

Thank you for providing the neighborhood an opportunity to weigh in on this discussion. This particular site has been of great interest and concern to the neighborhood, surrounding neighbors and property owner for many years.

The current CAN Board strives to support a fair and balanced approach to development in keeping with anti-displacement strategies outlined in our formally adopted "Inclusive Cully" policy statement (attached) which has also been supported by Portland for Everyone and other organizations supportive of equitable housing strategies and policies.

The CAN board engaged in a discussion at our board meetings around the proposed development of 22 units as compared to the alternative site proposal of 42 units. The general consensus derived from the review of the proposals would allow us to support a few logical conclusions as follows although no formal position has been adopted (due to no formal request being submitted for support as of yet):

First, we are mindful of our neighbors adjacent to the park and others in the community having long desired the land become part of Sacajawea Park. If it is ultimately determined the land is not buildable, the community would seek support from Council to have the land acquired by Parks and Roselawn Street be improved between 73rd and 75th.

Second, the higher density R2h zoning appears to be compatible with Cully's inclusive housing goals by providing smaller and thereby more affordable units. If the higher density zoning overlay is achieved CAN would strongly encourage the developers to reach out to our community housing organizations to support current Cully residents in having an opportunity to purchase a home (with all financial factors being appropriate of course).

I would strongly encourage the developer to engage the CAN community directly around how the project will benefit and impact the neighborhood. In Cully we view development as a partnership in achieving community goals and we actively support projects that meet our equitable housing goals, community livability goals, and garner diverse community support.

Third, the higher density development would make the LID and private development costs more feasible due to economies of scale with nearly double the number of units. The CAN Board voiced strong support for connecting the pedestrian paths from Sacajawea to the eventual completion of the 75th Avenue entrance to Cully Park, Phase II.

The CAN Board strongly favors the creation of smaller units which are more affordable, thus mitigating affects of gentrification, combined with infrastructure improvements that are structured in ways that do not disproportionately burden the long time low income homeowners (thus avoiding involuntary displacement) and have a positive net impact on long term community development strategies.

Although some skepticism exists around the possibility of achieving the higher density and fund improvements without creating a financial burden on lower income home owners within the LID, I was able to point to the success the community experienced in being able to overcome similar skepticism with the realization of NE 47th Avenue Phase I LID partnership with Whitaker Ponds and surrounding property owners. A project that by all accounts wasn't supposed to be possible either... but in the end was a resounding success and monumental achievement for our community.

