

Don Mazziotti

#72866 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Oregon Harbor of Hope, dedicated to helping the homeless and the production of centers and affordable housing, supports the proposed Residential Infill program and changes to the Comprehensive Plan and zoning. We believe this program has the potential to stimulate additional supply of housing choices for the people.

Testimony is presented without formatting.

Paul Brown

#72867 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I run a company that employs about 200 people in and around Portland. In order to attract talent to Portland, we need to have a variety of housing at all price points. There's very little housing for younger and middle-class professionals and this negatively impacts our ability to grow the workforce in this region. We also need to increase the diversity of our neighborhoods and the neighborhoods that fight against this (including Laurelhurst) are stuck in an exclusionary mindset under the premise that they want to protect the value of their houses. I respect the desire to protect the value of houses, but not at the cost of the housing crisis we face now (and in the future). All the service people who come into the neighborhood every day have to leave at the end of the day because they can't afford to live there - this elitism is going to have to end if we are going to welcome more people to this city while also minimizing the amount of cars on our highways and surface streets.

Testimony is presented without formatting.

Steven Cornils

#72868 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Hard NO on the Residential Infill Project. Stop giveaways to developers. Make developers pay for street improvements. Make developers pay for mass transit. Make developers take out permits that will actually get enforced. Stop stripping the soul out of Portland. Greed is not good. It is a fool's game to think that the RIP solves any issues. It just creates a lot of awfulness for every regular person.

Testimony is presented without formatting.

Marsha Northrup

#72869 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I truly object to RIP which in my opinion will not help the affordability issues in Portland. I do not want infill projects in my neighborhood. Portland parking is getting to be a joke. We do not all ride bikes!! Please voice my disapproval of this measure.

Testimony is presented without formatting.

Susan Millhauser

#72870 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

While I support the RIP overall, for the reasons listed below, I have strong concerns specifically related to areas with historically narrow lots that are proposed to be rezoned from R5 to R2.5 as the development potential will be diminished. Our home is in one of these areas and our “sideyard”, a vacant 25’x100’ lot of record next to our home that is on a 50’x100’ lot (two underlying 25x100 lots), will no longer be developable to the full extent it can now be developed as an R5 lot under current zoning. Under the RIP, a single 25’x100’ lot in R2.5 cannot be developed with a stand-alone house as attached houses will be required on narrow lots (lots 25 feet wide or narrower). I do recognize and appreciate that there are exceptions built into this requirement to acknowledge that there may be existing development on the abutting lots that preclude attaching two houses together. However if a Property Line Adjustment results in a small flag lot, defined as when the flag portion of the lot is less than 3,000 sq. ft., the size of home will be limited to 800 sq. ft. and number of units allowed will be limited to one. Instead of being able to build a stand-alone house with an ADU, as currently permitted on this lot and other narrow lots in our neighborhood (several have been built on our block in the past 10 years on previously vacant lots), we will only be able to build one house up to 800 sq. ft. in size and 20 feet tall (in keeping with the detached structure/ADU code provisions). We will not be able to develop at the same density of other lots in the R2.5 zone (with a duplex or a house with an ADU) as proposed throughout the R2.5 zone. The RIP is actually reducing the development potential of our currently vacant lot. Is the City prepared to pay us for the lost development potential? Or will the Council suggest the proposal be amended to allow at least one home with an ADU or a duplex on currently vacant 25’x100’ lots in the R2.5 zone. I suggest the later as it will yield better results and get closer to the goal of adding more housing in our neighborhoods. Otherwise, I strongly support the Residential Infill Project. The city's own economic analyses show that compared to the status quo, the RIP will slow the increase in housing costs, reduce displacement, and result in fewer demolitions of existing homes. It will also open historically exclusionary single-family neighborhoods to greater diversity of housing types and options. Infill development will also help our neighborhoods become more walkable, transit oriented, and climate-friendly, reducing Portlanders' per-capita carbon emissions and other environmental impacts. A successful Residential Infill Project must add more housing choices, prioritize regulated affordable homes, increase age-friendly and physically accessible housing, and protect residents from displacement. Please approve the recommended draft and accompany it with a new “deeper affordability” option for below-market developers and the citywide “tenant opportunity to purchase”

renter protections advocated by Anti-Displacement PDX.

Testimony is presented without formatting.

Susan Millhauser

#72871 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I strongly support the Residential Infill Project. The city's own economic analyses show that compared to the status quo, the RIP will slow the increase in housing costs, reduce displacement, and result in fewer demolitions of existing homes. It will also open historically exclusionary single-family neighborhoods to greater diversity of housing types and options. Infill development will also help our neighborhoods become more walkable, transit oriented, and climate-friendly, reducing Portlanders' per-capita carbon emissions and other environmental impacts. A successful Residential Infill Project must add more housing choices, prioritize regulated affordable homes, increase age-friendly and physically accessible housing, and protect residents from displacement. Please approve the recommended draft and accompany it with a new “deeper affordability” option for below-market developers and the citywide “tenant opportunity to purchase” renter protections advocated by Anti-Displacement PDX. I do have some concerns about development potential being limited on historically narrow vacant lots in areas being rezoned from R5 to R2.5 Please see my public comment for the parcel adjacent to the north of this one N of 5834 NE 23rd Ave, which we also own/it's our sideyard..

Testimony is presented without formatting.

Susan Millhauser

#72872 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I strongly support the Residential Infill Project. The city's own economic analyses show that compared to the status quo, the RIP will slow the increase in housing costs, reduce displacement, and result in fewer demolitions of existing homes. It will also open historically exclusionary single-family neighborhoods to greater diversity of housing types and options. Infill development will also help our neighborhoods become more walkable, transit oriented, and climate-friendly, reducing Portlanders' per-capita carbon emissions and other environmental impacts. A successful Residential Infill Project must add more housing choices, prioritize regulated affordable homes, increase age-friendly and physically accessible housing, and protect residents from displacement. Please approve the recommended draft and accompany it with a new “deeper affordability” option for below-market developers and the citywide “tenant opportunity to purchase” renter protections advocated by Anti-Displacement PDX.

Testimony is presented without formatting.

Susan Millhauser

#72873 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I strongly support the Residential Infill Project. I am glad to see that the most recent draft will allow a lot zoned R2.5 that is 3,200 sq. ft. or larger to have an ADU in addition to a duplex, which is not currently allowed, or a triplex or a house with two ADUs. We built a duplex on this lot about 10 years ago and I was very surprised to learn we could not also include a detached ADU in the large backyard. In general, the city's own economic analyses show that compared to the status quo, the RIP will slow the increase in housing costs, reduce displacement, and result in fewer demolitions of existing homes. It will also open historically exclusionary single-family neighborhoods to greater diversity of housing types and options. Infill development will also help our neighborhoods become more walkable, transit oriented, and climate-friendly, reducing Portlanders' per-capita carbon emissions and other environmental impacts. A successful Residential Infill Project must add more housing choices, prioritize regulated affordable homes, increase age-friendly and physically accessible housing, and protect residents from displacement. Please approve the recommended draft and accompany it with a new “deeper affordability” option for below-market developers and the citywide “tenant opportunity to purchase” renter protections advocated by Anti-Displacement PDX.

Testimony is presented without formatting.

Susan Millhauser

#72874 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I strongly support the Residential Infill Project, for the reasons listed below. Related to this lot and surrounding area in particular, I urge the City to act swiftly to move forward with companion code changes to encourage infill development in the R-10 and R-20 zones, as required by HB 2001. These often oversized lots can more than accommodate a duplex or one house with two ADU's. Overall, a successful Residential Infill Project must add more housing choices, prioritize regulated affordable homes, increase age-friendly and physically accessible housing, and protect residents from displacement. Please approve the recommended draft and accompany it with a new “deeper affordability” option for below-market developers and the citywide “tenant opportunity to purchase” renter protections advocated by Anti-Displacement PDX.

Testimony is presented without formatting.

Sandra Meucci

#72875 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I am not in favor of the proposed infill project. The premise of the single family housing market being exclusionary is based on historic covenants which no longer exist. The premise of lack of number of units of housing in R5h zoned areas is that there is an extreme housing shortage, which was true prior to the massive development effort to build housing and the units now potentially outstrip the demand. The infill project is not well designed, does not take into account the impact of parking needs for the new units, nor the implicit value of original housing stock in the neighborhoods so designated.

Testimony is presented without formatting.

Cheryl Curry

#72876 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I moved to Portland in 2012, and purchased a house in 2017. I strongly support the Residential Infill Project because it is a more efficient use of our valuable city land, and it would create housing options that I know I would like to choose in future stages of life. I am also please the Residential Infill Project formally recognizes of our city’s racist land use history. Lastly, since I have worked in the affordable housing sector since moving to Portland, I am motivated by the below-market and renter protection options. Please approve the recommended draft and accompany it with a new "deeper affordability" option for below-market developers and the citywide “tenant opportunity to purchase” renter protections advocated by Anti-Displacement PDX. I'm looking forward to Portland making a progressive Resident Infill Project part of our effort to reduce housing insecurity.

Testimony is presented without formatting.

Katrina Horobiowski

#72877 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I am appalled by these regulations and the allowance of a fourplex on my property, especially when the rents will not be affordable and with no off-street parking required. This RIP helps only those who stand to make money on this kind of unfettered development: developers, builders, the politicians who take campaign contributions from these kinds, the industry associations, and finally the City, which stands to make a lot more in property taxes. Yes, more urban density may be necessary but not at the expense of current residents or future residents who work in Portland but can't afford to live within the city limits. I hope this does not pass.

Testimony is presented without formatting.

James King

#72878 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

As a property owner in NE Portland, I object to any zoning changes it increase the density in my neighborhood to allow for anything more than two units per parcel.

Testimony is presented without formatting.

Gerik Kransky

#72879 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Dear Portland City Commissioners, Please vote in support of the Residential Infill Project. I'm sure you are hearing lots of voices from folks who are concerned about this change. Please know that the status quo of exclusive single family zoning is not sustainable if we want to maintain an affordable or inclusive city for people. We are desperate for more types of legal housing like those that will be allowed under the Infill proposal. When I first moved to Portland I lived for 12 years in a 700 square foot apartment that had been legally created inside a large, beautiful Victorian home in inner SE Portland. I could afford rent in an old home that looked much like the surrounding neighborhood. To allow this type of duplex, triplex, and small-er home is a perfectly appropriate policy for future urban development. Staff at the City of Portland have taken YEARS to balance competing interests in the development of this new infill proposal. Now is the time to take a formal vote in support of that work. Doing so will allow the creation of more affordable homes, lessen the housing cost-burden on low income Portlanders, and help grow our community into more income-diverse and thriving neighborhoods that meet the needs of more people. People who argue that single family zoning must be preserved will be fine, they most likely already live in a single family home and the Infill proposal does nothing to threaten or change their quality of life. As elected leaders I would argue that you must review available evidence, of a lack of affordability it places like California, and of the steady increase in the price of homes in Portland, to determine that our land use laws and development regulations simply have to evolve in response to avert the worst of a potential future housing crisis. Thank you for your consideration. Thank you for voting in support of the Residential Infill Project. Our people are relying on your leadership to help address growing housing insecurity among our most vulnerable populations. Kind Regards, Gerik

Testimony is presented without formatting.

Lisa Cox

#72880 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I'm a native Portlander. What greed has done to my city makes me sad and mad. Development under the mask of a housing shortage/crisis. As I see it, demolishing the affordable homes to put up overpriced dwellings, which includes thousands of apartments with NO PARKING! What a joke! As I understand it, a major portion of these apartments are empty due to high rents. Portland has been ruined, which there is no fixing. Please keep it from getting much worse and VOTE NO ON RIP! The people don't want it! Thank you.

Testimony is presented without formatting.

Christopher Gibbs

#72881 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I support the residential infill project to allow for more types of houses to be built. Increasing diversity of our housing stock should help to provide options for many different residents and their financial needs. I also believe that if we want to truly act for the climate, that we must realize that housing policy is climate policy. Dense urban living allows for low carbon transport options and limits the sprawl that essentially requires car travel.

Testimony is presented without formatting.

Bryan Foster

#72882 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I oppose allowing duplexes, triplexes and quadraplexes on almost every lot in the R2.5, R5 and R7 zones. The transportation infrastructure (lack of sidewalks, bikelanes, bike greenways, bus rapid transit, rail) prohibit RIP in most portions of the SW. RIP in the SW should be limited to only places where transportation is frequent as laid out in the 2035 plan. RIP will negatively impact the environment by decreasing yards and lots with trees by replacing them with multifamily units. RIP in many SW neighborhoods is not sustainable without adequate off street parking, due to already poor infrastructure.

Testimony is presented without formatting.

Katie Shuler

#72883 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Please support the residential infill project to make Portland a leader in inclusionary housing policy. As a homeowner in Portland and a concerned community member, this proposal is part of a solution for many of the most pressing issues we face today. Housing affordability must be addressed to support the most vulnerable in our community. Please vote in support of the residential infill project. Thank you.

Testimony is presented without formatting.

