

1. *Asked:* How many demolitions resulted in a reduction of units? How does this square with the City's commitment to density?
2. *Asked:* For developers and their subcontractors who have repeated DEQ violations be tracked by BDS and those developers be held to stricter requirements – must order a DEQ land survey?
3. *Asked:* Maxine you cited the low rate of replacement housing in the interstate URA! What happened to the 20% set-aside requirement? Would that not indicate a higher rate of affordable replacement units?
4. *Asked:* What are the limits of size on a new s.f. home replacing a s.f home? – Laurie Sonnenfeld

Jill's response: The limits on building sizes are set by the zoning allowances on a given site. Some of the limits, such as allowed building coverage, also depend on the size of the site. The development standards in the single-dwelling residential zones can be found on the BDS website at: <http://www.portlandoregon.gov/bds/index.cfm?a=92204>.

5. *Asked:* How does demolishing middle income family housing and replacing it with two smaller house or one large spendy home affect housing affordability in Portland? For mid-sized housing?
6. *Asked:* What %of existing Portland single housing stock will be sacrificed for greater density?
7. *Asked:* Please address the lack of proper disposal of hazardous materials such as lead and asbestos as part of the demolition process.
8. *Asked-* for Jill Grenda – Neighborhood Association want the ability to protect neighborhood character. We need a mechanism to protect certain qualities in certain areas. An example is this R-5 neighborhood we are in. It is constantly being built in at R-2.5 that modifies the zoning to our detriment as residents.

Jill's response: There are many neighborhoods, particularly in close-in parts of Portland, which were originally platted in 25' x 100' lots. When the first city zoning regulations went into effect in 1942, most of these areas were zoned R5. The regulations at the time required development on 50' x 100' pieces of land in the R5 zone, so most of the originally platted 2,500 sq. ft. lots were owned and developed in pairs of two.

In recent decades, however, the regulations have changed to allow recognition and a "grandfathered use," of these smaller platted lots as individual development sites in some circumstances. The way to change this allowance would be to work with the Bureau of Planning and Sustainability on Zoning Code changes. The Code could be amended to potentially limit the use of historically platted smaller lots to a greater extent.

*8B:* How will neighborhood associations be allowed to control and influence development in the new "Comprehensive Plan"?

9. *Asked:* How do we show our support for the "fixes" to codes/notices detailed on the back of the AHC paper?
10. The city should meet the demand of the neighborhood for affordable housing 1<sup>st</sup> not development for new neighborhoods. What can the City do about this?

11. How can citizens impact the development of new rules for demolitions and near- demolitions? – Laurie Sonnenfeld

**Shawn: The Bureau of Planning and Sustainability encourages the public to submit proposed changes to development codes as part of its regulatory improvement program. Suggestions should be entered into the Regulatory Improvement Requests (RIR) database for consideration (<http://www.portlandoregon.gov/bps/62880>). Any changes in code will involve a public process and participation is encouraged.**

12. There seems to be no restrictions to height and or style of home. Is the city just approving any and all building permits? And not caring about aesthetic?  
Example: Webster Ave between 35<sup>th</sup> PI and 35<sup>th</sup> Ave two big row houses replaced one home. Only difference between homes is color of house. The neighborhood is losing its appeal if people wanted to live in the suburbs they would. People live in PDX for many reasons including uniqueness. Would love to know what the approval process is and why neighbors have no say.
13. BDS- Why isn't the city obligated to notify neighborhood residents earlier in the development process? (new buildings)

Jill's response: Most building permits do not require any neighborhood notification at all. There are categories of permits, primarily for multi-dwelling development in some zones, which DO require an early neighborhood contact. A list of these specific situations can be found on the BDS website at: <http://www.portlandoregon.gov/bds/article/71923>. The remainder of permitting activity in the City does not require neighbors to be notified, except for demolition of residential structures in residential zones.

At a recent DAR a resident asked a BDS planner if a development could be altered or stopped, and the answer was "It's too late." However, notification doesn't happen until Type 3 design application. By the time people know of a development. It's too late to have an impact.

14. What are the obligations of a neighborhood association?

There's a great deal of frustration in my neighborhood that the neighborhood association is not representing the majority of the neighborhood. Residents feel that they don't have a voice, and must try to organize themselves.

