

4 December 2023

My name is Jennifer Shuch, I am a Northeast Portland resident and a member of Portland: Neighbors Welcome. I appreciate the work that BPS has done on the Housing Needs Analysis, but I would like to suggest future some future actions given the HNA's findings. Housing policy is personal to me. I live in half of a duplex, which I was only able to afford with help from my family, and even then housing prices caused me to move from an extremely walkable neighborhood in NW to a more auto-centered one in NE. I advocate for housing abundance because I don't think Portland should only be home to people like me, who benefit from privilege and generational wealth.

The bottom line takeaway from the HNA is that Portland **does** have the zoned capacity for accommodating needed new housing units over the next couple of decades. However, that is not the only, or even the most important, question we should be asking. As we move forward into the Housing Production Strategy, we must keep in mind that where new housing is located matters - from an equity standpoint, from an environmental resilience and sustainability standpoint, from a housing affordability standpoint, and from an anti-displacement standpoint.

Portland: Neighbors Welcome and Bike Loud recently held a group bike ride through Inner Southeast to understand the area in its present and historical contexts. We stopped at historic apartment buildings and talked about how the current zoning prevents homes like these from being built. Curious residents came out to ask what we were doing, and we asked whether they liked living in the neighborhood. It seemed like the renters we spoke with loved the neighborhood - its walkability, its beauty, its

pedestrian- and bike-friendly streets, its access to transit and job centers - but they could only afford to live in aging apartments with tilted floors and other serious issues.

It is abundantly clear that people want to live in the Inner Eastside. They are willing to pay comparatively high rents to live in hundred-year-old apartments on tree-lined streets where they don't feel obligated to own a car. But the City's zoning codes haven't caught up to this reality. Unlike other parts of the City, the majority of streets on the Inner Eastside are reserved for the lowest density housing. But denser, more vibrant housing was once allowed on these streets, and it should be again.

Portland: Neighbors Welcome is proposing an ambitious upzoning of the Inner Eastside, from Powell to Fremont and 12th to 60th, to ensure that dense housing can be built where it makes the most sense. We have brought on a variety of coalition partners, including environmental organizations and affordable housing providers, who similarly believe that the Inner Eastside should be accessible to everyone who wants to live there. I hope that Commissioners and staff work with BPS to ensure that this initiative - which aligns with the City's stated goals and values - is included in the Housing Production Strategy.

Thank you for your time and consideration.

Jennifer Shuch