

Written Testimony - Agenda Item 91/33

Agenda Item	Name or Organization	Position	Comments	Attachment	Created
33	Dave Peticolas	Support	I strongly support this measure. This measure will increase both market-rate and affordable housing at a time when we need lots more of both. Future reforms would make this even better, like legalizing apartment buildings in the inner eastside! Also, as market conditions change, this program should be revisited every few years to recalibrate.	No	01/07/24 4:53 PM
33	Portland Neighbors Welcome	Support	I am affiliated with Portland Neighbors Welcome and I am writing to support Commissioner Rubio's pro-housing reform. We need both market-rate and below-market housing, and these reforms will give us more of both, especially if we re-legalize apartment buildings in places like Portland's Inner Eastside. We know the importance and the long reaching impact of a decision like this. Inclusionary Housing has become one of the only affordable housing strategies to successfully create sustainable mixed-income communities. Inclusionary Housing programs exist in cities across the country, and help to build more diverse and inclusive communities. I also agree that the program should keep being recalibrated every several years to make sure it stays in balance, to continue meeting the needs of a growing, evolving Portland.	No	01/08/24 10:15 AM
33	Jonathan Greenwood	Support	<p>Hello,</p> <p>My name is Jonathan Greenwood, and I am a member of Portland: Neighbors Welcome, though I am speaking as a private citizen. I would like to say I support measure 33. First, we should maintain SDC waivers and the construction excise tax exemption. We should be fighting for affordable, dense units at or below 60% MFI, and therefore the SDC program should remain for developments that achieve this. Second, maintain the existing property tax abatement program in central city. This would help developers provide dense affordable housing and offset their costs incurred from reduced rents in low-income units. Third, consider extending the property tax abatement program to markets outside of the central city. The goal would be to incentivize more low-income dense housing outside of the city center so all neighborhoods can contribute to housing everyone.</p> <p>I would like to state here as a private citizen that my whole being is behind making Portland a better place where everyone can live happily and not have to worry about housing prices. We must build more dense, affordable housing. And this is not just needed in the central city; it is needed city-wide. Finally, I would be remiss to not state that we need much more robust public transit to serve our whole city. I would love to see streetcars down Lombard, MLK, Sandy, 82nd, 122nd, a properly designed SW MAX line, and MAX into Vancouver. Can you imagine such a beautiful city? I can.</p> <p>Thank you</p>	No	01/08/24 10:50 PM
33	Sarah Radcliffe	Support		Yes	01/09/24 4:26 PM
33	Elie	Support	Portland only stands to benefit from policies supporting market rate and below market housing to address the housing crisis.	No	01/10/24 12:05 PM



January 9, 2024

Re: Support for Inclusionary Housing (#33) and Housing Regulatory Relief (#34)

Dear Mayor Wheeler and City Commissioners,

My name is Sarah Radcliffe and I am the Director of Government Relations for Habitat for Humanity Portland Region (“Habitat”). We appreciate Commissioner Rubio’s leadership on housing production and want to thank everyone who has invested time and effort into these practical strategies to promote new housing development at the price points needed in our community.

### **Inclusionary Housing, Item #33**

We support expanding the 10-year property tax exemption to include Inclusionary Housing developments outside the Central City. This proposal has been thoroughly examined by the Inclusionary Housing work group and the Calibration Study. This additional incentive will help the policy achieve its goal of promoting housing development, including affordable housing, across the city.

As the City explores further modifications to the Inclusionary Housing policy through administrative rulemaking over the next 6 months, *we hope that there is an appetite to use inclusionary housing to catalyze affordable homeownership development and multi-bedroom homes.*

At Habitat for Humanity Portland Region, we focus on producing larger homes (3, 4, and 5 bedrooms) to accommodate larger, blended, and multigenerational families. 70% of our homebuyers have incomes between 35-60% AMI and over 80% are households of color. We see a huge demand for 30 years of stability through a fixed affordable mortgage payment on a family-sized home. We receive 800-1000 applications for every 40-60 homes that we build.

The recent Housing Needs Analysis and PPS enrollment data suggest that our communities may be losing families; housing is part of that equation. As we strive to address the lasting impact of harmful housing practices and policies in our region, it’s critical that the City’s planning and funding commitments match our community’s need and demand – not just for numbers of “units,” but for stable, permanently affordable, family-friendly homes.

### **Housing Regulatory Relief, Item #34**

We appreciate the robust stakeholder engagement that informed these recommendations. This package ameliorates some of the burdens or challenges to housing production without jeopardizing the City's holistic building goals.

A handwritten signature in black ink, appearing to read 'S. Radcliffe', with a stylized, flowing script.

Sarah Radcliffe  
Director of Government Relations  
Habitat for Humanity Portland Region

**Portland City Council Meeting - Wednesday, January 10, 2024 2:00 p.m.**

<b>Agenda Item</b>	<b>First Name</b>	<b>Last Name</b>
33-1	Michael	Andersen
33-2	Tim McCormick	Housing Alternatives Network
33-3	Jessy	Ledesma
33-4	Jonathan	Greenwood