

September 26, 2023

Mary-Rain O'Meara, Chair
Portland Planning Commission

RE: City of Portland – 2045 Housing Needs Analysis.

The analysis provides a critical foundation for implementation of public policy related to the provision of affordable housing. I begin by asserting that, as planners, we should be thinking in the context of a home and not just a housing unit. A home can contain multiple dwelling units as most cultures live in multi-generational and extended households.

The analysis is complete and well presented. I offer two additional areas of inquiry:

- 1) Compare the built densities of projects built under the old multi family zoning that limited units by site area to the projects built in the new zoning that limits by height and floor to area ratio.
- 2) Investigate the actual utilization of the housing unit. How many bedrooms are empty or used as offices or storage? What spaces does the housing unit occupy?

I offer the following observations in anticipation of the next phase.

The household unit appears to be increasing and the population is declining. Trends that must accelerate for the human species to survive and not destroy our planet.

The supply of housing appears to exceed demand, yet there is a crisis of affordability. One house will have a mortgage of \$1,000 and the house next door will be at \$ 3,000 a month. The financial reality of rents and mortgages needs to be more closely examined and programs developed to create affordability in a free market system.

Rent control does not work. Trickle-down economics does not work and perpetuates institutional racism.

A few solutions:

- Master lease by government and/or non-profits of blocks of apartments.
- Mortgage guarantee programs
- Downpayment grants.
- Assumable loans
- Public infrastructure.

Thank you for the opportunity to comment.

Sincerely,



Peter Finley Fry

303 NW Uptown Terrace #1B
Portland, Oregon USA 97210
peter@finleyfry.com