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334511 a k 334512 Donna Cohen		ariel.kane@portlandoregon.gov dcohen@sevanet.com	8443 N Bliss St	Portland	OR	St Johns is the largest of the 95 neighborhoods in Portland. A portion of St Johns has been a part of the Interstate 74F for years, however, that area covers only a very small slice of St Johns and NOT that part of St Johns 4 C* the northern part above the St Louis-Fessenden corridor 34" above which reside our greatest number of lower-income and diverse residents. In fact, those who live above the corridor are roughly half the population of this largest neighborhood, and they are WELLED OUT OF the 20-minute walkability zone to local services/businesses which the city says is its goal. The Fessenden-St Louis corridor, and the area above it, have been neglected above it. The main reason was that the road was being used as a cut-through by freight traffic going to/from the Freeway industrial Area. Because of the tacit acceptance of this by the city, almost no pedestrian crossing features existed. Combined with a wide roadway with a blind curve, pedestrians, bicyclists and drivers were repelled from using this main artery in St Johns. B4d C1 After 12 years of community advocacy, in 2020 the freight trucks have been routed back onto the official truck route (Columbia), many pedestrian crossing features have been added and the speed limit lowered. The corridor is now ripe for becoming a resident and business friendly street! Add to this, the recent vote outside of \$4 million dollars to improve Goose Park, a long-neglected location along the corridor, and Fessenden-St Louis is primed to become a highly beneficial residential and commercial entry in the heart of St Johns. For all these reasons, and because this would be supported by so many neighbors, I am suggesting that the Fessenden-St Louis corridor in St Johns be explored for becoming a TIF district. A TIF district would encourage development of affordable housing 3 C* countering displacement out of St Johns happening at an alarming rate 34" along with benefits of commercial establishments 34" to allow the thousands of residents above the corridor a walkable route to local goods and services. Thank you for this consideration. Donna Cohen	hps hps	hps-null	02.01.0 07.55.0	97214 97203	0 0	0 0	Submitter Submitter	1 1			Active Active	FALSE FALSE									Discussion Discussion						
334524 Jonathan Greenwood		Jonathan.greewood@gmail.com	7517 N Curtis Ave.	Portland	OR	Hello, Thank you for supporting Increasing Access to Opportunity in the Housing Production Strategy and for working to increase housing production in Portland. These are critical goals to address the problem of Portland's high housing costs that reduce equity and fairness. In particular, a strategy of opening high-opportunity areas of the city should be a fundamental part of the HPS. Section C1 is a good start, but it should be proposing more than just a study. Please amend C1 to propose a project to update inner centers and corridors to promote access to these high-opportunity neighborhoods. We need much more dense housing and robust public transit in Portland. Thank you, Jonathan Greenwood	hps	hps-null	45.01.0	97217	0	0	Submitter	1		Active	FALSE									Discussion							
334536 Greg Adams		adamsgreg@pm.me	4428 SE Yamhill St	Portland	OR	I am excited to see city staff looking to meet the demand for housing in our city for a variety of housing types and prices. I am particularly happy to see attention to exploring increases in housing capacity in central neighborhoods (i.e. Eastside Multi-dwelling Zoning Changes in Inner Centers & Corridors C) where I live. However, I have issue with 34(d)(5)(B)(C) because to me it says 34(d)(5)(B)(C) that about 34(d), when I think we need to be able to take action on it. I suggest C1 to see this is a city planning where we say we'll 34(d)(5)(B)(C) because we aren't 34(d)(5)(B)(C) very active about doing anything. I understand that these types of proposals DO require study to plan and analyze, but this study can be part of an action oriented project as well. So, I suggest the language be edited to be 34(d)(5)(B)(C) to complement Multi-dwelling Zoning Changes in Inner Centers & Corridors C) or 34(d)(5)(B)(C) to implement Multi-dwelling Zoning Changes in Inner Centers & Corridors C). Thank you. Dear City Staff on the Housing Production Strategy Action Plan, Thank you for supporting Increasing Access to Opportunity in the Housing Production Strategy and for working to increase housing production in Portland. These are critical goals to address the problem of Portland's high housing costs that reduce equity and fairness. In particular, a strategy of opening high-opportunity areas of the city should be a fundamental part of the HPS. Section C1 is a good start, but it should be proposing more than just a study. Please amend C1 to propose a project to update inner centers and corridors to promote access to these high-opportunity neighborhoods. As a family and a resident of North Portland, and we know that it is time to take concrete steps towards ensuring equitable housing for all Portlanders. We need access to high-quality affordable housing that accommodates the needs, preferences, and financial capabilities of all of our residents. Future housing supply should accommodate these different types, tenures, density, sizes, costs, and locations, and now is the time to plan for that. We believe that a project to update high-opportunity areas, in addition to a study will get us there quicker. Thank you for your time!	hps	hps-null	58.36.0	97215	0	0	Submitter	1		Active	FALSE											Discussion					
334549 Tricia Kent		tricia.m.kent@gmail.com	5955 N Kirby Ave	Portland	OR	Dear City Staff on the Housing Production Strategy Action Plan, Thank you for supporting Increasing Access to Opportunity in the Housing Production Strategy and for working to increase housing production in Portland. These are critical goals to address the problem of Portland's high housing costs that reduce equity and fairness. In particular, a strategy of opening high-opportunity areas of the city should be a fundamental part of the HPS. Section C1 is a good start, but it should be proposing more than just a study. Please amend C1 to propose a project to update inner centers and corridors to promote access to these high-opportunity neighborhoods. As a family and a resident of North Portland, and we know that it is time to take concrete steps towards ensuring equitable housing for all Portlanders. We need access to high-quality affordable housing that accommodates the needs, preferences, and financial capabilities of all of our residents. Future housing supply should accommodate these different types, tenures, density, sizes, costs, and locations, and now is the time to plan for that. We believe that a project to update high-opportunity areas, in addition to a study will get us there quicker. Thank you for your time! Kind regards, Tricia Kent	hps	hps-null	09.55.0	97217	0	0	Submitter	1		Active	FALSE											Discussion					
334555 Heidi Hart		wutherford@gmail.com	607 SE 17th Ave	Portland	OR	Thank you for supporting Increasing Access to Opportunity in the Housing Production Strategy and for working to increase housing production in Portland. These are critical goals to address the problem of Portland's high housing costs that reduce equity and fairness. In particular, a strategy of opening high-opportunity areas of the city should be a fundamental part of the HPS. Section C1 is a good start, but it should be proposing more than just a study. Please amend C1 to propose a project to update inner centers and corridors to promote access to these high-opportunity neighborhoods.	hps	hps-null	14.11.0	97214	0	0	Submitter	1		Active	FALSE								Discussion								
334562 Sarah Radcliffe		sarah.radcliffe@habitatportlandregion.org	1478 NE Killingsworth St.	Portland	OR	Habitat for Humanity Portland Region and Proud Ground Input on Portland's C* Draft Housing Production Strategy Thank you for the opportunity to provide input and for the work that the City of Portland has invested in bringing forward an array of good housing ideas. While we are enthusiastic about some of the specific proposals, we are concerned that the strategy is broken into two separate tracks: A) Affordable Housing (p. 80) AMI focuses primarily on rental development and B) increasing homeownership focuses on households in the 80-120% AMI range. 14.4% critical that the City address the homeownership inequities and invest for homeownership among households below 80% AMI. Two thirds of Habitat Portland Region homebuyers have incomes between 35-40% AMI. We receive 800-1000 applications for every 20-40 homes that we build. A home that's 40% an asset, not just a roof, is truly transformational for families at that income level. 14.4% the difference between moving multiple times a year, switching schools, facing eviction or homelessness, forgoing basic needs, experiencing enormous stress 34" and the security of 30 years and beyond in a comfortable, affordable home that you kids will inherit. Because Portland households of color tend to have lower incomes, we can't 34(d)(5)(B)(C) possibly address the 2:1 homeownership disparity between White and Black households, and the legacy of City-sanctioned housing discrimination without a homeownership strategy for households with incomes below 80% AMI. If the average Black household income in Portland is \$3,000 per month, then 14.4% 34(d)(5)(B)(C) simply not equitable to target our homeownership subsidies for households between 80-120% AMI. Furthermore, the median renter household income in Portland is below \$50,000 per year. If the stated goal is to increase homeownership, i.e., create a pathway from renting to owning, then the subsidies need to pair with actual renter household incomes. Strategies targeting households at 100% AMI (\$114,400 for a household of 4, more than double the median renter income) will not reach most renters. Specific Comments: Promote Affordable Housing: Affordable housing strategies for households below 80% AMI can and should include homeownership.	hps	hps-null	48.34.0	97217	0	0	Submitter	1		Active	FALSE											Discussion					