**Shawn: Neighborhood Associations are made up of volunteers who are interested in working on various issues that affect their neighborhoods. Each Neighborhood Association is part of a district coalition; the coalitions provide staff support to the neighborhoods through the Office of Neighborhood Involvement. Meetings are open to the public. Most Associations have committees, such as Land Use, that work on various issues of importance and relevance to the neighborhood. You can contact the board or committee chair of your association, and you can also contact neighborhood coalition staff and voice your concerns with them. A list of coalitions and additional information about neighborhood involvement can be found on ONI's website (<http://www.portlandoregon.gov/oni/25967>). Additionally, the Bureau of Planning and Sustainability has district liaisons who are resources for neighborhoods, organizations, businesses, and institutions within each district.**

15. Does the zoning code prohibit duplexes and four-plexes in R5, or does the lack of multifamily buildings replacing single family homes only reflect the decisions of developers?

Jill's response: Duplexes are allowed by right on corner lots in the R5 zone, as long as the entrances to each unit face a different street. This allowance has been in the Zoning Code for decades, as a "bonus

density,” for corner sites. 4-plexes are not an allowed housing type in the R5 zone, and could only be requested in special circumstances (environmental zoning on the property for example) through a Planned Development process, which is a land use review. Most of the projects in which one or more single family homes are being replaced by multi-family structures occur when the zone of the site is a multi—dwelling zone that happens to have a single-family structure on it. When those structures are removed, there is a minimum number of units, set by the specific zone, that must be built on the vacant site.

16. Why doesn't the zoning code protect small affordable homes as preferable to 4000 sq. ft. homes that cost over \$700,000? EG. Require demolition delay for all residential buildings. Townhomes and Skinny houses increase density, 4000 sq. ft. homes with couples in them do not. Isn't it sustainable to preserve older homes? How does that compare to knocking down and building a new home?

**Shawn: The zoning code regulates new development and contains developments standards that limit the overall mass and height of buildings. The typical 5,000 square-foot lot in the R5 zone - which covers the majority of single-family residential areas in closer-in neighborhoods - allows a maximum building coverage of 2,250 square-feet, maximum height of 30 feet, side setbacks of 5 feet and a minimum outdoor area of 250 square-feet, not including front or side setbacks. Some structures that are designated as historic may have additional standards or guidelines for proposed development.**

Taking down an existing home and replacing it with an energy efficient “green” home may not yield a net benefit to the environment considering the embodied energy in the existing materials. Here is a resource that explores this concept.

<http://www.thegreenestbuilding.org/>

17. Why aren't building fees tied to the square footage of the new structures? Why are we replacing small affordable homes with 2.5 story 4000 sq. ft. homes that cost over \$ 700,000? How is that compatible with the character of Sabin?

**Jill's response: Building permit fees are calculated based on the valuation of the work, as submitted by the applicant, and checked against industry standard per-square foot valuation tables, by the Life Safety division of BDS. So building permit fees ARE tied to the square footage of new structures.**

**Shawn: Building permit fees are charged by BDS and are based on project value. System Development Charges (SDCs) are charged by various service bureaus (Transportation, Sewer, Water, Parks) and other than Water are based on a per residential unit methodology. However, some bureaus are considering charging based on size of structure.**

18. Why does a contractor fill out demo permit, showing keeping foundation, but tear out foundation, and divide property?

**Shawn: Contractors are currently allowed to maintain a foundation and floor framing of the first floor in order to be considered a remodel or alteration. BDS is currently reviewing what is considered an alteration/demolition. Changing the scope of a building permit requires a revision to the permit so that the new elements can be reviewed. Sites that can be divided may contain an existing structure that prevents division without removal of the existing structure. In these cases, a building is removed and the land is divided, allowing for more houses.**

