

From: mooney.michael@yahoo.com [mailto:mooney.michael@yahoo.com]
Sent: Monday, April 11, 2016 8:15 PM
To: Planning and Sustainability Commission <psc@portlandoregon.gov>
Subject: PSC Residential Zones Testimony

Dear Members of the PSC,

I'm writing to voice my opposition to the proposed zoning changes (increased density from R5 to R2.5) in the Richmond neighborhood just north of Powell Blvd. in SE Portland.

I believe the zoning changes to increase housing density will benefit only developers, will have a negative impact on current residents (including on the value of their homes) and will significantly change the character of the neighborhood. One of the things I love most about this neighborhood is that nearly everyone is able to have a garden (even if it's just a couple raised beds). The townhouses I've seen built recently in the neighborhood have such small yards and are so tall (blocking the sun for their neighbors) that a garden is impossible. Furthermore, the increased density will almost certainly bring increased noise and traffic to our peaceful neighborhood.

Giving developers the opportunity to tear down older homes to build tightly packed townhouses certainly will not provide greater access to affordable housing. Future homeowners will simply be paying more and getting less. Camille Trummer, a policy advisor for Mayor Hales, was recently quoted in a KOIN 6 news story (re: down-zoning in Eastmoreland) admitting that increasing housing density does not necessarily lead to more affordable housing. "If Mayor Hales were to sell his home for X-number of dollars, that developer would come in and tear down his beautiful house and put up 2 unaffordable structures," she said.

<http://koin.com/2016/03/15/eastmoreland-takes-on-truth-in-zoning-fight/>
<https://www.portlandoregon.gov/bps/article/563081>

Finally, the boundaries of the proposed zoning changes seem arbitrary. Why is one home designated for a zoning change, while the home next door is not (e.g. see along Franklin or Clinton in the Richmond neighborhood)? The decision to increase density in some areas, but not in others (or actually decreasing density in yet others, e.g. Eastmoreland) does not seem right. Why punish those of us that simply happen to live near a major street?

I urge you to please reconsider the proposed zoning changes in the Richmond neighborhood of SE portland. Thank your for your time.

Sincerely,

Michael Mooney
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