



**OREGON PROPERTY OWNERS**  
— ASSOCIATION —

**House Committee on Housing**  
**Testimony in Support of HB 2316**

Chair Marsh and Committee Members:

Thank you for the opportunity to provide testimony in support of HB 2316. As background, the Oregon Property Owners Association has represented Oregon property owners before the legislature, local governments, state agencies and Oregon courts for nearly 40 years, with more than 12,000 contributors across the state, including all 36 Oregon counties. We write today to express support for HB 2316.

HB 2316 authorizes, but does not require, the Oregon Department of Administrative Services and the Oregon Housing and Community Services Department to identify and designate a limited amount of state-owned land in Oregon for the development of affordable and moderate-income housing for first time homebuyers.

Oregon has managed to declare nearly the entire state off-limits to housing development. As the attached pie chart demonstrates, slightly more than one percent of Oregon land is within Oregon's urban growth boundaries, where nearly all of Oregon's population works and lives.

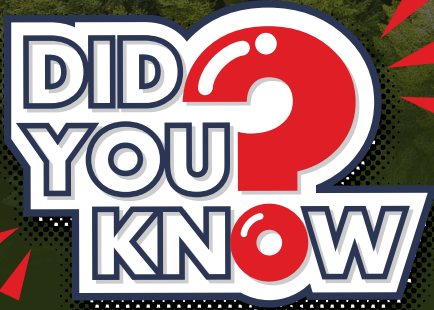
This artificial shortage of land available for urban housing has contributed significantly to the current lack of affordable housing in Oregon. As a single factor alone, the cost to purchase the few parcels of undeveloped land zoned for residential development makes it impossible to build affordable housing. Combined with additional factors, including skyrocketing system development charges, labor and material costs, and overlay zoning on the few residentially zoned parcels available for development, the effort becomes impossible.

The result is a system where the dream of homeownership is becoming impossible for young families and most Oregonians. This isn't healthy for our communities, state, or future.

HB 2316 is a modest attempt to slightly increase the supply of land suitable for housing. While the public owns over half the land in Oregon, most of the publicly owned land is held by the United States government and isn't state owned property. The amount of state property suitable for housing development under HB 2316 is likely going to be small, but the committee shouldn't let the fact that development under this bill is likely to be extremely limited deter the committee from supporting it.

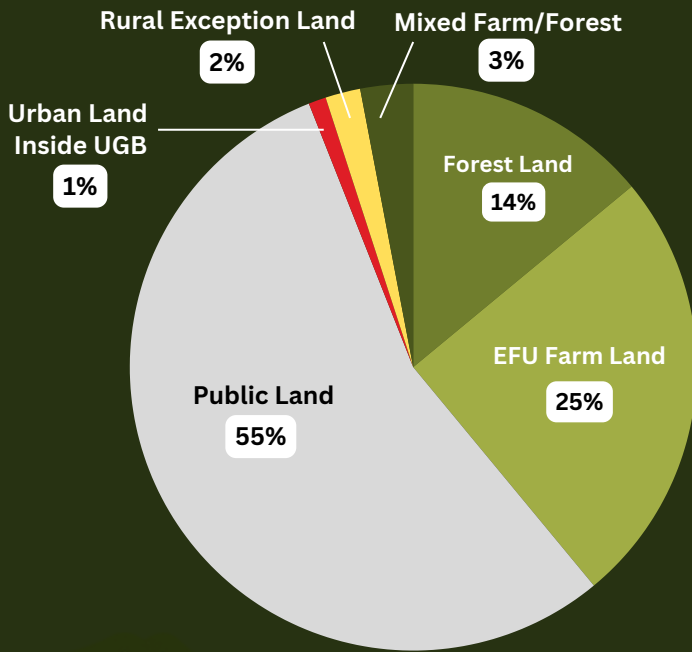
HB 2316 is a small step to increasing homeownership rates for young Oregonians, something we should all support. While we would much prefer the Legislature simply make it easier and cheaper to develop Oregon's privately owned property, the need for housing is so urgent that we can support this bill. Oregon simply can't afford to tell an entire generation of Oregonians that they'll never be able to own a home.

Contact: Dave Hunnicutt at [dhunnicutt@oregonpropertyowners.org](mailto:dhunnicutt@oregonpropertyowners.org)



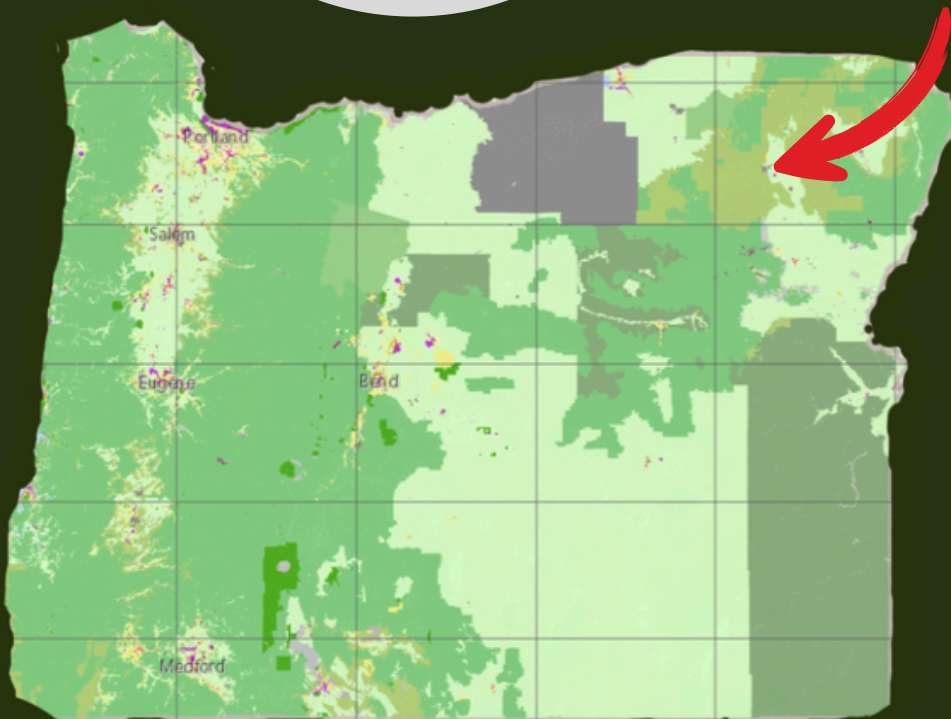
# UNDERSTANDING OREGON

## LAND OWNERSHIP & ZONING



### IMPORTANT

- Over half of Oregon is owned by the government and not private citizens.
- Of the privately held land, almost all is zoned for farming or forestry.
- Only 1% of Oregon's land is located inside urban growth boundaries.
- Not all of land inside UGBs is zoned and available for residential use.



### Legend

- States & Provinces**
- Other States and Provinces
  - Oregon
- Zoning (> 1:1,000,000 scale)**
- Low-Medium Density Residential
  - High Density Residential
  - Mixed-Use
  - Commercial
  - Public/Open Space/Conservation
  - Industrial
  - Future Urban
  - Exclusive Farm Use
  - Range Land
  - Mixed Farm-Forest
  - Primary/Secondary Forest
  - Rural Residential
  - Rural Commercial
  - Rural Industrial
  - Native American
  - Coastal
  - Mineral/Aggregate
  - Other

Source: Oregon Explorer Zoning Map



Questions? Contact: [dhunnicutt@oregonpropertyowners.org](mailto:dhunnicutt@oregonpropertyowners.org)