



PHB Portland Housing Bureau

Mayor Ted Wheeler ▪ Director Kurt Creager

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October 5, 2017

Portland Planning and Sustainability Commission

1900 SW 4th Ave.

Portland, OR 97204

Re: Map Refinement, 2600 N Williams 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 1980 the Portland Development Commission (PDC) purchased the property at 2600 N. Williams Ave. The property was then made available for development by Quad Inc. (Quad) which developed 19 units on the R1 zoned property. Quad provides housing exclusively for low income people who are movement impaired. The property was transferred from PDC to PHB upon creation of the Bureau in 2010. PHB continues to lease the underlying property to Quad.

Much has changed in this North Portland neighborhood since the project was developed. Large multifamily residential and mixed-use projects now line Williams Ave. where before there were older low rise buildings and vacant land. And just recently, the City was successful in finally getting an agreement from Legacy Hospital to make available for redevelopment its roughly two acre vacant group of lots directly across N. Williams Ave. PHB believes that upzoning the 2600 N. Williams Ave. property is in keeping with both the broader development pattern along the corridor as well as the changes that will eventually take place on the Legacy property. We also note that the properties adjacent to the east and north of PHB's property are proposed to be rezoned to CM3. Through this letter PHB is requesting:

2600 N. Williams Ave. (R102436) zone change from R1 to CM3.

While PHB has no immediate plans to redevelop the site, the zoning reclassification will allow for a significant increase in the potential number of affordable housing units that could be located on the site. We calculate that development potential would go from roughly 50 to at least quadruple that. As with all of our projects, PHB will engage the community in discussions when it comes time for redevelopment.

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;

A handwritten signature in black ink, appearing to be 'Kurt Creager', written in a cursive style.

Kurt Creager,
Director