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Support for Housing Production Strategy and Strategy C. 1.

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Chair O'Meara and Planning Commission Members:

The housing shortage in the City of Portland is one of the dominant crises facing our city. Because there is not enough housing to fill the need, housing costs are continuing to increase, and Portland residents are being priced out of housing in neighborhoods where they want to live, and in other neighborhoods, with some households resorting to moving elsewhere, or in the worst cases, becoming homeless, and living on the streets in Portland.

I applaud the Strategies listed in the HPS to achieve these goals. Especially promising are those in section **C. Increase Access to Opportunity**. I join Portland: Neighbors Welcome in my strong support of C.1. Study Multidwelling Zoning Changes in Inner Centers & Corridors

This strategy can change the whole dynamic of housing in Portland. It will **fight displacement** by shifting the housing focus to inner neighborhoods that are already "gentrified", such as Laurelhurst, Mount Tabor, Richmond, Irvington and Grant Park. It would allow multi-story residential development, on "Centers and Corridors", and could define these "corridors" as being half-mile-wide areas (1/4 mi each side of arterials) providing increased housing that will put large numbers of residences within walking distance of established commercial corridors such as Division, Hawthorne, Belmont, and Broadway. This plan would rezone these wide corridors for Multifamily Residential and/or Commercial-Mixed Use, with "corner stores" allowed throughout this area. This rezoning would also reduce the competition for existing apartments across the city!

The resulting population increase, in these "high opportunity" areas, would increase transit use, walking and biking trips, and decrease our largest single source of Greenhouse Gas emissions, private cars. By allowing more homes on existing "single-family" lots, the high land value will be spread over 10-20 units, lowering the rent or mortgage required to live in these areas.

This plan increases Equity, by allowing folks of a wider spread of incomes, including those currently excluded from living in these inner neighborhoods, to live in a "higher opportunity" area. This would be a step toward reducing the effects of racial discrimination embodied in Portland's earlier planning decisions, including those as recent as 1981, that limited most housing to expensive larger lots for single houses.

The attendant increase in population would increase business along those corridors, increase transit ridership, and provide more opportunities for Portlanders to live in "complete neighborhoods".

Please do more than just recommend a "study" of C.1. I urge that the Planning Commission write a letter to Council urging that a project be instituted to advance this strategy, toward the goal of implementing the plan within a year.

Thank you.

Doug Klotz