

Portland Planning Commission

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July 23, 2024

Dear Mayor Wheeler, Commissioner Rubio, and Commissioners Gonzalez, Mapps, and Ryan:

The Planning Commission, serving in its non-legislative, advisory role, has reviewed the draft Housing Production Strategy (HPS) for consistency with relevant 2035 Comprehensive Plan policies. We are impressed with the work of staff from Bureau of Planning and Sustainability, Portland Housing Bureau, Prosper Portland, Portland Planning and Development, and Portland Bureau of Transportation as well as other City, regional, and state partners for their ongoing efforts and coordination.

The Planning Commission finds that the HPS is consistent with the goals and policies of the Comprehensive Plan. Specifically, there are five housing goals, each of which are addressed in the HPS:

- **Housing Diversity.** Initiatives such as Promote Affordable Housing (0-80% AMI), Increase Access to Opportunity, Promote Age and Disability Friendly Housing and Increase Middle Income Housing and Homeownership aim to further this goal.
- **Equitable access to housing.** The HPS makes a special effort to remove disparities in housing access for people with disabilities, people of color, low-income households, diverse household types, and older adults. The HPS addresses this goal through initiatives such as Promote Affordable Housing, Increase Access to Opportunity, Promote Age and Disability Friendly Housing with specific strategies like Create New Tax Increment Financing (TIF) Districts, Rezone Sites for Affordable Housing, and Conduct Inclusionary Housing (IH) Program Periodic Review.
- **Healthy connected city.** Living in safe, healthy housing that provides convenient access to goods and services that meet daily needs is a key principle of the Comprehensive Plan. Initiatives such as



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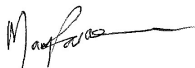
Promote Affordable Housing (0-80% AMI), Increase Access To Opportunity and Promote Age, and Disability Friendly Housing aim to further this goal through strategies such as Create New Tax Increment Financing (TIF) Districts, Rezone Sites for Affordable Housing, Increase Housing Capacity in Inner Centers & Corridors, Revise Zoning Bonuses and Incentives, Increase Housing Capacity in the Central City, and Identify Housing Opportunity Along 82nd Avenue.

- **Affordable housing.** The HPS initiatives Promote Affordable Housing (0-80% AMI), Stabilize Current and Future Households, Increase Middle Income Housing and Homeownership and Advocate at State and Federal Level promote this goal through strategies like Replace Housing Bonds Revenue Source, Establish a Comprehensive Citywide Land Banking Strategy, Expand Homeownership Programs, Rezone Sites for Affordable Housing, Preserve Existing Affordable Housing, and Advocate for preservation of expiring regulated affordable units.
- **High-performance housing.** Portlanders need access to resource-efficient and high-performance housing. The initiatives Promote Climate Friendly and Healthy Homes and Advocate at State and Federal Level further this goal through strategies such as Support Mass Timber and Modular Innovations, Develop Low Carbon Building Policies, Promote Commercial to Residential Conversion / Adaptive Reuse, Implement Heat Adaptation Recommendations, Advocate for reduced embodied carbon strategies, for all electric housing production, and for additional infrastructure resources.

To meet our housing goals, we need to increase production significantly and make living in Portland safe and affordable for everyone and all abilities. The HPS addresses Portland's housing needs in a way that achieves our housing, urban design, climate, health, and equity goals as articulated in the 2035 Comprehensive Plan.

The HPS lays out an ambitious five-year action plan with specific strategies across a wide range of issues. The Planning Commission looks forward to working with the Mayor and City Council to implement these actions to meet our long-term housing goals.

Sincerely,



Mary-Rain O'Meara
Chair

