



Main Office • 133 SW 2nd Ave, Ste 201 • Portland, OR 97204
Willamette Valley Office • 454 Willamette St, Ste 213 • Eugene, OR 97401
Southern Oregon Office • PO Box 2442 • Grants Pass, OR 97528

February 18, 2021

Sen. Kayse Jama, Chair
Senate Committee on Housing & Development
Oregon State Capitol
900 Court Street NE
Salem, OR 97301

Re: SB 458 (Residential Land Divisions)

Dear Chair Jama and Committee Members:

1000 Friends of Oregon is a nonprofit, membership organization that has worked with Oregonians for more than 40 years to support livable urban and rural communities; protect family farms, forests and natural areas; and provide transportation and housing choice. Our work includes ensuring that the promise of Oregon's land use Goal 10, Housing, is implemented inside our cities and towns with policies that both encourage and require needed, diverse, and affordable housing choices for all.

1000 Friends of Oregon supports SB 458. We understand an amendment is being developed by the proponents and the League of Cities to ensure the land division process works smoothly at the local level, and based on our understanding of that amendment we support it.

1000 Friends were closely involved in the passage of HB 2001, the middle housing bill, in 2019. HB 2001 opened single-dwelling neighborhoods to a wider array of housing types, to suit more Oregon families. Cities over 10,000 in population must now allow duplexes on all residential lots zoned for single dwellings. Cities over 25,000 and all Metro area cities must also allow triplexes, quadplexes, townhomes, and cottages somewhere in single dwelling neighborhoods.

HB 2001 increases opportunities for more affordable and diverse housing types in all neighborhoods. The next step is to allow homeownership opportunities for these middle housing types. The current process to provide ownership of individual units is cumbersome and expensive, requiring creation of a condominium arrangement for just a few housing units.

SB 458 allows developers of middle housing under HB 2001 to use a much simpler and less expensive land division process to provide individual ownership of each unit. By increasing homeownership possibilities for these more affordable housing types, Oregon can take a small step towards addressing the significant and growing racial wealth gap - in Oregon and the U.S. - between white households and BIPOC households, which is a product of redlining and discriminatory financing practices. Home ownership is the primary way most families have built

intergenerational wealth, an ability which was long denied to families of color. We urge you to support SB 458 to begin addressing this.

Sincerely,

Mary Kyle McCurdy

Mary Kyle McCurdy
Deputy Director