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Testimony to the **Planning and Sustainability Commission** on the **2045 Portland Housing Needs Analysis, Proposed Draft**

The 2045 Portland Housing Needs Analysis makes it clear that, despite the claims of developers and anti-neighborhood groups, Portland has plenty of buildable land in its borders that can be used to house the anticipated increase in households. Most of this is in the Central City and in the Corridors, with only 10% being in neighborhoods. It is time to turn our attention into finding ways to develop the existing sites, rather than attacking tree cover, single-family housing and zoning levels that are anything other than "build as much as you can squeeze in." Searching for ways to develop existing vacant land will be far more productive than provoking angry arguments between those who see neighborhoods as a good place to live, and those who see them as exclusionary places that should be attacked and destroyed. There is plenty of land for new housing without doing any harm to existing housing. Let's use it!

Testimony is presented without formatting.