



Sightline Institute is an independent think tank working to advance sustainability in the Pacific Northwest. We believe it exists at the intersection of environmental health and social justice.

We're writing in **support of SB 8**.

An essential ingredient in any solution to Oregon's housing crises is making housing legal to build. This applies to both market-rate and below-market housing. But **below-market housing plays unique roles in the geography of housing**.

It serves as a particularly powerful **anchor against residential displacement**. Zuk and Chapple (2016) found that though additional market-rate housing prevents displacement somewhat (at minimal public cost), additional below-market housing is twice as effective per unit built at preventing displacement.¹ If it's properly sited, below-market housing also plays a role in fighting segregation by income and, therefore, **improving location choice for low-income Oregonians**. Location choice is particularly important for children; Chetty and Hendren (2018) found that even within the same family, adult incomes vary dramatically based on home location during each year of childhood.²

If the owner of an urbanized lot wants their land to be the site of below-market housing, it is reasonable for below-market housing to be legal on that site, in a scale roughly proportional to other buildings in that city.

SB 8 would make these homes legal. Please pass it.

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¹ Zuk, M., & Chapple, K. (2016). Housing Production, Filtering and Displacement: Untangling the Relationships. *UC Berkeley: Institute of Governmental Studies*.

<https://escholarship.org/uc/item/7bx938fx>

² Raj Chetty, Nathaniel Hendren, The Impacts of Neighborhoods on Intergenerational Mobility I: Childhood Exposure Effects, *The Quarterly Journal of Economics*, Volume 133, Issue 3, August 2018, Pages 1107–1162, <https://doi.org/10.1093/qje/qjy007>