



June 11, 2024

Chair O'Meara and Commissioners -

Sightline Institute is a regional sustainability think tank. We think cities are good for our society, our environment, and our economy, and that everyone who wants to live (or remain) in a city should be able to.

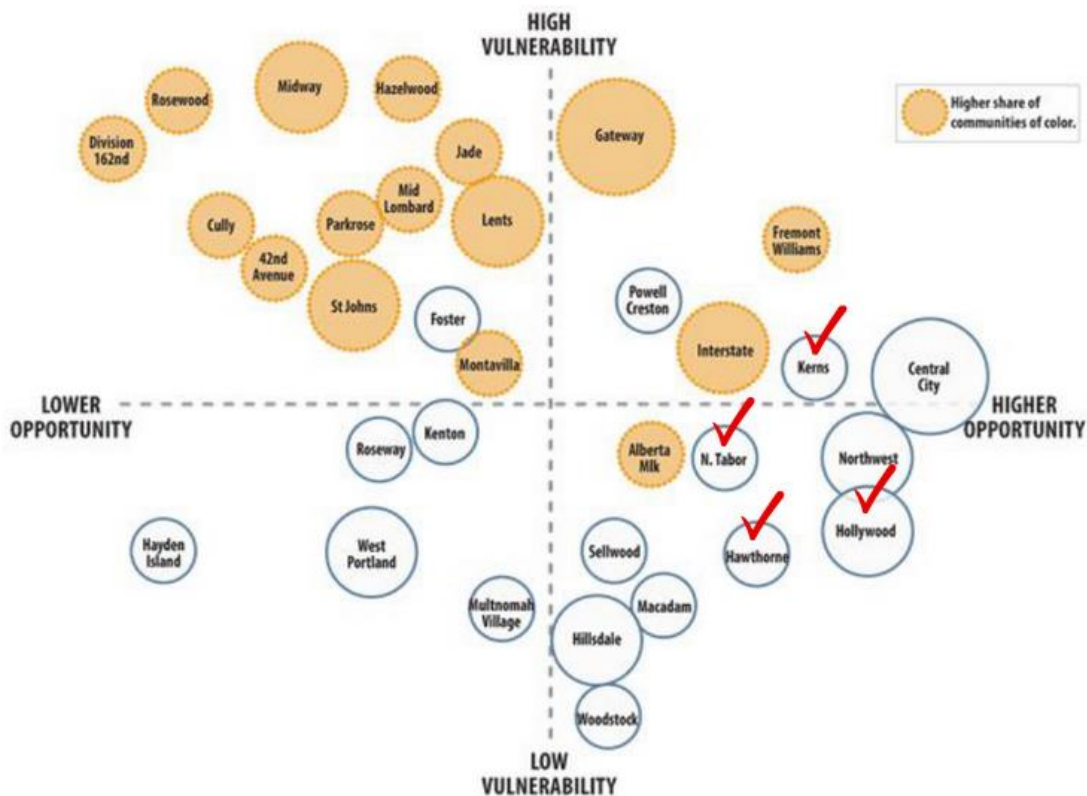
We urge the Planning Commission and the City of Portland not to miss this opportunity to follow a path laid out by the city's Comprehensive Plan, Anti-Displacement Action Plan Foundation Report, 2021-24 Strategic Plan, and the Fair Housing Assessment associated with this Housing Production Strategy. All these documents point toward a common conclusion about zoning: the importance of **allowing apartment buildings on significantly more land in Portland's high-opportunity, low-vulnerability inner pattern neighborhoods.**

In the 2021 Anti-Displacement Action Plan Foundation Report that came out of the commitments in the Comprehensive Plan, BPS recommended that the best places for future upzones are parts of the city "that are amenity- and service-rich, and have few or no shares of vulnerable populations." Then, using a methodology informed by Dr. Lisa Bates's research at PSU, the city helpfully made a chart of which Portland "neighborhood centers" meet that description.

That chart is reproduced on the next page, with the centers most directly affected by Portland: Neighbors Welcome's proposal for an "Inner Eastside for All" marked with a red check.

## Opportunity and Vulnerability scoring of Centers

Size of bubble corresponds to relative population of each Center



In other words, these are some of the neighborhoods most suited for additional housing – or, as the HPS Fair Housing Assessment puts it, for “compact, mixed-use neighborhoods available to all people who belong to protected classes.”

If one were to print every map in the city’s Fair Housing Assessment on cellophane and layer them on top of one another, it would sketch a location for additional zoned capacity that more or less fits the boundaries proposed by the 20 state and local organizations that have signed on in support of an Inner Eastside for All: roughly from Fremont to Powell and 12<sup>th</sup> to 60<sup>th</sup>. Or, as the Comprehensive Plan puts it: “Provide a diversity of housing opportunities in the Inner Ring Districts’ residential areas.”

As BPS documented four years ago in its history of racist planning in Portland, the city in 1981 banned apartment buildings from much of inner Southeast Portland. Then in 1996 it scrapped its Inner Southeast Community Plan that could otherwise have allowed more housing in whiter and wealthier neighborhoods, just as the city recently had in the browner and poorer neighborhoods of Albina and outer Southeast.

This HPS need not specify the exact ways these past errors can be corrected. But it can and should, if approved by the city council, commit the city to beginning the important work of planning to correct those errors.

This HPS can and should be the beginning of a rich conversation about the precise ways that land use in high-opportunity areas can help achieve many of our city's shared goals.

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