



PHB Portland Housing Bureau

Mayor Ted Wheeler ▪ Director Kurt Creager

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

Re: Map Refinement, 3000 SE Powell Blvd.

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 acquisition and re-development of property. On September 25, 2017 PHB closed on the purchase of the property at 3000 SE Powell Blvd. The Bureau's interest in the site stems in part from its size, 50,000+ square feet, relatively close-in location and proximity to the Division Transit Project. The site is currently zoned CG and is proposed to change to CE in 2018. PHB staff estimate that with either the current or proposed zoning, the site could accommodate about 150 housing units. While building this number would be acceptable, PHB believes more units on the site would be both preferable and physically and financially feasible.

With the passage in 2016 of the general obligation bond (GO Bond) for affordable housing, PHB now has significant resources for construction of new buildings. We see the Powell site as a great location for this – in fact we are planning that it be the first to utilize bond funds for new construction. Given all this, PHB believes zoning reclassification would be appropriate. Staff have calculated that a change to CM2 zoning would allow for construction of roughly 200 units, a 33% increase over currently proposed zoning. Therefore, through this letter PHB is requesting:

3000 SE Powell Blvd. (R605091, R605097, R298802) zone change from CE to CM2d.

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