

## Proposed text amendments for IR-1 and IR-2

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Posted in group: **Planning Board**

Members of the Planning Board:

As the president of Homestart, the affordable housing organization on Peaks Island, I am writing regarding the text amendments proposed for IR -1 and IR-2.

Homestart has worked for over 2 years to develop 4 minor changes to existing zoning on Peaks that support more affordable year round housing towards the goal of a healthy diverse mix of year round island residents. Our proposals have received wide community support, and we appreciate the help and support of Portland's Planning and Urban Development staff throughout this process. In particular we appreciate their effort to forward these text amendments to you regarding one of our items, Accessory Dwelling Units on the island ,even while the recode of ADU zoning in the rest of the city is still in process.

One part of their text amendment does concern us greatly however - the proposal to decrease the minimum rental period for an ADU from one year to 6 months. This would completely undercut our fundamental goal of creating year round affordable housing.

Several items to note:

1. We already have many options for less than one year rentals. Known as winter rentals, they are affordable until the tenants have to move out to make room for much higher paying summer renters. They do NOT support people making a home on Peaks.
2. The original Peaks ADU ordinance as well as our proposed changes were always specified for existing lots much smaller than current zoning of Peaks allows - but ONLY on the condition that a year round affordable unit be created.
3. The changes we proposed a year ago are described in the attachment. Please note the repeated mention of year round affordable housing.
4. Portland's Comprehensive Plan includes the goal of "support(ing) land use tools that encourage year round residences in existing and new housing on Portland's islands."

I don't know where the idea of 6 month minimum rental came from. I know that it did NOT come from any Peaks resident at any of our community meetings, Zoning Advisory Committee meetings or at the Peaks Island Council.

Planning Director Jeff Levine has indicated that he has no problem changing the minimum rental time back to one year. Please concur by restoring the one year minimum.

I am happy to answer any questions you may have at the Tuesday workshop.

Thank you.

Betsy Remage-Healey 10.7.18