334567 Doug Klotz		dougk@pm.com	1908 SE 35th Pl 8045 SW 8th Ave	Portland	OR	See PDF Strategy A. Promote affordable housing, and Strategy E. Stabilize Households. The most affordable housing already exists in the form of existing structures. The cheapest and fastest way to affordable housing is through rental assistance. The next cheapest and fastest way is for the city et al to acquire existing houses,plexes, and apartments, even market priced, and manage as affordable housing. The most expensive and slowest approach is to buy land and build new large buildings. Strategy C. Increase opportunity. There is no need for any opening. The Housing Analysis shows there is below the buildable land capacity needed to the housing needs for the next twenty years. Upgrading and improving community amenities increases housing prices displaces the most vulnerable, and reduces the stock of the most desired single family housing type. The Residential Lifeli Project and Better Housing by Design are new; allow them to work (or not) before extending these concepts to broader areas. Engage in local planning efforts only with deep neighborhood involvement with the primary goal to improve the lives of current residents. Do not set them up for displacement. Most of the testimony supporting updating large swaths of the inner east side is just parroting of Portland Neighbors Welcome's efforts to build everywhere, and more than half of those comments were posted by non-residents of the affected area taking a a "Yes in your backyard" position. I'm writing in support of the Increasing Access to Opportunity section of the Housing Production Strategy Action Plan. But, as proposed, section C1 of this program does not go far enough to address Portland's needs. I urge you to strengthen this proposal so that it includes immediate opening of inner Portland neighborhoods, updating is a way of bringing more people into our community, and expanding and diversifying Portland. Portland is a beautiful city which is experiencing a severe housing shortage, and action is needed to address this now. Thank you.	hps	hps-null	33.01.0 14.04.0	97214 97219	0 0	0 0	Submitter Submitter	0 0		Active Active	FALSE FALSE											Discussion Discussion					
334577 Jim Garter		jgarter@msn.com	8041 SW 8th Ave	Portland	OR	Strategy C. Increase opportunity. There is no need for any opening. The Housing Analysis shows there is below the buildable land capacity needed to the housing needs for the next twenty years. Upgrading and improving community amenities increases housing prices displaces the most vulnerable, and reduces the stock of the most desired single family housing type. The Residential Lifeli Project and Better Housing by Design are new; allow them to work (or not) before extending these concepts to broader areas. Engage in local planning efforts only with deep neighborhood involvement with the primary goal to improve the lives of current residents. Do not set them up for displacement. Most of the testimony supporting updating large swaths of the inner east side is just parroting of Portland Neighbors Welcome's efforts to build everywhere, and more than half of those comments were posted by non-residents of the affected area taking a a "Yes in your backyard" position. I'm writing in support of the Increasing Access to Opportunity section of the Housing Production Strategy Action Plan. But, as proposed, section C1 of this program does not go far enough to address Portland's needs. I urge you to strengthen this proposal so that it includes immediate opening of inner Portland neighborhoods, updating is a way of bringing more people into our community, and expanding and diversifying Portland. Portland is a beautiful city which is experiencing a severe housing shortage, and action is needed to address this now. Thank you.	hps	hps-null	23.27.0	97219	0	0	Submitter	0		Active	FALSE											Discussion					
334550 Mike Dodds		latschshorter-0e@outlook.com	2812 SE 34th Ave	Portland	OR	I'm writing in support of the Increasing Access to Opportunity section of the Housing Production Strategy Action Plan. But, as proposed, section C1 of this program does not go far enough to address Portland's needs. I urge you to strengthen this proposal so that it includes immediate opening of inner Portland neighborhoods, updating is a way of bringing more people into our community, and expanding and diversifying Portland. Portland is a beautiful city which is experiencing a severe housing shortage, and action is needed to address this now. Thank you.	hps	hps-null	40.20.0	97202	0	0	Submitter	1		Active	FALSE								Discussion								
334568 Debbie Kitchin		dkitchin@interwork.com	2535 NE Wasco St.	Portland	OR	Thank you for supporting Increasing Access to Opportunity in the Housing Production Strategy and for working to increase housing production in Portland. These are critical goals to address the problem of Portland's high housing costs that reduce equity and fairness. In particular, a strategy of opening high-opportunity areas of the city should be a fundamental part of the HPS. Section C1 is a good start, but it should be proposing more than just a study. Please amend C1 to propose a project to update inner centers and corridors to promote access to these high-opportunity neighborhoods.	hps	hps-null	08.45.0	97232	0	0	Submitter	1		Active	FALSE								Discussion								
334800 Judy Chen		JCF043@gmail.com	1300 SE Stark	Portland	OR	Dear Planning Commission: I am very concerned by the process used by HPS to design this plan (HPS and associated documents). It appears there has been an ongoing planning process where certain groups in the community were able to influence staffers and leaders of HPS. It would be one thing if this was broad coalition of Portlanders, but it appears the primary influencers were a group of extreme nonprofits such as Verde, the Street Trust, Oregon Walks, Sunshine Movement, etc. Just to give you an idea these groups have signed a letter demanding LEES police in Portland and a closure of ALL major arterials to vehicles in order to save the homes (PDF link and text below). These kind of extreme ideas are absurd and give me pause when these same groups are now given PRIDEIT access to design our future Portland. I would like to see an analysis of the HPS and what and how much of it came from radical groups such as the ones listed above and a dissection of those sections. We need full disclosure from HPS about why certain groups were given preferential access to design the HPS when most members of the community were completely unaware this was occurring and what they will do to slow planning to be a transparent process open to ALL members of the community with EQUAL access available to everyone. Thank you. LINK TO DEMAND LETTER https://ohportland.org/wp-content/uploads/2022/10/Response-to-Emergency-Declaration-on-sweeping-camps-FINAL.pdf TEXT OF DEMAND LETTER: February 4, 2022 FOR IMMEDIATE RELEASE SAFE STREETS AND HOUSING ADVOCATES RESPOND TO EMERGENCY DECLARATION: DO NOT USE TRAFFIC DEATHS AS JUSTIFICATION FOR ENCAMPMENT SWEEPS MAKE OUR STREETS SAFER AND EXPAND HOUSING OPTIONS WITH URGENCY This week's release of the Traffic Fatal Report by the Portland Bureau of Transportation shows the devastating reality of how dangerous our current streets, roadways, and other facilities are. Portland Mayor Ted Wheeler shared on his own tabernacle via social media: "If Portlanders deserve safer streets, roads and freeways, I'd indeed, all community members deserve better, which is why we strongly object to the emergency declaration to sweep encampments and further displace unhoused community members from alongside our most dangerous roads. The presence of unhoused people does not make our streets unsafe; rather, poor roadway design, ongoing neglect and deferred maintenance, recklessness in the form of speeding, operating a vehicle while impaired by drugs or alcohol, and other dangerous driving behavior are all well-documented reasons why there is this alarming uptick in deaths. Portland is not alone in this upward trend; unfortunately, all across our state and nationally, people are dying on roadways. Department of Transportation Secretary Peter Buttigieg acknowledged the national crisis and has taken steps to coordinate a response through the new National Roadway Safety Strategy. Nowhere in any transportation study, advocacy campaign or community forum seeking to address our roadway safety problems has it been suggested that unhoused people and encampments should be swept or outright banned as a partial solution to this crisis. The deaths that our communities give over are a direct result of prolonged underinvestment, bureaucratic disarray, and broken promises that advocate for safe streets and those experiencing the brunt of our housing and economic crisis have consistently raised to decision makers at every level of government. In June of 2021, Portland City Council unanimously passed the Paving the Pathway from Streets to Stability ordinance (#150478), which codified our approach toward outdoor shelters and provided the regulatory tools we need to build six Safe Rest Villages (SRV) 5 City Council approved \$24.9 million in the first tranche of ARPA (American Rescue Plan Act) dollars to build six SRV around the city. These shelters remain unutilized, and the demand for appropriate housing and shelter continues to outpace the availability of temporary, much less permanent options. https://www.portland.gov/news/2022/06/01/city-report-2021.pdf https://www.oregon.gov/transportation/2022/06/01/city-report-2021.pdf Contact: Ashton Simpson, Executive Director, Oregon Walks Phone: 503-728-1221	hps	hps-null	47.38.0	97214	0	0	Submitter	0		Active	FALSE											Discussion					
334559 Doug Klotz		dougk@pm.com	1908 SE 35th Pl	Portland	OR	Even if we did have ample capacity to shelter or house everyone potentially displaced through this emergency order, the Oregonian reported this week that it's unlikely that most people swept from their residences would even know they have an alternative: 90% of unhoused Portlanders said city workers didn't offer shelter before camp sweeps. 7 City officials proposing this emergency declaration are fully aware of the 90% Critical Court ruling in Martin v. Boise that unless there is enough shelter space for the homeless population of Portland, we cannot prohibit them from camping outdoors on public property. Support the HPS and send a Planning Commission letter to Council asking for Strategy C.1 to be turned into a Project to update inner neighborhoods, fighting displacement by allowing more housing, providing equitable access to housing, and reducing GHG emissions. See attached pdf.	hps	hps-null	06.30.0	97214	0	0	Submitter	1		Active	FALSE										Discussion						
