

**From:** [Caroline Daykin](#)  
**To:** [\\*CI-StPaul>Contact-Council](#)  
**Subject:** PH 24-2  
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Dear City Council,

Demolishing an existing home means wasting an opportunity to preserve affordable housing, preserve history, and protect the environment. While the facts of this specific situation are unique, the issue of demolishing existing homes and replacing them with more expensive housing is an issue that will continue to come up, especially after the passage of the missing middle ordinance.

The missing middle ordinance was sold to the public as means of providing affordable housing. However, demolishing existing housing and replacing it with new construction does the exact opposite of that unless the new construction is subsidized.

According to a recent real estate listing, 1984 Marshall is currently rented for \$3600, or \$600 a bedroom. Students pay significantly more per bedroom in newly constructed housing. For example, at nearby Marshall Lofts & Townhomes units rent for between \$1550 and \$3000, or between \$1000 to \$1550 a bedroom. Despite the rapidly approaching end of the school year, according to Apartments.com some of these units remain available.

Another justification used for demolishing old homes and replacing them with new construction is that densification provides environmental benefits. What isn't always considered is the amount of environmental damage that demolishing rather than renovating buildings creates. According to Restore Oregon, renovating an older home is equivalent to taking 93 cars off the road for one year. 1984 Marshall is currently rented out to students, meaning that it is likely not in need of renovation and demolishing it would be extremely wasteful.

While this case involves a house being rented out to a group of college students, the city should consider providing incentives to developers who choose to convert single family homes into duplexes or triplexes rather than demolishing them. This type of development is less wasteful and likelier to provide affordable housing than demolishing and building new is.

Thank you,

Caroline Daykin