Genevieve McMillen

#72884 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I oppose several changes to zoning as part of Recommended Draft of the Residential Infill Project (RIP) in Portland. The R5 to R2.5 zoning change would be a negative change to Portland neighborhoods, mine included. It would result in even more existing homes being demolished, along with established trees, yards, and gardens that provide habitat to local wildlife and help protect the watershed from pollution. Over the last 2 years, I have observed all the new houses built in my neighborhood have been at priced least \$150,000 over existing houses for sale in the area. Many of these houses sit on the market for several months, even years. Splitting lots and allowing builders to build whatever makes them the most money does not guarantee affording housing. I believe the most affordable and 'green' option for housing is to keep what is already standing. The proposed zoning change does very little to encourage the retention of existing houses in perfectly good living condition. Overall my Objections to the RIP include:

- Eliminates Single-Family Neighborhoods
- No parking requirements Removing parking requirements for single family zones will result in overcrowded streets. Near me there are currently 3 rental properties (2 on one lot) housing multiple families with limited off-street parking (1 spot per house). Every adult in these rentals owns and uses a vehicle, which has resulted in scarce street parking on my block. Adding multiple units with no off-street parking is by no means a solution
- No infrastructure requirements
- No transportation planning
- Environmental protections overridden
- Loss of urban wildlife habitat
- Increase of pollution in water resources
- Significant loss of residential tree canopy Allowing the destruction of current mature tree canopies, knowing this will affect the ecosystem and stormwater management to keep down costs is dangerous and will do irreversible damage.
- No protection for historic resources
- No restrictions on vacation rentals (currently there are over 4000 in Portland) ADU's make considerably higher profits as short term rentals, while displacing long term renters.
- Decreased fire safety in multi-units
- Promotes rentals over home ownership Allowing the building of multi-units before having a plan 'how to ensure homeowners benefit from expanded housing choices' is irresponsible and risky.
- Increases demolitions of affordable housing
- Creates unaffordable housing

The RIP is being promoted as a solution to the housing affordability crisis. To the contrary, an analysis commissioned by the City of Portland showed that rezoning all single-family lots to allow for duplexes, triplexes, quadraplexes, and townhouses will promote market-rate rentals over home ownership. The new units are predicted to be mostly micro-rental units with unaffordable average market-rate rents of \$1,823/month.

- Displaces minorities worse than redlining

Thank you for your time and consideration

Testimony is presented without formatting.

jeffrey franz

#72885 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Stop destroying historic houses. The houses that are being destroyed are green in that they are already built, and require no new energy to serve as a residential structure. The materials in older homes include high-quality old growth lumber that is strong, resilient, rot-resistant, and has good insulation qualities. It is also decorative and artistic when it comes to moldings doors & windows. Stop replacing it with unattractive box and cube-shaped structures that consist of monotonous right angles and pasty white interiors lacking artistic beauty. Portland is on the wrong track if it allows "developers" to decide what the housing stock consists of. It is also unfair to current residents to allow new-comers to decide rental cost structures. Stop the over-development agenda, for it is fascism pure and simple.

Testimony is presented without formatting.

Joan Bleeg

#72886 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

There is already not enough street parking in my neighborhood as it is. I park our two cars in my driveway, but there are always cars parked up and down the block, including 2 in front of my property. It's very unsafe for children and bikes already. Many garages in my neighborhood are unparkable anyway (too small) and there is no driveway. One multi-family house has 6 cars parked on the street. Reduces safety and liveability of neighborhood.

Testimony is presented without formatting.

Daniel Fischer

#72887 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

While there is some improvement in the latest revision of RIP, I remain opposed to the current plan. Below are my thoughts on elements that are either missing or miss their mark in the current RIP.

Rent control In order to prevent displacement of residents, the price of housing must be regulated. It is not possible to regulate the free market for owned properties, but it can be implemented for rental property. This is a necessary part of any plan that intends to provide for the income earners on the lower end of the pay scale.

Triplexes & Fourplexes I am opposed to the direct implementation of these options being introduced into single-family neighborhoods. The RIP intends to increase home ownership, yet it proposes triplexes and fourplexes without the requirements for condo associations, or similar, to enable occupant ownership. Any provision for triplex or fourplex buildings must disincentivize non-owner setups. I am further opposed to triplexes and fourplexes at the onset of the plan. These are a 3-to-4-fold increase in the density of an applicable lot, in a plan that has so many density increases already in-play. I propose that triplexes and fourplexes are phased-in options over time. First, implement all other RIP density provisions. Then, implement triplexes in 2025, with fourplexes in 2030. A phased approach will provide adjustment periods for the existing residents & culture to adjust to the increasing density of their neighborhood.

Off-street parking I disagree with the moratorium on off-street parking. I content that off-street parking decreases public safety. Without it, neighborhood curbs are packed with cars. This reduces visibility, which significantly increases the risk to pedestrian safety.

Infrastructure planning Regarding infrastructure, re-zoning property to smaller lots does nothing to account for the increased load/congestion of surface streets. The plan must include provisions that address the additional road congestion caused by the increased housing density. This is a problem today in my neighborhood (Beaumont-Wilshire/Concordia) on 33rd, Fremont, and other arterials, and causing excessive numbers of drivers to cut through neighborhoods, increasing the risk to the pedestrians (elderly, disabled, children, pets & wildlife) on these neighborhood streets. Options to improve the infrastructure, meaning surface transportation options, should include expanded light rail coverage, and other such environmentally friendly mass-transportation options.

Split-lot tax implications What are they? I live in one of the blocks that is set for the automatic re-zoning of my R5,000 lot to 2 x R2,500 lots. I have not seen how this will affect my taxes. Does it if I continue to keep my 1950's era house as it stands, straddling the two lots? **The Builder Benefit** I cannot shake the idea that infill benefits the developers more than it benefits the people. For infill to work, demolition must occur. The demolition of some neighborhoods does not solve the problem it is advertised to address. Rather, the proposed re-zoning

targets the destruction of housing that is otherwise in good condition, by shrinking the lots to $\frac{1}{2}$ of the current size. This change will accelerate the destruction of stable and affordable housing, by demolishes it, and erects more expensive housing in its place. Even with F.A.R. in-effect, the prices of the houses will still be higher than the house that is replaced. Yes, there will be two of them where one once stood, but the two new ones will still be unaffordable.

Testimony is presented without formatting.

190093

Doug Klotz
1908 SE 35th Pl
Portland, OR 97214
1-13-20

Mayor Wheeler and Members of Portland City Council

RE: Residential Infill Project

Mayor Wheeler and Commissioners:

I strongly support the Residential Infill Project. This plan will help reverse the exclusionary zoning that is a part of Portland's racist land use history as a small start to rectifying those wrongs, and reduce displacement by 28%.

It will eliminate oversized houses, with new Floor Area Ratio (FAR) restrictions, which will reduce one-to-one demolitions and replacements. It will allow the market to produce more homes that can be sold or rented for less than the single houses being built. There will be options, from duplexes to fourplexes, that echo the older "middle housing" that we see around the city, and that have the capability to bring prices down to the 80% MFI level.

There will be incentive to reuse and adapt existing houses, including internal conversions that are currently illegal. This can provide homes for folks to age in place, and accommodate intergenerational families, as well as small households.

More efficient land use will allow more people to live closer to jobs, transit and shopping, reducing our carbon footprint by cutting auto use. Making parking optional will allow more flexibility in design, and ability to preserve larger trees on lots and in street plantings. Passing the RIP package does all these things!

I also support adding on the following "Deep Affordability" options that, if adopted, could make RIP even more useful in today's housing affordability crisis.

To create truly affordable housing, and make it possible for non-profit providers to build these units with lower subsidies, allow 6-plexes if half or more units are regulated at 80% MFI. To allow housing with the lowest subsidy required, that will allow non-profits to build the most units, we could allow 8-plexes if 100% of units are affordable to those at 60% MFI, either for sale or for rental. Include waivers of Construction Excise Tax (CET) and System Development Charges, as well as Property Tax Abatements, to get the deepest affordability.

The RIP, as proposed, will reduce displacement in almost all of the city. To help further, I support the several additional Anti-Displacement measures that have been brought forward recently:

First, allowing tenants a Right of First Refusal.

Second, find options for new revenue to support affordable housing, such as tying CET revenues to the area where they are collected, and allowing bonuses on building size to be purchased with the funds going to support below-market housing.

Third, I support programs that could use public housing funds to finance below-market backyard housing.

I urge you to adopt the RIP as soon as possible. For every month that goes by, more people are being displaced from homes across the city. This policy will reduce that displacement and provide needed housing and a more equitable city, including deeply affordable housing. Thank you.



Doug Klotz

#72888 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Attached is my letter in strong support of the Residential Infill Project. In it, I also support additional Anti-displacement measures and some Deep Affordability options.

Testimony is presented without formatting.

Jean Gilbert

#72911 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Letter attached.

Testimony is presented without formatting.

Garrett Helm

#72914 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Thank you for all of your hard work on these zoning code amendments. Although I will raise some concerns below, I am very much in support of these changes. So, a question regarding the application of the proposed zoning code in a scenario with two detached ADU's (or one attached and one detached). Assumptions: R2.5, 5,000 SQFT lot with existing primary single family residence (1,500 SF) 33.205.020.B.2 states that up to two ADU's are allowed and only one may be attached or within the primary structure. Max FAR (w/ bonus due to existing structure) of 1.0. $5,000 \times 1 = 5,000$ SF. This leaves 3,500 SF available for ADU's. However, maximum ADU floor area is 800 SF so total built area would be 3,100 SF (1,500 + 800 + 800). That's a realized FAR of just 0.62. Table 110-5 provides maximum building coverage of 2,250 SF for a lot of 5,000 SQFT. But, maximum building coverage for all accessory structures is capped at 15% of the lot size (33.110.245.C.3.a). You would be challenged to achieve an 800 SF ADU with 375 SF of lot coverage due to the height restrictions on accessory structures. Further, you would end up with far less lot coverage between the two ADU's (750) and the existing house (~900) than allowable for new triplex construction. This seems to make building two ADU's, either 1 attached and 1 detached or 2 detached, very improbable. Was this taken into consideration with the proposed revisions? While the amendments may help increase housing and reduce tear downs, it doesn't seem as though they will provide many new options to current owners of single family homes who are considering developing on site without removing their house. I would appreciate your input on the matter. I also found an error in the proposed changes. The below, found in 33.110.210.B, states that maximum FAR is stated in table 110-5. This is actually found in table 110-4. B. Maximum FAR. Maximum floor area ratios are stated in Table 110-5. The maximum FAR allowed is based on the total number of dwelling units on the site and whether a bonus option is chosen. The maximum FAR for institutional uses is stated in 33.110.270. Adjustments to the maximum FAR ratios, including bonus ratios, are prohibited.

Testimony is presented without formatting.

Jim Barta

#82972 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

The proposed Residential Improvement Project (RIP) which Council will soon vote on should be rejected in its current form. RIP upzoning will allow four housing units on nearly all existing low density residential parcels in the city. The primary reason for our opposition to RIP in its current form is because it will likely lead to accelerated demolition of existing affordable single family rental properties in Portland. The current RIP plan does not require any new multi family housing built be affordable. The density sought by RIP is already available in existing unused High Density residential areas of the city. Until RIP contains low income displacement protection, it should be rejected.

Testimony is presented without formatting.

Lily Copenangle

#82973 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

As a long-time Portland resident, I am generally in favor of residential infill. However, I strongly believe that in order to be successful and contribute positively to Portland as a whole, the RIP must include all of the following: 1. a clear and enforceable requirement to include a large portion of stable, safe, healthy, low-income housing 2. a clear and enforceable requirement to specifically support and invigorate communities of color (economically, culturally, and politically), and a clear plan to prevent displacement of communities of color 3. comprehensive and long-term public infrastructure requirements 4. strong transportation planning requirements and funding opportunities 5. strong tree canopy improvement and publicly accessible open space requirements I agree with Planning and Sustainability Commissioner Andre Baugh's concerns over the current plan and would request that any plan considered by the council have his approval.

Testimony is presented without formatting.

Justin Kulongoski

#82975 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

RIP is being promoted as a solution to the housing affordability crisis. However, the analysis commissioned by the City of Portland showed that rezoning all single-family lots to allow for duplexes, triplexes, quadraplexes, and townhouses will promote market-rate rentals over home ownership. The new units are predicted to be mostly micro-rental units with average market-rate rents of \$1,823/month. Rather than affordable housing, Portland will see speculative redevelopment accompanied by increased demolitions of the most-affordable existing housing and more displacements of the most-vulnerable residents. According to the City's analysis, this type of rezoning will result in the displacement of low-income residents with no path of return. This will disproportionately impact low income residents. The adopted 2035 Comprehensive Plan already has a 20-year housing supply of all housing types without RIP, including detached single-family, duplexes, triplexes, quad-plexes, and townhouses. The 2035 Plan creates areas of high density and low density development that provide additional affordable housing without destroying the character of Portland's neighborhoods. Objections to Residential Infill Project include: • Increased demolitions of affordable housing • No parking requirements • No infrastructure requirements • No transportation planning • Environmental protections overridden • Promotes single or double occupancy dwellings (micro-rentals) over larger family dwellings, displacing families • Significant loss of residential tree canopy • No protection for historic resources • No restrictions on vacation rentals • Decreased fire safety in multi-units • Creates expensive housing • Displaces lower income residents • Exceeds the State-mandated requirements of HB 2001 The predicted unintentional consequences of RIP are far too negative to jeopardize the livability of the City of Portland. Please vote against it. Please add this to the Record.

Testimony is presented without formatting.

