

# Zach Powers

**#333046 | December 6, 2023**

Testimony to **Portland City Council** on the **2045 Portland Housing Needs Analysis, Recommended Draft**

I support including the Inner Eastside for All Upzoning proposed by Portland Neighbors Welcome as a Housing Production Strategy. I believe the city is far overdue for reconsidering restrictions on building apartments and other multifamily developments that we banned in 1980 or earlier. Greater housing choice in amenity rich neighborhoods benefits current and future Portlanders by providing better access to active transportation, shopping, jobs, and recreation. I've read the draft housing needs analysis and hosted BPS representatives at a neighborhood meeting, and while I appreciate their work, I don't believe their zoned capacity analysis reflects what we'll actually build. Expanding the ability to build apartments and corner stores even a few blocks beyond current corridors makes it much more likely that we'll start to build enough housing to eventually get out of our current crisis. Building away from corridors also provides access to quiet streets, cleaner air, and nicer walking and biking routes for a more diverse group of residents. I would have loved to live in the inner east side when I bought a house in 2014, but only single family homes far beyond my means were available. I'm relatively well off, earning more than median income, and I didn't expect to get a luxurious single family home. But effectively nothing else was available. If I didn't have any choices in the area in 2014, precious few people would in 2023. Finally, re-legalizing "four floors and corner stores" will be great for tourism. City council often seems fixated on the tourist experience, and our most vibrant neighborhoods (the ones the NY Times used to hype) all have multifamily housing and lots of retail close to housing. There's no reason we can't expand the success of the Pearl, Division, Mississippi, and others beyond our predefined corridors. Please consider expanding our available zoning capacity to include more than just corridors on the east side as you consider the Housing Production Strategy. Thank you.

Testimony is presented without formatting.