

# Northeast Coalition of Neighborhoods

Portland, Oregon

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October 15, 2019

Mayor Wheeler, Commissioners  
City Council

CC: Andrea Durbin and Morgan Tracy, Bureau of Planning and Sustainability

## **RE: Increase Affordable Options in our Neighborhoods - Residential Infill Project Recommended Draft**

Mayor and Commissioners,

Thank you for the opportunity to comment on the Residential Infill Project Recommended Draft (RIP). We appreciate the efforts by the Bureau of Planning & Sustainability (BPS) to fulfill the vision of the 2035 Comprehensive Plan by *“increasing the amount of affordable housing” across our neighborhoods.*

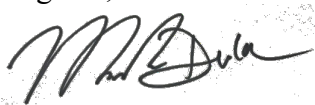
As our top land use priority is affordability, we're encouraged how RIP will support long and short-term affordable housing options. In the long-term, BPS's analysis projects the *legalization of 4-plexes will support the creation of units affordable* to residents earning 80% of the area's median income (AMI).

**NECN recommend that 6 units are allowed if one unit is affordable** to residents earning 60% of the AMI. As housing advocates have promoted 6-plexes with affordable housing as a new housing type in our neighborhoods, we believe these would be *great pilot opportunities for the affordable housing bonds*, recently passed by Portland voters.

Additionally, we appreciate BPS's analysis showing that RIP will decrease the risk of displacement citywide, including for our neighbors. However, as the risk of displacement for low-income residents continue, **we encourage the City to quickly pass the Anti-Displacement Action Plan.** We believe the Action Plan should include multiple context-sensitive strategies to support low-income residents including the “right to remain” in our neighborhoods.

Finally, we appreciate BPS's responsiveness to our comments on the proposed draft in May 2018, enclosed. Specifically, the *changes to increase the floor area ratio and remove parking requirements will encourage the creation of family-sized housing* needed to ensure families of all income levels our welcome in our neighborhoods.

Regards,



Mariah Dula, Chair

Northeast Coalition of Neighborhoods

Enclosure: Increase Affordability & Housing Options - Residential Infill Project Proposed Draft