

I am a resident of Buckman and in the zone that this plan wants to rezone for higher density. While I support the urban growth boundary and high density, mixed used development with good public transportation, I have been disappointed with what city leaders have done so far and am very concerned about how this will become even worse under the draft plan.

City leaders have failed in ensuring that our city is livable for the majority of the people. Housing costs, especially for renters, have gone up, too many people have been displaced and one of the whitest metro areas in the nation has further gentrified our most desirable and close in neighborhoods. This has all been done while we have record levels of inequality and poverty.

I oppose any of these plans unless, any new development includes much more, truly affordable housing, not based on median household income, but based on the real wages half of Portland residents make. Portland's own data show that almost 50% of residents spend over 1/3 of their incomes on housing.

Simply building more does nothing to ensure affordable housing. We can see that here, as well as San Francisco. Building without strict controls and enforcement of affordable housing, just means more housing for the wealthiest households in this economy that is hollowing out with new millionaires and growing numbers of people in or near poverty (especially if we measure poverty not solely based on the cost of food, but include the real costs of housing health care and tuition which have all been rising at alarming rates).

Portland's policies have been a failure and it is time to prioritize correcting such failures. This subsidizing of a luxury hotel and Goldman Sachs is just one example of the failures of city planners and council members. <http://www.bloomberg.com/news/articles/2011-02-08/rich-taking-from-poor-as-10-billion-u-s-subsidy-law-funds-luxury-hotels>

I urge you to slow down this process and have some community forums for more input. I have recently participated in a renters' assembly and also a public meeting calling for rent control. While we have some obstacles with state preemptions on mandatory inclusionary zoning, rent control and real estate transfer taxes, city leaders can still use their leverage in zoning and development approval processes to do a much better job to ensure that we all have a right to our city.

Thank you,

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