

# Serena Lim

**#332553 | October 2, 2023**

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

Dear Members of the Planning Commission, As an empathetic community member and architect who is deeply concerned about our housing crisis and troubled by prevalent development practices that prioritize profit over people and the planet, I appreciate the work that is going into better understanding Portland's current and future housing needs, but I'm writing to ask you to keep the following in mind as you plan for the future of Portland's built environment. The draft HNA assumes that future housing production, including the mix of housing types, will follow recent market trends. However I implore you to challenge this assumption and use the agency of the Planning Commission to shape future development patterns, as current market trends are largely a result of profit-driven development and a glaring lack of anti-displacement and climate resilience policies. Moving forward, I urge you to establish housing development policies that: 1) incentivize the production of "missing middle" housing, which can provide more affordable options in highly desirable neighborhood settings; 2) support/assist lower income homeowners, especially those in areas vulnerable to gentrification-driven displacement, to build ADUs on their properties or convert their single-family homes into 2-4 plexes, which can bolster their financial and housing stability (see BackHome ADU pilot program); 3) incentivize small-scale mixed-use development, especially the adaptive reuse of existing buildings, which is the most sustainable form of development and helps retain the cultural urban fabric of the city; and 4) incentivizes and supports the creation of ecologically beneficial landscapes, like pollinator habitat, "tiny forests," vegetable gardens, water-efficient landscaping, and permeable surfaces, at all scales, from residential to multi-family developments. These ideas may seem very specific and small, but they could have a huge impact on the quality of life and wellbeing of everyone that lives in our city if applied widely across the Portland Metro Area, and especially in communities vulnerable to extreme weather, inequitable gentrification, and displacement. See [backhomeadu.org](https://backhomeadu.org) for more on ADUs can be mutually beneficial for homeowners and low-income renters in need of housing; see [incrementaldevelopment.org](https://incrementaldevelopment.org) for support in developing policies that promote culturally rich, community-driven development projects. Thank you for your time and consideration, Serena

Testimony is presented without formatting.