



October 27, 2016

Planning & Sustainability Commission
1900 SW 4th Avenue, Suite 7100
Portland, Oregon 97204
psc@portlandoregon.gov

RE: Inclusionary Zoning Code Project

Living Cully is a mature, collective impact collaboration of four community-serving organizations. While our focus together is on Cully, our work to build affordable housing, create jobs and enhance livability for low-income people and people of color extends throughout the city. Living Cully is made up of Habitat for Humanity Portland/Metro East, Hacienda Community Development Corporation, the Native American Youth and Family Center and Verde.

One of the primary concerns that low-income people and people of color in Cully and across the city have is housing affordability. We are seeing home prices and rents skyrocket in the neighborhood. Our organizations have put considerable staff time and money into maintaining and adding affordable places to live in Cully. Yet, even with our efforts, we will see continued decline of places to live for low-income people and people of color.

We already know that people of color are disproportionately bearing the brunt of the ongoing affordability crisis our city faces. The Oregon Legislature made a modest stride toward remedying this with its action to finally free up municipalities to enact inclusionary zoning. The Portland Housing Bureau's proposal moves us in the right direction toward justice and a diverse, equitable city. We know from the work of research from the Federal Reserve and Dr. Manuel Pastor that un-equitable cities and region lag behind more equitable cities in broad prosperity. Therefore, we urge the PSC to adopt the PHB proposal as is and not weaken or water down its recommendations.

Please do not hesitate to reach out for more detail on our comments.

Sincerely,

Tony DeFalco
Living Cully Coordinator

CC: Barry Manning