334572 Zof Wagner		zof.wagner@gmail.com	5322 N Denver Ave	Portland	OR	Thank you for supporting Increasing Access to Opportunity in the Housing Production Strategy and for working to increase housing production in Portland. These are critical goals to address the problem of Portland's high housing costs by reducing barriers to increasing the housing supply. In particular, a strategy of opening high-opportunity areas of the city, areas that have better transit service, better sidewalks and bikeways, and more businesses and other destinations in close proximity, should be a fundamental part of the Housing Production Strategy. Section C1 is a good start, but it should be proposing more than just a study. The need for this study can be done down the road. It is clear that focusing efforts on the inner Eastside neighborhoods has excluded many people from these high-opportunity areas. Many of these areas, like West SE, already have many multi-story apartment buildings that were constructed prior to being redlined by zoning in the mid-20th century, and there is no reason to continue to prohibit them. Please amend Strategy C1 to propose an actual project (rather than a study) to open the inner Eastside areas to promote access to these high-opportunity neighborhoods. I own a SRV in Grant Park on the edge of the Hollywood District and would like to see policy choices that increase the number of people who can live in transit-rich, walkable neighborhoods with easier access to job and educational opportunities. I also view more neighbors in a major asset to my neighborhood's vibrancy, our local businesses, and the establishment of third places that can help limit the effects of isolation and loneliness in our city. Thank you for supporting Increasing Access to Opportunity in the Housing Production Strategy and for working to increase housing production in Portland. These are critical goals to address the problem of Portland's high housing costs that reduce equity and fairness. In particular, a strategy of opening high-opportunity areas of the city should be a fundamental part of the HPS. Section C1 is a good start, but it should be proposing more than just a study. Please amend C1 to propose a project to update inner centers and corridors to promote access to these high-opportunity neighborhoods.	hps	hps-null	00.30.0	97217	0	0	Submitter	1		Active	FALSE											Discussion					
334539 Kathleen Ford		01.claque_diane@icloud.com		Portland	OR	I own a SRV in Grant Park on the edge of the Hollywood District and would like to see policy choices that increase the number of people who can live in transit-rich, walkable neighborhoods with easier access to job and educational opportunities. I also view more neighbors in a major asset to my neighborhood's vibrancy, our local businesses, and the establishment of third places that can help limit the effects of isolation and loneliness in our city. Thank you for supporting Increasing Access to Opportunity in the Housing Production Strategy and for working to increase housing production in Portland. These are critical goals to address the problem of Portland's high housing costs that reduce equity and fairness. In particular, a strategy of opening high-opportunity areas of the city should be a fundamental part of the HPS. Section C1 is a good start, but it should be proposing more than just a study. Please amend C1 to propose a project to update inner centers and corridors to promote access to these high-opportunity neighborhoods.	hps	hps-null	35.01.0	97212	0	0	Submitter	1		Active	FALSE									Discussion							
334572 Ethan Adelman-Sil 334864 David Sweet 334872 Andrea Hart		easorin@gmail.com cuffjaggy@gmail.com androparker@gmail.com	1625 SW Alder 4759 NE Going Street 3223 NE 7th Ave	Portland Portland Portland	OR OR OR	For any of this to work The City needs to commit to hiring more staff in the immediate term, which is only mentioned in the short term part of Goal 5 (in the form of a contractor). Thank you for supporting the Increasing Access to Opportunity strategy in the Housing Production Strategy (HPS), for working to increase housing production in Portland, and for highlighting the need to address inequities from past zoning practices. These are critical goals to address Portland's high housing costs. In particular, a strategy of opening high-opportunity areas of the city, as articulated in the Inner Eastside for All proposal, should be a fundamental part of the HPS. Section C1 of the HPS should propose more than a study and should be in scope. Please support an amendment to the HPS to expand Section C1 to designate a staffed and resourced project to update inner eastside neighborhoods (not just centers and corridors) and thereby promote access to these high-opportunity areas. Four floors and corner stores will promote opportunity and equity for all Portlanders by allowing them to live, work, and shop in transit-rich, walkable neighborhoods that already have a dense tree canopy. Please support these changes as this draft moves to the City Council. I understand the Commission is not voting on amendments to the Housing Production Strategy at this time; however, a letter from the Planning Commission would signal strong support for this upcoming initiative and will encourage the Council to adopt it. Additionally, I encourage the Commission to prioritize providing homeownership opportunities to households below 80% Area Median Income (AMI), as Habitat for Humanity and Proud Ground have advocated for. Furthermore, please consider prioritizing a citywide land banking initiative to identify and preserve city property for housing development targeted at low-income households, with opportunities for renter- and owner-occupied units.	hps hps hps	hps-null hps-null hps-null	56.01.0 01.40.0 22.30.0	97205 97218 97212	0 0 0	0 0 0	Submitter Submitter Submitter	0 1 1		Active Active Active	FALSE FALSE FALSE									Discussion Discussion Discussion							
334864 Zach Lindahl		zach@multifamilyme.org	16083 SW Upper Boones Ferry Road	Tigard	OR	City of Portland Planning Commission 1810 SW Fifth Avenue, Suite 710 Portland, OR 97205 Multifamily NW 16083 SW Upper Boones Ferry Road, Suite 105 Tigard, OR 97224 June 7, 2024 Chair CDD ("Mars", Vice Chair Pounce), members of the committee: On behalf of the board of Multifamily NW, thank you for the opportunity to provide feedback on the city of Portland's Housing Production Strategy (HPS). Multifamily NW is the largest association of housing providers in the state, with more than 1,000 members collectively representing more than 275,000 units of rental housing in Oregon 34" with a large concentration in the city of Portland. Our members are property managers, leasing staff, owners, suppliers, maintenance companies, and other entities that focus on providing tenants with quality, safe places to call home. Our Approach to Housing Production We have been strong supporters of recent legislative efforts, both at the local and state level, to increase the supply of rental housing in the state. After monitoring this commission's work in developing Portland's HPS, we are grateful for the opportunity to outline many policy proposals that our association supports, offer feedback on those that we feel aren't aligned with the city's stated goals of increasing housing supply, and provide some additional recommendations for your consideration. Our association shares the planning commission's goal around protecting human health and access to complete neighborhoods, improving equity by reducing housing disparities, and increasing our city's housing resiliency in the face of climate change and natural disasters. And while the housing needs analysis illustrates a monumental task of building 120,059 units by 2045, we feel that the city can reach that goal and do it in a way that is A Project to create walkable mixed-income neighborhoods in inner Eastside Portland... what a great idea! I was lucky to be able to buy a house in inner SE when I moved here 15 years ago, but now no one I know is able to move here anymore (and today I wouldn't be able to either). Inner SE does not have the kind of diversity that I want to have in my neighborhood. I sure would like to see a mixture of mid-sized apartment buildings, single-family houses, and everything in between that are much more affordable than what we have now. It's time to tilt the bar on new apartment buildings in close-in areas like mine, and create neighborhoods where all kinds of Portlanders can live and enjoy what the inner eastside has to offer, not just people with a lot of money. Staff this Project, to build a better Portland!	hps	hps-null	46.52.0	97224	0	0	Submitter	0		Active	FALSE											Discussion					
334872 Sally Joughin		sallyjoughin@gmail.com	2715 SE 34th Ave	Portland	OR	A Project to create walkable mixed-income neighborhoods in inner Eastside Portland... what a great idea! I was lucky to be able to buy a house in inner SE when I moved here 15 years ago, but now no one I know is able to move here anymore (and today I wouldn't be able to either). Inner SE does not have the kind of diversity that I want to have in my neighborhood. I sure would like to see a mixture of mid-sized apartment buildings, single-family houses, and everything in between that are much more affordable than what we have now. It's time to tilt the bar on new apartment buildings in close-in areas like mine, and create neighborhoods where all kinds of Portlanders can live and enjoy what the inner eastside has to offer, not just people with a lot of money. Staff this Project, to build a better Portland!	hps	hps-null	13.07.0	97202	0	0	Submitter	1		Active	FALSE											Discussion					
334843 Sarah Radcliffe		sarah.radcliffe@habitatportlandregion.org	1478 NE Killingsworth St.	Portland	OR	Excerpt (see attached for complete comments): Two-thirds of Habitat Portland Region homebuyers have incomes between 35-60% AMI. We receive 800-1000 applications for every 20-40 homes that we build. A home that's 40% an asset, not just a roof, is truly transformational for families at that income level. 14.4% the difference between moving multiple times a year, switching schools, facing eviction or homelessness, forgoing basic needs, experiencing enormous stress 34" and the security of 30 years and beyond in a comfortable, affordable home that you kids will inherit. Because Portland households of color tend to have lower incomes, we can't 34(d)(5)(B)(C) possibly address the 2:1 homeownership disparity between White and Black households, and the legacy of City-sanctioned housing discrimination without a homeownership strategy for households with incomes below 80% AMI. If the average Black household income in Portland is \$3,000 per month, then limiting our homeownership subsidies for households between 80-120% AMI will only exacerbate the racial wealth gap.	hps	hps-null	07.37.0	97217	0	0	Submitter	1		Active	FALSE										Discussion						
334870 Sean Sweet		sean.sweet@gmail.com	408 NW 12th Ave Apt 501	Portland	OR	I hear that the current text calls for a study of increasing housing capacity. Unfortunately, this entire region has a feeble proclivity for committees, studies, and endless bureaucracy. Be different. We have a housing crisis. You must take action that tangibly and decisively moves us forward. Make it easier to build homes for Portlanders in ALL of the inner eastside. Don't "study" it. DO it.	hps	hps-null	24.07.0	97209	0	0	Submitter	1		Active	FALSE									Discussion							

