

May 28, 2024

Portland Planning Commission
1810 SW 5th Ave, Suite 710
Portland, OR 97201

Dear Members of the Portland Planning Commission,

I am writing on behalf of the Portland Metropolitan Association of Realtors® (PMAR) to express our support for the *2024 Housing Production Strategy Discussion Draft*.

PMAR recognizes the Portland region is lacking tens of thousands of homes necessary to meet our growing population, and strongly supports the City's efforts to promote housing development that meets a range of incomes, needs, and preferences. PMAR believes that there is no one-size-fits-all to housing, and that a vast array of homes of various types and at various price-points are needed to serve members of the community, accommodate new residents, and ensure that Oregonians can buy a home that fits their unique needs.

In particular, we applaud the strategies to increase homeownership, and the focus on increasing homeownership rates and retention, especially for people of color and historically underserved communities.

The *2024 Housing Production Strategy Discussion Draft* calls for expanding programs that create new housing for low to moderate income homebuyers. PMAR would encourage the City to prioritize the proposed strategy to increase funding in programs that directly aid homebuyers, such as downpayment assistance, education, and matched savings programs.

These and the other proposed strategies—such as creating financial incentives and making policy changes (updating the land division code, improving permitting) that support middle-income housing development, and exploring opportunities for lower-income homeowners to add rental units to their property—supports our shared goals of increasing housing production and promoting accessible and affordable opportunities for homeownership that will help our city grow and thrive.

PMAR also suggests amending the *2024 Housing Production Strategy Discussion Draft* to add a new strategy in section E. Stabilize Current and Future Households, calling for a study of existing policies that impact the rental market, including Mandatory Relocation Assistance and Fair Access in Renting (FAIR). Programs like these would benefit from a thorough review, including a data-driven consultant's report and stakeholder discussion, similar to the robust analysis the City recently conducted on the Inclusionary Housing program. These programs have not been robustly analyzed since they were adopted, to determine whether they are impacting the creation or maintenance of our housing supply—especially at lower price points—or housing access, choice, and affordability.

PMAR is committed to working collaboratively with the City of Portland and other stakeholders to ensure that housing production strategy is implemented in a way that benefits all residents and facilitates growth of the housing market.



Michele Gila
Director of Realtor® Advocacy