



Tuesday, February 7, 2023

*Sheila Stiley, Board chair – NW Coastal Housing*

*Kymberly Horner, Vice-chair - Portland Community Reinvestment Inc.*

*Rachael Duke, Secretary - Community Partners for Affordable Housing*

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*Maria Elena Guerra - Farmworker Housing Development Corp*

*Nkenge Harmon Johnson – Urban League of Portland*

*Brad Ketch – Rockwood CDC & Community Dev. Corp. of Oregon*

*Erica Mills – NeighborWorks Umpqua*

*Shannon Vilhauer – Habitat for Humanity Oregon*

**Representative Maxine Dexter**  
Chair, House Housing and Homelessness Committee  
900 Court St NE, H-283  
Salem, OR 97301

Chair Dexter, Co-Vice Chair Gamba, Co-Vice Chair Helfrich, and Members of the Committee:

Housing Oregon endorses and urges you to support HB 2889, implementing recommendations from the [Oregon Housing Needs Analysis report](#), which would provide comprehensive, system-wide reform to reverse decades of underinvestment in housing production and development readiness, organize Oregon's land use planning systems toward the common goal of building housing, and begin to redress disparities in housing outcomes.

These are reasonable policy options that set Oregon on a course to plan for what's needed, build what's needed, where it's needed, and commit us to working together with urgency to produce housing for all, in every neighborhood.

Housing Oregon is a membership-based statewide association of over 80 affordable housing community development corporations (CDCs) and ally organizations committed to serving and supporting low-income Oregonians across the housing needs spectrum – from homeless to homeowner. Our members are ready to partner with OHCS and DLCD to help guide the State and cities across Oregon to ensure housing production so that every Oregonian has the opportunity for an affordable housing choice in every community.

This is a long overdue, 50-year update of Oregon's state housing laws. Goal 10, the statewide land use planning goal adopted in 1975 that set housing objectives for our cities, has not been robustly implemented at the local level or funded and enforced at the state level for decades.

There is a structural mismatch between local zoning and development practices, and changing family sizes, incomes, and needs, resulting in a supply that is not meeting Oregonians' housing needs at different stages

of life, income levels, and walks of life. Approximately 70% of Oregon's residential lands are zoned for detached single dwellings - the most expensive, land extensive, and often the largest housing often reflecting racially, and economically exclusionary zoning put in place decades ago.

No city in Oregon is doing everything it could to let homes exist, let alone at the prices and places people need. If written with clear expectations for city zoning rules, HB 2889 will lay the tracks for decades of future housing victories in cities across Oregon. These recommendations commit the State to serious reform of the land use planning system, helps local governments pay for public infrastructure and affordable housing, and creates a cohesive state approach to housing production.

First, HB 2889 provides an effective pathway out of the housing situation we are in and a way to ensure we will not cycle back into it. It does this by figuring out what housing is needed with a methodology that assesses total housing need, and by income category, at the state and local levels. Cities over 10,000 in population will need to adopt – and implement - a set of Housing Production Strategies (HPS) that are designed to meet their city's housing needs.

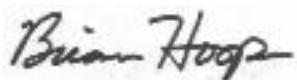
Second, HB 2889 focuses on housing production. Simply changing zoning to enable more housing is not sufficient. Reform must be paired with monitoring production; integrating other planning and investments, such as for infrastructure; coordinating with other agencies; cleaning out burdensome local processes and requirements that do not reflect public policy, and providing streamlined analyses for local governments.

Third, HB 2889 focuses on delivering affordable, fair, and equitable housing choices for all. OHCS would produce an “equity indicator” for cities over 10,000, which will include data, to the extent it is available, on housing outcomes (such as cost burden, tenure, and housing condition based on race, ethnicity, disability, English proficiency, and age); accessibility and visitability of existing and new housing; segregation by race and income; risk of gentrification and displacement.

While there is much consensus around HB 2889, we still need additional provisions concerning accountability for both the state and local governments to ensure it is fully and continually implemented.

Thank you very much for your consideration of our comments, and for your service to our state. You can reach me at 503-475-6056 or [brian@housingoregon.org](mailto:brian@housingoregon.org).

Sincerely,



Brian Hoop  
Executive Director  
Housing Oregon