



Tuesday, October 25, 2016
Planning and Sustainability Commission
1900 SW 4th Ave, #7100
Portland, OR 97201

Dear Planning and Sustainability Commission,

Formed in 2001, the Coalition of Communities of Color (CCC) is an alliance of 20 culturally-specific community based organizations with representation from six communities of color: African, African American, Asian and Pacific Islander, Latino, Native American and Slavic. We are dedicated to eliminating racial disparities faced by our families and communities.

Housing is continuously raised as a top priority for our organizations. The CCC advocated to repeal the ban on inclusionary zoning during the 2016 Legislative Session and is now represented on the Inclusionary Zoning Panel of Experts to ensure equitable and strong implementation in Portland.

It's no secret that Portland is experiencing an affordable housing crisis. The city has a shortage of about 24,000 affordable homes and apartments for those making less than \$37,000 per year. Families and communities of color are disproportionately burdened by rising housing cost—often spending more than 30% or even 50% of their income on housing. Low-income households and households of color are steadily pushed to the fringes of cities, poverty is concentrated, and widespread racial disparities are exacerbated.

We know that housing stability broadly impacts community wellbeing including educational attainment, community and public health, access to jobs and transit, business, and overall quality of life. Portlanders are already paying for the housing crisis— in health care and direct service costs, and economic development and worker productivity lost. Fortunately, you have a proposal in front of you that is one tool to solve our housing crisis. We ask you not to weaken this proposal.

The recommendation from Commissioner Saltzman and the Housing Bureau reflects inclusive negotiations that strike a balance to ensure housing production will not be negatively impacted. It has been extensively calibrated to ensure development feasibility and to allow adequate flexibility for developers and the market. Moreover, the proposal has been designed to reflect community of color and low-income community priorities. Provisions have been built into the plan to ensure affordable housing will be available across the city where families live and work. The long term benefits of a city with income diverse neighborhoods and mixed income housing are substantial not only for people and the economy, but for our values as a community.

The CCC urges the PSC and Council to support the Inclusionary Zoning Code proposal in front of you. We, of course, know that none of these measures will be adequate on their own, and we must be diligent in creating a truly affordable, inclusive, equitable, and livable city. Just as this city leads the country on sustainability and planning, we must lead the country on a fundamental right—housing. We thank you for your time and commitment to making Portland a better place to live.

Sincerely,

Amanda Manjarrez
Coalition of Communities of Color

