



2843 NW Lolo Drive, Ste. 200 | Bend, OR 97703

Phone (541) 647-2930

www.colw.org

April 12, 2023

Sen. Kayse Jama, Chair
Senate Committee on Housing and Development State Capitol
Salem, OR

Re: HB 2984A - Support

Dear Chair Jama and Committee Members:

Thank you for the opportunity to provide testimony in support of HB 2984A. For over 35 years, Central Oregon LandWatch (“LandWatch”) has been working to create well-planned cities, conserve farmland, and protect wild, open spaces across Central Oregon.

LandWatch appreciates the excellent, bi-partisan work this session that has focused on the policies and tools we need to solve Oregon’s housing crisis most effectively. We are making excellent progress, and to help meet Governor Kotek’s housing production goals, additional policies and tools – like the well-defined ‘adaptive reuse’ provisions outlined in HB2984A – are needed.

HB 2984A requires cities with a population over 10,000 to allow for the conversion of a building or a portion of a building from a commercial use to a residential use without requiring a zone change or conditional use permit before allowing the use If the property is inside the urban growth boundary and meets certain other conditions.

As we’ve seen in other neighboring states and communities, demonstrated success with adaptive reuse allows the conversion from commercial to residential use: 1) Without a zone change; 2) Without a conditional use permit; 3) Without requiring any new parking; and 4) Targets adaptive reuse within existing urban areas. HB 2984A includes all of these critical provisions. The current version of the bill has also sufficiently addressed concerns from local governments related to system development charges (SDCs) and parking minimums.

Adaptive reuse has myriad benefits. As commercial uses continue to evolve, HB 2984A is an additional tool that will help Oregon communities be nimble and effective in creating more housing, while tapping into existing infrastructure and activating underutilized, vacant areas and buildings. For these reasons, we support HB 2984A and urge you to move this bill forward.



WE DEFEND AND PLAN FOR CENTRAL OREGON'S LIVABLE FUTURE



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Thank you for your service, time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Corie Harlan".

Corie Harlan

Cities & Towns Program Manager



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