

Dan Gilk

1-The next Portland City Council will be unlike any that we've ever experienced in the past. How should Council operate and what will Council need to accomplish in the next two years to make the new form of government as effective and respected as it can be?

The first priority needs to be building a culture of cooperation, both within the council and with the mayor's office. I suspect we might have some very different ideological goals represented at council, but we must be able to hear and respect each other before we expect the public to respect us. As we learn how to work together, I hope we can find common ground around improving community safety, transit infrastructure, and our housing strategies.

2-Current City Council members have suggested that we need to relax environmental and natural resource regulations in order to address the housing crisis. What is your perspective on this issue? What is your top natural resource and environmental priority?

The council needs to assess these regulations on a case-by-case basis. I can tell you that in general I am against relaxing environmental regulations, but I understand that we may need to balance these concerns with the need to grow our housing stock. My top environmental priority is growing our urban forest: increasing tree cover helps protect from climate change, improves our air, and beautifies our city.

3-Vehicles are Portland's largest source of emissions and continue to climb. For example, a number of cities have restricted downtown vehicle use. How should Council address this issue?

The city needs a carrot-and-stick approach to reducing car dependence: invest heavily in alternative transit (including bicycles) and increase registration and parking fees (and/or add permitted parking zones) throughout the city.

4-There are a number of new and recently built market rate apartment buildings listed for sale for under \$250,000 per unit. The Portland Housing Bureau is financing a number of affordable housing projects that are costing more than \$500,000 per unit. There are some extra costs associated with

affordable housing financing and with building more 2BR and 3BR units, but not nearly enough to explain the difference.

What specifically would you do to more effectively use our limited resources for affordable housing?

The city needs to get out of the construction business. As you mention, we get far too little return on investment compared to the private market. We need to liberalize our zoning restrictions and get rid of Inclusionary Zoning so we can spur construction of denser, tax-paying market-rate units. Instead, we should deploy these dollars as direct cash assistance to the needy. Cash assistance is much more helpful to a needy family than getting on a years-long waitlist for an unknown unit in an unknown location.

5-Ireland used Citizen Assemblies to deal with difficult issues such as Abortion.

Please watch this two minute video and let us know if you think Citizen Assemblies could help Portland come together

<https://www.youtube.com/watch?v=dKSgPtnN0s0>

I think this is a good way for the legislature to hear and understand the concerns of the people in an organized and structured way.

6-What is another City doing that Portland should replicate?

Tokyo is the largest city on earth, and yet, housing prices are relatively low. Their housing market is primarily market-driven, and developers have simply been allowed to build as much as demand dictates. In addition, a robust transit network obviates the need for cars, reducing the need for land-hungry highways and parking lots, which in turn creates more land for productive uses (e.g. more housing). This is the virtuous cycle of development and transit that we can aspire to create in Portland.