Case Number	Requester Name	Requester Email	Address	City	Status	Comments	Response Date	Response Time	Response Status	Response Type	Response Count	Response Status	Response Type	Response Count	Response Status	Response Type	Response Count
334876	Bradley Bondy	bradleybondy@gmail.com	6640 SE 88th Ave	Portland	DR	<p>Glad that a study of lifting the apartment ban in some inner neighborhoods is being considered, but I question why an obviously good thing needs a study? Can't we just start doing the planning work? Make this a project, not a study. Actually commit to action.</p> <p>Also don't like the language of "centers and corridors." We should be lifting the ban based on access to opportunity, not based on proximity to loud and polluted arterial roads. The city already prepared access to opportunity maps that it can use.</p>	hps	hps-null	21.56.0	97265	0	0	Submitter	0	Active	FALSE	Discussion
334879	Amy Ruz	aruz@oregonsmartgrowth.org	6312 SW Capitol Highway	Portland	DR	<p>Portland Planning Commission 1810 SW 5th Avenue, Suite 710 Portland, Oregon 97201</p> <p>Re: 2024 Housing Production Strategy Discussion Draft</p> <p>Dear members of the Portland Planning Commission,</p> <p>Oregon Smart Growth (OSG) is a coalition of developers, investors and allied professionals committed to the feasible development of walkable, livable communities that are environmentally, socially, and economically sustainable.</p> <p>OSG appreciates the City of Portland's current focus on increasing housing production, as a critical strategy to address our housing affordability crisis, reduce homelessness, and enhance our city and region's economic prosperity. In Portland alone, the City estimates we need over 20,000 more regulated affordable housing units over the next decade and a similar number of new moderate income and market rate homes. And production is trending in the wrong direction.</p> <p>We strongly support the Discussion Draft of the 2024 Housing Production Strategy, and urge the Planning Commission to advance it to the City Council.</p> <p>We would also encourage the Planning Commission to strengthen the strategy by committing to launching a project C that is called for in the Discussion Draft's Access to Opportunity section to consider allowing more multifamily zoning in high opportunity neighborhoods.</p> <p>We would also encourage the City to take even bolder action to advance housing production. Whether in the 2024 Housing Production Strategy or through separate actions, OSG has proposed several additional pro-housing policy change ideas to the City alongside coalition partners, including:</p> <ul style="list-style-type: none"> Allow projects in the Central City to request height variances if the modification would increase the amount of housing provided on site, meet shadow study requirements, and not exceed the heights of any relevant Scenic Resources Maps. Increase FAR and consider using FAR and the potential height of a building to a U.S. building code building type 2C to help developers maximize density and residential units. Clarify that Historic Resource Review cannot have the effect of reducing affordable unit count or dimensions below those set by the standard zoning just as the Design Commission allowed to deny a building based on height, density, or FAR. Adjust thresholds and qualifications for OSU waters and easements to help more projects secure necessary financing, particularly those that are affordable for households up to 80-120% of AMI. <p>Thank you for the opportunity to comment on the Discussion Draft. We look forward to continued partnership with the City toward advancing housing production in Portland.</p> <p>My name is Rob Galanakis. I am a resident of the Mt Tabor neighborhood, a board member of the Mt Tabor Neighborhood Association, the Glencoe Elementary PTA president, and also lead the Glencoe Bike Bus.</p> <p>I grew up in the town of Lakeview, on Long Island, New York. Lakeview was one of America's first postwar suburbs, the Black version of Levittown. My backyard was adjacent to the Southern State Parkway, one of the famous and early creations of Robert Moses.</p> <p>It came as no surprise we drove everywhere growing up. Despite having multiple Long Island Railroad stops, Lakeview was zoned to only allow density and commercial development along corridors and at centers.</p> <p>My mother, now 70, still lives in the house I grew up in. She has the good sense to recognize her driving abilities have decreased, and her dependency on a car for every activity has hurt her quality of life. She watched all of her children and grandchildren move away to more dynamic, urban areas, looking for better places to live.</p> <p>The arguments some make today about zoning and density are the same my mother would have made decades ago. But my mom knows better now - what she would give to be able to walk to a grocery store, to be able to downsize into a smaller apartment while staying in the same neighborhood, to be able to have her children and grandchildren live nearby, or at least have fun places to go when they visit.</p> <p>My mom now would be thrilled for more four floor and corner store buildings, as I am. I hope to age right here, on the Portland Inner Eastside, into my seventies and beyond. I hope my kids and grandkids can live nearby. I hope they take their diverse neighbors and corner stores for granted. I hope they have no idea who Robert Moses is.</p> <p>For this to happen, we know we need zoning changes. Centers and corridors are not enough, and have not been enough where it's been tried. We cannot continue to study half measures. I urge you to amend section C1 to commit to a resourced project, not just a study, to upzone all inner eastside neighborhoods, including my own.</p>	hps	hps-null	27.26.0	97239	0	0	Submitter	1	Active	FALSE	Discussion
334884	Robert Galanakis	rob.galanakis@gmail.com	1134 SE 80th Ave	Portland	DR	<p>My name is Rob Galanakis. I am a resident of the Mt Tabor neighborhood, a board member of the Mt Tabor Neighborhood Association, the Glencoe Elementary PTA president, and also lead the Glencoe Bike Bus.</p> <p>I grew up in the town of Lakeview, on Long Island, New York. Lakeview was one of America's first postwar suburbs, the Black version of Levittown. My backyard was adjacent to the Southern State Parkway, one of the famous and early creations of Robert Moses.</p> <p>It came as no surprise we drove everywhere growing up. Despite having multiple Long Island Railroad stops, Lakeview was zoned to only allow density and commercial development along corridors and at centers.</p> <p>My mother, now 70, still lives in the house I grew up in. She has the good sense to recognize her driving abilities have decreased, and her dependency on a car for every activity has hurt her quality of life. She watched all of her children and grandchildren move away to more dynamic, urban areas, looking for better places to live.</p> <p>The arguments some make today about zoning and density are the same my mother would have made decades ago. But my mom knows better now - what she would give to be able to walk to a grocery store, to be able to downsize into a smaller apartment while staying in the same neighborhood, to be able to have her children and grandchildren live nearby, or at least have fun places to go when they visit.</p> <p>My mom now would be thrilled for more four floor and corner store buildings, as I am. I hope to age right here, on the Portland Inner Eastside, into my seventies and beyond. I hope my kids and grandkids can live nearby. I hope they take their diverse neighbors and corner stores for granted. I hope they have no idea who Robert Moses is.</p> <p>For this to happen, we know we need zoning changes. Centers and corridors are not enough, and have not been enough where it's been tried. We cannot continue to study half measures. I urge you to amend section C1 to commit to a resourced project, not just a study, to upzone all inner eastside neighborhoods, including my own.</p>	hps	hps-null	42.03.0	97215	0	0	Submitter	1	Active	FALSE	Discussion
334898	Greg Adams	adamsgr@gmail.com	4428 SE Yamhill St	Portland	DR	<p>Thank you.</p> <p>I was unable to attend to provide public testimony at the May 27 meeting, please accept this written testimony in its place. I live in inner SE Portland (Sunset), and as part of this housing production strategy, I ask you to commit staff to an explicit project to expand low to mid-rise residential buildings throughout close-in neighborhoods. These areas have the highest potential to support a rich urbanism if done correctly. I am most interested in supporting the small scale, denser (4-6 stories) middle class building types and densities (3-4 stories). I think we could greatly expand the number of units in these areas while still maintaining their livability. My partner and I are unable to find many (if any) types in the middle range that meet our ideal needs/price. This future project could evaluate specific areas for middle densities, and investigate ways to encourage high quality design in new development of these high opportunity areas.</p>	hps	hps-null	00.12.0	97215	0	0	Submitter	0	Active	FALSE	Discussion
