

Date: February 23, 2015

To: House Committee on Human Services and Housing

From: Donna Cohen dcohen@hevanet.com

Re: HB 2564

I write in support of HB 2177. Inclusionary zoning is one of the tools needed to increase affordable housing in the Portland area. Inclusionary zoning is a partnership arrangement where both public and private spheres benefit. It is also an approach to affordable housing that encourages mixed-use communities rather than silo-ed low-income communities.

As Portland has grown, more and more neighborhood residents are displaced to lower-income communities. The neighborhood I live in – St Johns – is the last close-in Portland neighborhood which still has some affordable housing. However, options are lean and rapidly disappearing.

As a homeowner who benefitted from an affordable housing program which built a development of over 100 modest homes a dozen years ago, I am in a fortunate position in terms of a stable residence. For St Johns to be affordable in the future, and to keep it affordable for current renters, many tools will have to be employed: more public funding, yes, but, also strategies like Inclusionary Zoning.

Help our local governments in their efforts to develop affordable housing by allowing Inclusionary Zoning.