



## 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 express support to upzone properties at 705 and 815 N. Fremont Street as proposed in 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. The Boise neighborhood and, in particular, the Mississippi and Vancouver/Williams corridors have seen rapid displacement of the neighborhood's historic residents and businesses. Proposed CM3 zoning for properties adjacent to Mississippi Avenue and high-density EX zones provides additional flexibility to create space for previously displaced businesses and provides incentives for future developers to create affordable housing and commercial space.

The proposed CM3 zoning and affordable housing incentives offer future flexibility supporting our community's desire and commitment for affordability, but also include several measures to help lessen impacts to adjacent smaller-scale residential zones. These measures are consistent with the already-adopted CM2 zoning and include mandatory building step-down provisions, setbacks and landscape buffers adjacent to residential zones, and required outdoor space.

While PCRI's Lydia Roy Gardens apartments are in the area impacted by this proposed change, we do not have current plans to redevelop this affordable housing development. If, in the future, PCRI does re-develop the property, we will work to ensure that no residents are displaced due to redevelopment. 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, we are supporting healthy, affordable places for our community to live and work. The proposed CM3 zoning at this location and its incentives for affordable housing and neighborhood businesses ensure flexibility and opportunity to respond to future needs in a rapidly changing neighborhood, furthering a long term vision of Portland where residents of all cultures and incomes have opportunities in well-located, walkable and transit-oriented locations.

Sincerely,

Travis Phillips  
Director of Housing Development



*"Meeting the affordable housing needs of the community"*