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big historic homes, which would look the same from the outside, we could accommodate two to three households. Because this can be cheaper than rebuilding, the price of each unit would be lower than the minimum price for new construction. This makes more housing more affordable.

Additionally, by making backyard cottages and ADUs more easily buildable, the city will add more small-scale housing stock that would be affordable to more people. Often ADUs are occupied by a homeowner's friend or relative, meaning those folks won't be competing in the housing market. This helps create more options for families in search of housing.

Portland's unaffordable housing crisis is making it harder than ever for families to find homes that meet their needs. Outlined here are just some of the changes that we as a community can employ, now, to bring down the scale of new homes, and build more affordable options that work for more Portlanders. All of these changes support more diverse and affordable housing options, and are an important way to curb the rapid displacement of and loss of homes for our most vulnerable residents.

We need all of these strategies and more to ensure that all Portlanders have a home within reach.

Preserving trees and healthy, affordable neighborhoods

A Portland native, Jim Labbe was Audubon Society of Portland's urban conservationist from 2002 to 2016 and was on the citywide Tree Project Advisory Committee, which developed the city's new tree code, from 2008 to 2010. In 2015, he also served on the Oversight Advisory Committee that reviewed the first year of the new tree code's implementation.

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One of the more pernicious false choices you hear in debates about trees and redevelopment in Portland is the idea that we must choose between trees and their public health benefits and the urgent need for affordable housing (see "Eight myths about Portland's new tree code," Street Roots, April 1). Some say preserving more large trees and space for new trees, will significantly and unacceptably increase housing costs. This misplaced blame ignores the real and significant impacts of land speculation and failed or inadequate housing policies amid rising inequality on affordability. It also distracts from the real opportunities to preserve trees and affordability: smaller more affordable dwellings amid a healthy urban forest and walkable neighborhoods.

Portland's ongoing Residential Infill Project (RIP) is a case in point. RIP will help make single-family zones more affordable and inclusive by allowing smaller and less expensive units within smaller building envelopes. Because RIP proposes to shrink the size of new homes and maintain existing limits on maximum lot coverage, it presents no threat to trees or their root zones.

Thankfully, RIP will allow a greater diversity of families to live in well-treed neighborhoods without increasing

development pressures on trees.

Still, city planners are missing opportunities to help preserve more trees with more inclusive redevelopment. With some minor additions, the city can take the RIP from tree-neutral to tree-positive.

First, city planners should increase flexibility by allowing adjustments in lot-line setbacks and/or waivers of off-street parking requirements in exchange for real tree preservation, as already recommended by the Title 11 (tree code) Oversight Advisory Committee. Both parking requirements and rigid setbacks often force tree removal where they shouldn't. Second, as already recommended by the Urban Forestry Commission, the RIP should allow bonus units (within lot coverage and massing limits) in exchange for preservation of large healthy trees the same way it already proposes to allow bonus units for old home preservation or permanently affordable housing. This will give developers an extra incentive to preserve large healthy trees.

The city should eventually do more, including requiring site review to ensure preservation of the largest, healthiest trees where feasible (attend an Urban Tree Advocacy Workshop hosted by Save the Giants on Nov. 4. to learn more, www.save-the-giants.org). Nevertheless, RIP is a significant opportunity to preserve trees and create more affordable and inclusive neighborhoods. Both are possible and vital to preserving Portland for everyone.

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