Jay Goodman

#82981 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

RIP is being promoted as a solution to the housing affordability crisis. However, the analysis commissioned by the City of Portland showed that rezoning all single-family lots to allow for duplexes, triplexes, quadraplexes, and townhouses will promote market-rate rentals over home ownership. The new units are predicted to be mostly micro-rental units with unaffordable average market-rate rents of \$1,823/month. Rather than affordable housing, Portland will see speculative redevelopment accompanied by increased demolitions of the most-affordable existing housing and more displacements of the most-vulnerable residents. According to the City's analysis, this type of rezoning will result in the displacement of low-income residents including the working poor, seniors, students, and the middle class with no path of return. This will disproportionately impact minorities and seniors. The adopted 2035 Comprehensive Plan already has a 20-year housing supply of all housing types without RIP, including detached single-family, duplexes, triplexes, quad-plexes, and townhouses. Objections to RIP include: • Elimination of Single-Family Neighborhoods • Promotion of rentals over home ownership • Increased demolitions of affordable housing • No parking requirements • No infrastructure requirements • No transportation planning • Environmental protections overridden • Significant loss of residential tree canopy • No protection for historic resources • No restrictions on vacation rentals • Decreased fire safety in multi-units • Creates unaffordable housing • Displaces minorities worse than redlining • Exceeds the State-mandated requirements of HB 2001 The predicted unintentional consequences of RIP are far too negative to jeopardize the livability of the City of Portland. Please vote against it. Please add this to the Record.

Testimony is presented without formatting.

Sunny Sassaman

#82983 | January 13, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

RIP is being promoted as a solution to the housing affordability crisis. However, the analysis commissioned by the City of Portland showed that rezoning all single-family lots to allow for duplexes, triplexes, quadraplexes, and townhouses will promote market-rate rentals over home ownership. The new units are predicted to be mostly micro-rental units with unaffordable average market-rate rents of \$1,823/month. Rather than affordable housing, Portland will see speculative redevelopment accompanied by increased demolitions of the most-affordable existing housing and more displacements of the most-vulnerable residents. According to the City's analysis, this type of rezoning will result in the displacement of low-income residents with no path of return. This will disproportionately impact minorities. The adopted 2035 Comprehensive Plan already has a 20-year housing supply of all housing types without RIP, including detached single-family, duplexes, triplexes, quad-plexes, and townhouses. Objections to RIP include: • Elimination of Single-Family Neighborhoods • Promotion of rentals over home ownership • Increased demolitions of affordable housing • No parking requirements • No infrastructure requirements • No transportation planning • Environmental protections overridden • Significant loss of residential tree canopy • No protection for historic resources • No restrictions on vacation rentals • Decreased fire safety in multi-units • Creates unaffordable housing • Displaces minorities worse than redlining • Exceeds the State-mandated requirements of HB 2001 The predicted unintentional consequences of RIP are far too negative to jeopardize the livability of the City of Portland. Please vote against it. Please add this to the Record. Thank you.

Testimony is presented without formatting.

Jordana Leeb

#72889 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Overall, I am in support of the Residential Infill Project. I think all neighborhoods citywide need to share the responsibility of creating more housing units to support the population and prevent urban sprawl. The things that are important to me are preventing increased demolition of usable and more affordable small houses for larger more expensive houses or more expensive apartments; preventing increased displacement in ALL neighborhoods including the three mentioned in the report; building in time to listen to neighborhood and community voices; and aligning RIP policy with Urban tree policy so trees are protected with new development. I am anxious about the City relying heavily on public policy to solve problems, when public policy around development has hurt so many people of color in the past through displacement over and over again - coliseum, hospital, freeway, and NE Williams development. There are wounds that have not healed and you are planning another wave. Portland needs to be more thoughtful and think two or three steps ahead. How can the community engage more authentically? How can communities be preserved versus brought back later? How can the City of Portland encourage development that has less environmental impacts such as retrofitting buildings or supporting ADU's (that are not Air B and B's). These are the things that are important to me as a life-long Portland resident. Thank you.

Testimony is presented without formatting.

howard rotstein

#72890 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

okay, apartments/condos are being built everywhere, so why do neighborhoods have to be expanded, people can move here and live in those, houses are always up for sale so eventually they can buy one, INSTEAD OF, take away people's access to sunlight(some places have sunshine laws that say you cannot take it from someone without their permission), no parking near your home, there is no edict that says cities have to expand everywhere, let us keep the city more liveable, developers DO NOT have to be allowed to make massive profits, most importantly we are not building affordable housing space with this expansion.

Testimony is presented without formatting.

Barry Rice

#72891 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

My name is Barry Rice, I live at 3341 NE 32nd Place, Portland 97212. I have lived in the same 1942 Birkmeier home for 40 years. There has been less expensive home being torn down and instead of a duplex or triplex being constructed and approved on the 50-75 foot lots, a huge 1 million dollar homes are being constructed. There is currently a huge home being constructed by Exceptional Homes by Andre, 503-422-6161 and www.expectationlhomesbyandre.com website. If you read what he thinks and how he downplays low cost homes its not in keeping with what our neighborhood needs as far as housing. I know its approved by the planning commission but when are they going to stop this unaffordable home construction? There is currently a huge white home within six lots of the one off of Knott street and 32nd Place that has been built several months ago and no purchaser yet, just the builder who had to move in. Most of the families that buy in the neighborhood send their children to private schools and don't support the public schools other than their property taxes which they resent paying. My rant is over.

Testimony is presented without formatting.

Lisa Friedman

#72892 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I'm against the RIP. The city already allowed tons of development and most have vacancy rates because they are too expensive. They failed to implement affordability with those projects. Now they are trying to change what we love about our neighborhoods. This is their fault and now they are trying to put the burden on the citizens. Another thing I don't like about this is it will only encourage renting. Triplexes and four places are for renting, not owning, further dividing the gap of wealth by making developers and landlords rich, not the people living in the units.

Testimony is presented without formatting.

FREDERIC CANN
1205 SW CARDINELL UNIT 801
PORTLAND, OREGON 97201 USA

WORK (503) 226-6529 / CELL (503) 936-8236
fcann@fcann.com

December 18, 2019

City Council
Residential Infill Project Testimony
1221 SW Fourth Avenue, Room 130
Portland, Oregon 97204

AUDITOR 12/18/19 PM 5:01

Re: Residential Infill Project Testimony

Greetings, Mayor Wheeler, Commissioners:

I have resided in Portland for 40 of the last 41 years, and reside in and own property in Portland now. I have worked in Portland for 39 of the last 41 years, and now operate a business in Portland with three employees including myself. One location is downtown and one location is on SE 82nd Avenue.

I own undeveloped property that will be subject to the new Z overlay zone, tax lots R128263 (1580 SW Upper Hall), R688126 (Lot 8, Block 302, City of Portland), and R246730 (Lot 7, Block 302, City of Portland). All three lots are R5. They are very close to downtown. My properties are pretty unique as they are very steep and two of them have access problems.

As I see it, the residential infill project - including the Z overlay, will not have much practical effect on R128263, at least that cannot be resolved through the variance process.

The residential infill project will have the practical effect of not requiring off street parking for R688126 and R246730, but at the same time allowing only single family or duplex / single ADU on these lots. If the polestar of the RIPS project is to increase housing affordability and density, the removal of the off street parking requirement for R128263 and R688126 is what will allow these lots to be developed with housing at a price that the market will bear, and limiting development as provided in the proposal, is fine.

Therefore, from a pocket book perspective, I am all for the project, as proposed, as applicable to my property. I request further information if changes are made that are not so helpful to me.

There are lots of detractors of increased density. There are many tradeoffs in land use regulation. Fortunately, no decision you make today, is from a macro perspective, irreversible.

Sincerely,



FREDERIC CANN

Frederic Cann

#72893 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Letter attached

Testimony is presented without formatting.

Daniel Bund

#72894 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

As a property owner i higly support this proposal. My property is legally a duplex but a previous owner added a third unit, which I am unable to rent..with this proposal I could rent that unit and begin providing affordable housing to one more person or family. People are moving to our city wether we want them here or not. Especially as the climate warms and we become a refuge for people moving north. I was born here, and will probably die here. And I am happy to welcome new people to our city. Let's help make them feel welcome by making housing easier to come by.

Testimony is presented without formatting.



Interfaith Alliance on Poverty

January 3, 2020

City of Portland Commissioners
c/o Mayor Ted Wheeler

Re: Residential Infill Project

Dear Mayor Wheeler:

We are writing on behalf of the Interfaith Alliance on Poverty, a group of thirteen Portland-based congregations across faiths and denominations, working together to understand and to alleviate generational poverty in our city. We understand you are accepting testimony regarding the Bureau of Planning and Sustainability's proposed Residential Infill Project.

We agree with the Bureau that providing more housing opportunities by increasing density in areas historically fenced off from multi-family development is an important tool for use in this severe housing crisis. The recommended project report clearly represents a careful and thorough analysis of the issues. Part II of Appendix B outlines these actions aimed at preventing displacement, which is a risk of any residential infill project:

- Education
- Financial assistance
- Incentives to property owners to keep rents affordable and other rent stabilization efforts
- Expanded ownership opportunities
- Technical and financial assistance

While we agree with the need for well-planned additional residential infill, **we cannot support** the draft project unless broadly applied and effective anti-displacement actions are in place **at the time of the project's initiation.**

Thank you for considering what we believe to be a critical element in moving forward with implementation of your Residential Infill Project.

Tom Hering & Sarah Carolus
Co-Chairs, Advocacy Action Team
Interfaith Alliance on Poverty

www.allianceonpoverty.org

INTERFAITH ALLIANCE ON POVERTY MEMBER CONGREGATIONS:

Ainsworth United Church of Christ

Augustana Lutheran Church

Central Lutheran Church

Congregation Beth Israel

First Unitarian Portland

Fremont United Methodist Church

Genesis Community Fellowship

Grace Memorial Episcopal Church,

Rose City Park Presbyterian Church

St. Andrew Catholic Parish

The Madeleine Catholic Parish

Westminster Presbyterian Church

Wy'east Unitarian Universalist Congregation

Tom Hering

#72895 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Letter attached

Testimony is presented without formatting.

Terry Parker

#72896 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Morgan Tracy has said HB2001 requires 4-plexes to be allowed on all properties within single family home residential zones as included in RIP. In a conversation with State Representative Alissa Keny-Guyer after one of the hearings on HB2001 in the committee she chairs, she said it does not require that 4-plexes must be allowed on all properties within single family home residential zones. Saturday, I finally received a clarifying answer on Saturday. Senator Dembrow at my request sent the question to Representative Alissa Keny-Guyer who was at his coffee but left early. The following is the response I received from Senator Dembrow: . Hi, Terry. In response to my question to her about HB 2001 and 4-Plexes, she said that House Bill 2001 does not require the RAP to include quads everywhere. DLCD is working on a model code. She expects that they will recommend allowing triplexes and 4-plexes on corner lots. RIP goes farther. Essentially this means that BPS has been spreading misinformation about the reasoning for RIP to allow 4-plexes on all properties in shingle family home zoning. Furthermore, it should also be noted that BPS has continued to ignore the Fritz amendment passed by the City Council at a December 2016 RIP hearing that deleted not allowing front loading garages on skinny homes. Off-street parking for overnight charging if needed if there is any expectation for the public to transition into electric vehicles.

Testimony is presented without formatting.

Janet Anderson

#72897 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I am opposed to the Residential Infill Project. My three biggest concerns are the emphasis on rentals over home ownership, no on-site parking requirements, and no restrictions on vacation rentals.

Testimony is presented without formatting.

190093



Teresa McGrath

#72898 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

rip is wrong... sent to map app too.. at 7614 se rex, a house was demolished that sold for \$475,000...now there are 2...a duplex was erectedUnit A is priced at \$944,900. Unit B is priced at \$869,900.

[https://www.zillow.com/homedetails/7614-SE-Rex-A-Portland-OR-97206/2081655410_zpid/](<https://www.xome.com/homes-for-sale/7614-SE-Rex-UNIT-A-Portland-OR-97206-32400595>)
rip will not help folks, but will continue to displace long time residents and people of color... here is a photo of the house torn down.... at 7614 se rex.....awful thx basically we have witnessed many homes demolished by developers the last few yrs, when they paid 300 k for it, and erect 2 homes, or a duplex, triplex that sold for 7000k each...this is speculative and investor owned realestate that displaces more folks who have been done so repeatedly....

Testimony is presented without formatting.

Milt Jones

#72899 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

This proposal seems ill suited to Marquam Hill. We have very substantial areas of properties within walking distance of hospital employment that are already zoned for multi-family development but which are substantially under built; the result of past, more carefully considered planning efforts. Why would we consider infill here when the current plan already provides for both multi-family and single family living opportunities? The proposal seems to be a "one size fits all" effort that fails to sufficiently consider local conditions.

Testimony is presented without formatting.

Letter to City of Portland Planning and Sustainability**Re: Residential Infill Project Proposal to the Eastmoreland Neighborhood**

My wife and I are residents of the Eastmoreland neighborhood and am absolutely opposed to the proposed RIP.

My wife and I decided to move from the East coast over 20 years ago. We chose to live in Portland due to the livability of the city and the charm, character and scale of the established neighborhoods.

Historically, the Bureau of Planning and the Bureau of Development Services has made a concerted effort to maintain the integrity, scale and character of each neighborhood by the following:

- maintained the goal of livability
- zoning districts, standards and guidelines
- Clearly defined conditions for building additions, new construction and modifications
- Requiring neighborhood interaction for proposed demolitions
- Interaction with neighborhood committees

All of the above have been well thought out and have been developed over an extended period of time. The recent influx of people to the Portland Area has created a potential problem with the current housing inventory. BP & S has made modifications to address this issue that are not well thought out and seriously jeopardize the integrity and scale of the established neighborhoods.

Recently BP & S introduced a measure, approved by City Council, that eliminated parking requirements for new multifamily housing in residential districts in the city. The measure was based on the assumption, in the Westmoreland neighborhood, that the new units would be served by mass transit and additional Trimet light rail transit stops within the neighborhood. The additional transit stops were removed from Trimet's plans and will not be constructed. The multifamily housing projects continue to be constructed with no onsite parking. The additional on street parking has placed a significant burden on the existing residents. This problem continues to get worse with each new development. This can be seen throughout other established neighborhoods throughout the City.

