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March 26, 2025

Oregon State Legislature
House Committee On Housing and Homelessness

RE: HB 2138 -2 | Support

Chair Marsh, Vice-Chair Andersen, Vice-Chair Breese-Iverson, and Members of the Committee,

Thank you for the opportunity to submit testimony in support of the -2 amendment to HB 2138 on behalf of Central Oregon LandWatch. For nearly 40 years, Central Oregon LandWatch has been working to ensure Central Oregon's livable future—one where our region grows well and with intention by creating well-planned and well-built cities with Complete Communities, preserving farmland, and protecting wild, open spaces.

The need for a wide range of affordable housing options in Central Oregon has never been greater. So we appreciate the leadership of Governor Kotek and this Committee in bringing forth solutions like those included in this bill that make it simpler to build more types of affordable housing within Oregon's cities and towns.

This bill removes barriers so that development of affordable housing options more closely matches the streamlined processes and requirements for the development of single family detached housing. And that means a boost in the production of infill and middle housing within our urban areas that includes options we need, such as duplexes, cottage clusters, townhomes, and ADUs. This efficient use of available land within our cities and towns also supports the development of more wildfire safe, climate resilient and Complete Communities

In the -2, we see a tricky balance being struck that streamlines processes and removes barriers, while still allowing for local decision making and discretion. We're supportive of the changes that ensure the housing policies and approaches in this bill apply within UGBs and that cottage cluster development retains a courtyard requirement. We also support the amendments to Section 1, subsection 6 related to right sizing traffic impact analyses for a single middle housing development. And we support the direction of subsection 5 in Section 13 to balance more clear and objective standards along with appropriate and necessary flexibility and discretion related to public works requirements in the housing application process.

We also continue to support provisions in this bill that address some of the inequitable, exclusionary practices that have historically prevented homeowners from building more middle housing if they choose to and that have limited housing choice throughout our communities.



We defend and plan for Central Oregon's livable future



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The -2 amendment to HB 2138 helps ensure this bill is effective in increasing housing quantity, choice, and affordability in every Oregon community and it is a vital part of meeting our housing goals on the path ahead. We want to thank the Governor, her team, this Committee, and the many stakeholders who've been involved in continuing to shape this bill and we urge your support of the -2 amendment.

Sincerely,

Corie Harlan
Cities & Towns Program Director



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