19. Why doesn't the city require recycling of homes instead of putting them in dumpsters?  
**Shawn: Metro requires that all mixed construction and demolition waste be taken to a recovery facility for sorting of recyclables. Demo debris cannot be taken straight to the landfill. The overall amount recycled depends greatly on the facility doing the recovery (typically 20-40%). The performance of the recovery facilities is overseen by Metro. Higher recycling rates are achieved by contractors who choose to separate the materials (e.g., metal, wood) prior to taking them to a recovery facility. Emphasis on the reuse of building materials should take priority over recycling.**
20. Is the infill problem caused by METRO's tight urban growth boundary?  
**Shawn: In 2013, 42 percent of the residential demolitions in Portland were replaced with a single house (no increase in density). The location of demolitions and infill development appears to be driven by the market and demand for close-in housing. Much of the infill being created are higher-density projects on the bigger corridors, where greater density is allowed. Portland continues to be an attractive place to live for a number of factors, and this fact will continue to put pressure on our inner neighborhoods.**
21. A prominent builder told me that de-construction (instead of demolition) would increase his cost by 1\3 or 1\2. So how can we encourage deconstruction?

**Jill's response: BDS does encourage deconstruction. We have information that we provide to demolition permit customers that gives resources for those applicants interested in deconstruction. There is also information on the Bureau of Planning and Sustainability website about alternatives to demolition, at: <http://www.portlandoregon.gov/bps/article/427259>. A link to this page can be found on the BDS website.**

**Shawn: The cost of deconstruction, as with any type of construction, can vary widely depending on any number of factors (e.g., site access, staging, age of structure, condition of materials, etc.). Deconstruction involves removing building materials mostly by hand, which involves more labor than traditional mechanized demolition. However, the additional cost of labor can often be significantly offset if the salvaged materials are donated to a non-profit such as The ReBuilding Center or Habitat for Humanity's ReStore. The donation results in a tax deduction that helps equalize the cost of deconstruction. When the tax deduction is taken into account, the cost of deconstruction can be the same as demolition or even lower. Making sure that builders understand the benefits of deconstruction will help encourage increased deconstruction activities.**

22. Has a study been performed (or planned) for the economic impact from demolitions on adjacent properties? (Are property values adjacent properties affected by demolitions)?  
**Shawn: No study has been conducted to my knowledge. Property values are based on a number of factors including comparable listings within the area. A new house will most likely sell for more than the one it replaced, thereby contributing to increased property values in the area.**
23. Why is there no way to search PortlandMaps.com for all demolition permits that have been issued? (This info is available to paid services?)

**Jill's response: There is not a good way on PortlandMaps.com to do this search, but we have customer terminals in the Development Services Center at 1900 SW 4<sup>th</sup> Avenue in which the public can do these**

types of queries, by year, in the City's permit software system. The Planning and Zoning staff in the Development Services Center are happy to show customers how to do those searches.

24. What is the process and purpose for neighborhood urban planning and neighborhood revitalization? Where and when does our input come? And how do neighborhoods benefit with affordability and not gentrification?

**Shawn: Over the past three years, the Bureau of Planning and Sustainability (BPS) has involved thousands of residents in updating the City's Comprehensive Plan. Prior to that, thousands of residents were engaged in the development of the Portland Plan and the five basic concepts that came from that plan. These plans are intended to guide how the City will grow over the next 25 years. The Comprehensive Plan is still in a draft stage (the new draft will be released July 21; go to <https://www.portlandoregon.gov/bps/57352> for more information. There will be public open houses in the summer to give people a chance to see and respond to the proposed goals, policies and maps. In the fall, hearings before the Planning and Sustainability Commission will begin. We encourage you to be involved as an individual and as a member of your Neighborhood Association.**

25. Why can't we slow or stop growth?

**Shawn: Growth is a natural evolution of urban areas. However we can plan for growth and the Portland Metro region is a recognized leader in growth management. Most of the density that resulted from residential demolitions occurred last year in our commercial and multi-dwelling zoned areas. These are areas we have invested in infrastructure and have planned for the accommodation of growth.**

**Due to its reputation for livability, Portland and the region continues to grow in population. Growth within single-family neighborhoods is not significantly changing, as much of the density is being added where it is intended, in the Central City, major corridors and centers.**

26. Folks with median income jobs can no longer afford houses now being built- & these new houses are so big- How can we have less developer centric housing stock?
27. There are safety measures needed for neighborhoods from demolitions. What is the city doing about it?
28. Why can't the BDS require developers to notify neighbors of imminent demolition? Why is it voluntary? – Allison Humboldt
29. What are your thoughts on inclusionary zoning to increase affordable housing and diversity of income in residential buildings?
30. Is there a movement to require demolition and new construction approval and permitting for the "non- demolition" sites if they are essentially a tear- down?  
Can the permitting and fees encourage deconstruction over demolition?  
**Shawn: BDS is currently reviewing their policy for determining demolitions versus major alterations/remodels. By State law, permit fees can only be charged to cover the cost of review for the permit. From a permit review standpoint, deconstruction is the same as demolition.**
31. What is being done about apartments built without parking? Is anyone meeting with the City Planners about livability in neighborhoods?