The BP&S proposal to change the zoning and increase the density in the existing established residential neighborhoods is a knee jerk reaction to resolve the issue in the short term and causes severe problems to the neighborhood in the long term. The increased density:

- Has a significant detrimental impact to the existing historic fabric
- Will significantly increase vehicular traffic

- Is in direct conflict with the overall Bureau's goals
- Is in direct conflict of the long range goals of PBOT
 - by increasing vehicular traffic and congestion
 - increasing parking
 - conflict with bicycle routes within the neighborhood
-

The proposed zoning change to our neighborhood will do nothing but decimate the neighborhood, detrimentally impact the existing fabric, increase vehicular activity and impact the proposed bicycle routes within the neighborhood.

I am a licensed architect and have been practicing architecture for over 40 years. My practice has been broad and has included projects in multiple jurisdictions throughout the United States. Each jurisdiction has its own planning department and I have had positive interaction with each. I have lived and practiced architecture in Portland for 20 years. In all of my years of practice, I have not experienced such haphazard and poorly thought out changes to the existing established neighborhoods.

D.L. Jones

190093

Jones
3207 SE Crystal Springs Blvd.
Portland, OR. 97202

PORTLAND OR 972
01 JAN 2008 PM 5 L



City Council
Residential Infill Project Testimony
1221 SW Fourth Avenue, Room 130
Portland, OR. 97204

5720483513 0016



DL Jones

#72900 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Letter attached

Testimony is presented without formatting.

teresa mcgrath

#72901 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

rest in peace comm. fish... please delay the rip vote til another comm. is seated on the council...

Testimony is presented without formatting.

Susan King

#72902 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Testimony to the Portland City Council January 15, 2020 Residential Infill Project Susan King Resident, Hayhurst Neighborhood Please delay any further discussion, modification and decisions on the Residential Infill Project until the impact and requirements of the recently legislatively approved HB 2001 and related statutes are known. I have been appointed as an alternate to the Housing Rulemaking Advisory Committee established as a result of HB 2001 and serve on the Middle Housing Technical Committee. The DLCDC Housing Committee and its related technical subcommittees has just begun its work. Based on the first two meetings of this group, there are more unanswered questions than certainty. Specifically, there will be a new economic analysis related to “middle housing” impact. Definitions of “affordability”, “duplex” etc. are not clear. Also, the interrelatedness of this work with other state and local efforts such as land use goals, historic preservation and others need to be understood, clarified and addressed in whatever rules come out of this committee. Aside from the lack of valid data substantiating the benefits of the RIP that city staff and proponents are advocating, again, the newly imposed state level impact on local planning argues for placing the current RIP proposal on hold. The RIP changes in base zoning have can be characterized as a solution in search of a problem. Is it affordability? Is it the preservation of existing housing stock? Is it an attempt to deal with discrimination in some areas of the city? Is it to utilize the Urban Growth Boundary as a tool to provide work for developers? Or is it a set of changes that are wandering across concepts without a clear understanding of need or impact? I would argue the latter. Comprehensive Plan It is unclear why the effort, thought and resources that yielded the 2035 Comprehensive Plan are being ignored for this new proposal. Although staff and the Bureau of Planning and Sustainability have attempted to pick and choose parts of the Comp Plan to support the RIP, the core underlying tenant is has not changed. That is, the Plan directs additional density “around centers and corridors where appropriate(Comp Plan Policies 3.2 and 5.23, pp. GP3-8 & GP5-9).” While there are elements of the RIP for which my neighborhood residents have expressed support, on balance, the potential negative effects of the RIP, as it is currently proposed, far outweigh them. We can support the reduction in scale of housing if it results in more affordable less intrusive structures and prevents the demotion of viable existing homes. Other parts of the RIP such as ground level entry to homes are positive as well. Public Transportation/Comprehensive Plan There is insufficient public transportation in my neighborhood to support it as an alternative to the use of cars for necessary errands, jobs and family support. This is evidenced by the schedule for TriMet Route 1 Vermont which at time has frequencies of 30 minutes, has no midday service and

does not run on weekends. Lines 54 and 56 which run along Beaverton-Hillsdale Highway have frequencies between 30 minutes and 60 minutes between early am and midnight. The 2035 Comprehensive Plan goal is to place increased density where there is good access to public transportation. “Policy 9.22 Public transportation. Coordinate with public transit agencies to create conditions that make transit the preferred mode of travel for trips that are not made by walking or bicycling. Policy 9.23 Transportation to job centers. Promote and enhance transit to be more convenient and economical than the automobile for people traveling more than three miles to and from the Central City and Gateway. Enhance regional access to the Central City and access from Portland to other regional job centers.” In addition to the lack of public transportation, my SW Portland has lost 4 grocery stores in the last 3 years. Walking to food shopping is now not an option for many residents forcing them to use car transportation. Thus, there are constraints to increasing density that go beyond available land for development that the RIP fails to consider. Land Inventory Finally, according to the Buildable Land Inventory (2015), Portland’s existing zoning already provides a 20-year supply of land for all types of housing including those now named “middle housing.” My neighborhood has already seen some duplexes on corner lots and a few ADUs. However, the use of ADUs has not become widespread as an option for increasing density because of the underlying limitations on building them. Instead of enacting new provisions for increasing this option without any plan for ensuring that they will be built, are desirable for residents and are affordable for defined incomes, the current allowance of one per lot should be continued.

Displacement Aside from the many other problems with the RIP, the issue of how it will affect displacement of residents who currently live in “affordable” housing has not been well analyzed or addressed. There is acknowledgement by BPS that some areas of the city where land values are high will have little effect on redevelopment. Obviously, that argues for demolitions and rebuilding of the “middle housing” in areas of the city where land values are lower. And without careful thought and investment in equitable affordability strategies, the RIP could result in disastrous outcomes for the people who are facing the most strain on housing costs.

Parking/Street Safety The RIP continues to perpetuate the fantasy that car use can be eliminated. While reducing emissions and the use of fossil fuel burning vehicles is a goal all of us should work to achieve, the elimination of parking requirements flies in the face of reality. Increased density should come with off street parking. In SW Portland, there are few sidewalks. Residents are forced to walk along streets that are often narrow thus increasing the potential for harm which conflicts with Portland’s stated goals of reducing both car, pedestrian and bicycle accidents. Elimination of off-street parking will force those cars to clog already dangerous streets.

Stormwater/Sewer Capacity I have seen no comprehensive analysis by BES or other authoritative body regarding the impact of the new density allowances. In SW Portland, where many streets are not maintained and have no storm sewers, it is well known and documented that runoff causes significant damage. That alone should drive a careful look at where density should be placed so that it doesn’t degrade the environment further.

Neighborhood Degradation The new provisions for duplexes, triplexes and quadraplexes on almost all lots in my neighborhood are unacceptable. New residents to Hayhurst express the same interest as is supported by the Metro study (2014). They want a home, a yard, trees and some space to enjoy.

The RIP is a one size fits all imposed on the neighborhoods. The RIP is not “gentle” infill as Bureau staff have attempted to portray. It has the potential for turning some neighborhoods into mini apartment complexes depending on the number of lots available for development and financial incentive to tear down and build. And it has the potential to decrease trees and greenscapes as the number of units is allowed to increase on even very small lots. Pilot Test A limited pilot project with widespread neighborhood invitation and approval could be used as an option to test some or all of the RIP proposals. There is no need to implement the RIP. Portland still has time to update planning if that is necessary. It has to start with clear goals and understood outcomes.

Testimony is presented without formatting.



Portland City Council
City Council Residential Infill Project Testimony
1221 SW Fourth Avenue, Room 130
Portland, OR 97204

January 14, 2020

Re: Residential Infill Project

Dear Mayor Wheeler and Commissioners:

On behalf of Metro's Planning and Development department, I am writing in support of the Residential Infill Project (RIP). As the agency responsible for the 2040 Growth Concept, our region's shared vision for how we accommodate growth and development while providing livability for all people, we strongly support the City's efforts to provide more housing choices in Portland's in-demand neighborhoods. We are particularly appreciative of the city's sense of urgency to prevent displacement. The city's analysis makes clear that displacement will only get worse without RIP and it is evident that action must be taken quickly.

There are many people – home healthcare workers, small families, college students, first-time homebuyers, and downsizing retirees – that are looking for housing in Portland's walkable neighborhoods, but are struggling to find the variety of housing that meets their needs and budget. Our region's changing demographics – with more one-and-two-person households and an aging population – demand creative housing solutions.

The work that the city has done on the proposed RIP draft is also commendable because it acknowledges zoning practices that have excluded People of Color and other marginalized communities from single-family neighborhoods and seeks to do better. The city is setting a standard for the region that we should all note.

We understand that the city council is considering additional amendments to improve upon the Planning Commission's recommended draft and we are supportive of the city council as it seeks to provide the market with more flexibility to build homes where they are most in demand. Allowing for greater housing variety to be built in high-demand neighborhoods is the best way to moderate housing prices and reduce displacement. While we do want to express fundamental support for the Planning Commission's RIP proposal, we also agree with the approach of providing additional unit bonuses when developers ensure affordability.

However, any amendments that require regulated affordability in all middle housing would likely impede construction of homes by making their development less feasible. To ensure the policy's overall effectiveness for adding market-rate housing supply that can provide a longer-term affordability benefit, we do not recommend across-the-board affordability requirements.

The City of Portland plays a crucial role in the future of the greater region. We appreciate the leadership that the city is demonstrating by seeking to provide more people with more housing choices. Thank you for considering our comments.

Respectfully,

A handwritten signature in black ink that reads "Elissa Gertler".

Elissa Gertler
Planning and Development Director

Elissa Gertler

#72903 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Please refer to my attached letter. Thank you

Testimony is presented without formatting.

Jeanne Roy

#72904 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

As a resident of Portland for 77 years, I strongly favor the Residential Infill Proposal for the following reasons: 1. Current zoning codes encourage the building of homes that are too large for the small households we have today. a. This practice is not ecologically sustainable. Earth's resources are finite. We can't continue the use so many resources for building homes. b. This practice is inequitable. Only the wealthy can afford to live in the large homes. c. Homelessness is rampant because not enough smaller, less expensive living arrangements are allowed. 2. Current zoning codes also result in too many demolitions of old homes, which should not be encouraged for the same reasons as listed in a and c above. There should be incentives for creating affordable units and retaining existing houses. 3. The proposal will result in denser neighborhoods that allow for more biking, walking, and transit. I particularly favor the following: 1. Reduce the size of houses.. In the city's R5 zone, I agree that the cap should be 1/2 the square footage of the lot underneath: 2,500 for a standard 5,000-square-foot lot. 2. Allow more housing types--ADUs, duplexes, and triplexes--to increase the total number of homes in the urban area and provide smaller, less expensive options. Duplexes and triplexes save energy because the household is not heating and cooling unoccupied space in a large home.

Testimony is presented without formatting.

January 5, 2019

City Council
Residential Infill Testimony
1221 SW 4th Avenue, Room #130
Portland, OR 97204

AUDITOR 01/08/20 PM 6:09

To the City Council:

Since I moved to Portland in 1978 I have heard many of our Portland City Commission Members brag that the reason Portland is Portland and not Phoenix or Houston is that Portland has good zoning laws and those cities do not. They point to their sprawl and mixing of residential, business and industrial areas when bragging about our zoning laws in Portland. Our zoning laws encourage retail on the first floor of most buildings in the downtown core and that has made the Portland's downtown area a much more viable area both during the day and evening. Our larger neighbor to the north where first floor retail was not encouraged for many years does not enjoy the same experience. Our zoning laws have encouraged real neighborhoods where if you were willing to invest in Portland, you were rewarded with stability, a great place to raise and educate children and they are filled with good surroundings like parks, schools and neighborhood retail areas.

Now you are going to make major residential zoning changes which will throw everything that made owning a home or property in Portland great go away. By limiting house size limit, allowing up to two accessory dwelling units (ADU), duplex with one accessory dwelling units (ADU), and triplexes and fourplexes you will effectively turn every R5 zoned lot into a potential small apartment building or you could have two "tiny houses" with four families living where only one used to. That is is really the goal of all this, making the people who pay your salary (the property tax payers) reduce their quality of life so that people can find "affordable housing" and you can promote density. The only way that Portland could really get "affordable housing" is to build hundreds of soviet style apartment blocks (hopefully with onsite parking) and highly subsidize their rents. The bus on "affordable" single family houses in Portland has left the station probably forever...

The good thing about Portland is that it is a beautiful city located near the West Coast which makes it a desirable place to live. For years the home prices in other West Coast cities, Los Angeles, San Francisco, Seattle, and Vancouver went up to astronomical amounts. Portland's house prices always lagged behind the others primarily because we are not located right on the coast and we did not have the strong job growth that these other cities experienced. An article in the Wall Street Journal on April 6, 2018 said that the median home prices in the U.S. west coast cities listed were all over one million dollars. With those high housing prices, Portland is viewed as the last semi-affordable city on the West Coast. This is the macro-economic reason why housing and rent prices are going up in Portland. Your zoning proposed zoning change

will not change this economic reality, it will not provide affordable housing and it will only diminish the quality of life in this city which is already challenged by lack of a will to grasp that for the foreseeable future there will be more and more cars (self driving or not) and the unwillingness of the city and state to grasp that reality. From what I have heard and read, this zoning change is already been decided. I am sure you are asking for public comment because it is required by law. The changes will be made, and once they are, Portland's quality of life will be reduced forever and you will not have listened to all the people who really pay Portland's bills. Every house you drive by pays at least \$4,000, \$5,000, \$6,000, \$7000, \$8,000 or in many cases more in property taxes. Very few of these taxpayers want to put several families on their lot and most of these taxpayers don't want six families living on both sides of their home where there used to be two and this would also include four to six more cars with their included neighborhood parking challenges.

