



**Community
Development
Partners**

March 16, 2021

Chair Jama
Vice Chair Linthicum
Members of the Committee

Re: Senate Bill 8

Dear Chair, Vice Chair and Members of the Committee,

My name is Jessica Woodruff, the Director of Development for Community Development Partners (CDP). CDP is a mission-driven social benefit corporation working to provide affordable housing solutions statewide. Recently CDP has completed affordable preservation projects in Portland, Salem, Albany, and Corvallis. CDP is also working on new construction affordable housing projects in Portland, St. Helens, Salem, Tigard, Oregon City, Gresham and La Grande.

I am writing to request your support of Senate Bill 8.

Working statewide we encounter a wide variety of land use approaches which can make it difficult to effectively align statewide resources to build affordable housing in the areas with the demonstrated need for that housing. We support Senate Bill 8 because it seeks to reduce these barriers in a measured way.

For CDP the time to rezone is the most challenging aspect. Our organization has spent years working to rezone parcels for affordable housing which costs hundreds of thousands of dollars and is a major risk to our organization. NIMBYism can also be an obstacle that requires strong political will or extensive community engagement to overcome. Due to the time, cost and uncertainty we've started to avoid such parcels of land that require rezoning even if they've sat vacant for decades. Given our current economic environment, we expect it will take time for our economy to adjust to the new realities facing retail and office. COVID has highlighted these changing market realities and now more than ever it is clear that current zoning doesn't align with the changing landscape. We appreciate your support of Senate Bill 8 which will provide flexibility and speed to our ability to use land for the highest need.

Sincerely,

Jessica Woodruff
Director of Development