

Submitter: Harriet Fasenfest

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB1537

As a long time resident and business owner, I have seen how development on mainstream (I owned a cafe in the Alberta Arts district) caused the displacement of local residents as rents and affordability shifted to high end development. And while the process and consequences of gentrification are now understood, the solutions have fallen behind. Creating targeted urban land trusts for the express purpose of keeping a portion of city properties for low income housing is a solution, one the city clearly understands but I fear the motive force is translating as an opportunity for developers to expand the urban growth boundary which is sadly misguided. Portland is heralded by urban planners throughout the country for their insightful limits to urban sprawl and to use this bill as a way to upend that commitment is a slippery slope that will likely open the door for sprawl and, too, a cost of housing that is not geared for low income residents. In reviewing many housing developments outside of Portland, the majority are single family homes at high costs. But even if restrictions and requirements were put on developers to create low income housing, the larger consequences of sprawl will ensue. Which is why I am opposing this measure with the hope that a revision will be made to refuse the expansion of the urban growth boundary. Thank you.