You can pass my comments on to the City Commission. And you can also pass this on: Any City Commissioner that votes in the affirmative for these zoning changes will never get my vote again. That's right, I will be one of those "single issue" voters you hear about. I am sure this vote will create many others single issue voters like me as we the property owners pay Portland's bills. Density is a concept, affordability is a concept, density and affordability is not a taxpayer. If these concepts were import to our country's founders they would have included guaranteed affordable housing and extreme density in the Constitution.

I paid in 2019:

\$1,305.00 to Portland Public Schools
 \$559.79 to Portland Public School District SD Loc Option
 \$17.67 Port of Portland
 \$1,144.53 City of Portland
 \$113.25 City of Portland Child Loc op
 \$676.78 Portland Fire / Police Pension
 \$718.93 Urban Renewal - Portland
 \$74.26 City of Portland Bonds
 \$101.24 Portland Community College Bonds
 \$622.07 Portland School District Bonds
 \$868.40 Multnomah County Bonds and Misc. Taxes
 \$4,208.68 Tri-Met Transportation General Government Taxes


 John Stephen Hardy
 7325 SE 21St Ave
 Portland, Oregon 97202
 (503)278-6145

John Stephen Hardy

#72905 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Letter attached

Testimony is presented without formatting.

January 3, 2020

AUDITOR 01/08/20 PM 6:00

Members of the Portland City Council:

I am writing to express my strong opposition to almost all of the current Residential Infill Proposal. I have been a Portland resident since 1937 and was an active participant in my neighborhood issues such as traffic safety for many years.

I raised 4 children in a small house in SE Portland on a 5,000 square foot lot in a neighborhood of detached single-family residences. We had yards, gardens, sidewalks, driveways and easy walking to public transit on both SE Division and Powell Streets.

Having read about the RIP as it has changed, it is hard to understand what benefit it will yield to current and future residents of Portland. It is a misguided set of changes without either justification or evidence of good effect.

Although I was not able to participate in public meetings as the 2035 Comprehensive Plan was being developed, I am aware of its direction for growth. I am asking why the thought and resources that went into it are now being squandered in favor of the RIP.

Allowing more duplexes, ADUs, triplexes and quadraplexes throughout Portland's desirable neighborhoods is just wrong. Why do you think the neighborhoods are desirable? In my opinion and experience it is because they have space, trees and yards. Portland's reputation for being environmentally focused will be meaningless if this proposal is approved and results in the changes that city staff and advocates want to happen.

Please do not approve the RIP in its current form.

Sincerely,


Mildred Ball

West Hills Village

5711 SW Multnomah Blvd.

Portland, Oregon 97219

Mildred Ball

#72906 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Letter attached

Testimony is presented without formatting.

Brent DMcDaniel

#72907 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I bought my house because of the nice neighborhood *as it is*, allowing infill multi-plexes will erode the quality of life and feel of the neighborhood that I bought into. -- leading my family to move away. Urban growth boundary has done it's job. We have a vibrant city and downtown. It's time to let smart growth/expansion happen. New buyers to pdx-metro can 'buy' into a new neighborhood... which will stay (relatively) the same. Mega-plex buildings along Division, Hawthorne and downtown make sense *when they have own parking*. Keep density there, *not* in established and old neighborhoods.

Testimony is presented without formatting.

Raymond Saul

#72908 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I ask you to reject the proposed Residential Infill Project proposal (RIP). I oppose the proposal for both procedural and substantive reasons. There are better ways to promote “middle housing” options in the City. RIP proposes to significantly increase density in all single-family residential zones by changing permitted uses to include 2, 3 and 4-unit dwellings. This will affect nearly all homeowners in the City; and yet the bureaucratic process that produced this proposal has intentionally minimized public notice and public participation in its development. To approve this proposal without first notifying all of the affected property owners would be an affront to the citizens of Portland and contrary to the intent of both State and City law to protect and promote public involvement in land use planning. Furthermore, to immediately impose these changes throughout the city is needlessly reckless. As always, there will be unintended consequences. Consequently, any such code changes should first be implemented, tested and refined in limited areas. Specifically, I am opposed to permitting 3-plex and 4-plex buildings in all existing single-family residential zones. The RIP proposal is a demolition permit. Each additional permitted unit will increase the economic incentive to replace a single-family home with a multiplex. Enactment of RIP will promote the destruction of existing homes and actually increase the price of single-family homes. Permitting multiplex dwellings in single-family zones is a powerful redevelopment tool that needs to be directed and constrained. In the interim, the City can immediately increase the availability of affordable housing units by forbidding short-term rentals, e.g., Airbnb rentals, in residential neighborhoods. Accessory dwelling units in residential zones should not be used for short-term rentals. Such use was never intended. “Middle housing” options, i.e., 3-plexes, 4-plexes, townhouses and small apartment buildings, should be clustered around transit nodes, transit corridors and the periphery of town and regional centers so that residents will have reduced need for private cars. Such a proposal would be consistent with the Comprehensive Plan. RIP should be buried. Alternate policies to promote “middle housing” stock should be developed and implemented with full public participation.

Testimony is presented without formatting.

Noah Lindner

#72909 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Hello! I am a strong supporter of the Residential Infill Project and I hope you will consider my support when making your vote. Thank you!

Testimony is presented without formatting.

Karrie Amiton

#72910 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I own a home at 3928 NE Couch Street and I am opposed to the proposed infill project. 1. Have you taken in to account the huge amount of short term rentals already operating not only in Laurelhurst but throughout the city? We are experiencing parking problems, noise and other issues associated with people driving through and staying in the neighborhood. 2. I noticed on the infill map that the NW and SW parts of the city are pretty much protected from your proposed infill. Why? Why is it always the east side of Portland that gets hit with more and more density? 3. It also looks like more infill will only raise rents and property values! What then is the purpose of turning the inner city in to an entirely different Portland - one where existing residents cannot live and work? 4. What's the proposed rule about the tree removal? You are proposing that we should all simply forget about protecting our trees? This proposal is crazy. 5. Isn't there a better way, a kinder way to accommodate growth? After you screw up the city in such a big way it won't be desirable or affordable for people to even consider moving to or even growing a healthy, happy family here. So my question is, who are you trying attract? Are you trying to kick existing people out just like you did in South Portland in the 60's and the fine people in lower North and Northeast Portland in the years after that? You are proposing drastic changes that will forever negatively affect thousands of existing families who will be forced to leave. Shame on all of you. NO on your infill proposal!

Testimony is presented without formatting.

4130 NE 18th Avenue
Portland, OR 97211
January 8, 2020

City Council
Residential Infill Project Testimony
1221 SW Fourth Avenue, Room 130
Portland, OR 97204

Dear City Council,

HB 2001 requires that duplexes must be allowed on every lot in Portland, but the other forms of middle housing (triplexes, fourplexes, cottage clusters, and townhouses) only have to be allowed in some parts of the residential zone. BPS's recommended RIP, which allows fourplexes nearly everywhere in the city, goes way beyond what the state law requires and would advance poor public policy that is bad for Portland for several reasons.

RIP upzoning provides no assurance that what gets built is either affordable or family-friendly. RIP incentivizes the demolition of smaller, less expensive houses, which will displace families who rent. In addition to increasing the number of units allowed (compared to previous versions of RIP), BPS also increased the allowable size of new infill buildings uniformly throughout the city without regard to the 2035 Comprehensive Plan's focus of density around centers and transportation hubs. The RIP will increase global warming by encouraging the knocking down of affordable housing, wasting their embodied energy, and replacing them with newly constructed unaffordable rental housing.

The Johnson Economics report commissioned by the city in November 2018 concluded that most redevelopment will be investor-owned rental units: "largely rental product." There will be little room for home buyers, let alone nonprofit developers: "Ownership residential solutions under the proposed new codes would be expected to be limited."

Since the 2008 financial crisis billions of dollars have flowed into high yield rent backed mortgage securities that fund the construction of only market rate rental units in Portland (at least \$1900/mo). Johnson Economics' 2018 report to Portland estimates that apartments under the Residential Infill Project will be 730 sqft and cost at least \$1823/month, 35% more than average rents and over twice the rate of 60% of median family income.

RIP acknowledges there is a displacement risk but does not mitigate this displacement. City planners admit that the RIP will likely displace renters in neighborhoods with a higher share of low income and people of color, without college degrees, Lents, Brentwood-Darlington, Montavilla, and other inner ring neighborhoods such as St. Johns, Portsmouth, Concordia, and Cully. Class, economic differences mark debate over infill plan, Portland Tribune, 2/28/19.

New housing will also unnecessarily increase global warming. In his Nov. 16, 2016 statement to the City Council on RIP, former PSU Professor Lutzenhiser found: "Our demolition and new construction carbon emissions estimate is in the neighborhood of 47,000 pounds of CO2 emitted in the demo-construction process. The estimate for a major energy retrofit of an existing house

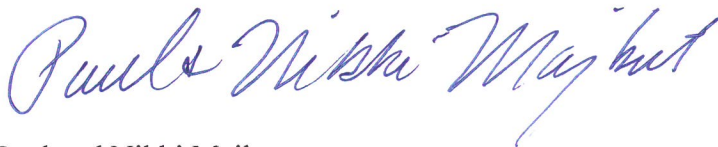
is about 1,500 pounds (about 1/30th as much), and building a new ADU is estimated to produce around 12,000 pounds of CO2.”

He also found that “renovation of existing dwellings (rather than demolishing them), and adding ADUs to those and additional sites, would achieve the same density as demolition” – with duplex and ADU replacement — “at about 15 percent of the total cost to the households involved.”

The most affordable and greenest house is the one already there. The RIP will encourage the destruction of the very older homes that should be preserved and made more energy efficient through the use of the Clean Energy Fund. The initiative ensures that the City of Portland’s Climate Action Plan is implemented in a manner that supports social, economic and environmental benefits for all Portlanders, including the development of a diverse and well-trained workforce and contractor pool in the field of clean energy.

A better plan would be to wait until the City has a serious anti-displacement plan in place. This plan would need to have long term funding and a tracking system to determine if is effective. A better plan would not allow demolitions of existing sound housing, encouraging the addition of energy efficient ADUs and the retrofitting of existing homes. Where existing housing is not sound and cannot be retrofitted, infill housing should be designed to be compatible with nearby housing. It should be compatible in size, height and setbacks. Increased Middle Housing density (i.e., triplexes, fourplexes) should be allowed only when at least one unit is affordable at 60% MFI and the building is located near town centers and transportation corridors with frequent (every 15 minutes), reliable and safe public transit.

Sincerely yours,



Paul and Nikki Majkut

Paul and Nikki Majkut

#72912 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Letter attached.

Testimony is presented without formatting.

Rithy Khut

#72913 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I strongly support the Residential Infill Project. As second-generation Portlander, my parents immigrated from Cambodia searching for the American Dream. This dream included buying a good home, which I have quickly discovered is no longer attainable in the Portland of my childhood. After graduating from Franklin HS, receiving a bachelor's and master's degree from the University of Oregon, I did what a lot of people my age did, move back home. Unable to afford the cost of buying a home in Portland, I moved into my current apartment in the Buckman neighborhood because I wanted to be close to grocery stores, libraries and other amenities. Within this neighborhood, you already have the same types of housing that the RIP proposes for the rest of the city. You have single-family dwellings next duplexes, next to four-plexes. Having a diversity of types of housing will help Portland better keep up with differing housing demands, especially for those aging in place. But more importantly the wider variety of housing options is better for the climate. By adding softer types of density throughout the city, similar to how HAND and Buckman neighborhoods currently exist, it will allow more people to use public transportation infrastructure that is faster, more effective, and more cost-efficient. Remember, neighborhoods closer to public transit means more walkability and less dependency on cars. I also leave you with this. RIP won't change the land use pattern of neighborhoods overnight. I know I won't be able to benefit from the benefits of buying in more a more diverse and mixed housing landscape. But I would like to think about when my future kids are young adults entering the housing market, they will have more choices on where to live. By allowing individuals to build more neighborhoods like the inner SE neighborhoods around Portland, we will lay down the future built landscape for future adults of Portland. Thank you for your time.

Testimony is presented without formatting.

Christopher Browne

#72915 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

The housing crisis in Portland is addressed in the 2030 plan. What we need is development around the city centers in Portland. The RIP will take away from the development in the city centers and move it to the neighborhood areas where we are trying to raise the next generation of Portlanders. RIP will create unaffordable rental housing (\$1800 a month and up for a one bedroom apartment. What we need is development around the city centers that will create economic development in the city centers and lead to walkable neighborhoods. The RIP will take away from the city centers (Cully, Rose City, Gateway, etc) and leave them underdeveloped. Chris Browne 5905 NE Failing st Portland Ore 97213 Portland City Council 2121 SW 4th Ave. Portland, Oregon 97204 RE:

Testimony Opposing the Residential Infill Project RIP is being promoted as a solution to the housing affordability crisis. However, the analysis commissioned by the City of Portland showed that rezoning all single-family lots to allow for duplexes, triplexes, quadraplexes, and townhouses will promote market-rate rentals over home ownership. The new units are predicted to be mostly micro-rental units with unaffordable average market-rate rents of \$1,823/month. Rather than affordable housing, Portland will see speculative redevelopment accompanied by increased demolitions of the most-affordable existing housing and more displacements of the most-vulnerable residents. According to the City's analysis, this type of rezoning will result in the displacement of low-income residents with no path of return. This will disproportionately impact minorities. The adopted 2035 Comprehensive Plan already has a 20-year housing supply of all housing types without RIP, including detached single-family, duplexes, triplexes, quad-plexes, and townhouses. Objections to RIP include: • Elimination of Single-Family Neighborhoods • Promotion of rentals over home ownership • Increased demolitions of affordable housing • No parking requirements • No infrastructure requirements • No transportation planning • Environmental protections overridden • Significant loss of residential tree canopy • No protection for historic resources • No restrictions on vacation rentals • Decreased fire safety in multi-units • Creates unaffordable housing • Displaces minorities worse than redlining • Exceeds the State-mandated requirements of HB 2001 The predicted unintentional consequences of RIP are far too negative to jeopardize the livability of the City of Portland. Please vote against it. Please add this to the Record. Thank you, Chris Browne, 5905 NE Failing st. 97213

Testimony is presented without formatting.

