



2024 Portland City Elections Questionnaire

Thank you for taking the time to fill out United for Portland's candidate questionnaire. Any candidate seeking our endorsement or support must fill out this questionnaire.

The endorsement process and all responses will be made public on our website.

Please return this questionnaire via email to doug@moorestrategicconsulting.com. Please return it as a Microsoft Word document or as a PDF file by 8/30/24.

All questions are open-ended, and an opportunity to tell us about your thoughts on key issues facing our city, as well as discuss your leadership style. This will be shared on our website, and we ask that you take the time to tell us what you really think and what voters should know about you. There are no right answers to these questions, and we don't want you simply telling us what you think we want to hear.

If you need further information about any of the items covered in the questionnaire, please give United for Portland Executive Director Doug Moore a call at 503-729-5175 or email doug@moorestrategicconsulting.com.

Candidate Name:

Chad Lykins

Campaign Contact:

Jonathan Pulvers

Phone #:

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Candidate Signature:

(can be electronic or signed).

1. Do you want United for Portland's endorsement and support?

Yes. Our campaign slogan is "Bringing Portland Back Together." I appreciate the way United for Portland is trying to bring together progressives and moderates, labor and business, and trying to common ground.



2. What's your approach to ending unsheltered homelessness in Portland?

We actually have good evidence that some of our approaches to this problem are already working. Our Safe Rest Villages and motel shelters are showing excellent results at moving folks into permanent housing - at least 4x the rate that our congregate shelters and other approaches can boast. The need for a roof and a door that locks is glaring.

Unsheltered homelessness is a problem that varies according to the individual or family experiencing it. For folks who just can't quite afford rent, the assistance of counsel in an eviction proceeding and/or a rent subsidy will solve their problem and cost taxpayers much less than attempting to address the problems that arise when those folks become homeless. For folks struggling with addiction to fentanyl or meth, much more serious, long-lasting, and expensive interventions are needed in addition to housing - housing alone will fail.

In the medium-to-long-run, building enough housing to house all the people who want to live here is the solution to unsheltered homelessness. This is an empirical matter to me, not an ideological one.

There are a lot of things we can do immediately, but these three are a good start because they help unlock future opportunities (if you're interested in more [check out our full platform](#)):

For homelessness:

- Immediately begin the process of siting and permitting enough new locations for motel shelters and safe rest villages to meet the shelter crises. Within 90 days, have an inventory of all suitable city owned land and an offer sheet to every motel owner.
- Fully fund groups like The Commons Law Center and Bienestar de la Familia who provide legal representation and one-time payments for tenants facing eviction due to non-payment of rent.

For housing affordability:

- Upzone the Inner Eastside to allow residential construction of up to four stories on every lot (per the Inner Eastside for All campaign)

Homelessness has become a crisis in Portland because the cost of housing in Portland has greatly outpaced wages. We need to greatly increase the amount of affordable and permanent supportive housing if we want to see homelessness improve.

To minimize shelter resistance, we need to allow reasonable accommodations for companion animals and implement better data collection on shelter exits. I remain skeptical of so-called "sanctioned campsites" that fail to pass HUD muster for federal shelter funds. My concern is over the lack of efficacy and the overreliance on local taxation.



3. How do we create housing sufficient to meet future needs, not just current needs? What mix of housing does that look like to you?

The 2024 Draft Housing Production Strategy outlines several needed actions. Using it as a guide, I will pursue an agenda that dramatically increases the number of homes inside Portland. This agenda prioritizes:

- Increasing zoned capacity for housing
- Amending height restrictions for affordable housing
- Zoning neighborhoods for mixed-used, mixed age, and mixed ability
- Expediting permits and reducing system development charges for affordable housing
- Waiving fees for multi-family housing developments
- Encouraging home sharing and other measures that help seniors age in place
- Reducing barriers for converting ADUs and spare rooms into long-term rentals
- Assisting with the conversion of office buildings to residential buildings
- Collaborating with other government jurisdictions (especially County and Metro) to create a new funding stream for the creation of affordable housing
- Creating a social housing program
- Encouraging the development of Community Land Trusts
- Monitoring and adjusting as needed TIF districts and inclusionary zoning

4. When you think of public safety, what does that mean to you? What will you do to ensure public safety for all Portlanders as a member of the city council?

