

From: [Jessy Ledesma](#)
To: [Council Clerk – Testimony](#)
Subject: Written Testimony in support of Resolution 899
Date: Friday, October 28, 2022 5:31:21 PM

To Mayor Wheeler and esteemed Councilors,

I am writing in support of Resolution 899: Establish key actions to increase affordable housing construction. I attended much of the Council meeting on Wednesday but had to leave before I was able to provide testimony in-person.

I am a resident of SE Portland and a real estate developer focused on building neighborhood scale, attainable housing – also referred to as “missing middle” housing or “workforce affordable” housing. As a developer with both for-profit and non-profit experience, I know first-hand the challenges of public/private partnerships. It is a worthwhile mission to work together in this way and I applaud the City’s efforts to address this challenge in the resolution.

While the Resolution notes that the City if required to finalize its Housing Production Strategy by December 2024, I urge Council to move more quickly to implement strategies and to reduce barriers to housing development. As many noted in their testimony, we are in a housing crisis. The City has tools that can be deployed immediately.

Specifically, I urge Council to consider making immediate regulatory changes to the SDC exemption program, and to work with PHB and Multnomah County to make immediate regulatory changes to the MULTE program, both in support of building more workforce affordable units:

- The City should expand their SDC exemption to include rental units up to 80% MFI, and for 3-bedroom units up to 100% MFI to support the deep need for family-sized housing in our community;
- The City should similarly expand the MULTE program to include rental units up to 80% MFI (beyond what is required for Inclusionary Housing), and for 3-bedroom units up to 100% MFI to support the deep need for family-sized housing in our community;
- Additionally, the MULTE should be expanded to cover the full residential exemption for projects in or out of the Central City Plan with a built or base FAR of at least 2:1 (right now the full exemption only covers projects in the Central City Plan with a base or built FAR of 5:1, excluding a large part of our City with medium-density zoning).

These provisions alone would support an enormous opportunity to build much needed missing middle, workforce affordable rental housing in our City, in particular within our neighborhood centers and commercial corridors.

Thank you for your consideration of this testimony and for your service to the City of Portland.

Sincerely,
Jessy

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