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February 26, 2025

House Committee on Housing and Homelessness

Chair Representative Pam Marsh
Oregon State Capitol
900 Court St. NE
Salem, OR 97301

RE: Support for HB 2138 – Expanding Middle Housing and Infill Development

Dear Chair Marsh and Members of the House Committee on Housing and Homelessness,

I am writing to express my strong support for HB 2138, which aims to expand middle housing and infill development across Oregon. This legislation is a necessary step toward increasing housing supply, enhancing affordability, and promoting sustainable growth in our communities.

As Oregon continues to face a housing shortage, HB 2138 provides critical solutions by:

- Expanding allowable middle housing, such as duplexes, triplexes, townhouses, and cottage clusters, in urban areas and unincorporated lands.
- Prohibiting local governments from imposing excessive regulations that could hinder middle housing development.
- Making it easier to develop accessible and affordable homeownership units by allowing additional units on certain properties.
- Reforming land use rules to streamline the approval process for middle housing projects, reducing unnecessary delays and costs.
- Preventing restrictive private covenants from blocking needed housing development.

By enabling a greater variety of housing types, HB 2138 will help Oregon address the pressing need for more affordable and inclusive housing options. This bill ensures that cities and local governments cannot arbitrarily limit density within urban growth boundaries, encouraging efficient land use and reducing urban sprawl. Additionally, it prioritizes sustainable development by removing barriers to housing production while maintaining reasonable local oversight.

I urge you to support HB 2138 and help Oregon build a more diverse, affordable, and resilient housing market. Thank you for your time and leadership on this critical issue.

Sincerely,

Darcy Phillips

A handwritten signature in blue ink that appears to read "Darcy Phillips".

Executive Director