

## Chad Lykins

**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 three ingredients to an effective and respected City Council will be (1) effective, evidence-based policies; (2) smooth cooperation both internally and with higher levels of government; and (3) a proactive effort to involve the public in City policy. In our campaign, we have demonstrated each of these elements.

As we knock doors across the entirety of District 4, we hear Portlanders' frustration with our current City Council. They want a Council which, instead of bickering internally, will spend its time advancing evidence-based policies that will best use their tax dollars to help the Portlanders that need it most.

I earned a PhD in Leadership and Policy from Vanderbilt. Throughout the campaign, I've worked with researchers, practitioners, and those with lived experience to build a platform of evidence-based solutions for homelessness and housing affordability. I have strong relationships with elected officials and candidates in our District, earning endorsements from Rep. Dacia Grayber, Rep Mark Gamba, Rep. Thuy Tran, and Metro Councilor Mark Gamba. I am working in tandem with Multnomah County Commission Candidate Megan Moyer and am in regular contact with the incoming District Attorney.

I've already knocked on over 3,500 doors this campaign—more than the other 19 candidates combined. In more than 95% of cases, I'm the first candidate to knock their door in decades. I've held countless conversations with community members about the serious issues that matter to them. If we are successful in this race, it will set a new example for what a local campaign can look like in Portland.

**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 climate emergency requires steadfast action from City leaders, free of backroom deals which impede progress. Our participation in the Small Donor Elections program, which requires that we not take donations larger than \$350, sets a precedent to pursue bold environmental policies without interference from special interests. Increasing housing density will help solve the affordability crisis while facilitating greener modes of transportation, like bike and light rail, which will reduce the city's carbon footprint. We believe that these new units can be built to the highest green construction standards — in short, environmental sustainability and housing affordability can go hand in hand.

Our top environmental priority is mitigating the impact of the CEI Hub on the Willamette, which threatens to release enormous amounts of gas, diesel, and jet fuel into the river in the event of the Cascadia Subduction Zone earthquake. This would both poison the environment and leave Portland without the fuel needed to operate in the aftermath of a historic natural disaster. As the CEI hub is located within District 4, I will work to protect the Willamette and ensure that our city has the resources it needs in the event of such an earthquake. One of the first steps is to require the owners of the tanks to take on risk bonding so that the costs of a disaster do not fall on the backs of taxpayers.

**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?**

Housing and transportation are among our top issues, and both will be key to addressing vehicle emissions in Portland. Based on the best research in Urban Planning and Transportation, we imagine a city with more dense, affordable housing, that makes it convenient to get around by bike, bus, and light rail. This would slash emissions and increase quality of life for Portlanders. We are inspired by the use of funds from the proposed Mount Hood Freeway to instead invest in creating the MAX network. Similarly, cutting back on freeway expansions in the Rose Quarter and on the Interstate Bridge over the Columbia would free up funds for infrastructure improvements that would make Portland more walkable, bikeable, and transit friendly. Freeway expansions have been shown to only increase congestion and pollution.

**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?**

Increasing supply of both affordable and market-rate housing is essential to ensuring Portland provides a place to live for all. While the mechanisms involved here are complex, we have a few ideas to make the development of affordable housing more affordable. I'll list the most straightforward and easy ideas (big ideas like social housing and a city-owned bank are interesting long-term strategies).

The most significant is to upzone large parts of the city for greater density and to expedite the permitting process for affordable housing. With upzoning, the developer is not forced to build bigger units in order to make a project profitable. Auckland did this to great success.

We need to legalize more types of buildings. For instance, single-stairwell designs are cost-efficient and help produce affordable housing for families (rather than studios and single-bedrooms homes).

We also need to address the labor shortage in the trades. If we increase recruitment for the construction trades, especially among communities of color, it would help alleviate the labor shortage which drives up costs and slows construction.

When it is cost effective, the city should also consider buying market-rate housing and converting it to affordable housing. Some office buildings may also be candidates for conversion to affordable housing.

**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.**

**▶ [How Ireland Transformed Democracy with Citizens' Assemblies](#)**

Although we were not previously familiar with Citizen Assemblies, the idea immediately resonates. In the hundreds of conversations we've had with citizens across District 4, many of them have shown personal experience, knowledge, and perspective which could be transformative for our city if empowered through such Assemblies. We have also seen the breadth of identities and experiences of Portlanders and agree that a diverse body like this could enlighten participants and

bring them together. Even if this model in particular does not come to be in Portland, we will continue to look for ways to have diverse input from constituents at every step of the policy process.

## **6. What is another City doing that Portland should replicate?**

We're huge fans of the 2016 Auckland, New Zealand upzoning. The city's bold decisions to allow multi-family dwellings throughout the city kept rent increases significantly lower than in other cities (and the country as a whole) and increased affordability. Auckland is a model that our new city council should study closely, as it shows upzoning has the potential to enormously benefit Portlanders within just a matter of years.