

**Dear PSC Members,**

**I am writing as an individual to urge you to recommend the Inclusionary Zoning (IZ) proposal before you to City Council. As you know, the parameters shaping the IZ proposal were negotiated at the state level during the 2015 legislative session. A 20% inclusion rate as a sideboard was the compromise, heavily influenced by the development community, and it should not be weakened further.**

**There are 16,000 units in the permitting queue right now with no affordability requirement. And yet the industry is asking to reduce by 25% (from 20% to 15%) the number of affordable units being required under the new IZ program. In the city with the greatest lack of affordable housing in the state we cannot afford to wait. We must begin building more affordable units as soon as possible.**

**Clearly the housing market is subject to change and the numbers may not be perfect, but the system is designed to be evaluated and recalibrated as the need arises. Although IZ alone will not solve our region's housing crisis, it is a critical tool in Portland's housing toolkit.**

**Last night I attended two meetings on houselessness and was reminded again how many of our community's unhoused members are also working in our local economy. I have no numbers to tell me how many of them have been displaced by rising rents due to increased demand from the 1100 people moving to Portland each month, but the message is clear that we cannot afford to wait in implementing inclusionary housing in our city.**

**I also know that we may lose the Chair of the neighborhood association next to mine because his house has been sold and the new landlord is raising the rent considerably. He is one of those individuals with a household income at 80% MFI who perhaps is about to compete with or displace someone with even fewer resources.**

**While Portland's unparalleled population growth is bringing many new opportunities to our city, it also brings negative impacts and deepens existing inequities. Whole neighborhoods and soon the entire city will be out of reach for most households of color. Inclusionary housing is one strategy that will help Portland to preserve, as well as create, mixed income neighborhoods as it works to become a place of opportunity for all.**

**Thank you.  
Linda Nettekoven**

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## **Talking Points aka Messages that Move**

- **Portland is growing quickly and in many regards this economic development offers great opportunities, but we have a responsibility to grow strategically and with the well being and opportunity of all Portlanders in mind.**
- **Unmanaged growth is causing harmful impacts in many of our communities and deepening already concerning inequities. Whole neighborhoods have become out of reach for whole communities of color. We can't stand for this in the city that we love.**
- **Inclusionary Housing is a strategic policy that offers Portland the opportunity to embrace our growing city and ensure that she grows for all who have invested in making this a desirable city for others to choose too.**
- **A strong policy that captures back windfall profits from a booming economy to invest in affordability for working Portlanders will strengthen Portland for the future with complete and environmentally stable neighborhoods for all Portlanders.**
- **IZ was negotiated at the state level in the 2015 session with heavy influence from the community of developers. A 20% inclusion rate as a sideboard was the compromise, and we should not further water it down.**
- **While we're trying to build our way out of this deficit of housing, developers are proposing we reduce by 25% the number of affordable units they build.**
- **We've done the economic analysis and shown that developers can still make money with the PHB policy. Nobody building housing here is going to go out of business.**
- **16,000 units are in the permitting queue right now, with no affordability requirement. Those units will only increase upward pressure on prices.**
- **In the city with the greatest lack of affordable housing in the state, we need the most units possible. Reducing the number of affordable units is a cash grab from the industry.**
- **As Portland grows and invests in state of the art infrastructure like the Tillikum Bridge, the SW Corridor transit line, the NW Post office district and more, lets make sure these investments are for all Portlanders and not just the few who can afford luxury rate housing prices.**