

Doug Klotz

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Testimony on **Housing Production Strategy**,

Thank you for the work on the Housing Production Strategy. While the report notes a “capacity” sufficient to meet projected needs, that capacity is in places such as East Portland (East of 82<sup>nd</sup>) where new housing will very likely cause displacement of lower-income and disadvantaged residents.

The Portland: Neighbors Welcome organization makes recommendations that Section C1 could be the basis of a better strategy, one that results in more housing, but is less likely to cause displacement. I urge you to turn section C1 into a PROJECT, one that will upzone the majority of Inner East Portland, with approximate boundaries: from about 12<sup>th</sup> east to 50<sup>th</sup>, and stretching from Fremont, south to Powell Blvd. These are areas where land values are high, but if zoning was changed to allow 3-5 story multifamily buildings (which might well be for-sale and for-rent housing), these would take advantage of that geography, in access to shopping, to transit, to services and to schools. Because commercial is currently constrained to “corridors”, zoning should enhance the “corridors” concept, and should allow commercial away from arterials, perhaps in the “corner store” model seen in so many older cities, and in a few places currently in Portland. Allowing more multifamily of 3-5 stories, across many blocks, can start the area on a path to providing more housing for many more residents, while reducing auto-dependency and reducing Greenhouse Gas emissions.

I urge you to launch such a rezoning project, springing off of the C1 strategy, to form an important PROJECT to make beneficial changes that will increase housing and outcomes in these high-opportunity areas.