**Shawn: At its Thursday, April 10, 2013 session, City Council voted on several amendments to the Portland Zoning Code parking requirements for multi-dwelling development. The information found at the link below reflect these changes and supporting research.**

**<http://www.portlandoregon.gov/bps/59974>**

32. What can citizens do to change the codes to allow for notification & hearing for “remodels”  
Almost all if not all of new construction in our neighborhood has been a “remodel” not a demo.
33. How can we stop single home remodels into much larger homes? How can we stop the Big Bo Building in the neighborhoods? How can we limit cars?
34. How can we change policy to limit flip demolitions and remodels that are NOT done by resident?  
I.e. developer- because many of these one-for-one replacements are a loss of affordable housing and do not lead to infill and increase in housing stock.

35. Has the historic value survey ever been updated to examine cumulative effects? (meaning monitoring the amount of what type of historic resource is left in any given year)

**Shawn: The Historic Resource Inventory was completed in 1984 and it has not been updated since that time. There have been other, smaller and more selective historic surveys of parts of the City. For more detailed information about the HRI, see section 4 using this link:**

**<https://www.portlandoregon.gov/bps/article/132551>**

**The HRI is now almost 30 years old and since it was completed many more properties have become “historic” i.e., over 50 years old. In addition, many areas of the city were not surveyed (i.e., areas in East Portland that were not part of the City of Portland in 1984). There are many reasons to work on updating the HRI. Some areas of the City have been identified as priorities for inventory work in the next few years.**

36. The 35 day delay does not apply if a replacement project is for a single family home only. But what would prevent a builder from applying for a building permit for one home, demolish it & then apply for a lot split & construct another home?

Jill’s response: If there are underlying lots that can be re-established and are a legal size for development, OR if the property is large enough to divide into smaller lots per the allowances of the zone, then there is nothing to prevent this sequence of demolition and rebuilding with more than one replacement house. However, the exception currently in Title 24 to the 35-day demolition requirement will still be given only to those demolition requests that are accompanied by a permit for a single replacement structure.

37. How can we ensure that new projects are built to code? If they are not, then is the recourse?

**[Manau913@alo.com](mailto:Manau913@alo.com)**

Jill’s response: The main responsibility of BDS is to require that new development complies with all applicable City codes. Every permit plan is reviewed by multiple agencies, each of whom specializes in compliance with their relative code. Building inspectors then check to make sure that what was approved on City-issued permit plans is built accordingly. If neighbors observe construction activity that does not appear to be complying with City-issued building permits, or have questions about whether something is allowed by Code, they can call the BDS main receptionist at 503-823-7300 and be directed to an appropriate department for assistance.

38. What provisions for neighborhood safety are required when lead is clearly part of a residential demolition?

Ginger Edwards- Arbor Lodge NA – [ginger.edws@gmail.com](mailto:ginger.edws@gmail.com)

39. From 2000 to 2010 my neighborhood (Boise Eliot/ Mississippi Ave) has a lot of infill development. Despite the big increase in housing units during this time the neighborhood actually lost 15% of its population! Boise lost even more of its population of people of color & low income folk. How can it continue to be claimed that infill = density/ sustainability? John L – [johnspookes@gmail.com](mailto:johnspookes@gmail.com)

**Nan: Based on census data, the population of Boise increased by 6.2 percent between 2000 and 2010. In the last four years, new multi-unit buildings have been developed, so the population has continued to increase since the most recent census. But it is true, the racial composition of the neighborhood has changed more dramatically in that time period, from 44.5 percent Black or African American to 24 percent, and from 36.7 percent white to 63.8 percent. The Latino population also decreased, from 14.5 percent in 2000 to 7.5 percent in 2010. At the same time, median income for the neighborhood increased.**

