



Habitat
for Humanity®
Portland/Metro East

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Portland Bureau of Planning and Sustainability

1900 SW 4th Ave. Suite 7100
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To whom it may concern,

I am writing on behalf of Habitat for Humanity Portland/Metro East with feedback and recommendations regarding the proposed zoning changes in the Comprehensive Plan update.

Habitat purchased a 2 acre parcel at SE 134th and Foster with plans to build about 30 homes for low-income families on this site. The property is made up of four tax lots Map 1S2e14dc 3000, 2902, 2901, and 2903. The property is zoned R2 which work well for the medium density project we have planned, but the Comp Plan recommendation is for this to be changed to R5. This change would make this a site that is no longer feasible for Habitat to develop and keep affordable to low income families. The site is an excellent and desirable location for family housing and Habitat has interest from hundreds of qualified families in this area. Current plans are for Habitat to begin developing this site in 2007/2008.

Also, Habitat is in conversations with the property owner of the adjacent site to the north with the tax ID of 1800, to purchase in order to expand this project into a larger mixed income subdivision. This site is also slated for rezoning. **Habitat requests that all of these properties remain zoned as R2 to allow for the needed affordable homeownership opportunities in this neighborhood.**

Habitat also owns a property on 127th just north of Stark made up of three properties Map 1n2e35cc 600, 700, and 800. Habitat purchased this property in 2005 with plans to build 10 family-sized townhomes on the property, but the zoning was increased on the property to R1. That would require a minimum of 17 units which is not conducive to the family sized units that are needed by working families in the area that Habitat serves. Also, this immediate area has already seen a significant number of multifamily apartments built in recent years and this block would benefit from downzoning to have a lesser impact on the single family neighborhoods around it. Habitat has also been in discussions for many years now with the City about the possibility of acquiring the adjacent properties to the North of this lot that are owned by the Water Bureau that are now surplus property. These are tax lots 400 and 500.

Habitat requests consideration as part of the Comprehensive Plan for all of these lots to be rezoned back to R2 zoning to allow for townhouse style homeownership units so that more low-income residents in this neighborhood can become homeowners and avoid potential displacement as rents and property values continue to rise.

Thank you for your consideration of these requests and please do not hesitate to contact me at Steve@habitatportlandmetro.org or 503 287 9529, ext. 11.

Sincerely,

Steve Messinetti
President and CEO