

May 10, 2016

Planning and Sustainability Commission  
1900 SW 4th Avenue, Suite 7100  
Portland, Oregon 97201

Dear Chair Baugh and Commissioners:

On behalf of Oregon Opportunity Network, the statewide association of nonprofit affordable housing and community development organizations, I write in support of the Mixed Use Zones (MUZ) Draft Proposal, and in particular the prioritization of affordable housing for the incentive/bonus program. We greatly appreciate that the previous draft was revised in recognition that affordable housing provides the greatest public benefit and should be given the highest priority.

As a proud member of Anti-Displacement PDX, Oregon Opportunity Network is excited to see the Comprehensive Plan move forward with strong equity and anti-displacement language – we thank you again for your leadership in ensuring that the plan includes, among other key provisions:

*Equitable access to housing Portland ensures equitable access to housing, making a special effort to remove disparities in housing access for people with disabilities, people of color, low-income households, diverse household types, and older adults.*

The MUZ bonus program designed to optimize the public benefit of housing affordability is a crucial step forward toward meeting this goal, and we urge your support.

We were glad to see noted in the proposal that the Legislature's recent lifting of the statewide ban on Inclusionary Zoning adds a new (very welcome, and hard-won!) layer of complexity. As expert nonprofit housing providers, Oregon ON and its members stand ready to assist City bureaus in developing an aligned program including parameters for mandatory and voluntary incentives/bonuses. We urge the City to provide certainty, flexibility, and code simplicity.

Thank you as always, for your volunteer service to our community.

Sincerely,



Ruth Adkins  
Policy Director

On behalf of Oregon ON's 20 member organizations in Portland:

BRIDGE Housing

Cascadia Behavioral Healthcare

Catholic Charities/Caritas Housing

Central City Concern

Enterprise Community Partners

Habitat for Humanity Portland/Metro East

Hacienda CDC

Home Forward

Housing Development Center

Human Solutions, Inc.

Innovative Housing, Inc.

NAYA Family Center

NOAH (Network for Oregon Affordable Housing)

Northwest Housing Alternatives

Portland Community Reinvestment Initiatives (PCRI)

Portland Housing Center

Proud Ground

REACH Community Development

ROSE Community Development

Sabin CDC