

February 21, 2022

Chair Kayse Jama

Vice-Chair Dick Anderson

Senate Committee on Housing and Development

900 Court Street NE

Salem, OR 97301

Re: Support for Affordable Homeownership Opportunities in HB 4064

Dear Chair Jama, Vice-Chair Anderson, and Members of the Committee:

I strongly support HB 4064 because reinforces neglected equity and affordability requirements of Oregon's state land use goals.

HB 4064 lowers the bar to affordable single-family homeownership through affordable infill on small lots in urban areas big and small throughout the state of Oregon.

In so doing, HB 4064 will reinforce what I consider to be the "missing middle" of Oregon's statewide housing goal. That fundamental element of Oregon's statewide housing program has required affordable homeownership as well as affordable rentals since it was adopted in 1974.

Oregon's Housing Goal explicitly defines "Needed Housing" as "housing types determined to meet the need for housing within an urban growth boundary at particular **price** ranges and rent levels." Subsequent legislation makes that determination statewide, defining "needed housing" to include manufactured housing.

The Housing Goal explicitly requires regional and local plans to, among other things, "encourage the availability of adequate numbers of needed housing units at **price** ranges and rent levels which are "**commensurate with the financial capabilities of Oregon** households and allow for **flexibility of housing location, type, and density.**" The Urbanization Goal requires regional and local government to consider "social and economic" consequences when choosing what lands to include in UGB expansions.

Unfortunately, the Housing Goal's affordability and pricing requirements, as well as the Urbanization Goal's "social and economic consequences" factor, have been neglected in favor of a focus on rentals inside existing Urban Growth Boundaries. Boundary expansions have largely provided new greenfields for lower-density, higher-priced stick-built single-family housing. Only recently as in Bend's recent UGB expansion, has a city considered housing affordability and equitable access to "areas of opportunity" as a selection factor in demonstrating compliance with the Urbanization Goal's "social and economic" consequences factor.

Please forward HB 4064 to the Senate Floor with your "do-pass" recommendation.

Respectfully submitted,

Al Johnson, Eugene (alj250@gmail.com)

Retired land use attorney; former co-chair, Bend Residential Lands Update TAC; member, RHNA workgroup; alternate member, Climate-Friendly and Equitable Communities RAC.