



Portland Community Reinvestment Initiatives Inc.

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October 24, 2017

Dear Planning and Sustainability Commission Members,

I'm writing on behalf of PCRI to request zone changes on several of our properties as part of the Comprehensive Plan Update's Map Refinement Project. As expressed by the Bureau of Planning and Sustainability, the Comprehensive Plan is about our community's vision for the long term future. I believe this future should include affordable places both to live and work for our current and future community members.

PCRI has been heavily engaged with both the Residential Infill Project and the Better Housing By Design Project in order to collaborate with staff on code that will support this vision for the City. Through this process, PCRI has recognized that we will still be up against some challenges to meet our goal of providing affordable homes and commercial space for N/NE Portland. As a result, we would like to request the following zoning changes:

Site	Lot Size (SF)	Current Zoning	Requested Zoning	Reasoning
8242 NE Eugene	6150	R5	R2.5	Currently we are only able to develop one unit, with a modest increase to R2.5 this would provide flexibility to develop a duplex + ADU under proposed RIP standards. RIP currently proposes a large area in the vicinity of this site to be changed from R5 to R2.5 so it would still fit with the overall character of the area.
1134 W/ NE Ainsworth	5000	R5	R2.5	This interior lot is currently vacant. Currently we are able to develop a duplex on the site due to the existing "a" overlay. However, with a change to R2.5 and proposed RIP revisions, this would allow us to build 2 attached units on fee-simple lots, a much more affordable and appealing option for homeownership units.



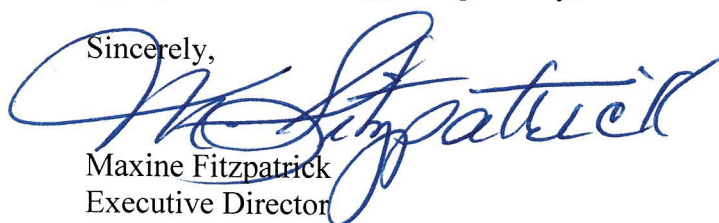
"Meeting the affordable housing needs of the community"

5125 NE Campaign	9520	R5	R3	Currently this site can be subdivided into two R5 lots – allowing for two single family homes to be developed. Even with RIP proposals, this would remain the same as this site is just outside the proposed new “a” overlay. In close proximity to this site are lots zoned R3. Increasing site to R3 offers flexibility for additional affordable units in the neighborhood at reasonable density.
5029 NE 7th	4600	R1	CM2	This site is one lot off of the Alberta corridor – with the adjacent property along Alberta and wrapping to the western property line of PCRI’s property approved for CM2 zoning. By upzoning this lot to CM2 it would allow the option for PCRI to provide addition affordable housing and/or commercial space.
9131 N Lombard	5520	R1	CM2	Located along a busy business corridor in St. Johns, this site is immediately adjacent to lots approved for CM2 zoning. An increase on this site would again allow the option for PCRI to provide additional affordable housing and/or commercial space along this well served corridor.

The proposed zoning and affordable housing incentives offer future flexibility supporting our community’s desire and commitment for affordability, while still being responsive to zoning in the surrounding neighborhood. PCRI is committed to ensuring that no residents are displaced due to redevelopment and intends to ensure we engage neighbors and community members throughout any development projects.

We are rooted in this community and are committed to mitigating displacement and providing stable housing options not only for residents of PCRI properties, but others in the community as well. PCRI’s advocacy for both affordable housing and mitigating the on-going displacement of our community members is what our organization was founded to address and continues to be at the core of what we do. By allowing more housing potential and the potential for businesses where appropriate, we are supporting healthy, affordable places for our community to live and work.

Sincerely,



Maxine Fitzpatrick
Executive Director