

DATE: February 22, 2015

To: Members of the House Human Services and Housing Committee

From: Linda Nettekoven

RE: HB 2564 Repeal of Ban on Inclusionary Zoning

I wish to express my support of HB 2564 which would repeal the ban on inclusionary zoning in Oregon. It is time Oregon joined the 48 other states that allow this approach. I do not view inclusionary zoning as a magic bullet for addressing the cost of housing, homelessness or the lack of family wage jobs in our state. However, Oregon currently lacks sufficient strategies in its tool kit for addressing the housing needs of its residents. Giving local jurisdictions the choice to apply inclusionary zoning would expand the range of options available. Parts of our state are experiencing rapid population growth without a corresponding growth in housing priced to match the incomes of those who need shelter.

My current experience with rapid redevelopment in inner Southeast Portland has made me acutely aware of the lack of tools to encourage and/or maintain a range of housing options. Our area is rapidly losing its affordable housing despite ongoing efforts from the community to keep our area mixed income. Affordable workforce housing is being torn down and replaced with higher end, new construction. SE Division Street has changed seemingly overnight with the addition of over 350 rental units in three years, most of them within a ten-block stretch of Division Street and none of them affordable. Average rents are \$1250 to 1500 for a studio or one-bedroom apartment. Housing demand is high and yet statistics show the percent of people living in poverty and the numbers of those living on our streets of our state have not decreased with the returning strength of the economy.

Please pass HB 2564 and allow the judicious use of inclusionary zoning as one more tool to encourage the provision of safe, affordable housing for all Oregonians.

Sincerely,  
Linda Nettekoven  
2018 SE Ladd Ave  
Portland, Oregon 97214