

October 25, 2016

Barry Manning, Portland Bureau of Planning and Sustainability  
1900 SW 4th Ave., Ste. 7100  
Portland, OR 97201

RE: Inclusionary Zoning Code Project

Dear Mr. Manning,

Our groups represent a broad range of diverse residents and community based organizations in the City of Portland who have worked consistently to address long-term housing disparities and achieve equitable, sustainable policy solutions. **We support the inclusionary housing proposal that is before you in its current form, and urge the Planning and Sustainability Commission to recommend its adoption to the Portland City Council.**

The City of Portland estimates that by 2035 the city will add 260,000 residents, commuting to 140,000 new jobs. To accommodate this growth while protecting quality of life and our environment, the City of Portland has both adopted and is in the midst of approving a number of land use plans and policies. The Comprehensive Plan, Residential Infill Project, and Inclusive Housing Policy are all strategies to create vibrant, age-friendly connected communities located along or in close proximity to key transportation corridors with a mix of commercial, civic and residential uses. The challenge is how to ensure that these communities preserve and maintain a diverse mix of residents by income, age, ability and racial and ethnic backgrounds.

To increase the supply of affordable housing and to locate it in areas with access to transportation, jobs and services, inclusionary zoning is a proven, effective tool that can make a community less racially segregated and more economically diverse. In Oregon, our diverse statewide coalition came together in support of lifting the 17-year long ban and ultimately were successful in our efforts to unlock the use of inclusionary zoning in the 2015 legislative session with heavily negotiated sideboards that should be revisited in future legislation. **We cannot weaken this policy further than what was legislated, as we have the urgency of 1,000 new residents moving to Portland every month.** Those that cannot afford market rate rent will bear the brunt, including existing residents who are experiencing limited housing choice and mobility, resulting in displacement from their communities.

Here in Portland, rental housing development is increasingly focused on the luxury market. In 2015, the average monthly rent for new rental housing units was \$1,954, or \$23,448 per year. Additionally, for-sale unit prices have increased by 40% – or roughly \$93,000 from the market's low point in 2011. It is increasingly difficult for working families to live in neighborhoods close to where they work and where their children attend school, minimizing any reduction in greenhouse gas emissions carefully planned centers and corridors were meant to achieve. Portland has employed a significant amount of tools and direct financing to meet the need for affordable low and moderate income housing, and yet currently has a shortage of 24,000 units for low and moderate income households.

We are invested in the development and outcome of this policy, as are many jurisdictions in the state who are also seeking to implement their own inclusive housing program. The process, which included a Housing Panel of Experts and technical analysis completed by consultants, has resulted in an inclusionary housing recommendation from Commissioner Saltzman and the Portland Housing Bureau which has been

extensively calibrated to ensure development feasibility and the development of affordable units for those developers who are not opposed to affordable units on site. Options exist for developers to pay a fee or build units off-site for those who decline to include units on site. Recalibration of the policy to adjust to changing market conditions will ensure it remains a flexible and attractive program for the development community.

We recognize that inclusionary housing is just one tool out of many to address housing affordability, but with a 40+ year track record in over 500 jurisdictions, it has proven to be the most effective in linking the production of market-rate housing to the production of affordable housing, ensuring economically integrated neighborhoods located near transit corridors and other key factors in creating connected, diverse communities with access to opportunities for living successful lives.

Thank you for your consideration,

Ruth Adkins, Policy Director, *Oregon Opportunity Network*  
JoAnn Herrigel, Deputy Director, *Elders in Action*  
Diane Linn, Executive Director, *Proud Ground*  
Julia Meier, Director, *Coalition of Communities of Color*  
Mary Kyle McCurdy, Deputy Director, *1000 Friends of Oregon*  
Joseph Santos-Lyons, Executive Director, *Asian Pacific American Network of Oregon*  
Vivian Satterfield, Deputy Director, *OPAL Environmental Justice Oregon*  
Nick Sauvie, Executive Director, *ROSE CDC*  
on behalf of the Oregon Inclusionary Zoning Coalition

Cc: Planning and Sustainability Commission  
Kurt Creager, Housing Director  
Matthew Tschabold, Housing Equity and Policy Manager  
Shannon Callahan, Commissioner Saltzman Housing Policy Director

###

*The Oregon Inclusionary Zoning Coalition is a diverse statewide coalition that came together in support of lifting the ban on Inclusionary Zoning. Our coalition includes organizations representing working families, environmental interests, social and racial justice groups:*

*1000 Friends of Oregon | Asian Pacific American Network of Oregon | Bicycle Transportation Alliance | Bus Project  
Unite Oregon | Coalition of Communities of Color | Common Cause Oregon | Community Alliance of Tenants  
Community Cycling Center | Disability Rights Oregon | Elders in Action | Emerald Cities Portland  
Fair Housing Council of Oregon | Housing Land Advocates | Living Cully | Metropolitan Alliance for the Common Good  
Native American Youth & Family Center | OPAL Environmental Justice Oregon | Orange Splot LLC | Oregon Action  
Oregon AFL-CIO | Oregon AFSCME | Oregon Coalition Against Domestic and Sexual Violence | Oregon Conservation Network  
Oregon Environmental Council | Oregon Food Bank | Oregon Housing Alliance | Oregon Nurses Association  
Oregon Opportunity Network | Oregon Walks | Oregon Working Families Party | Portland Commission on Disability  
Portland Human Rights Commission | Proud Ground | ROSE CDC | SEIU 49 & 503 | Street Roots | Upstream Public Health  
Urban League of Portland | Welcome Home Coalition*

