

Doug Klotz testimony, re: HNA, at Portland Planning Commission 9-26-23

Chair O-Meara and Commissioners:

My name is Doug Klotz. I live in Southeast Portland, and am glad to see the HNA process moving forward. Portland's HNA shows surplus capacity, but does not say how to grow and meet city and state goals.

More affordable housing is one of those goals. The report paints disturbing picture, with Black households unable to afford to buy or even rent in Portland, and Latine households also faring poorly.

Although the upcoming HPS is a zoning project, increasing the number of units per lot over a large enough area often lowers the price per unit. In some parts of the city there is good transit, access to jobs and stores and parks within walking distance. These "High Opportunity Areas" should be zoned to allow many more households to live there. Yet miles of these areas are now zoned "Low-density residential", limiting access for many.

The city should take advantage of High Opportunity Areas where displacement is not likely, and upzone these areas, allowing more multifamily housing, so more people can live there. This will mean removing Portland's sad zoning legacy of apartments only on busy streets, with only single-family homes allowed elsewhere. This (arguably racist) 1959 zoning pattern should be changed and mapped as higher density zoning, for multi-unit and mixed-use buildings, stretching from one arterial to the next. RIP is helpful, but will not yield enough housing here. This new, more equitable pattern also will allow more residents to live several blocks away from noisy, polluted arterials.

Mapping mixed-use and multifamily more broadly also means folks are less likely to drive for everyday needs, as bus, bike or walking are reasonable options and will help reduce our largest source of greenhouse gases, Transportation Emissions.

Fully-funded Inclusionary Zoning must be a part of this new housing plan.

I look forward to the Housing Production Strategy, and mapping out a city of "complete neighborhoods" that perform much better than ones that currently are labeled that way, and more people can take advantage of what Portland has to offer.