



## P:NW Official Testimony to Planning Commission Review of the 2024 Housing Production Strategy Draft

To: Planning Commission and Bureau of Planning and Sustainability staff  
cc: Portland Mayor, Commissioners, and City staff

My name is Matt Tuckerbaum, and as a board member for Portland: Neighbors Welcome, I am excited to submit our organization's official testimony on the draft of the Housing Production Strategy, which is to be reviewed with the Planning Commission today.

We would like to thank the Bureau of Planning and Sustainability for their thorough work on this report. Similar to the testimony we delivered to you all during the review and approval of the Housing Needs Analysis, we think this Strategy contains valuable ideas that could be strengthened to change the trajectory of our housing crisis. Given the significant role that the cost and availability of housing plays in every part of our lives and our economy, **we believe this is the time for committing to action.**

There are a few areas in which we'd like to see specific changes to this plan before it is passed by City Council.

First, we **recommend that BPS revise Section C1** of the Housing Production Strategy. This section should dedicate a staffed and resourced project dedicated to legalizing much broader housing options throughout our amenity-rich inner neighborhoods, not just in centers and immediately along corridors. We propose that the **City should develop a plan to implement our Inner Eastside for All vision** of re-legalizing low to mid-rise multi-dwelling buildings from SE 12th to 60th, NE Fremont to Powell.

We have built a broad coalition of organizations that support our Inner Eastside for All campaign. You will find our full coalition letter with all co-signers attached to this testimony. We have also **engaged with stakeholders beyond the official co-signers by presenting to most Southeast Neighborhood Associations** and co-hosting "Inner Eastside for All" bike rides throughout our inner neighborhoods with BikeLoud. We are excited to see broad support for our ideas to increase the availability and types of housing throughout the Inner Eastside.

Second, together with our friends at Habitat Portland Region and Proud Ground, we're also urging the city to support an Inner Eastside for All by increasing the priority level of the recommendation to **establish a Comprehensive Citywide Land Banking Practice and to explore pairing it with an expansion of Community Land Trusts.** These, along with some of the other proposals submitted by Habitat and Proud Ground, are essential to increasing the availability and affordability of housing throughout the City.

Thank you for your consideration. We look forward to supporting the passage of a Housing Production Strategy that includes these important changes.



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May 28, 2024

To: Portland Mayor, Commissioners, Planning Commission, and City staff:

Portland is struggling with several unprecedented challenges:

- A housing affordability and houselessness crisis;
- A displacement crisis;
- And a climate crisis.

Alongside its short-term crisis management, our city can take a long-term step to systemically address all these problems by re-legalizing small to mid-size apartment buildings throughout its close-in neighborhoods, not just along a handful of busy streets.

The "discussion draft" Housing Production Strategy released by the Bureau of Planning and Sustainability (BPS) says the city will "explore increasing housing capacity in high-opportunity neighborhoods to promote fair housing, address racial segregation, and expand affordable housing options." This language, though welcome, is insufficient. The city must clearly commit to launching and staffing a project with this goal in mind, so it can begin the essential work of analyzing the nuances involved.



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Already, BPS has committed funds from the Department of Land Conservation and Development to determine whether the existing infrastructure in the Inner Eastside is sufficient to support increased density. This is an important, tangible action to support Inner Eastside upzoning. Far too often, however, we have seen reports such as these - which outline possible deficiencies and recommend actionable solutions to remedy them - sit unused on Bureau shelves, ignored by future members of the City Council which commissioned them.

Upzoning the Inner Eastside is a project that should not be ignored. It is in fact a key component of Portland's 2021-2024 Strategic Plan in the Equity, Health, and Prosperity areas, with a stated goal to "Grow the supply of housing (affordable and market-rate) to keep pace with population growth," and a specific call that the "City Council adopts fair housing zoning policy to encourage development of multi-family/multigenerational housing in inner Portland."

We are calling on the city to:

- In the text of the HPS, commit to dedicating staff time and Bureau resources to considering an upzone of opportunity-rich areas - not just along corridors and centers, but across the entire Inner Eastside; and
- Put in place a timeline for an upzoning plan to be completed *and* voted on.

This commitment should form a core component of the "Increase Access to Opportunity" section of Portland's Housing Production Strategy, replacing milquetoast plans to explore possibilities. Portlanders love and expect to talk about the things our city needs before we take action. But we don't need more years of thinking about someday talking.

Portland: Neighbors Welcome and our fellow signatories:

1000 Friends of Oregon  
APANO  
Bike Loud PDX  
Habitat for Humanity  
Portland Region  
Hacienda  
Home Forward  
Housing Land Advocates  
Housing Oregon

Advocacy Team, Interfaith  
Alliance on Poverty  
Lloyd EcoDistrict  
No More Freeways  
Oregon Environmental  
Council  
Oregon Smart Growth  
Oregon Walks  
Portlanders for Parking  
Reform

Proud Ground  
ROSE Community  
Development  
Sightline Institute  
Strong Towns PDX  
Sunrise Movement PDX  
The Street Trust  
Verde