Howard Silverman

#72916 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I support the Residential Infill Project Recommended Draft because Portland is not going to meet its climate and equity goals without code revisions like this.

Testimony is presented without formatting.

Sally Chamberlain

#72917 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

My husband and I have lived in this neighborhood since our marriage in 1970. We have liked the friendliness of neighbors, enjoyed the beauty of diverse architectural designs, and felt comfortable and safe. The history of its homes is fascinating because it proves that all income types were accommodated from its inception. Recent developers have tried to change the ambiance here by putting up structures that do not match the character and historicity of beautiful Laurelhurst. This rezoning plan frankly stinks, for it would cheapen the look of our historically designated neighborhood and “put off” new move-ins who buy into a neighborhood where they will be comfortable, safe, and yet convenient to services. Quadplexes with no yards or mature trees, no eye appeal architecturally, and of cheap construction are not the answer to housing problems. Please consider the longer term results of what RIP would do to the entire city. Set aside clamorous developers who think and speak only of dollars for themselves instead of real people who value the quality and integrity of neighborhoods. Neighborhoods are why the original plans were set the way they were after all.

Testimony is presented without formatting.

Franny Delaney

#72918 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

In support! While no one likes to lose parking or beautiful big spaces, the fact is we need to keep an eye on the future and support initiatives that help with the environment. If there are provisions re: parking, that will help.

Testimony is presented without formatting.

GARY Whitehill-Baziuk

#72919 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I would like to let it be known how outraged I am with one particular component of the draft. The section on garages for attached homes in all multifamily residential zones. The proposal as currently put forth will essentially ban all front loaded garages from ever being built again. Almost all lots in the City have a 50 x 100 foot dimension. As the proposal is currently written the garage cannot be more than 50% of the front facade. Here is the math that makes it impossible to ever provide a garage to a home owner ever again. As code requires a 5 foot side setback the 50 foot frontage now becomes 40 feet of frontage. As a 2 unit row house development is constructed each unit occupies half of this 40 feet. That leaves a 20 foot wide home to be built. As the minimum width for a garage is 11 feet that leaves 9 feet of facade left. As proposed....can't be builtever. So, where does one park their car?? On the street. Now lets take a look at current zoning in the City. As most lots zoned for row houses are generally situated next to property that is zoned with higher density, namely land zoned for apartments that require NO parking...that leaves home owners, who pay property taxes, battling each day with apartment dwellers for few street parking spaces. Does not seem equitable at all. Additionally, I would venture to say that most people use their garages for storage. Given where we live and how people avail themselves of the wondrous outdoor activities that we have at our disposal....where do you propose that families store their bikes, canoes, kayaks, ski equipment or camping gear? Rent a storage space at some less than convenient and expensive storage facility? With a garage at least people would still be able to park their cars in their driveway. People still use and need cars. Whether it is to get to work, to drive their kids to school, soccer, dance, piano lessons whatever it may be, not to mention getting aging parents to medical appointments or shopping. Uber and Lyft are not what will be used. This code proposal is specifically designed so that one cannot physically build a garage. It is disingenuous to suggest otherwise.

Testimony is presented without formatting.

Louisa Roberts

#72920 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I am appalled by these regulations and the allowance of a fourplex on my property, especially when the rents will not be affordable and with no off-street parking required. This RIP helps only those who stand to make money on this kind of unfettered development: developers, builders, the politicians who take campaign contributions from these kinds, the industry associations, and finally the City, which stands to make a lot more in property taxes. Yes, more urban density may be necessary but not at the expense of current residents or future residents who work in Portland but can't afford to live within the city limits. I hope this does not pass.

Testimony is presented without formatting.

Alexander Joyce-Peickert

#72921 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I am a resident and business owner in Portland. Please vote YES on the RIP. We need more housing in our city, our neighborhoods, and more family housing. Also please support the expanded density allowances for affordable housing providers - they need extra help!

Testimony is presented without formatting.

Jake Davis

#72922 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

"Portland is a prosperous, healthy, equitable and resilient city where everyone has access to opportunity and is engaged in shaping decisions that affect their lives." Those are the words from our Comprehensive Plan vision. They're pretty good, and I think we can mostly agree it captures the spirit of what changes to our city should accomplish. Right now, Portland is not prosperous for many people; they are displaced or spending significant amounts of their income on housing costs. It is not equitable or resilient, because they live in older housing with more environmental concerns or susceptibility to earthquakes or other disasters. People cannot focus on their health because they have to work two jobs to make ends meet, or drive to get to work, or live next to industry or freeways that we know produce negative health outcomes. And housing access and choice are a huge part of why this is reality for many Portlanders. We are in a housing crisis. We cannot get out of that crisis unless we build more housing. Building more types of housing in a greater variety of neighborhoods reduces gentrification and displacement in part because historically under-invested communities would not bear the entire brunt of development. This has been proven time and time again by research and practice. Preserving property values is not a virtue. Keeping out "others" is not a virtue. Maybe neighborhood character has some merit, I think it depends on who you ask and what their actual meaning is. But thankfully, the Residential Infill Project will protect neighborhood character by disallowing the McMansion-style developments that have plagued our city and are out of reach for most people, and replace them with smart, right-size options for families of all incomes and compositions. My wife and I are fortunate enough to own our house, and I would welcome more families, more neighbors, more opportunities for small business to thrive right on our street, because that's what living in a city is about and that's what is just and equitable. The Residential Infill Project is not perfect. But it has been through literal years of feedback, delays, appeasement, every element of Portland's oft-drawn-out engagement processes and this is where we have arrived. It's time to legalize more types of housing in more neighborhoods. We can continue making changes in the future, we can continue to tweak and debate and study, but the time for action is now. Consider this testimony a strong, emphatic YES on the Residential Infill Project. I appreciate the Council's work and the work of all staff on this project and sincerely hope you will help guide us into a more equitable, more sustainable future. Thank you.

Testimony is presented without formatting.

Jonathan Harker

#72923 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Dear Mayor Wheeler and Council Members, Please see my attachment outline my support for the RIP and my encouragement that you approve it. Sincerely, Jonathan Harker

Testimony is presented without formatting.

Elizabeth Nesser

#72924 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I am FOR the Residential Infill Project because the population of Portland is greatly increasing each year which is increasing the cost of housing. We need more housing, plain and simple. People want to live close to their jobs and not have long commutes. We also love our green spaces and not having to travel far to outdoor activities. We want our food produced nearby. I do NOT want Portland to spread out to rural lands or build in parks. We are building up (condos, apartments), on main streets. And I believe adding housing to individual residential lots is a great opportunity to increase housing supply. When supply begins to come close to demand, housing costs will decrease and become more affordable. We MUST have affordable housing for those who work in low-paying jobs. I request that more incentives are given for affordable housing.

Testimony is presented without formatting.

Jonathan Harker

#72925 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

January 14, 2020 RE: Testimony in Favor of Residential Infill Project (RIP) Dear Mayor Wheeler and City Council Members: I'm Jonathan Harker. I support the RIP and appreciate that the Council has engaged in this project over the past years and I encourage you to approve it. I have owned a home and been a resident of Rose City Park since the summer of 1987 and my lot would be subject to the proposed new 'z' Overlay Zone. My wife and I raised two sons here. Both are in their early 30's and despite having degrees from Oregon-based universities and respected jobs neither can find housing affordable to them in this neighborhood they grew up in. Also I am retired City land use planner having enjoyed a nearly 3-decade career having worked for this City of Gresham (1986 - 2014). Much of my career there was as a comprehensive planner and I have done projects similar to the RIP. At retirement I was Gresham's Planning Director. I commend the Planning & Sustainability Commissioners and your staff's work in crafting this proposal as well as the extensive public process they have led. I know how hard the work is and how difficult it is to make needed decisions as you plan not just for today's stakeholders but for those far into the future. In the March 2019 RCPNA Newsletter the Board Chair opined "if R.I.P. is passed, the building companies supporting Home for Everyone and 1000 Friends have won, and residents with livable neighborhoods have lost. Within 20 years, you will not recognize this neighborhood. The number of demolitions will increase dramatically ... Streets will be packed with cars, with activity happening at all hours of the night. We will become a neighborhood of apartment houses, complete with 3 times as many barking dogs, back-yard parties, ...and the building community will be happy." I don't agree with these statements. I don't believe that the RIP is about "building companies" nor that it will result in "3 times" more housing. Instead, I believe that RIP it's about the future. Portland (and indeed the world) is a very different place than it was when most of our subdivisions were created and developed in the 1920's- 1940's. Indeed today and the future looks very different than it did I would moved here in 1987. The issues I discussed and that we face in the coming decades are ones that I believe our and similar neighborhoods must be willing to change in order to face them successfully. I don't believe that a neighborhood character is made of the consistency of its lotting pattern, or the homogeneity of its building forms. or a lack of housing options but rather in willingness of its people to build a resilient community. As already mentioned I support the RIP as recommended by the PSC including the key issues summarized in their 8-page summary document. I want to summarize three key reasons for why I support the RIP and urge you to do so. These issues are climate change; demographics; and social/generational equity. Climate Change. Allowing more

housing units in R5/R7/R.25 neighborhoods means less need to expand the Urban Growth Boundary thus keeping working lands that sequester (remove and hold) carbon from the atmosphere. More housing units increases the viability of more and better transit service for neighborhoods providing more options to GHG emitting autos. More housing units also increase the viability of local businesses for walking, biking or shorter auto trips. Also new housing will tend to be more energy efficient and compliant with smart technology and accommodating of on-site renewal energy options. Demographics. There has been an on-going long term trend towards smaller and differently composed households as well as aging households that is much different from the households existing when the zoning allowances and development standards were established for subdivisions such as Rose City Park. Over time the changes allowed by the RIP should result in more options for smaller households to find housing that meets their needs as well as provide entry level housing that is missing from our neighborhood today. Additionally these new housing allowance will provide more options for an aging population, such as myself, to find smaller and easier to care for homes to age in place in neighborhoods as opposed retirement complexes. Even as new housing replaces older homes there will still be a plentiful supply of existing homes for those who want or need larger homes. And RIP promotes existing homes to remain but be repurposed for additional households rather than being either being demolished and replaced with a single home or being remodeled significantly increasing the cost of the home as occurs today. Equity. In preparation for providing testimony to the PSC I looked up census data on a City website and found that the RCP neighborhood has 70% less black/African American and 60% less hispanic/latino population than then found City-wide. Maintaining the status quo in residential neighborhoods is continuing the housing and locational choice inequities of historical and institutional inequities. I was please with the PSC recommendation to apply the “z” overlay to much of East Portland. The current urban fabric of East Portland is the same as the West Gresham I am professionally familiar with. Both urban landscapes are rooted in their former status as unincorporated Multnomah County which allowed an urban level of density but without urban amenities such as sidewalks, parks, and sewers. And, in anticipation of but before the original MAX blue line was built, the rezoned the lands near the future station centers and the line for high density multifamily. This resulted in cheaply constructed apartment complexes many of which were built to only last 25 years. Those complexes are still standing and have created “unintentional” affordable housing. Allowing the “z” overlay’s additional housing options in East Portland’s residential neighborhoods can result in incrementally building missing sidewalks, SDCs for parks, better transit, and a quicker transition to complete communities. And I believe will cause less displacement than the status quo zoning.. The younger generations of today are not finding the same economic housing opportunities as those of my generation enjoyed. In 1986 I was able as a family of three (a toddler) with a beginning level job to take out a mortgage on a home in the Rose City Park neighborhood. My son, who is about the age I was when I moved here, works as a Registered Nurse with degrees from Willamette University and Johns Hopkins University. But he could not afford the mortgage to buy my house today. I believe that RIP will, over time, provide housing options that will help alleviate these type of generational inequity. Thank you, Jonathan Harker, AICP 2915 NE 49th Avenue

Testimony is presented without formatting.



January 14, 2020

Portland City Council
1900 SW 4th Avenue, Suite 7100
Portland, OR 97201

Testimony re Residential Infill Project – VOTE NO IN ITS CURRENT FORM

Dear Mayor Wheeler and City Council Members,

On behalf of Restore Oregon, I want to thank you for all of the time and effort you have put into these proposed revisions to the Portland Zoning Code, known as the Residential Infill Project. We have been providing input on this endeavor for almost three years and enthusiastically support the goals of adding density, housing options, and affordability, including within historic districts.

Unfortunately, there are too many unproven assumptions, too much potential for displacement, and little or no incentives to retain existing housing or protect cultural heritage, to justify passage in its current form. Significantly more work remains to be done.

