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Chair Pham, Vice Chair Andersen, Senators Broadman, Nash and Patterson,

We are writing on behalf of Bend YIMBY, an all-volunteer pro-housing group in central Oregon to support SB 49.

Given Oregon's housing crisis, we need to take a "yes, and" approach to building more housing, and this bill contains some things that move us in the right direction.

It's worth remembering we have a housing crisis, not a historical structures crisis. If more housing goes into historic districts, which tend to be fairly central, walkable and affluent places, so much the better.

It looks like there is room to improve this bill - for instance removing or changing the part about minimum density requirements. It would be useful to survey how many jurisdictions have empty lots in them for this reason.

Bend does not have inclusionary zoning and we think it would complicate our housing market to have it. We appreciate that this bill would ensure that the city would have to contemplate ways of funding it rather than just foisting off the costs on developers, potentially resulting in zero housing built.

In the written testimony, we see both the League of Cities and individual cities opposing this. Several cities also oppose, or are, at best, neutral on HB 2138, governor Kotek's signature housing bill this session.

Cities may not love the loss of control, but given the dire situation we are in with housing, state level action is far more effective in getting housing built. Local control has a long, long track record of failing to enact the needed reforms to ensure the construction of an adequate housing supply.

Thank you

David Welton for Bend YIMBY