

Dear Members of the Planning and Sustainability Commission,

Thank you for this opportunity to provide comment on the Comp Plan update. I have made specific comments regarding commercial comp plan map designations and proposed transportation projects using the MapApp (very nice tool and way to provide input).

My testimony here is related to residential goals and policies. Generally speaking please ensure that single family residential goals and policies prioritize retaining our existing housing stock, which in my neighborhood (Concordia) is typically smaller in scale. Please make sure goals and policies support incentives and the removal of code barriers so existing s.f. homes can be remodeled, perhaps into duplexes, accessory dwelling units added, and fees structured to encourage additional smaller homes to be built (versus larger homes that are now being built).

Here are some examples of issues and code changes I hope updated goals and policies will prioritize:

The current code and fee structure seem to favor, or at least make it easier, for developers to come in and buy older, small homes, tear them down, and build much larger homes. These homes are too expensive for existing residents to buy and fuel gentrification, use finite natural resources (the most sustainable building is the one already built), loom over smaller homes reducing solar access, and often result in the removal of mature trees which have multiple environmental and other benefits.

Also, SDCs should be rethought to be based on building size rather than the same SDCs for a 4,500 sq. ft. home as for a 1,000 sq. ft. home. More smaller homes, including real duplexes (not two unattached 4,500 sq. ft. homes on a corner lot which somehow are allowed under current code in R5), and code flexibility to allow clusters of smaller homes and conversion of larger homes to plexus are a really good way we can accommodate more people in our inner neighborhoods without destroying our neighborhood character and livability.

Thank you for your consideration,

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