

NORTHEAST COALITION
OF NEIGHBORHOODS

November 21, 2017

Katherine Schultz, Chair
Portland Planning and Sustainability Commission

CC: Morgan Tracy; Julia Gisler

RE: NECN Response to Residential Infill Discussion Draft

Madam Chair,

The Northeast Coalition of Neighborhoods (NECN) appreciates the opportunity to comment on the Residential Infill Discussion Draft. NECN commends BPS staff on their effort both conducting an extensive public process and crafting a proposal to help address the housing crisis in Portland. We offer the following recommendations:

Scale of Houses

1. Limit the size of houses while maintaining flexibility
 - ***NECN recommend increasing the FAR and/or the FAR unit bonus for lots with three or more units in order to promote the development of more dwelling units***

3. Improve front setbacks to better reflect those of adjacent houses
 - ***NECN recommend keeping R5 and R2.5 setbacks at 10 feet to allow more flexibility for siting of structures and the creation of private rear yards***

4. Improve building design
 - ***NECN support the change allowing eaves to extend 2 feet into the setback***

Housing Opportunity

5. Create a new Additional Housing Opportunity overlay zone -- the new 'a' overlay zone
 - ***NECN recommends removing the "visitability" requirements, as they will increase the cost of additional housing, decreasing the number of units built***

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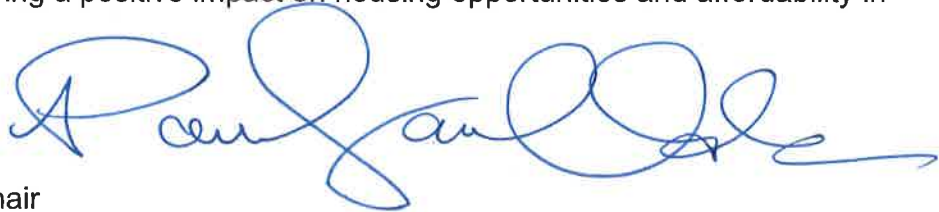
6. Apply the new 'a' overlay zone in select areas
 - **NECN recommends adding the areas removed for equity concerns to the new "a" overlay zone to allow low-income homeowners the opportunity to receive additional income through construction and sale or rental of additional units.**
 - **NECN recommends adding areas to the new "a" overlay zone within a 1/2 mile of planned high capacity transit, specifically the Division Transit Project and Southwest Corridor, to increase the number of residents who can benefit from transit investments**
7. Provide incentives for affordable housing and historic preservation
 - **NECN supports allowing one bonus unit if at least one unit is affordable to encourage creation of more affordable units**
8. Encourage more cottage cluster development
 - **NECN supports proposed changes to promote cottage cluster development**

Narrow Lots

9. Rezone some R5 historically narrow lots to R2.5
 - **NECN supports rezoning some R5 historically narrow lots to R2.5**
10. Make citywide improvements to all narrow lots
 - **NECN supports proposed citywide improvements to all narrow lot development**

NECN looks forward to continuing to work with BPS, the PSC, and City Council as the Residential Infill Project continues to be refined. We look forward to the updated residential code having a positive impact on housing opportunities and affordability in the City.

Regards,



Paul Van Orden, Chair
Northeast Coalition of Neighborhoods