Any regulation directed at Residential Infill must:

- Implement meaningful incentives to retain existing housing or disincentives for demolition of viable housing – provide bonus development rights or SDC waivers for internal conversion of existing homes into multiple units and ADUs.
- Require the production of affordable units – especially when replacing existing homes. Allow for bonus FAR only when providing affordable units.
- Address displacement and protect important cultural heritage.
- Require demolition review for all landmark and contributing structures.
- Demand design compatibility and context reflective of Portland’s unique neighborhoods – revisit the maximum heights allowed within historic districts to respond and complement existing character as required by Comprehensive Plan Policy 4.48.
- Oppose regulations that fail to acknowledge the impact of demolition and replacement on Portland’s climate change and sustainability goals.
- Establish proof of concept – identify and require examples of where similar proposals have achieved their intended goals before citywide implementation.

The thoughtful recommendations contained in testimony submitted by the Landmarks Commission, Portland Coalition for Historic Resources, and United Neighborhoods for Reform deserve your very careful consideration.

The implementation of RIP will dramatically change Portland – for better or for worse – and we cannot afford to get this wrong.

Sincerely,



Peggy Moretti
Executive Director

Peggy Moretti

#72926 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Please enter the attached letter of testimony in the record. Thank you.

Testimony is presented without formatting.

Eric Casteleijn

#72927 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I support the residential infill project. To make Portland livable and affordable for people of all income levels, we need more affordable housing, and we need to be able to build all types of housing that will help us get there. Denser housing means fewer miles traveled by car, and more benefit from public transit, so in addition to making the city more equitable, it can also have a net positive effect on the environment.

Testimony is presented without formatting.

Jennifer Shuch

#72928 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

To the Portland City Council: I have only lived in Portland for 5 years, but in that time this city has become my home. Previously, I lived in a number of different cities, including New York, DC, and London, as well as some more rural areas. At times in my life I've been completely car dependent (a 40 minute drive from a grocery store) and also lived for substantial periods without a car. I've primarily lived in apartments, but most recently I have been living in half of a duplex in Northeast Portland. Portland is a wonderful city, but it is one that has needlessly shut people out due to a lack of housing. Portland is a beautiful, wonderful city that has a lot of character - one of my favorite things about Portland is how the neighborhoods seem to have their own identity. I understand that many people are testifying against residential infill because they are afraid that character would be lost. I do not believe that is true. Neighborhood character is determined primarily by the people who live there, and their ability to interact with each other and their surroundings. The Residential Infill Project, by supporting increased density in all areas of the city, would help the people who want to live in a specific neighborhood do so, while contributing to the "character" that is so cherished by people here. I understand that there are concerns about displacement - I do not take these concerns lightly. Overall, the Residential Infill Project would reduce displacement, but I believe it would also do more - it would allow people to move closer to where they want to be, whether that is their job, their childcare provider, or their family. And it is my hope that as Portland neighborhoods become more dense, perhaps the city might also invest in better, more frequent bus service, enabling more people to navigate throughout the city car-free. When I moved to Portland, I lived in the Alphabet District, where there are still a number of small, historic "plex" buildings along with larger apartment complexes. The area continues to be an extremely popular place to work, live, and walk around, largely because the density of the neighborhood provides residents regularly opportunities to interact with their neighbors as well as local businesses. I do not think the Residential Infill Project will cause big changes overnight, but I do think it is a step in the right direction toward making the city more welcoming, providing residents and newcomers with more housing options, and laying the groundwork for future transportation improvements. It is my hope that you will support the Residential Infill Project - it is past time for the city to start making some room for the people who want to live here.

Testimony is presented without formatting.

Marianne Nelson

#72929 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I recognize the need for low-income housing, and am not against zoning that allows multi-family and single family in the same neighborhood. I actually oppose all single family zoning. BUT, I am very concerned about increasing the percentage of impervious surfaces in the city, and potentially reducing the number of trees and backyards. Near me a single family home was replaced by a 13 unit apartment building. The only pervious surface is in front of the building, a narrow strip between the sidewalk and building; the setback to the adjoining neighborhoods is paved concrete. This was allowed under current code. We know an increase in impervious surface leads to more runoff and poorer water quality. Even farm fields are encouraged to have hedgerows for wildlife to travel. In our attempt to make housing available to more people, will we displace plants and animals that have made Portland a livable green city? I do not oppose replacing a single family home with a 3 story building with the same footprint. But I do oppose replacing it with impervious surface to the required setbacks. I do not have a solution. Maybe it requires allowing taller buildings. Please do not allow the good intentions of diversified zoning to decrease our urban tree canopy and water quality. Consider the needs of urban wildlife.

Testimony is presented without formatting.

Gordon Lanpher

#72930 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Hello, I want to register my opposition to the RIP proposal as it now stands. I believe as it currently is described it will lower overall quality of life in Portland and significantly undermine the character that makes Portland so unique and appealing as a place to live. Key concerns are lack of parking requirements, allowed height and lot-coverage proposals which will result in big boxes crammed on lots impacting quality of life (privacy, light, parking, etc) for neighborhoods, in addition there are no requirements to address affordability which is one of the purported goals of RIP. If we don't build all of this new capacity then the pace of people moving to Portland will slow down. Please strive to maintain character and quality of life in the city while taking a measured and slower approach to increasing density.

Testimony is presented without formatting.

Weston Roth

#72931 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

We oppose implementation of the RIP in its current form for the following reasons: 1. We oppose allowing duplexes, triplexes and quadraplexes on almost every lot in the R2.5, R5, and R7 zones. Such structures should only be allowed where infrastructure and access to public transportation exist and will support the increased population density. Most neighborhoods in SW Portland currently do not have infrastructure (i.e. sidewalks) or good public transportation to support this change. 2. We oppose density increases without adequate off-street parking. Suburban living necessitates the use of personal automobiles for nearly all daily activities. This is something that the RIP ignores. In its current form, the RIP would create a flood of street parking problems in suburban neighborhoods. 3. We oppose RIP in neighborhoods that lack sidewalks and frequent access to public transportation. 4. We recommend that the City Council direct the RIP to centers and corridors with sidewalks and frequent access to public transportation. 5. We support RIP provisions which reduce the height and limit the overall footprint of homes in residential zones. 6. We support the environmental benefits of having yards with trees and plants, which would be significantly reduced under the current RIP. 7. We recommend a delay in any RIP implementation until the impact of HB 2001 is known and regulations are completed. In summary, we think that it is premature to implement the RIP in its current form. The RIP should only be implemented in centers and along corridors with sidewalks and frequent access to public transportation. We strongly oppose the RIP density increases without adequate off-street parking. The implementation of suburban multiplex housing should be limited in favor of supporting healthy environmental benefits of having yards with trees and plants.

Testimony is presented without formatting.

Cecilia Haas

#72932 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I live in the Sunnyside neighborhood and walk my dog here everyday. There are plenty of Apartments, Duplexes, Fourplexes already in this neighborhood. What I am starting to not see are the older historic homes. What is going to happen to the beautiful homes that laid the foundation for this neighborhood and our city? What I see happening with the proposed residential infill are these houses disappearing even more. I think this encourages them to be torn down for no other reason except for the greed for the land they are sitting on. What about preserving the history and integrity of a neighborhood. I think this is being sorely missed in this proposal. Part of the reason Portland is so desirable to people is because of its beautifully unique neighborhoods. When you start tearing down what makes something unique, you just become homogenized and bland. I am sad for this city and its desire to become something that it just isn't. Please save the old homes in all of our neighborhoods and don't do this. There has to be a better way than what is being proposed.

Testimony is presented without formatting.

Saskia Comess

#72933 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

In opposition to RIP: 1) Economic considerations favor new construction in sites currently occupied by affordable homes, rental houses and smaller apartment buildings. A) These are affordable targets for developers/builders/real estate investment trusts and other profit-generating enterprises. B) That pattern is not speculative. As an historical example, consider the widespread demolition of minority neighborhoods in New York City by Robert Moses in the 20th century. Entire poor (and predominantly minority) populations were displaced en masse for development. If you're not familiar with Mr. Moses, here's a Wikipedia link (https://en.wikipedia.org/wiki/Robert_Moses) 2) Required and very costly infrastructure enhancements will be at taxpayer expense. A) As taxes rise, affordability declines. B) Who suffers? Not Phil Knight of Nike. Rather, it's already marginalized communities, the elderly and others on fixed incomes and others who are just getting by on current salaries, often generated by working multiple jobs. 3) Developers/builders/real estate investment trusts and other profit-generating enterprises are not dumb. They will not simply continue to build if rents/profits are falling. A) Once profits plateau, building will decline to preserve margins. That's simple economics. 4) New building = new pollution. A) Construction equipment spews diesel fumes with fine particulate matter dispersed into the air, land and water. B) Noxious fumes, toxic dust, noise, traffic impediments and other pollution adversely impacts health of nearby residents and persists in the environment creating long term damage for all Portland residents. 5) Schools in Oregon are already under-performing, especially those in urban areas. A) There are no provisions for increased school funding: new schoolrooms, teachers, staff, books and supplies. These items - already in short supply - will become ever more scarce if Portland's population rises significantly without commensurate increases in educational funding. No such has been proposed. You know who will suffer disproportionately. 6) The RIP does not include any protections for displaced tenants. 7) Portland revenue is significantly derived from tourism. A) Consider who will come to an urban area whose buildings were purpose-built to minimize cost and maximize profit: not too many, I suspect. B) The prefabricated and essentially identical apartment blocks are aesthetic nightmares now. As they age and deteriorate, what option remains but to demolish them as the low-cost materials rarely justify upgrades. 8) For construction of multi-occupancy buildings on existing residential lots, trees must be cut. With them go shelter for wildlife, summer shade and carbon dioxide uptake. Of course, there are many other reasons to object to RIP: these are only a few. If you don't protect minorities, the elderly, those on fixed incomes and those who are on the "economic margins", who will?

Testimony is presented without formatting.

Ben Weber

#72934 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I strongly support the passage of the Residential Infill Project zoning and encourage further consideration of allowing deeper affordability options, including 6 and 8 Plex dwellings in much of the city. A greater variety of housing choices expands options for a broader mix of householders and can help increase supply citywide. We need more choice in all neighborhoods in order to allow more people to live in safe, affordable homes near the great transit, bikeway, park, and business districts throughout town. Thank you City of Portland for your continued efforts.

Testimony is presented without formatting.

Robert Bernstein

#72935 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Delay vote till after Fish's seat is filled..or vote NO!

Testimony is presented without formatting.

Laura Webb

#72936 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Vote NO on RIP and wait till Council Vacancy is filled...

Testimony is presented without formatting.



Portland, OR 97205 * 503-245-7858 * mary@plangreen.net * <http://plangreen.net>
 WBE Registration Number: 5001

Pass RIP NOW!

I have worked pro bono for nearly five years now with the Portland, Oregon Small Developer Alliance (PSDA) to help shape a “Missing Middle” housing policy in Portland as part of a [Climate Justice Strategy](#). Climate justice and its subcategory, housing justice, are the top priority of myself and my WBE, PlanGreen. I urge City Council to NOT DELAY ANY FURTHER, rather to pass the Residential Infill Project (RIP)—as conveyed to you by the Planning and Sustainability Commission (PSC)—now

Climate Change

Portland was the first US city to insist that 20-minute neighborhoods were an important part of any action plan on climate. Among their many benefits, neighborhoods where people meet most of their basic daily needs on foot **reduce the demand for auto trips and hence fossil fuel use**. RIP will help supply the needed population density to keep/expand the retail and other services needed and extend such 20-minute neighborhoods to other areas of town. According to the United Nations Environment Program in a [report published](#) Nov. 26, 2019 local bans on attached homes in cities are driving up energy use and helping cook the climate.

When I first returned to Portland from my hometown of Washington, DC in 2007, I was recruited to play a roll on a task force that would propose the nation’s greenest green building plan. That’s because I had initiated DC’s landmark plan that required each new building over 50,000 sf to have a green rating.

But, before that effort went very far, I realized that, as the least dense large city on the West Coast, there were more important measures that Portland needed to take to become truly green and resilient. Most of its residential land is occupied by single-family homes, making too few of our neighborhoods able to support the services that make a neighborhood really 20-minute.

As a 20-year member of the Congress for the New Urbanism, I was thrilled when CNU came up with it’s Missing Middle initiative as well as its Small Developer/Builder initiative as both would help me help Portland achieve more of its climate goals.

I was even more thrilled when the CNU spinoff, the Incremental Development Alliance came to Portland for training events in 2015. Myself and small developer and planner, Garlynn Woodsong, got the list, set up a “closed” Facebook group and started inviting Portland training participants to join the Portland, OR Small Developer Alliance on Facebook.

Since then, others have heard about it and asked to join and we now have 119 members who support the CNU Charter and Missing Middle goals. I stay involved because I want to see these folks succeed in their desire to better their community. Many are risking their own security (and that of their families) to do so. Their courage and values been an inspiration to me so **I hope to join them in a project or two as soon as the RIP is passed**. Please help us make our communities more welcoming and climate resilient for various income levels and races by passing RIP in two phases as the PSDA testimony will suggest.

Anti-Displacement

The policy conveyed to you by the PSC *is* an anti-displacement strategy and should be passed with no more waiting. I won't repeat here some of the good things the current proposal will do as they are so elegantly and succinctly summarized by Doug Klotz in his MapApp testimony.

Rather, I will refer you to that:

<https://www.portlandmaps.com/bps/testimony/item.cfm#proposal=rip&itemID=72888>.

Phase 2

The policies that are suggested as amendments by various groups, including PSDA and P:NW, should be part of Phase 2. Please instruct the Bureau of Planning and Sustainability and the Planning and Sustainability Commission to start immediately to flesh out its concepts and set a deadline for its passage.

Housing policy is climate policy and our time is running out to get it right. Please pass RIP NOW!

