



PHB Portland Housing Bureau

Mayor Ted Wheeler ▪ Director Kurt Creager

421 SW 6th Avenue, Suite 500
Portland OR 97204
503-823-2375 PHONE
503-823-2387 FAX
portlandoregon.gov/phb

October 5, 2017

Portland Planning and Sustainability Commission
1900 SW 4th Ave.
Portland, OR 97204

Re: Map Refinement, 511 SE 60th Ave.

Dear Commission Members,

As part of its mission the Portland Housing Bureau (PHB) is charged with increasing the supply of housing for low and moderate income people. The current housing crisis has made achieving that even more critical. One way PHB provides housing is through the development of property the Bureau owns. In 2015, Portland Parks and Recreation approached PHB about selling its Mt. Tabor Annex property at 511 SE 60th Ave. to PHB. Seeing the opportunity to create affordable housing in a part of Portland where its currently limited, PHB decided to move forward with the purchase. In buying it, PHB relied in part on previous work done by Parks and its consultants which suggested a receptivity on the part of the city to rezone from the current R5 to R1. In addition, Parks was leasing the building on the property to the YMCA which provides a number of child care programs at the location. PHB purchased the property with the understanding that the Y would continue to be a tenant. Their lease is in effect through 2019, and we'd like to accommodate that use in the future.

With the passage in 2016 of the general obligation bond (GO Bond) for affordable housing, PHB views the Mt. Tabor Annex as a logical place for investment of these resources. We note that the properties directly across SE 60th Ave. and SE Stark St. (to the east and north) are already zoned CN1 and are proposed for CM1 in the upcoming city-wide zone changes. As PHB's property occupies another corner of this intersection, it would be consistent for PHB's property to likewise be zoned CM1. Through this letter PHB is requesting:

511 SE 60th Ave. (R332708) zone change from R5 to CM1.

PHB is also open to a higher, CM2 or CM3, designation if that is deemed appropriate.

We appreciate your consideration of this request. If you have questions, please get in touch with Karl Dinkelspiel, Senior Program Manager, here at PHB: 503.823.1354, karl.dinkelspiel@portlandoregon.gov

Best regards,

Kurt Creager, Director