**Much of the new development in Boise is on Mississippi and Williams Avenues, with higher-density developments. Several of those developments replaced single-family houses, but the City has planned- through tools like zoning- to accommodate for higher density on these corridors, which is how the surrounding residential neighborhoods can remain as predominantly single-family areas.**

**Like many close-in neighborhoods, rents have increased significantly, making it more difficult for lower-income people to remain. Creating more affordable housing and housing with income qualifications are solutions that are being pursued by nonprofit housing developers, Home Forward and others.**

40. Most single family houses do not require a public notice or allow a delay prior to demolition. What will it take to provide 45- day notice to neighbors & neighborhood association prior to demolition or major remodel?

**Jill's response: The current requirements for demolition delay are contained within the Zoning and Building Codes for the City. Neighborhoods can continue to communicate to the Portland City Council that the current allowances should be changed, through Code revisions.**

41. Concerns – air pollution

Infill or landfill – how is storm water handled

Quality of neighborhoods

42. How are you ensuring that a diversity of housing (small & large) is preserved?

Are you considering protecting solar access to surrounding neighbors when a large house is built?

How are you planning to deal with “homeless cars” those with no included parking spaces with new family units?

43. Currently fines do not seem to be implemented for builders who do not follow city regulations for recycling demolition materials. When a builder stands to make say, \$ 100-200k per single

family home it seems like there should be enough margin to pay for deconstruction. How can we enforce this?

**Shawn: In 2009, Metro implemented a region-wide requirement that all mixed construction and demolition waste be taken to a sorting facility to first recover recyclables before sending the material to the landfill. These requirements include enforcement. Recycling of demolition debris is not a primary concern given Metro's requirements. However salvaging material by means of deconstruction should be a priority when it comes to handling waste from the demolition of buildings. Deconstruction is not a requirement, however the City and Metro work together to promote deconstruction through education and outreach.**

44. Justin: First time buyers & down-sizers can't afford to buy the new, bigger homes in our neighborhood. You are removing affordable housing!

45. How does building from lot line to lot line and removing this ribbon of green yards affect the environment and urban climate change?

**Shawn: Some areas of the city are zoned for additional density and we expect these areas to be built at close to 100 percent building coverage. These areas will house more people in a relatively smaller footprint than single-dwelling detached homes. As a result, other areas of the city maintain larger areas of open space, thereby striking a balance.**

46. Why are oversized houses needed? Why are there no smaller starter homes built? How can families, senior citizens age in place?

**Shawn: The City of Portland encourages the development of small infill housing such as Accessory Dwelling Units (ADUs). Currently these types of housing qualify for a waiver of System Development Charges (SDCs) that can save the home owner as much as \$11,000. For additional resources and information on ADUs, please visit [www.AccessoryDwellings.org](http://www.AccessoryDwellings.org).**

47. Could neighborhood overlays be adopted that could help retain the character, pattern and setbacks for a single family residential area?

**Shawn: Changing the zoning of a neighborhood to include design review or historic resource review could result in helping retain certain neighborhood characteristics. Changing the zoning would require a legislative process.**

48. Please talk about the value of neighborhood plans.

**Shawn: Neighborhood plans provide guidance to decision makers on matters of land use, social programs, capital expenditures and environmental issues. It stimulates partnerships between public and private interests to stabilize and improve neighborhood conditions. Neighborhood plans also encourage community leaders to undertake agreed-upon projects. These plans involve residents in City government decision making and improve understanding and communication between residents, City staff and elected officials.**

49. Given that many new "remodels are often close to 30ft in height and frequently block the sun of house to their north, what recourse do homeowners w/ solar have to protect their investments?  
[frankgranshaw@artemis-science.com](mailto:frankgranshaw@artemis-science.com)

**Shawn: There are currently no City requirements that preserve solar access. However, homeowners that invest in solar, could consider asking neighbors to grant them a solar access easement.**

50. Neighborhoods aren't just about building. They are about PEOPLE. Right now, it is incredibly difficult for a middle-income family to purchase a livable home in North or Northeast Portland.

What can we do to ensure that people of all means can afford to settle in these neighborhoods as the city continues to evolve?

51. Safety & neighborhood involvement is an issue. Who is accountable & responsible for the gentrification & affordable housing? To fix this issue.