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**Sent:** Thursday, October 27, 2016 8:21 AM

**To:** Planning and Sustainability Commission <psc@portlandoregon.gov>

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**Subject:** Inclusionary Zoning

To the Planning and Sustainability Commission,

I urge you to adopt the Inclusionary Zoning policy that has been proposed by the Portland Housing Bureau. This was a carefully crafted proposal by smart real estate professionals based on the lessons learned from other jurisdictions that have successfully used inclusionary zoning since the 1970s.

Ignore the crocodile tears of for-profit developers who are urging you to water down and delay inclusionary zoning. I have been developing real estate for nearly 25 years. I have reviewed the LOCUS testimony, which is premised on the notion that because developers and speculators are taking windfall profits in an incredibly over-heated market they should always enjoy windfall profits.

Do not fall for this ruse. In the strongest possible terms, I urge you to move PHB's proposal forward. Especially, do not delay action or phase-in Inclusionary Zoning. The housing emergency is now. The City of Portland needs to respond now.

Nick Sauvie  
Executive Director  
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