plenty of land but there are issues with either streets that aren't maintained by the city such as 143rd ave off Powell heading south. The condition of that street prevents any new construction on that street and I believe some restrictions with R5 and R7 properties could be revised to allow more buildings within save 4,000square feet and 6,000 square feet. It's just an opinion. If you could focus on helping the road infrastructure in the neighborhoods it would be so helpful to homeowners and renters alike. It's a big voting block out there.

Personal Email of Oscar Delgado

From: Ghan, Christina <Christina.A.Ghan@portlandoregon.gov>
Sent: Wednesday, February 21, 2024 3:00:46 PM
To: oscar.delgado@outlook.com <oscar.delgado@outlook.com>
Subject: RE: Hello, an idea from a Portland resident

Hi Oscar,

Thank you for reaching out and for your interest in building more housing in Portland. I believe what you are describing is already allowed in Portland. It's exactly the type of housing that Portland has been "re-legalizing" for the last several years. In fact, we now have some of the most permissive rules for this type of small-scale development in the country. In addition to allowing duplexes on all lots and triplexes and fourplexes on most lots in Single-Family Residential zones, we also allow two

accessory dwelling units (ADUs) and cottage clusters. These types of developments are much more likely to be done by smaller, local construction companies/builders and sometimes even by individual property/homeowners.

You can find more on what the zoning allows here: <https://www.portland.gov/bds/zoning-land-use/documents/residential-infill-options-r25-r20-zones/download>.

If you have a specific property in mind that you'd like to explore building on, you can set up a [free 15-minute appointment](#) with our permitting staff.

I hope that helps!

Best,

Christina



**OFFICE OF COMMISSIONER
CARMEN RUBIO**

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Translation and Interpretation: 503-823-4000

From: Oscar Delgado <oscar.delgado@outlook.com>

Sent: Saturday, February 17, 2024 9:54 PM

To: Commissioner Rubio <Comm.Rubio@portlandoregon.gov>

Subject: Hello, an idea from a Portland resident

Hello,

My name is Oscar Delgado and I'm following up on a concern I have that could address a lack of affordable housing and help Portland homeowners, I'm hopeful this is easier to get back to. Would it be possible to amend R5 and R7 residential lots to be able to build another housing unit or even a duplex up to a 4 plex with reasonable space for parking and the other requirements. It would create more housing and allow small time developers and home owners as a mean to benefit economically and create housing. Instead of playing into the hands of big developers who then put a property management company I charge that would rather have empty apartment buildings than lower the rent?

I have also attached an article of a city that has done this and is having success with it where the onus isn't on large commercial developers to build it can be done at the smaller tier of contractors, owners and developers.

<https://apple.news/A2d1VNxzzTA6GGp5ltCAmDg>

Personal Email of Oscar Delgado