



P.O. Box 11527  
1478 NE Killingsworth Street  
Portland, OR 97211  
tel (503) 287-9529  
habitatportlandmetro.org

To: Jessica Conner, Portland Housing Bureau  
Morgan Tracy, Bureau of Planning and Sustainability

RE: RIP Deeper Affordable Housing Bonus

March 2, 2020

Habitat for Humanity enthusiastically supports the Deeper Affordable Housing Bonus Amendment to allow for additional FAR and six-plexes. Habitat provides first time homeownership opportunities to buyers earning under 60% AMI, with over 90% of the people we serve being households of color. Due to the rising costs of land and infrastructure, Habitat as moved to building attached unit townhomes, but it is difficult to find property that is zoned appropriately for this use.

If the Deeper Affordability Bonus is approved, I expect Habitat would look for larger double-sized lots (10-10,000-20,000 sq/ft) where this bonus would allow for four family-sized units on each lot. These 8-unit projects on infill properties would allow Habitat to build homes in more neighborhoods around the city, especially those that already have the amenities that our buyers value.

I expect Habitat would initially build 2 (approximately 16 units) of these projects annually, and grow this to 3-4 in the coming years. This would be in addition the larger 30-40 unit subdivisions of townhomes Habitat is building annually on RM1 parcels throughout the City.

Please don't hesitate to contact me if you have further questions about this.

Sincerely,

Steve Messinetti



March 3, 2020

TO: Jessica Conner, Portland Housing Bureau, Morgan Tracy, Bureau of Planning and Sustainability

FR: Diane Linn, Proud Ground, Executive Director

RE: RIP Deeper Affordable Housing Bonus

Proud Ground joins Habitat for Humanity Portland Metro East in their enthusiastic support for the Deeper Affordable Housing Bonus Amendment to allow for additional FAR and six-plexes. Proud Ground partners with Habitat to provide first time homeownership opportunities to buyers earning between 35 - 100% AML, and addition to their achievement of over 90% of the people of color, we also serve households of color. Proud Ground maintains a wait list of over 500 families, three quarters of whom are households of color. Our homeownership models rely on identifying properties zoned appropriately for family-sized units in neighborhoods across the city.

If the Deeper Affordability Bonus is approved, in addition to the units Habitat expects to be able to build on double-sized lots where allowed for family-sized units, Proud Ground hopes to partner with builders to add more units in a more cost effective way also. The 6 - unit projects on infill properties would allow Proud Ground to add to Habitat's pipeline for homes in neighborhoods around the city. The communities that have experienced displacement caused by gentrification have the amenities that families of color should have access to, allowing them to build equity in their homes as white families have in this market. Re-establishing the economic and cultural diversity that was once taken for granted in Portland is a critical goal in this housing crisis. We are hoping to contribute to the numbers of houses Habitat would build through projects annually, with an upward trajectory in the coming years as they have anticipated, adding an additional 6 or more units in the coming years, annually. When a family can move from a rental unit into a home they own, it opens up rental opportunities for others, while at the same time stabilizing the children and anchoring them in community. This improves educational, health and employment outcomes for the families in homes where they are building equity and where future families will benefit from the permanent affordability we promise.

I look forward to continued discussion about the critical need for policy change. Please support this important bonus structure within the Residential Infill Project. Thank you!

*Dreams Start Here.*

2888 N INTERSTATE AVE., PORTLAND, OREGON 97217, 503.493.0293, [www.proudground.org](http://www.proudground.org)