Thanks so much for your time and attention to my thoughts,
Mary Vogel/PlanGreen

Mary Vogel

#72937 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

As a Portland business owner and resident who has dedicated nearly 4.5 years of my life to helping see that RIP will support the City's climate justice and diversity goals, I am pleased to support the current version as Phase 1. Please see my attached testimony on behalf of myself and my business.

Testimony is presented without formatting.

Kathleen Concannon

#72938 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I oppose the RIP and these changes to increase density. This process, especially with the loss of Nick Fish, has to be slowed down. I oppose the Comprehensive Plan Map and base zone change on my parcel and the other parcels between NE 33rd and Killingsworth and NE Skidmore and 35th Place (see map). The 2035 Comprehensive Plan provides for over 250,000 additional units of housing using current zoning. RIP is not needed now, this zoning change is not needed now. In 2016, the City Council voted to keep R5 as R5. Residents fought long and hard for this and because the Council voted to keep it, we thought the Council would stand by its vote. But again, under the direction of Mayor Wheeler, the city has gone back on its word and now this area is slated to be upzoned to R2.5. Why? If we participated in the Comprehensive Plan, now we have to fight again. Over and over. Why here when the surrounding blocks aren't? Is it because these blocks have the smallest and most affordable houses for developers to tear down? Is it because the developers are salivating for all of us to die or move? This proposal appears to have been developed by people with an obvious conflict of interest, not residents. The RIP is so complicated the average resident can't understand it. Not all people can or want to ride bikes, and the streets are full of parked cars now. This zoning change, and RIP in general, will reduce green space to grow the gardens the city wants us to grow, the trees the city wants us to grow, the solar panels the city wants us to install (I've done all of this). I've already lost solar production to the approved ADU next door. No one took our solar panels into consideration of their design. They could have moved it over and accomplished both, but we have no solar access ordinance. How will others fare if you pass the RIP? All the investment in solar the city encouraged will be a wasted federal, state, utility and personal investment. The City at cross purposes again. The RIP has many other problems, noted in other comments. Bottomline, this zoning change will not sustain the "vibrant neighborhood" we have now, it will change it irreversibly. New homes will not have porches, driveways, gardens where neighbors connect with each other. Is this what you want? Won't that change the "brand" of Portland listening to its residents, practicing sustainability, etc.? Enough is enough. The greenest house is the one already built. Take care of existing residents. Do not pass the RIP. It has so many problems it will increase home demolitions and decrease livability and affordability. This is not a NIMBY sentiment. It's from a long-time resident who has worked hard to make Portland a nice place to live. Rethink the RIP. Do not upzone my house or my neighbors'. We are the backbone of this city, not developers who will take the money and run to the next "cool" place where they can make a fast buck with the support of the local government.

Testimony is presented without formatting.

Ellen Skinner

#72939 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Vote NO on RIP or delay vote till vacancy on Council is filled.

Testimony is presented without formatting.

David Phelps

#72941 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Please save our neighborhoods, quality of life, and the urban canopy by NOT ALLOWING the RIP debacle to pass. It seems we residents of Portland are being thrown under the bus to make room for people who don't yet live here and for private real estate investors that care nothing about the quality of life for the people that do live here. RIP will ruin our city and our neighborhoods and not solve any of the issues like low income housing that the proponents say it will address. A firm thumbs down from this 41 year resident.

Testimony is presented without formatting.

Jacquie Walton

#72942 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

RIP will encourage real estate speculation, accelerate gentrification, and displace lower-income residents as developers bulldoze the most affordable houses. According to the City's own research, RIP will create mostly market-rate micro-rental units within existing neighborhoods, promoting rentals over owner-occupied units. Average rents under RIP will be unaffordable at \$1,823/month. When developers bulldoze houses, they will cut down mature trees and reduce the residential tree canopy. Please prohibit demolitions of all habitable affordable housing and adopt an anti-displacement plan before voting on RIP!

Testimony is presented without formatting.

Sage Vanden Heuvel

#72943 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I partially support the Residential Infill Project, but believe that the FAR restrictions in the Recommended Draft are too limiting on future development and will be counter-productive to future housing needs and affordability. To be clear, I support the zoning changes that permit duplexes, triplexes, and fourplexes through much of the city. Those are much-needed and will spur the construction of denser, more affordable housing. That said, the FAR limits are far too restrictive and will prohibit adequate construction of more affordable housing and more energy-efficient housing in the city. A fourplex with a maximum FAR of 0.7 or even 0.8 is not feasible unless the lot size is very large, and even then the city would not be permitting nearly enough density to address future housing needs for families who want to live in these fourplexes. I also oppose the 0.5 FAR limit on single family homes. This artificially restricts housing sizes for larger families, places a substantial burden on current owners of smaller lots who will lose the ability to rebuild more energy efficient (if larger) homes, and will only benefit current owners of pre-existing larger homes. Rather than impose unfair and counterproductive FAR limits, the city should focus the re-zoning infill project to permitting triplexes and fourplexes citywide.

Testimony is presented without formatting.

Ruby Haughton

#72944 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

AARP Testimony Residential In-Fill Project AARP is pleased to endorse the residential infill project to expand housing options for more Portlanders. AARP is a nonprofit, nonpartisan social change organization with a nationwide membership of nearly 38 million, 510,000 in Oregon and more than 90,000 within the City of Portland. We work to improve quality of life for all as we age, strengthen our communities, and fight for the issues that matter to Oregon families. An important aspect of our work in Oregon is advocating for livable and age-friendly communities, including expanding housing options and ensuring access to affordable, safe, secure, and accessible homes for Oregonians of all ages and abilities. Research shows that between 50 and 60 percent of adults ages 18-49 want to remain in their communities and homes as they age, while nearly 80 percent of adults age 50 and older indicate this same desire. Adults living alone account for 28 percent of U.S. households and this phenomenon is growing across all ages and incomes. We also know that Boomers and Millennials have similar preferences for walkable, mixed-use neighborhoods, with varied types of homes and access to amenities and transportation options. However, many of our neighborhoods fail to meet these needs or align with our changing demographics and economic realities. According to the Census by 2030, one in five people in the United States will be age 65 or over. Oregon is among states with the fastest growing 65+ populations in the West. A high percentage of older Oregonians, both renters and homeowners, are housing cost burdened and this burden increases with age. Today an older adult looking to downsize faces a tough challenge to find an affordable home in her/his own neighborhood as a renter or a homeowner. Making Room: Housing for a Changing America, a publication released last year by AARP Foundation and the National Building Museum, points to zoning as one of the most powerful tools a community has in terms of decisions about what gets built, and where. We could not agree more. HB 2001 allows Oregon communities to build cottage clusters, duplexes, triplexes and fourplexes in all neighborhoods. Expanding housing choice will grow the state's housing supply by adding housing types that match the needs of Oregonians today and in the future. Smaller homes are in demand across Portland and HB 2001 will allow Portland to meet this need and at the same time adds visitability requirements and affordability incentives. AARP support the goals of expanding housing choice in terms of size and types of homes, encouraging walkable communities so people have easier access to amenities, services and supports, and prioritizing the preservation of neighborhood character and existing homes. On behalf of our members, we urge you to support the residential infill project. Thank you for your leadership and commitment to make our region an age-friendly and livable place for people of all ages and abilities.

Sincerely, Ruby Haughton-Pitts AARP Oregon State Director

Testimony is presented without formatting.

David LaPorte

#72945 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

As a young professional couple, my wife and I would love for the city that we love to have more housing choice. To enjoy our lifestyle of walking, biking and using transit, we live in a very small urban apartment in Kerns. We are considering something slightly bigger someday, but could never afford a detached single-family home in a neighborhood that meets our car-free liveability standards. Although Portland has many such wonderful "20-minute neighborhoods," decades of exclusionary zoning has kept would-be renters and owners locked out of high opportunity neighborhoods. As Oregon just did with HB2001 to re-legalize duplexes in much of the state, Portland should make this bold step forward for a greener, fairer and more affordable city by passing the RIP. We love Portland because its neighborhoods are friendly for walking, biking and taking transit. By allowing more Portlanders to live a little closer together with these "missing middle" housing options, more of us will have this opportunity. If Portland wants to become like California's major urban centers, they would listen to the NIMBYs and continue to protect their property values and "free" parking with exclusive zoning regulations. I hope that one day we could live in a cute little ADU or duplex in an inner neighborhood, and not be forced by law to pay for off-street parking we don't need in a more affordable farther-out neighborhood with longer and more car-oriented lifestyle. For the Portland we all love, please approve the RIP!

Testimony is presented without formatting.

David Smith

#72946 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Dear Mayor and City Council, I am writing to strongly urge you to vote against the Residential Infill Project. This idea is poorly thought out, will not address the issue of affordable housing and will reduce the livability of Portland neighborhoods. As a longtime resident and homeowner in Portland, I am disappointed at the leadership direction of our growth management and affordable housing issues. I understand this is a difficult and complex issue but destroying the historic and single family neighborhoods should not be the answer. **VOTE NO on RIP!!**

Testimony is presented without formatting.

Karen J Stout

#72947 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I feel the addition, the garage, is a great asset for the duplex at 7205 and the neighborhood. It brings a neat, clean and improved look to the neighborhood. It is a older neighborhood, and as a result, some of the homes look a bit run down. I feel adding a nice new structure helps it be a bit better, and perhaps will help people want to improve their own dwelling and appearance over time. Some have already started to improve their properties. My grandfather used to live in the house next door, so I am very familiar with the area. I now live in Utah, but I do come to the neighborhood whenever I am in town. I feel the infill is a good way to go as far as improving the area.

Testimony is presented without formatting.

Sandra Taylor

#72948 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

I am appalled by these regulations and the allowance of a fourplex on my property, especially when the rents will not be affordable and with no off-street parking required. This RIP helps only those who stand to make money on this kind of unfettered development: developers, builders, the politicians who take campaign contributions from these kinds, the industry associations, and finally the City, which stands to make a lot more in property taxes. Yes, more urban density may be necessary but not at the expense of current residents or future residents who work in Portland but can't afford to live within the city limits. I hope this does not pass.

Testimony is presented without formatting.

Adam Thompson

#72949 | January 14, 2020

Testimony to **Portland City Council** on the **Residential Infill Project, Recommended Draft**

Dear City Commissioners, Voting YES on the R.I.P. will accomplish the following: 1) Will displace low-income and minority residents. The Johnson Economic Report envisions an unequal distribution of redevelopment across Portland, with lower-income areas being disproportionately affected (Appendix H). This will exacerbate the rate of gentrification and displace low-income residents, many of whom are people of color. Implementing the PSC's recommended strategies to protect vulnerable communities does not include adequate protections. For this reason, and more, the latest version of the RIP barely passed the PSC. Commissioner Baugh went so far to declare this proposal as "institutionalized racism." 2) Will increase the rate of demolitions. Estimates put this increase somewhere between 8-17%. Demolitions have already rapidly increased as a result of recent rezoning efforts. Some of the homes that get demolished are small, viable, and affordable. Amendments are needed to better safeguard existing viable homes from demolition. 3) Will NOT ensure housing affordability. The majority of infill housing is for those at the top. Average rents for new units are estimated at \$1,823 per month (Johnson Economic Report). Even the PSC Chair admitted that this is not truly affordable, and FAR bonuses are targeted only at 80% MFI, which again, is not truly affordable. Proponents like to argue the RIP will contribute to housing affordability; however, the data suggest otherwise. Developers are the ones who stand to benefit the most from this proposal. 4) Will reduce the amount of greenspace. Replacing a small house with a 2,500-4,000 sq ft multi-family structure will decrease the amount of permeable space in neighborhoods. This, in turn, will increase stormwater runoff and reduce tree canopy both needed to improve water quality and wildlife habitat. Do you plan on increasing the supply of parks if this passes? 5) Will NOT significantly increase the housing supply. Original estimates of how many new units the RIP would add were exaggerated, and some members of PSC noted this during the latest vote. The 2035 Comprehensive Plan encourages density around centers and transportation hubs. Why can't we focus growth on these areas instead of dramatically and irrecoverably altering our single family neighborhoods? 6) Will contribute to incompatible designs throughout single family neighborhoods. This proposal lacks infill design standards. Developers, interested in maximizing profits, typically build the largest, cheapest building possible. Put mildly, infill housing seldom acknowledges the architectural styles of existing neighborhoods. Design standards are necessary to ensure that the architectural character of neighborhoods is controlled by the City and not by developers influenced by the latest trends. 7) Will disregard those who have chosen to settle down in a single family neighborhood. Thousands of Portlanders have made a values-based decision to

purchase a home in a single family neighborhood. This proposal neglects those existing citizens. Who is the RIP really for? While my strong preference is for you to vote NO, I present the following suggestions as ways to improve this proposal. Please seriously consider the following: 1) An anti-displacement plan that will actually protect vulnerable citizens city-wide. 2) Launching a pilot study in a select few neighborhoods to understand the unintended consequences before instituting city-wide. 3) Cap housing size at 2,500 sq ft regardless of number of occupants. The initial RIP understood neighbors' concerns over the increase of incompatible infill housing sizes (i.e., "McMansions"). Allowing 4,000 sq ft houses in single family neighborhoods will only act to generate animosity among residents. 4) Prevent viable homes from being demolished. If the goal is to achieve housing affordability, let's start by protecting existing small, affordable homes. 5) Require that each new infill duplex, triplex, or quadplex contain at least one affordable unit. Units should be the same size and quality as market rate units. Remove affordability FAR bonuses. If you truly want to address housing affordability, prove it by adopting this into this policy. Thank you for carefully considering my testimony. Adam

Testimony is presented without formatting.