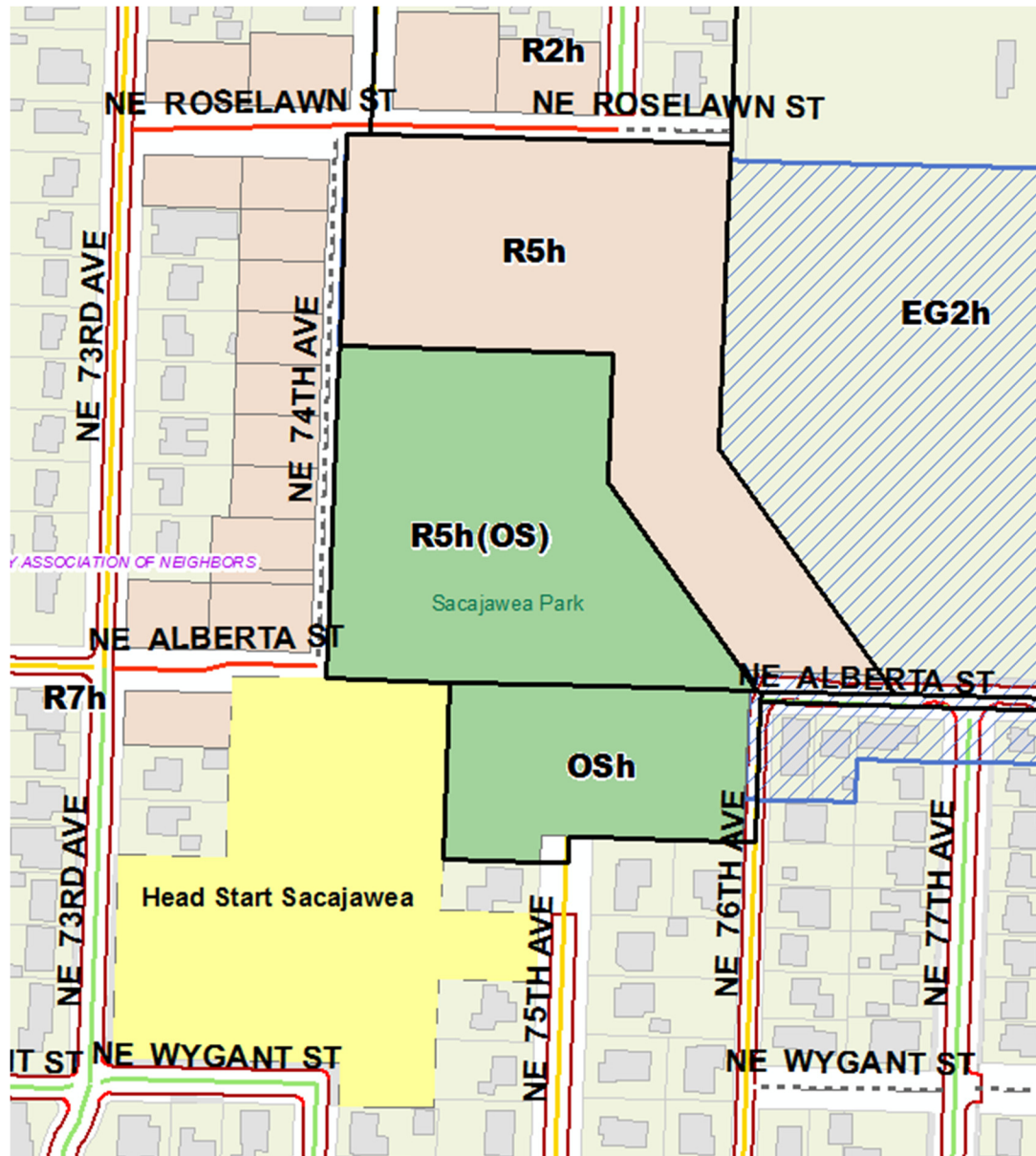
In sum, I believe with developer, property owner and community collaboration, and support from Council, the higher density and lower cost home ownership strategy could be realized on this project to the benefit of all parties and greater good for the community.

Thank you once again for engaging the community in conversation around this important project.

Sincerely,

Laura Young
Chair, Cully Association of Neighbors

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Cully Association of Neighbors Inclusive Cully Policy

We love our neighborhood. We want anyone and everyone who wants to live in Cully to have the opportunity to do so. We want a Cully where everybody is welcome and everybody's interests matter: young and old, rich and poor, renter and homeowner, healthy and sick, citizen and immigrant, lifelong resident and new arrival. The greatest asset Cully has is its people.

We value the economic and ethnic diversity of our neighborhood. We are aware that economic forces threaten that diversity by displacing many of us. We acknowledge that people of color face higher barriers to finding housing and employment, and are particularly vulnerable to displacement. Improvements to our parks and transportation infrastructure and the growth and enhancements in our commercial areas, while needed and desirable, are making our neighborhood more attractive to developers, investors and home buyers, driving up prices and exacerbating displacement.

It is our vision that improvements in Cully will benefit existing residents and encourage them to remain in the neighborhood as we also welcome and make room for new residents, including people of color, working families, and lower income people in need of affordable housing.

Toward those ends we will promote, support, advocate for, participate in and join with other groups in efforts to advance the following:

- Encourage development of permanently affordable housing in Cully.
- Encourage development of workforce housing in Cully.
- Encourage existing and new businesses to create family-wage jobs for Cully residents.
- Support quality childcare and other services that working families need.
- Encourage renters to become homeowners to build wealth and stabilize families.
- Encourage moderately-priced individual homeownership.
- Support programs that help homeowners to repair, maintain and improve their properties and connect them with services that can help them remain in their homes.
- Support elders who want to remain in Cully and age in place.
- Encourage alternative designs for infill such as accessory dwelling units, small house "cottage clusters," and other strategies to promote more affordable, market-rate, infill housing.
- Support greater density of development where appropriate in areas that have good access to transit and other services.
- Encourage City agencies to develop and implement strategies to prevent displacement.
- Encourage new developments, which benefit from improvements in Cully, to provide jobs, housing, services, or other benefits to existing residents.