Public safety means being safe in every part of the city at all times, regardless of your gender, ethnicity, or income. As in every policy area, I hold fast to the mantra, "You can't fix by enforcement what you bungle by design."

- I'm proud to be endorsed by Friends of Portland Street Response. I think we need to expand PSR to 24/7 and give it additional capabilities to handle crises that happen on sidewalks, inside buildings, and at night.
- I've done ride-alongs with PPB and PF&R. We need to invest in police support specialists as well as recruitment and retention of patrol officers and investigators.
- I've done multiple tours of the CEI hub. This is an existential threat to life and property that must be mitigated.
- Traffic fatalities are at an all time high. PBOT needs to prioritize safety and cost-effectiveness rather than speed and volume. This shift should come through hard infrastructure, not just exhortations and enforcement (though those are also sometimes necessary).
- Unreinforced masonry buildings are another major threat to public safety. This is one we can't fix without a historic increase in housing production. (Again, housing production is the unlock for many of our hardest problems).



5. What do you see as Portland's economic engine, and what do you believe it should be for the future?

Portland doesn't have a single economic engine, and the future should not depend on one sector. We feature multiple engines, such as small business development; biomedical and public health research through a joint PSU/OHSU program; arts, culture, and recreation; and homebuilding.

Portland's neighborhoods have historically been its greatest strength and driver of economic development. However, many of our neighborhoods have developed unevenly. My plan is to reform zoning, permitting, and economic incentives to grow complete and connected neighborhoods that have access to parks, nature, arts, culture, recreation, and good jobs.

Construction of these neighborhoods is an important tool for development. [Auckland](#) reformed its zoning laws and was able to become a more affordable city while creating 50,000 good construction jobs.

Arts and cultural institutions play an important role in realizing this vision of "complete neighborhoods." Our cultural institutions, tucked into neighborhoods all across Portland, should be treated as an important part of our economic future as they signal that Portland is proud of its diversity and will continue to invest in it.

Portland has important competitive advantages over many similarly sized cities. Our outdoor recreation and mild climate will be important to people fleeing the sun belt in the coming decades. Investing in the urban canopy is a way to build on that advantage.

We allowed developers to turn downtown into a near monocrop of office buildings, and monocrops are not as resilient to hardship as diverse ecosystems. It has become the real estate equivalent of a superfund site. We bring it back to life by introducing diversity. We first bring back residential units, because retail, arts, culture, recreation and even office work follows where the people are.

Our neighborhoods have historically been our greatest strength and driver of immigration. If we can build housing and attract another 10,000 people to our central city, office and commercial development will likely follow. People like working and playing close to where they live.

6. Tell us about your leadership style. How will you work with constituents and interest groups? How are you going to address the inevitable disagreements in a brand new council of 12?

I believe it's better to call someone *in* than to call someone *out*. I also believe in [unreasonable hospitality](#), which requires being observant and proactive in solving problems before they arise. This is serving me well on the campaign as I build relationships with other candidates in Portland and other jurisdictions.



7. What would you do to align Portland's taxing and spending with our city's needs and values?

I think our system of taxation needs a holistic examination. In my conversations with voters they are most often aggravated by the *unfairness* of local taxes, *number* of different taxes, and lack of *transparency* on how their taxes are spent. The overall tax burden is certainly an issue, but it often trails behind these other concerns.

This is a multi-jurisdictional conversation, but if I can help bring the state, county, and Metro to the table I'd love to see a grand bargain where we fix the kicker and Measures 5 and 50 at the state level and then reduce both our number of taxes and potentially our overall rate locally.

One small but symbolically important reform would be to the Arts Tax. This one drives people crazy. Another reform would be in the process of collecting SHS taxes. There have been too many surprises and errors in this. An annual tax might be better and have lower administrative costs.

I support PCEF as enacted by the voters and think it should go to projects that move the needle on climate equity. I am fine with some of those projects being undertaken by city bureaus. That helps us reflect our values, gain economy of scale, and take stress off the rest of the city budget.

8. Is there an issue, topic, or policy we didn't ask about, but is very important to you? If so, feel free to ask and answer your own question(s).

[Pickleball noise.](#)

Kidding of course.

I'd like to see a discussion about how to make Portland competitive in terms of recruiting and retaining families. This is getting press locally (and nationally [here](#) and [here](#)). If we can't hang on to families, our school system initiates a doom loop of declining revenue and enrollment.