

# Matt Tuckerbaum

**#333019 | December 5, 2023**

Testimony to **Portland City Council** on the **2045 Portland Housing Needs Analysis, Recommended Draft**

Mayor Wheeler and Commissioners - thank you for taking time to listen to input on the Housing Needs Analysis. My name is Matt Tuckerbaum. I am a board member at Portland: Neighbors Welcome, and I am excited to speak on behalf of our organization today. We would like to thank the Bureau of Planning and Sustainability for their thorough work on the Housing Needs Analysis. We have reviewed this report closely, and want to highlight a few important points beyond the headlines: First, as you noted in the HNA work session last summer, Mayor Wheeler: our current zoning capacity on its own would continue our current housing trajectory, which means continuation of our housing crisis and suppressed production. Second, our zoned capacity is not strategically located - only 33% of it is located in amenity-rich “high-opportunity neighborhoods,” and 42% is in areas with high economic vulnerability. Third, Black, Native American, and Latino Portlanders making the average income for their demographic are unable to afford a home anywhere within city limits. Fourth, we need to boost housing production at all income levels, and we cannot rely solely on government-funded construction to maximize production. After you approve the Housing Needs Analysis today, the City’s attention will turn to creating a new Housing Production Strategy. The HPS offers an opportunity to address these important points by supporting the production of many more homes throughout our high-opportunity neighborhoods, so that Portland has more abundant and affordable housing options for everyone. Our ask today is for Council to support this approach and to direct BPS to formally include a project to upzone the Inner Eastside - from 12th out to 60th, from Fremont down to Powell - in the Housing Production Strategy. We’re calling this initiative an “Inner Eastside for All.” By creating conditions that make multi-story mixed-use housing viable throughout the Inner Eastside, we can substantially improve chances that ‘four floors and corner stores’ buildings will be built. These would afford more Portlanders the chance to live in complete neighborhoods with homes at a variety of price points. Portland: Neighbors Welcome has formed a broad coalition of partners who support this initiative, including environmental, transportation, and cultural organizations as well as affordable housing providers. You can see the work we’ve done to demonstrate the feasibility and popularity of this idea in our written testimony. We hope you will use the opportunity presented by the Housing Production Strategy to work towards a more liveable Portland. Thank you for your time!

Testimony is presented without formatting.