334981	John Russell	John.Russell.PE@gmail.com	104 NE Beech St	Portland	DR	<p>I am writing to urge the City of Portland to commit to staffing a project to consider upzoning high opportunity inner Eastside neighborhoods as part of the City's Housing Production Strategy. As someone who works at the intersection of urban planning and development here in the Portland area, I've seen firsthand how inequitable zoning and outdated zoning restrictions limit our ability to address the root causes of Portland's most pressing housing concerns, including unaffordable housing, economic inequality, unsustainable development, and unsafe transportation options.</p> <p>Four floors and corner stores would make Portland's best and most popular inner Eastside neighborhoods even better.</p> <p>Regarding the construction of low to mid-rise apartment buildings throughout close-in neighborhoods (12th to 60th, Fremont to Powell) would offer several important benefits:</p> <ul style="list-style-type: none"> Mitigate displacement and reduce the risk of displacement by decreasing the pressure on existing rental units citywide. Strengthen our inner neighborhoods by increasing demand for walking, bicycling, and public transportation while supporting local businesses. Address historical segregation by reversing the 1981 decision that prohibited apartments in much of inner Southeast Portland, thereby fostering more inclusive communities. <p>Enabling this kind of development is beneficial for economic growth, housing affordability, city finances, community cohesion, environmental sustainability, and the preservation of natural resources. With these changes, we can transform Portland's inner Eastside into a more equitable version of neighborhoods like the Northwest Alphabet District, characterized by a dynamic mix of affordable mid-sized apartment buildings, beautiful single-family homes, and vibrant commercial spaces, all well-connected by safe transportation infrastructure that allows everyone the freedom to choose to safely walk, bike, and take transit to meet all of our daily needs.</p> <p>Along with colleagues at Portland: Neighbors Welcome, Habitat Portland Region, and Proud Ground, I'd also like to join in urging the City to support an Inner Eastside for All by:</p> <ul style="list-style-type: none"> Funding homeownership options that are affordable to Portlanders making less than 80% of the median income Identifying publicly owned land that can be used for affordable housing rather than surplus <p>I believe that by taking these steps, we can create a more inclusive and affordable inner Eastside that benefits all residents. Portland can transform its inner neighborhoods into dynamic, vibrant communities. This project will create equitable living spaces, support local economies, and address pressing housing challenges, benefiting all residents and promoting a more sustainable future. Thank you for considering my testimony.</p> <p>Sincerely, John Russell, PE 104 NE Beech St Portland, OR 97212</p>	hps	hps-null	48.54.0	97212	0	0	Submitter	1	Active	FALSE	Discussion
334837	Nate Grein	nategrein@gmail.com	614 SE 15th Ave	Portland	DR	<p>Thank you for supporting Increasing Access to Opportunity in the Housing Production Strategy, for working to increase housing production in Portland, and for highlighting the need to redress inequities from past zoning practices. These are critical goals to address the problem of Portland's high housing costs that reduce equity and fairness. In particular, a strategy of upzoning high opportunity areas of the city, as articulated in the Inner Eastside for All proposal, should be a fundamental part of the HPS.</p> <p>This, Section C1 should be proposing more than just a study and should expand its scope. Please amend C1 to dedicate a staffed and resourced project to upzone entire inner eastside neighborhoods, not just centers and corridors, to promote access to these high opportunity areas. Four floors and corner stores will promote opportunity and equity for Portlanders.</p> <p>Please support these changes as this draft moves to the City Council. I understand the Commission is not voting on amendments to the Housing Production Strategy at this time, a letter would signal strong support for this initiative that will be necessary for encouraging the Council to adopt it.</p> <p>As an affordable housing developer in Portland, I am committed to creating a more equitable city. Denying our high opportunity neighborhoods is a critical resource to do so. We need actionable policy solutions now. Thank you for your time.</p>	hps	hps-null	23.30.0	97214	0	0	Submitter	0	Active	FALSE	Discussion
334861	Jennifer Shuch	jshuch@gmail.com	5122 NE 23rd Ave	Portland	DR	<p>Hello,</p> <p>My name is Jennifer Shuch - I am a Northeast Portland resident and VP of the Portland: Neighbors Welcome board. I am writing today to urge the Planning Commission to support strengthening strategy C-1 in the Draft Housing Production Strategy report. Study multi-dwelling zoning changes in inner centers and corridors.</p> <p>Portland is in the midst of a housing crisis - even as vacancy rates rise in some parts of the city, people are still struggling to afford rent. In addition, the city is not meeting its goals around shifting mode share away from cars and toward transit and active transportation. In large part, this is because right now, the city's zoning regulations do not align with its stated values. Upzoning the inner Eastside, an area of town with access to jobs, transit, infrastructure, parks, and high-quality schools, is essential if the City wants to make meaningful progress toward its housing and climate goals. The City should not only commit to studying this but to staffing it as a formal project, with adequate resources to ensure that this initiative does not just end with a report nobody gets to see.</p> <p>Upzoning the Inner Eastside is not just a pie-in-the-sky fantasy put forward by a bunch of planning nerds. Portland: Neighbors Welcome has been working for several months to conduct outreach and solicit feedback on this idea. We built a diverse coalition of housing, transportation, and climate organizations, held multiple events including an Inner Eastside for All bike ride through Southeast Portland with Bike Loud, and met with neighborhood associations throughout the Inner Eastside. Our aim in doing this was to start a dialogue about what our city could look like, and how we could provide more housing options to suit the needs of diverse groups.</p> <p>We imagine a city where people who want to live without a car can choose to do so, where there is an adequate supply of land on which dense housing at all affordability levels can be built, where people aren't kept out of high opportunity neighborhoods and forced to commute long distances because they can't afford a million dollar home, where small local shops and cafes can thrive off of major arterials, and where quiet is not a luxury that only comes with homeownership. We believe this is possible for Portland, but only if the City commits to doing more than studying it.</p> <p>Portland has led the way for other cities through its embrace of bold housing policies, like the Residential Infill Project and the broad legalization of ADUs. We have the opportunity to lead once again by breaking away from past patterns of segregation and moving toward a healthier, greener, and more equitable city.</p> <p>Thank you for your consideration and support.</p> <p>Jennifer Shuch Portland: Neighbors Welcome</p>	hps	hps-null	05.51.0	97211	0	0	Submitter	0	Active	FALSE	Discussion
334891	Liz Dennis-Pavlich	lizdennispavlich@gmail.com	2323 NW Saver St.	Portland	DR	<p>Please amend C1 to dedicate a staffed and resourced project to upzone entire inner eastside neighborhoods to promote access to these high opportunity areas. More housing is what Portland needs to stabilize the market and fight displacement and enrich our beloved communities and encourage the need for public transportation.</p>	hps	hps-null	20.28.0	97210	0	0	Submitter	1	Active	FALSE	Discussion
334828	Peggy Moratti	pmoratti@vishah.org	701 SE Grand Ave	Portland	DR	<p>Please see the attached comments. Thank you.</p>	hps	hps-null	30.51.0	97214	0	0	Submitter	0	Active	FALSE	Discussion
334862	Sia Luden	sluden@gmail.com	1215 SE 80th Ave	Portland	DR	<p>I am writing to urge the City to consider staffing a project to consider access in high opportunity inner pattern neighborhoods. I am in favor of more affordable and dense housing in our Portland neighborhoods to support our neighbors and leave people housed.</p>	hps	hps-null	10.05.0	97216	0	0	Submitter	1	Active	FALSE	Discussion
334866	Chris Smith	chris@christusmth.us	2343 NW Pettygrove St	Portland	DR	<p>While serving on the Planning and Sustainability Commission I had the great privilege of contributing to a number of initiatives to increase housing capacity in Portland including an update of our base zones, the Residential Infill Project, Inclusionary Housing and other policies. Nonetheless the job is far from finished.</p> <p>I'm appreciative of the Housing Production Strategy, and would suggest particular attention to examining zoning in inner centers and corridors where the opportunity to increase housing capacity with maximal access to opportunity is greatest.</p> <p>I would urge you to give serious consideration to the policy proposals of Portland Neighbors Welcome.</p> <p>Thank you for your work on this important topic.</p>	hps	hps-null	47.58.0	97210	0	0	Submitter	0	Active	FALSE	Discussion
334880	Michele Gilu	mgilu@pmar.org	150 SW Harrison Street	Portland	DR	<p>Portland Planning Commission 1810 SW 5th Ave, Suite 710 Portland, OR 97201</p> <p>Dear Members of the Portland Planning Commission,</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>These and 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 properties support our shared goals of increasing housing production and promoting accessible and affordable opportunities for homeownership that will help our city grow and thrive.</p> <p>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 (FAR). 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.</p>	hps	hps-null	46.55.0	97201	0	0	Submitter	0	Active	FALSE	Discussion
334885	Peter Laciano	peter.laciano@gmail.com	2580 SE Ankeny Street	Portland	DR	<p>Hello Planning Commission,</p> <p>My name is Peter Laciano and I am a resident of the Buckman neighborhood. I am speaking today to urge you to go beyond studying and begin executing and staffing a project to re-legalize low and mid-rise apartments in Portland's inner eastside. Furthermore, I urge you to identify publicly-owned land in these close-in neighborhoods and work towards building mixed-income social housing on these properties. Portland is experiencing a housing crisis, with record numbers of our neighbors living on the street, suffering severe rent burden, and being displaced from their long-time homes, and we no longer have the luxury of spending years studying whether to act.</p> <p>The inner eastside is one of the most high opportunity areas of Portland and yet low- and mid-rise apartments, an inherently affordable and climate-friendly form of housing, is banned in much of it. The majority of land zoned for these housing types is along loud, polluting arterial roads and near freeways with severe negative impacts to health, safety, and quality-of-life. Proximity to freeways is associated with sharp increases in cardiovascular, respiratory, and neurological disease, such as asthma, heart attacks, strokes, and dementia, and it is unconscionable to disproportionately subject our younger, older, and less wealthy residents to these consequences.</p> <p>As a resident of a multifamily building on Southeast Ankeny Street, one of the rare non-arterial streets where such housing is allowed, I am grateful to be able to live in the inner eastside on a quiet, healthy, and pedestrian-friendly street with excellent access to jobs, services, and transit. I hope that more people have the same opportunity in the future.</p> <p>Thank you for your time and your hard work.</p>	hps	hps-null	22.42.0	97214	0	0	Submitter	1	Active	FALSE	Discussion
