



American Planning Association
Oregon Chapter

Creating Great Communities for All

March 25, 2021

Representative Julie Fahey, Chair
Representative Wlinsvey Campos, Vice-Chair
Representative Lily Morgan, Vice-Chair
House Committee On Housing
Oregon State Legislature
Salem, OR 97301

RE: Testimony from the Oregon Chapter of the American Planning Association in Support of House Bill 3335

Dear Chair Fahey, Vice-Chairs Campos and Morgan, and Members of the Committee:

This letter provides testimony from the Oregon Chapter of the American Planning Association (OAPA) in support of HB 3335 for the proposed Accessory Dwelling Unit (ADU) pilot program and the accompanying funding required to implement the effort. By linking willing homeowners of modest incomes with tenants at incomes at or below 60% of area median, the ADU pilot creates a win-win outcome: namely, renters have an affordable new home and the property owner has a source of regular income to meet mortgage obligations. Through the pilot program, existing community organizations will reduce barriers to the development of affordable ADUs through support for eligible homeowners and financial investment in the affordability of new units.

HB 3335 aligns with OAPA's 2021 Legislative Priorities to: "Address the housing crisis," "Advance racial equity," and "Confront climate change." ADUs provide an opportunity for affordable rental housing. However, in communities where ADUs are being built, this new housing stock is often not built to be affordable rental housing. Generational wealth in Oregon and across the United States has been built through homeownership. However, racist policies and practices have resulted in lower rates of homeownership for Black, Indigenous, and people of color (BIPOC) community members. This pilot program is an example of a proactive effort to address affordability and access issues confronting BIPOC community members. Additionally, ADU's are an important middle housing type that allows for more rentals in areas accessible to employment, schools, parks, and other amenities, which often are areas that are well served by transit and are walkable, reducing reliance on car trips and associated climate pollution.

Moreover, if the pilot program is successful, a model has been established to promote more inclusive neighborhoods statewide by expanding the opportunities for affordable rental units wherever homeowners are willing to participate in such a program. Maintaining stable homeownership while producing more options for renters promotes a more equitable approach to community development.

OAPA is an independent, statewide, not-for-profit educational organization of more than 800 planners from across the state who work for cities, counties, special districts, state agencies, tribes, community-based organizations, universities, and private firms. We provide leadership in the development of vital

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communities by advocating excellence in community planning, promoting education and resident empowerment, and providing the tools and support necessary to meet the challenges of growth and change. OAPA supports sustainable communities and works to enhance the quality of life for current and future generations by helping to create and stabilize places that are equitable, healthy, and resilient and provide ongoing economic, environmental, and social benefits.

Thank you for the opportunity to provide this testimony. HB 3335 is a smart investment in an innovative approach to increase the supply of desperately needed affordable housing and improve homeowner stability. OAPA urges your support of the bill and its companion funding and recommends the Committee vote the resolution out with a Do Pass recommendation.

Sincerely,

A handwritten signature in blue ink that appears to read "Aaron Ray".

Aaron Ray, AICP, President
Board of Directors

A handwritten signature in blue ink that appears to read "Eunice Kim".

Eunice Kim, AICP, Chair
Legislative and Policy Affairs Committee