



JOIN

Connecting the street to a home.

October 28, 2016

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To: Portland Planning and Sustainability Commission

I am writing on behalf of JOIN to support the approval of the draft Inclusionary Housing Program for the City of Portland. While attending the panel of experts meetings, I saw developers and advocates go through every detail of the proposal and work to find solutions that were not only amendable to our developer partners, but also begin to address the enormous lack of affordable housing in our community.

In looking at recent local data (State of Housing in Portland; Metro Regional Housing Reports) we can easily see that Portland currently lacks affordable housing throughout the income ranges. By moving forward with the IH proposal, we will begin to address the gap at the 80% and 60% MFI levels. The City of Portland has done its part in securing funds for development (dedication of Air B&B funds, increasing TIF dedication, and passing the Construction Excise Tax), we are asking homeowners to chip in through the Affordable Housing Bond Measure, the City and County have increased available rent assistance, and now it's time for developers to be a part of the solution to a problem that is out of control.

Working in homeless services, I see every day that the market is not supplying apartments affordable for families, low wage workers, seniors and people with disabilities on a fixed income. Without mandates on development to provide housing for our neighbors, family, friends, and often staff of social service agencies, we will continue to see homelessness increase.

Thank you for your time and consideration and all of the hard work you have done on our Inclusionary Housing policy.

Shannon Singleton, MSW
Executive Director