



ASIAN PACIFIC AMERICAN NETWORK OF OREGON

Chair, Vice Chairs, and Members of the Committee:

The Asian Pacific American Network of Oregon (APANO) is the oldest Asian and Pacific Islander grassroots organization. We leverage the collective strength of our 7,000 statewide members to advance equity through empowering, organizing and advocating with our communities.

Our support for SB 1533 is rooted in our presence in the JADE District, the area surrounding 82nd Avenue in SE Portland that is comprised of nearly 40% communities of color. The JADE was designated as a Neighborhood Prosperity Initiative (NPI) in 2011. Our role is to transform this underserved commercial district into an engine of economic growth, working with public and private entities to ensure this growth occurs without displacing the communities here.

The JADE expects to see a large, multi-year transit project bring increased traffic volume and public options available to the 82<sup>nd</sup> corridor. We also predict new, luxury developments to popcorn throughout the JADE. This, paired with a shortage of affordable units, will push vulnerable communities further from their historic homes, the tools they need to access employment, and the schools where their children find support, favorite teachers and friends.

The communities in the JADE district are no strangers to displacement. Discriminatory zoning, urban renewal initiatives and lending practices have historically pushed communities of color away from the resources and opportunities the vibrant city center offers. Further housing instability will exacerbate or undermine efforts to tackle:

- **Health disparities:** These communities have been most at risk for chronic disease, asthma, poor nutrition, and depression, and are also the most likely to be uninsured, experience discrimination, poverty, homelessness and overcrowding. This legislature has made a continued commitment to healthcare transformation and to expand coverage throughout the state. Lack of affordable housing threatens these advances by forcing working families to choose between a roof over their head or purchasing health insurance.
- **Child development:** The fear associated with housing instability produces toxic stress that permeates within the home. Maternal stress can put a child physically at risk: research by OHSU found the first 1,000 days of a child's life to be as much a determinate of chronic disease as genetics. For new parents, toxic stress affects a child's ability to develop cognitive skills that may lead to behavioral issues, and ultimately affect a child's ability to perform well in school.
- **Student success:** Lack of affordable housing threatens to undercut our investment in the success of students, such as the unanimous passage of ELL funding in 2015. Studies show just one forced in-district move can set a child's education behind as much as 3-4 months. For immigrant students, English language learners and/or students with a disability, this creates a cliff almost impossible to climb. It threatens to perpetuate the cycle of poverty and ultimately increase the risk of poor health in early adulthood.

The Center for Disease Control (CDC) lists inclusionary zoning among one of the first steps in combatting the health effects of gentrification as described.



ASIAN PACIFIC AMERICAN NETWORK OF OREGON

Inclusionary Zoning could allow the JADE district to capitalize on neighborhood improvements, while stabilizing existing communities through the increased availability of affordable units. It could allow working families to stay in a community that allows for their cultural identity to flourish.

**Inclusionary Zoning will not be the end-all-be-all solution for Oregon's affordable housing crisis, but it needs to be on the table.** The current prohibitive policy has undermined our ability to plan for the future and meet the needs of our community. This is unacceptable. We urge the committee to lift the preemption on Inclusionary Zoning, support local governments and give them every option available to address their unique needs.

Regards,

Kristina Narayan  
Policy Associate  
[Kristina@apano.org](mailto:Kristina@apano.org)