334886	Jeremiah Via	jeremiah@gmsay.io	1543 NW Hoyt Street	Portland	DR	<p>Peter Laciano</p> <p>Portland can't afford not to upzone the inner eastside. Literally. Please see the attached images of a land value analysis which show how property tax is flowing into the city budget. Properties in the inner eastside, on the whole, cost the city more to maintain than they bring in through property tax. There's a reason why our schools lack funding, we can't take care of our parks, and we can't maintain our roads and it has to do with this development pattern we've cemented into our zoning. Our inner eastside neighborhoods are a sensible place to allow for the modest four floors and a corner store zoning change. These new developments would provide so much to the city budget that we could begin to fund the services we love and the infrastructure we need.</p>	hps	hps-null	01.48.0	97209	0	0	Submitter	1	Active	FALSE	Discussion
334895	Stephen Judkins	stephen.judkins@gmail.com	416 N Beech St	Portland	DR	<p>Please amend C1 to dedicate a staffed and resourced project to upzone entire inner eastside neighborhoods.</p> <p>It's in a lifetime Portland and I'm deeply concerned about our housing affordability. So many of our problems working-class families forced to leave, homelessness, revenue, and environmental impacts can be traced back to our failure to provide abundant, affordable housing in Portland. We need to reduce competition for existing apartments as much as we can, and to do that we need to address some of the mistakes we made long ago. To do that, we really need to commit to staffing the inner Eastside for All project to create more walkable and affordable neighborhoods. I don't want to get lost in the policy weeds, but AMI studies will require creating more opportunities to build housing in our desirable, close-in eastside neighborhoods. Market-rate housing is good, publicly owned or subsidized affordable housing is even better, both combined would be best. But the first step is asking the right questions and starting any processes to make the necessary decisions.</p> <p>Thank you!</p>	hps	hps-null	10.38.0	97227	0	0	Submitter	1	Active	FALSE	Discussion

33482	Daniel Tomczak	danieltomczak@gmail.com	8927 N Burthwick Ave	Portland	DR	Hi there, my name is Danny, Iöm originally from New Zealand and Iöm lived in Portland for 3 years. I currently own a home with my wife in the Boise neighborhood, where I am active our neighborhood association. Iöm lived in many cities around the world including Auckland, Shenzhen, New York, and Seattle. Significantly, Portland is where Iöm decided to set my roots as Iöm a city I fell in love with and want to see it do well. Iöm writing this letter today in support of the Increasing Access to Opportunity in the Housing Production Strategy (HPS), for working to increase housing production in Portland, and for highlighting the need to redress inequities from past zoning practices. It is a project I believe will improve the life of a significant portion of Portland residents. These are critical goals to address the problem of Portland's high housing costs that reduce equity and fairness. In particular, a strategy of upzoning high-opportunity areas of the city, as articulated in the Inner Eastside for All proposal, should be a fundamental part of the HPS. Personally a project like this is very important to me, as my wife due to road age trauma, is unable to be drive herself. Being in the vicinity of a dense walkable neighborhood will improve her independence and quality of life. Additionally, growing up in New Zealand, we have a corner store all over the country and Iöm a significant part of our culture Iöm just search the term Iöm New Zealand dairy stores online and you can see how ubiquitous they are. I have fond memories as a child walking there after school to grab a bottle of milk for the fridge, and chatting with my community members. The Inner Eastside for All proposal I believe will allow my future children to have the same connection to the community that I had in my childhood. Thus, Section C1 should be proposing more than just a study and should expand its scope. Please amend C1 to dedicate a staffed and resourced project to upzone entire inner eastside neighborhoods, not just centers and corridors, to promote access to these high-opportunity areas. Four floors and corner stores will promote opportunity and equity for all Portlanders. Please support these changes as this draft moves to the City Council. I understand the Commission is not voting on amendments to the Housing Production Strategy at this time; a letter would signal strong support for this initiative that will be necessary for encouraging the Council to adopt it.	hps	hps-null	57.54.0	97227	0	0	Submitter	1	Active	FALSE	Discussion
33483	Matthew Tuckebaum	tuckematt@gmail.com	4236 SE Clinton St.	Portland	DR	To: Planning Commission and Bureau of Planning and Sustainability staff cc: Portland Mayor, Commissioners, and City staff My name is Matt Tuckebaum, and as a board member for Portland Neighbors Welcome, I am excited to submit our organization's official testimony on the draft of the Housing Production Strategy, which is to be reviewed with the Planning Commission today. We would like to thank the Bureau of Planning and Sustainability for their thorough work on this report. Similar to the testimony we delivered to you all during the review and approval of the Housing Needs Analysis, we think this Strategy contains valuable ideas that could be strengthened to change the trajectory of our housing crisis. Given the significant role that the cost and availability of housing plays in every part of our lives and our economy, we believe this is the time for committing to action. There are a few areas in which weöd like to see specific changes to this plan before it is passed by City Council. First, we recommend that HPS revise Section C1 of the Housing Production Strategy. This section should dedicate a staffed and resourced project dedicated to legislating much broader housing options throughout our amenity-rich inner neighborhoods, not just in centers and immediately along corridors. We propose that the City should develop a plan to implement our Inner Eastside for All vision of re-legislating low to mid-rise multi-dwelling buildings from SE 12th to 60th, NE Fremont to Powell. We have built a broad coalition of organizations that support our Inner Eastside for All campaign. We will find our full coalition letter with all co-signers attached to this testimony. We have also engaged with stakeholders beyond the official co-signers by presenting to most Southeast Neighborhood Associations and co-hosting aöinner Eastside for Allö bike rides throughout our inner neighborhoods with Bikeloud. We are excited to see broad support for our ideas to increase the availability and types of housing throughout the Inner Eastside. Second, together with our friends at Habitat Portland Region and Proud Ground, weöre also urging the city to support an Inner Eastside for All by increasing the priority level of the recommendation to establish a Comprehensive Citywide Land Banking Practice and to explore pairing it with an expansion of Community Land Trusts. These, along with some of the other proposals submitted by Habitat and Proud Ground, are essential to increasing the availability and affordability of housing throughout the City. Thank you for your consideration. We look forward to supporting the passage of a Housing Production Strategy that includes these important changes. May 28, 2024 To: Portland Mayor, Commissioners, Planning Commission, and City Staff	hps	hps-null	41.51.0	97206	0	0	Submitter	1	Active	FALSE	Discussion
33489	Ramona Perrault	Ramona.perrault@gmail.com	2503 NE Cesar Chavez Blvd	Portland	DR	Portland is struggling with several unprecedented challenges: A housing affordability and homelessness crisis; I support affordable housing and would like to see a wider variety of housing to meet currently unmet housing needs. In general I support the draft proposal, although the devil will be in the details of implementation. I'm disappointed in the city's outreach and engagement on this project. As a board member of a neighborhood association, we only found out this effort through good luck. How are residents supposed to know what is going on? It also appears that the city is listening only to certain voices. I want the city to implement a more robust engagement strategy before this goes to council in August. Thank you.	hps	hps-null	31.11.0	97212	0	0	Submitter	1	Active	FALSE	Discussion
33485	Justin Acta	justin.acta@porton.me	6021 Southwest 45th Avenue	Portland	DR	This proposal should be improved to also set higher standards for rental properties so not only can we develop the housing we need but can maintain existing housing to standards that keep renters safe from slumlords. Housing and homelessness are the most important issues currently facing Portland. There is no long-term answer to homelessness that does not involve increasing housing production.	hps	hps-null	10.27.0	0	0	Submitter	0	Active	FALSE	Discussion	
33457	Chad Lykins	lykinc@lynkrforportland.com		Portland	DR	Thank you for supporting Increasing Access to Opportunity in the Housing Production Strategy and for working to increase housing production. These are critical goals to address the problem of Portland's high housing costs that reduce equity and fairness.	hps	hps-null	34.22.0	97221	0	0	Submitter	1	Active	FALSE	Discussion
33459	Javier Sanchez	javier@sharklazers.com	Post Office Box 42307	Portland	DR	Upzoning high-opportunity areas of the city should be a fundamental part of the HPS. Section C1 is a good start, but it should include a project to upzone inner centers and corridors to promote access to these high-opportunity neighborhoods, not just a study of the concept. I am concerned the Bureau of Planning and Sustainability is developing housing production strategies without reaching out and involving community members that will be affected by future changes. It appears city employees may be working with certain advocacy groups behind "closed doors". Are you allowing outside access and influence by agents of other groups such as "Portland Neighbors Welcome"? Are they actually drafting some of the strategies? Why are you NOT reaching out to community groups such as small business, churches, Neighborhood Associations and school groups to get their input on these policies? Who you discuss who you are discussing future plans with? Dear Commissioners: A study asks "what are the reasons we can't", while a project says "these are the ways we will." As relates to C1, if you believe there's general agreement on Portland on making housing more affordable, responding to climate change, and unwinding the racist policies of the past, I urge you to propose the option that realizes that vision faster.	hps	hps-null	37.34.0	97242	0	0	Submitter	1	Active	FALSE	Discussion
