

**Proposed PHAC letter to City Council re: Residential Infill Project**

Draft for Discussion and Revision at 2/4/20 PHAC meeting

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Dear Mayor Wheeler and Members of the Portland City Council,

The Portland Housing Advisory Commission encourages you to adopt the Residential Infill Project (RIP). We support this proposal -- especially if combined with affordable housing and anti-displacement measures -- because it creates the foundation for more inclusive single-dwelling zones in Portland and will increase the supply of both affordable and market rate housing.

Housing supply is not keeping pace with demand, contributing to rising rents and housing costs. Legalizing middle-density infill housing would open up more housing choice and availability in neighborhoods throughout Portland, which will support our city's housing, livability and climate goals. Middle housing is also less expensive on average than detached single-family homes. The average rent for a unit in a duplex, triplex, or fourplex was 22 percent less than a single-family home for voucher holders in Multnomah County in 2019.

Additional anti-displacement and affordability measures would ensure more equitable outcomes from the RIP. Too many of Portland's single-family neighborhoods are racially and economically exclusive, as climbing housing costs are layered upon decades of discriminatory policies, zoning codes and industry practices. African Americans, Native Americans, people of color and low-income Portlanders continue to be locked out of housing choices and displaced from their neighborhoods. We encourage the adoption of provisions that will subsidize and incentivize regulated affordable homes and mitigate displacement pressures as part of the RIP.