

AFFORDABLE HOUSING NEXUS STUDY

TAX INCREMENT FINANCING SET ASIDE FOR AFFORDABLE HOUSING POLICY

IF YOU WISH TO SPEAK TO CITY COUNCIL, **PRINT** YOUR NAME, ADDRESS, AND EMAIL.

NAME (print)	ADDRESS AND ZIP CODE	Email
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✓ Alexandra Anderson ^{de Beaulieu}	2811 NE Holman St. Portland, OR 97211	Luaman@gmail.com
1. ✓ John Rodgers	216 NE Stafford Portland, OR 97211	MACG
2. ✓ Lisa & Francis Velazquez → translator	7305 N Fenwick Portland, OR 97217	MACG

please seat the 3 MACG testifiers together

Agenda Item 1122-1123

TESTIMONY

2:15 PM TIME CERTAIN

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NAME (print)	ADDRESS AND ZIP CODE	Email
✓ Steve Messinetti	HABITAT FOR HUMANITY	
ANNIE ROSE SHAPIRO		
✓ BIANE TTH VALDEZ	WELCOME HOME	
JAY TAYLOR		
✓ Zoe Taylor	1221 SW 10th Ave 97205	zoetaylor44@gmail.com
✓ Linda Robinson		
✓ DAVID KINGHAM	119 E. Ninth Newberg	
^{Peggy} Peggy Smith	814 S.E. Madison 97215 OK 97215	
✓ Diane Linn	Proud Ground	
Marshall Davis	NW Housing Alternatives	



City of

PORTLAND, OREGON

Development Review Advisory Committee

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October 27, 2015

AUDITOR 10/27/16 PM 1:53

Dan Saltzman
City Commissioner
1221 SW 4th Ave., Rm 230
Portland, OR 97204

Commissioner Saltzman,

Thank you for joining the Development Review Advisory Committee (DRAC) at our monthly meeting on October 15th. We appreciated the dialogue and discussion of topics as well as your updates on goals and initiatives.

The DRAC supports the nexus study proposal you are bringing to the City Council on October 28th. It is important to explore opportunities and best practices in other cities so that Portland can make the best decisions for low and moderated income housing, and find opportunities to mitigate the impact of the increased demand. Please accept this letter as support from the DRAC for your proposal to fund a nexus study for an affordable housing impact fee.

And while we support the proposal for a nexus study, DRAC members remain concerned about the combined effect of fees on development. We were encouraged that you supported the DRAC workplan item to establish a subcommittee which would look at the overall impact of fees and charges and how they are affecting development and permitting. We look forward to working with you and your staff on this effort.

We appreciate your effort to involve us in the discussions of key issues that relate to development in our City. Many DRAC members are involved in other bureau advisory groups and bring a great deal of wisdom and experience to the table. Working together with you and your staff we believe great things can happen.

We hope you will join us at future DRAC meetings.

Sincerely,

Maryhelen Kincaid
DRAC Chair

TERRY PARKER
P.O. BOX 13503
PORTLAND, OREGON 97213-0503

37161

**Subject: Comments to the Portland City Council on urban renewal and housing,
October 28, 2015.**

Policy 5.18 in Portland's recommended draft comprehensive plan addresses aging in place. It reads: "Encourage a range of housing options and supportive environments to enable older adults to remain in their communities as their needs change."

To many older adults, retirees and senior citizens, aging in place means continuing to live in their owner occupied single family homes.

While the city offers tax breaks to developers for including affordable housing in multi-unit developments, older adults, now retired and living on fixed or semi-fixed incomes who have a lifetime investment in their homes are being taxed out. Property taxes on even a modest home in Portland includes an extra four to five hundred dollars with the line item "URBAN RENEWAL - PORTLAND".

Moreover, this will be the third year in a row where there will be no increase in social security benefits. If the minimum wage is increased to \$15.00 an hour, prices on food and other necessities will likely increase. Seniors on fixed incomes who will see their cost of living rise with no corresponding increase in income have been completely left out of the conversation. Where is the dialog and the mitigation for the financial impacts on retirees?

It seems only equitable that if forty-five or fifty percent of urban renewal funding is to be dedicated to affordable housing, seniors on fixed or semi-fixed incomes living in their own homes should have a similar percentage reduction from the urban renewal line on their property tax bills. It is simply unjust to expect low income seniors to subsidize affordable housing for other people.

Respectably submitted,

Terry Parker
Northeast Portland