

January 17, 2020

Re: Opposing Testimony Residential Infill Project

The Multnomah Neighborhood Association appealed LCDC decision on the Middle Housing Policy 5.6 of the City of Portland 2035 Comprehensive Plan to the Oregon Court of Appeals. Oral arguments occurred on January 9, 20. Details of the MNA Appeal are posted at <https://swni.org/multnomah/land-use>. The likely outcome will be that the Middle Housing Policy will be remanded back to the city for adequate public hearing with a factual basis. The implementation of the Residential Infill Project will have to go through periodic review. For this reason the project should be placed on hold until the court makes their ruling on the Middle Housing Policy.

SB 100 is the foundation of the great land use planning we have in the state of Oregon. It formulated our Land Use Goals and is the basis of all land use laws and planning in Oregon.

The redefining of the zoning of 87,324 single family zoned properties to allow for multiple units in the Residential Infill Project is not need and has not been justified. The 2035 Comprehensive Plan at the time of adoption is required by ORS 197.296 to have a 20 year housing supply of all housing types in order for it to be acknowledged by the state.

Zoned capacity is not Greater Portland's challenge as Metro and city planners stated in last year legislative hearings on SB 10 in Salem. The Metro UGB has zoned capacity for approximately 1.3 million total homes; far more than are likely to be built in coming decades.

RIP does not have an adequate facilities plan to accommodate the increase capacity RIP will create as required by Oregon's Land Use Goals

By allowing duplexes on all residential lots the 2035 Comprehensive Plan would comply with requirements of HB 2001.

The best way to create more affordable housing would be to re-zone some of the single family zoned property around centers and corridors to Multifamily. This would allow wood framed apartment or condominium complex's to be build where there is adequate transit and infer structure. Building 20 or 30 units in one project would have significant cost savings over building projects with 4, 6, or 8 units.

Please add this to the record

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