33471	John Carr	jcarr@dm.com		Portland	DR	I am writing to urge the city to commit to staffing a project to consider upzones in high-opportunity inner pattern neighborhoods. The 1981 ban on apartment buildings in inner southeast Portland has contributed to a housing crisis in our city. Now is the time to take action on allowing new apartment buildings to be constructed, especially ones that would provide affordable housing for renters. I am passionate about ending the epidemic of homelessness in Portland, and can better address this as a great first step.	hps	hps-null	25.14.0	97206	0	0	Submitter	1	Active	FALSE	Discussion
33475	Tricia Kent	tricia.m.kent@gmail.com	5925 N Kirby Ave	Portland	DR	I am writing to urge the city to commit to staffing a project to consider upzones in high-opportunity inner pattern neighborhoods. The 1981 ban on apartment buildings in inner southeast Portland has contributed to a housing crisis in our city. Now is the time to take action on allowing new apartment buildings to be constructed, especially ones that would provide affordable housing for renters. I am passionate about ending the epidemic of homelessness in Portland, and can better address this as a great first step.	hps	hps-null	40.47.0	97217	0	0	Submitter	1	Active	FALSE	Discussion
33477	Deborah Wallace	wallace.debo@gmail.com	6123 NE 34th Ave	Portland	DR	I'm writing to thank you for working to support Increasing Access to Opportunity in the Housing Production Strategy, working to increase housing production in Portland, and for highlighting the need to redress inequities from past zoning practices. These are critical goals to address the problem of Portland's high housing costs that reduce equity and fairness. In particular, a strategy of upzoning high-opportunity areas of the city, as articulated in the Inner Eastside for All proposal, should be a fundamental part of the HPS. Thus, Section C1 needs to be proposing more than just a study and should expand its scope. Please amend C1 to dedicate a staffed and resourced project to upzone entire inner eastside neighborhoods, not just centers and corridors, to promote access to these high-opportunity areas. Four floors and corner stores will promote opportunity and equity for all Portlanders.	hps	hps-null	37.30.0	97211	0	0	Submitter	1	Active	FALSE	Discussion
33472	Gerr Withuhn	gwh@constructionpaper.com	3241 SE Taylor St.	Portland	DR	I ask that you please do your best work to support these changes as this draft moves to the City Council. I understand the Commission is not voting on amendments to the Housing Production Strategy at this time; however, a letter will be important because it conveys strong support for this initiative. This kind of support is going to be crucial for encouraging the Council to adopt it. Thank you, and keep up your great work for our community.	hps	hps-null	50.33.0	97214	0	0	Submitter	0	Active	FALSE	Discussion
33472	Anders Hart	anderspeterhart@gmail.com	3223 NE 7th Ave	Portland	DR	A strategy of upzoning high-opportunity areas of the city should be a fundamental part of the HPS. Section C1 is a good start, but it should be proposing more than just a study. Please amend C1 to propose a project to upzone inner centers and corridors to promote access to these high-opportunity neighborhoods. Increasing Access to Opportunity is a critical goal in the draft Housing Production Strategy and will help address Portland's high housing costs. In particular, a strategy of upzoning high-opportunity areas of the city to allow multi-story apartment buildings should be a fundamental part of the HPS. Strategy C1 is a good start, but it should go beyond proposing a study. Please amend C1 to propose a formal project (with dedicated staff time) to upzone inner centers and corridors to allow apartment buildings and mixed-use developments.	hps	hps-null	52.47.0	97212	0	0	Submitter	1	Active	FALSE	Discussion
33423	Anders Hart	anderspeterhart@gmail.com	3223 NE 7th Ave	Portland	DR	Increasing Access to Opportunity is a critical goal in the draft Housing Production Strategy and will help address Portland's high housing costs. In particular, a strategy of upzoning high-opportunity areas of the city to allow multi-story apartment buildings should be a fundamental part of the HPS. Strategy C1 is a good start, but it should go beyond proposing a study. Please amend C1 to propose a formal project (with dedicated staff time) to upzone inner centers and corridors to allow apartment buildings and mixed-use developments.	hps	hps-null	52.48.0	97212	0	0	Submitter	1	Active	FALSE	Discussion
33425	Anna Kahler	annakahler75@gmail.com	2145 SE Ladd Ave	Portland	DR	Thank you for supporting Increasing Access to Opportunity in the Housing Production Strategy and for working to increase housing production in Portland. These are critical goals to address the problem of Portland's high housing costs that reduce equity and fairness. In particular, a strategy of upzoning high-opportunity areas of the city should be a fundamental part of the HPS. Section C1 is a good start, but it should be proposing more than just a study. Please amend C1 to propose a project to upzone inner centers and corridors to promote access to these high-opportunity neighborhoods.	hps	hps-null	10.45.0	97214	0	0	Submitter	0	Active	FALSE	Discussion
33453	Dave Petricolas	dave@trondo.com	9126 N Berkeley Ave	Portland	DR	Thank you for supporting Increasing Access to Opportunity in the Housing Production Strategy and for working to increase housing production in Portland. These are critical and urgent goals to address the problem of Portland's high housing costs that reduce equity and fairness. In particular, a strategy of upzoning high-opportunity areas of the city should be a fundamental part of the HPS. Section C1 is a good start, but it should be proposing much more than just a study. Please amend C1 to propose a funded project to upzone inner centers and corridors to promote access to these high-opportunity neighborhoods. Please also expand the boundaries of centers and corridors to encompass greater areas of opportunity.	hps	hps-null	07.54.0	97203	0	0	Submitter	1	Active	FALSE	Discussion
33456	Stewart Hudik	stew@me.com		Portland	DR	Thank you for releasing the draft for the Housing Production Strategy. It is important for the growth of Portland to increase density further in inner neighborhoods that have amenities, parks, schools, jobs, transit and small businesses. I'm happy to see section C1, happy to see there is a proposal to consider this plan but I implore you to go a step further and up-zone the area - 12th to 60th & Powell to Fremont, to allow apartments throughout, not just the main streets. Let's make these neighborhoods accessible for all! Thank you for your consideration in taking this a step further!	hps	hps-null	36.22.0	0	0	Submitter	1	Active	FALSE	Discussion	
33457	Brian Stowe	briangstowe@gmail.com	3956 SE 50th Ave	Portland	DR	For section C1, let's stop studying this issue and actually up-zone one same key inner neighborhood hubs and main street that have a great access to park, school, jobs, and transit. Opening up these high-opportunity areas to one housing and different types of home will make it easier for all Portlanders to live in these amenity-loaded neighborhoods. The planning bureau should work closely with residents to map out exactly where to up-zone and what zoning changes to make. But is to add way more hox in these areas while also putting in place policies to keep long-term residents from being priced out as these neighborhoods densify.	hps	hps-null	23.94.0	97306	0	0	Submitter	1	Active	FALSE	Discussion
33459	Molly Hogan	molly@becomehomecoalition.org	PO BOX 11467	Portland	DR	Research from the National Low Income Housing Coalition most recent Gap report shows in 2022, 77% of extremely low-income households (0-30% AMI) are extremely cost-burdened (paying more than 50% of income on housing costs) in our region. We also know that populations experiencing homelessness and housing insecurity often have intersecting, disproportionately impacted identities. A 2022 report shows that of the rent burdened and extremely rent-burdened populations in our region, many groups are disproportionately represented: 58% are Latino/a, 54% are American Indian/Alaska Native, and 53% are Black/African American. Our City's support to housing production must work to have benefits and reduce negative impacts for communities of color and other historically marginalized groups by deprioritizing long-term solutions that dismantle systemic barriers to affordable housing access. By passing policies that ensure everyone has a safe, affordable place to call home, we can dismantle inequitable barriers to housing. As the city moves forward with its strategy to address The City of Portland's housing needs by 2045, the Welcome Home Coalition urges the city to invest in housing models that address this gap with efficiency and long-term sustainability. LHFC subsidized affordable housing has been successfully leveraged with rental subsidy vouchers to construct units available for households at or below 30% AMI. LHFC housing is a valuable resource that creates unique housing opportunities that are otherwise not generated by the housing market. Yet, we also know that rents in LHFC housing can still be burdensome for many households, as rents are based on AMI rather than actual tenant income. Over the next five years, we urge the city to invest in LHFC affordable housing, community land trusts, and land banking, while exploring other non-market social housing models that have demonstrated success globally. We are in dire need of solutions to our affordable housing crisis that do not further commodify housing. Housing must be acknowledged as a fundamental human right, not merely an investment for profit, a system that overwhelmingly favors corporations over people. We desperately need solutions to our affordable housing shortage that are not rooted in the further commodification of housing. Housing must be a human right rather than an investment tool for profit, a system that overwhelmingly benefits corporations over people.	hps	hps-null	01.52.0	97211	0	0	Submitter	1	Active	FALSE	Discussion
