

From: Karen Eubanks [mailto:eubanks44@gmail.com]
Sent: Friday, May 06, 2016 11:22 AM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: Mixed Use Zones Testimony

Mixed Use Zones Testimony

My family has lived in SE Portland for almost one hundred years. My grandfather and grandmother too the old Red Line street car to work. My grandfather worked as a carpenter and helped build houses in Lake Oswego. My grandmother cleaned the houses of the wealthy on the West Side. They could not afford to live in the same area where they worked.

60 years later, my wife and I took out a 2nd mortgage on our house and purchased a vacate building on Woodstock Blvd. and ran a furniture store there for 23 years. The street had almost no pedestrian traffic. The automobile was the major mode of travel to visit the various merchants and commercial buildings. Houses in the area were modestly priced and people working in the shops and businesses could afford to live in the area.

Now we fast-forward to today. Woodstock Blvd. has become a walking neighborhood. It is a small town within a city. You can walk to the hardware store to buy a nut and bolt to repair your widget, get a hair cut at a barber shop, or go wine tasting or have dinner at a number of good restaurants without the use of an automobile. You can even have a 'pint' with friends at a brew pub and discuss why the city refuses to pave the dirt roads 2 blocks behind the business district so that it won't look and feel like a third world country.

Many of our customers have proudly stated that they do not own a car. They say that public transportation and they bicycle fulfill their needs.

However, we have one serious problem in the neighborhood. We have no affordable housing on Woodstock Blvd. The average house is 1000 sq ft 2 or 3 bedroom 1 bath house sells for over \$300,000. The payment with taxes could exceed \$1600 per month. The average rental is over \$2100 per month. (see comparable listings attached). The average apartment rent is \$1280 per month. Landlords figure a prospective tenant must earn 4 times their gross income. A person would need the income of \$5100 monthly to qualify.

The people who work on Woodstock Blvd in the shops, groceries, and restaurants cannot afford to live nearby. There is economic segregation.

Our old building at 46th and Woodstock will probably be sold and redeveloped in the next few years by some enterprising developer who has the time and patience to jump through the hoops and go through the frustrations of dealing with the planning commission.

Under the new CM1 guide lines, our old building will be replaced with a new building that has retail spaces on the first floor and a few expensive apartments or condos on the second and third floors. (The third floor qualifying for the set-back option).

If the area were zoned CM2, it would allow an additional floor, which would make smaller, less expensive apartments on all floors above the retail space economically viable.

An information brochure that we received from the city states that the new zoning code should "more effectively encourage new building to have things that the community values, like affordable housing."

The only way that we can achieve affordable housing on Woodstock Blvd. is to raise building heights, not lower them. We can't build out, so we have to build up.

The Portland Planning Commission apparently agrees, because, while they were planning these zone changes, they allowed the New Seasons Market building, which is next to our property to be built 40 feet high, exceeding the CM1 building height restrictions by 5 feet.

We urge you to recommend that Woodstock Business District be zoned CM2, so that we can better serve our community.

Sincerely,

Ralph and Karen Eubanks

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