



Tuesday, February 7, 2023

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:

Kor Community Land Trust respectfully requests you to support HB 2889, implementing recommendations from the [Oregon Housing Needs Analysis report](#). HB2889 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.

Kor Community Land Trust is a Central Oregon non-profit that creates sustainable, affordable homeownership communities for Central Oregon's workforce. Using the Community Land Trust model, Kor ensures that the community will have access to healthy, affordable homes for generations to come. Kor serves its priority population – BIPOC households, earning less than 80% AMI, with family housing needs. **With a pipeline of 50 units in Central Oregon in the next 3 years, Kor is one of the leading affordable housing developers in the region.**

Kor has first-hand experience of the structural mismatch between local zoning and development practices that makes it harder for affordable developers to build the much needed stock of affordable housing. For example, 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. At the same time, we know 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. **This mismatch between jurisdictions overarching values and actual City policies and procedures at best delays affordable housing production and at worst makes it too costly for affordable housing projects to be realized.**

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. **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. 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.

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. Kor Community Land Trust seeks support on HB 2889 to ensure holistic investment and true jurisdiction partnership in affordable housing development. HB 2889 would support cities over 10,000 in population in adopting and implementing a set of Housing Production Strategies (HPS) that are designed to meet their city's housing needs. **More importantly, Central Oregon is in need of critical infrastructure support and cleaning out burdensome local processes and requirements that do not reflect City and State leadership's prioritization of affordable housing development.** Lastly, HB 2889 reflects Kor's commitment to equitable access and supports our small non-profit's lift of breaking down barriers for our priority population. Under HB 2889, OHCS would support these efforts by producing 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.

Thank you very much for your consideration. If you have any questions, please contact me at (541) 247-1244 or jackie@korlandtrust.org.

Sincerely,



Jackie G. Keogh
Executive Director
Kor Community Land Trust