33456	Allen Hines	ahines@covision.org	2475 SE Ladd Ave	Portland	DR	Thank you for the opportunity to comment on the Bureau's Housing Production Strategy Action Plan. We have appreciated the focus of state legislators and other decision makers on equity, as well as the explicit inclusion of people with disabilities as a vulnerable community that faces housing inequities. We recognize that several decades of wholesale institutionalization of people with disabilities in the 20th century severely limited the disability community's participation in decisions about housing that meets their needs. We are hopeful that the renewed attention to the need for accessible housing will dramatically ease the housing crisis for people with disabilities. People with disabilities face unique challenges in the housing crisis: - J&C Employment discrimination and limited opportunities often mean people with disabilities are extremely low income (<30% AMI). - J&C There is no accounting of accessible dwelling units, so we have no way of knowing where those units exist. - J&C Widespread noncompliance with regulations to build accessible units in multifamily housing has resulted in a severe shortage. - J&C Single family homes, which account for two-thirds of the housing stock, are largely exempt from accessibility requirements. - J&C And the number and percentage of fair housing complaints based on disability continue to rise, presently accounting for 60% of complaints, and people with disabilities are routinely denied accommodations that enable them to fully enjoy their homes. With these pervasive and overlapping issues in mind, we would like to express our concern about the scope and potential of the action plan's proposed strategies to meet the housing needs of people with disabilities. To do so, the city needs housing at the lowest level of affordability that also meets Universal Federal Accessibility Standards (UFAS) to account for past noncompliance and the growing older adult population, state and local government should increase the required percentage of UFAS-compliant dwelling units. In addition, state and local agencies should work with housing providers to assess all existing multifamily housing to determine where dwelling units have accessibility features and provide this information to the public. The following is responsive to each instance where disability is mentioned in the action plan: A1. Incorporate affirmatively Furthering Fair Housing Into City Code: We appreciate the intention to consider additional fair housing requirements for developments in locations with high concentrations of vulnerable groups. This could promote integration for people with disabilities and older adults, groups that routinely face segregation. C1. Study Multi-dwelling Zoning Changes in Inner Centers & Corridors: This study would support the proposals of the Aging- and Disability-Inclusive Neighborhoods Project regarding service hubs located in centers with convenient transportation. C2. Study Zoning Bonuses and Incentives: We support the creation of incentives for housing providers who create more accessible dwelling units than required under Section 504 of the Rehabilitation Act and Oregon Specialty Structural Code. Upon completion, dwelling units built with incentives should be inspected for compliance.	hps	hps-null	28.54.0	97214	0	0	Submitter	1	Active	FALSE	Discussion
33453	Stephanie Phillips Bridges	spbrides@pdx.org	10 N Russell St.	Portland	DR	E. Additional Ideas for Consideration: The 1981 state plan options and 1115 Demonstration program could be helpful to support people with disabilities to receive housing navigation support, relieving some of the burden of finding affordable, accessible housing. The 1115 program can also pay for short-term if you aren't considering affordable housing developers like NW Housing Alternatives, Proud Ground, and Habitat for Humanity to ensure the needs of community are captured. I recommend doing this. Check out here: https://www.youtube.com/watch?v=3KX0H9P313j&list=PL2Z6M4S197	hps	hps-null	51.06.0	97233	0	0	Submitter	1	Active	FALSE	Discussion
33473	Nicolas Cota	nic.cota@gmail.com	5603 North Minnesota Avenue	Portland	DR	HELLO, I'd like to write in to recommend the inclusion of a dedicated staff team for a project to update the zoning in inner NE and NE Portland neighborhoods. Our city's current protection of single-family housing in our most accessible, desirable neighborhoods excludes so many Portlanders from living where they can best access their needs. Our current zoning map unrealistically places intense uses within 2 blocks of transit corridors, even though 3+ block away are just as accessible and convenient to access services.	hps	hps-null	30.92.0	97217	0	0	Submitter	0	Active	FALSE	Discussion
33474	Linda Allen	linda@cometome.com	1320 NE 63rd Ave	Portland	DR	April 7, 2024 To: City of Portland Re: Housing Production Strategy From: Community Alliance of Tenants Recent findings from the National Low Income Housing Coalition's latest Gap report reveal a stark reality: in 2022, a staggering 77% of households classified as extremely low-income (0-30% AMI) are grappling with an overwhelming burden, spending more than half of their income on housing expenses in our region and beyond. It's not just a matter of economics; it's about the intersection of race, homelessness and housing insecurity. A report from 2021 sheds light on the disproportionate representation of various groups among the rent-burdened and extremely rent-burdened populations in our area: 53% identify as Latino/a, 54% as American Indian/Alaska Native, and 53% as Black/African American. It's clear: our city's housing strategy must prioritize dismantling systemic barriers to affordable housing access, especially for communities of color and historically marginalized groups. Passing policies that ensure everyone has a safe, affordable home is crucial to breaking down these insurmountable obstacles to housing. The Community Alliance of Tenants is a member of the Welcome Home Coalition. As the City of Portland charts its course to meet its housing needs by 2045, the Welcome Home Coalition emphasizes the importance of investing in housing models that effectively tackle this gap with efficiency and sustainability for the long term. Leveraging LHFC subsidized affordable housing alongside rental subsidy vouchers in creating units accessible to households at or below 30% AMI. While LHFC housing presents valuable opportunities not typically provided by the market, it's essential to recognize that rent in these units can still burden many households, as it's tied to AMI rather than actual tenant income. Over the next five years, we urge the city to invest in LHFC affordable housing, community land trusts, and land banking, while exploring other non-market social housing models that have demonstrated success globally. We are in dire need of solutions to our affordable housing crisis that do not further commodify housing. Housing must be acknowledged as a fundamental human right, not merely an investment for profit, a system that overwhelmingly favors corporations over people. Portland is a recipient of federal funds for housing development. Because it receives federal funds, the City of Portland is required to affirmatively further fair housing. In light of this obligation, we urge the City of Portland to create a housing production strategy that is informed by the analysis of impediments to fair housing and affirmatively addresses fair housing by undoing historic racial discrimination and race-based housing segregation. The Housing Production Strategy should address the diversity of needed housing types and create equitable access for everyone by addressing housing cost, location, housing type, size, universal visibility, and culturally specific housing that includes design and other considerations.	hps	hps-null	46.04.0	97213	0	0	Submitter	1	Active	FALSE	Discussion
33475	Kim McCarty	kmccarty@oregonact.org	1320 NE 63rd Ave	Portland	DR	The Community Alliance of Tenants urges the Housing Production strategy to utilize information from the analysis of impediments to fair housing and to create strategies that affirmatively further fair housing. Because the Fair Housing Act was created in part to undo the harms of race-based segregation, displacement and discrimination the City of Portland must continue to do the work to undo these harms through planning and other efforts.	hps	hps-null	52.11.0	97213	0	0	Submitter	1	Active	FALSE	Discussion
33452	LaTasha Beal	labeal@com.com	30986 SW Durham	Tigard	DR	Thank you for supporting Increasing Access to Opportunity in the Housing Production Strategy, working to increase housing production in Portland, and for highlighting the need to redress inequities from past zoning practices. These are critical goals to address the problem of Portland's high housing costs that reduce equity and fairness. In particular, a strategy of upzoning high-opportunity areas of the city, as articulated in the Inner Eastside for All proposal, should be a fundamental part of the HPS. Thus, Section C1 should be proposing more than just a study and should expand its scope. Please amend C1 to dedicate a staffed and resourced project to upzone entire inner eastside neighborhoods, not just centers and corridors, to promote access to these high-opportunity areas. Four floors and corner stores will promote opportunity and equity for all Portlanders.	hps	hps-null	18.47.0	97224	0	0	Submitter	0	Active	FALSE	Discussion
33487	Jackson Mumper	jackson.mumper@gmail.com	950 SW 21st Av	Portland	DR	Please support these changes as this draft moves to the City Council. I understand the Commission is not voting on amendments to the Housing Production Strategy at this time; a letter would signal strong support for this initiative that will be necessary for encouraging the Council to adopt it.	hps	hps-null	49.40.0	97205	0	0	Submitter	0	Active	FALSE	Discussion
33489	Victoria Vu	victoria.vu@gmail.com		Portland	DR	I am writing to urge the city to commit to staffing a project to consider upzones in high-opportunity inner pattern neighborhoods. Commissioners, thank you for your work. I'm an architect broadly interested with the topic of increasing affordable density and permitting gaps. I see firsthand how increasing affordable density and permitting gaps, natural growth of a neighborhood can encourage healthy, diverse, sustainable, and robust communities. I strongly believe that upzoning high-opportunity areas of the city, as outlined in the Inner Eastside for All proposal, will be critical in making progress towards increasing our housing production. It is a simple step towards making our city more viable for all Portlanders. Please commit to making Strategy C1, upzoning high-opportunity areas of the city, a fully staffed and resourced project. I understand that the Commission is not voting on amendments to HPS at this time, but ask for your continued support on this initiative. Thank you.	hps	hps-null	24.46.0	0	0	Submitter	0	Active	FALSE	Discussion	