

**From:** Erin Flasher [mailto:erin@phloxie.com]  
**Sent:** Tuesday, July 19, 2016 4:58 PM  
**To:** Planning and Sustainability Commission <psc@portlandoregon.gov>  
**Subject:** Opposition to Zoning Changes

Hi,

I'm writing in complete opposition to the zoning changes that are being proposed city-wide to encourage greater density within 1/4 miles of corridors. The plan is VERY poorly thought through and there are many holes to be filled and questions to be answered. For example:

1. With the increase in ADU's how do you prevent these from becoming nightly rentals in lieu of actual housing? (Most nightly rentals (Airbnb, Vacasa) are currently unregistered in the City and the City has made no provision to stop this.)
2. Increasing rentals within the city core will destabilize neighborhoods by creating many more transient-type housing options.
3. Demolitions will increase rapidly as developers have more access to demolish existing homes. Portland will become a city of pressboard and glue instead of beautiful old homes made of old-growth wood.
4. The concept of "missing middle housing" is a myth. We are not missing middle housing. Many people have internal or external ADU's or rent rooms in their homes. Many neighborhoods already have garden apartments, condos, and, trashy L-shaped apartments with parking areas and cats.
  1. The concept of "Missing Middle Housing" seems to be a concession to developers who will no longer be able to profit so greatly from creating McMansions once the scale of new home changes are adopted.
  2. There is absolutely no concrete data that increasing apartments within the city will create "affordable" housing.
  3. What is "affordable" housing? Who determines what that is, where it will go, and the level of quality it will contain?
  4. Does everyone want to live in a converted garage or in someone's basement or attic or have a looming apartment shading their garden?
  5. Should all homeowners aspire to become landlords?
    1. Or, will outside interests take ownership of our City? (this is most likely the case as homes turn over and the quality people who made Portland Portland flee.)
5. Rezoning will increase demolitions instead of internal conversions of existing structures.
6. THERE IS MORE THAN TWICE THE BUILDABLE LAND FOR THE PEOPLE WE EXPECT TO MOVE TO PORTLAND ALREADY AVAILABLE WITHIN THE URBAN GROWTH BOUNDARY! Send Developers there!
  1. Metro's new study that came out today (7/19/2016) states that many of these new residents WILL NOT be moving to Portland proper. They will be moving to suburbs both within and outside of the Urban Growth Boundary.
7. There is no data established to say when enough density in a neighborhood is enough. When do you consider a neighborhood "full" and stop issuing compaction permits to developers and ADU permits to neighbors?
8. Portland is a city of recreation. As much as we all think people should take public transportation, we know most will still own cars so they can enjoy the rest of Oregon at their will.
9. Many, many people do not work downtown and only go downtown infrequently. Thinking everyone needs to be close to downtown is very misguided.
  1. Most residents go out in the vibrant neighborhoods in lieu of going out downtown.
10. What is a "corridor"? Is it any busy street? Is the definition flexible so that it can be manipulated later to serve a developer's needs?

Rezoning a quarter-mile from corridors would be absolutely devastating to ALL neighborhoods in Portland. Why not flesh out the corridors, first, and then see what might still need to happen? Focusing on creating vibrant, walkable neighborhoods away from downtown will help draw people to want to live in those parts of town, too. Most people I know only go downtown once or twice a month. We don't need to solve the housing issue this year for every single person expected. We have another 40 years *to do it right*.

Please do the right thing and say NO to rezoning Portland neighborhoods. It goes against the Comp plan, anyway and may not even be legal.

Erin Flasher  
2024 SE Woodward St.  
Portland, OR 97202