



Bill Hall
County Commissioner

Courthouse, Room 110
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February 20, 2015

To: Chair, House Committee on Human Services and Housing
and Representative Alissa Keny-Guyer

RE: HB 2564 related to Inclusionary Zoning

As a Lincoln County Commissioner, I am writing to express my strong support for HB 2564 (Repeals law that prevents local governments from imposing conditions on approved permits that effectively establish sales price for residential development or limit purchase to class or group of purchasers).

I wish I could join you at the public hearing on February 23rd, but I will be attending a national conference for County Officials in Washington, DC. If I were present, I would explain the growing crisis related to the lack of affordable housing for the working families here in Lincoln County. This is as much a rural community issue as it is in the urban metro areas. Our inventory is low, prices are raising and we need as many tools as possible to leverage our community to begin to alleviate the problem. As one who has been deeply involved in creating our 10 year plan to end homelessness and the Chair of the Board for the Lincoln Community Land Trust that works to create permanently affordable homeownership opportunities, I am asking the state to remove a moratorium on the use of a broadly accepted tool so that we may choose to deploy this resource in partnership with our local development leaders.

Please consider this an imperative issue this session so that we can consider its efficacy at the local level before we lose more opportunities to address housing affordability in our coastal community. We rely on a dedicated workforce to support the lifeblood of our tourism-based economy and access to affordable housing is key to a reliable workforce. I look forward to further communication about this important measure.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Bill Hall".

cc: Representatives Carla Piluso, Duane Stark, Knute Buehler, Paul Evans, Joe Gallegos, Cedric Hayden, Julie Parrish and Kathleen Taylor



Resolution 2015-05

**A resolution supporting the passage of House Bill 2564
repealing Oregon's prohibition of Inclusionary Zoning**

Whereas the City recognizes the need to establish housing policies to address
affordable work force housing; and

Whereas Inclusionary Zoning is policy tool that local jurisdictions
can use to increase the production of affordable housing; and

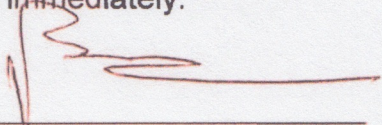
Whereas Oregon is one of only two states that prohibit
Inclusionary Zoning by state statute; and

Whereas the Oregon Legislature is currently considering
legislation which would repeal that prohibition

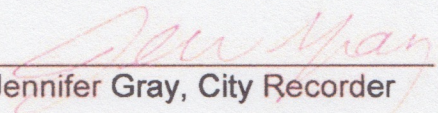
NOW, THEREFORE BE IT RESOLVED, that the City of Hood
River supports that local jurisdictions should have a wide range of lawful policy
options available to address the supply of affordable housing for its residents,
and

be it further resolved that the City of Hood River urges passage of House Bill
2564 which repeals ORS 197.309.

Adopted by the Hood River City Council this 9th day of March, 2015, to take
effect immediately.



Paul Blackburn, Mayor



Jennifer Gray, City Recorder



CITY OF MILWAUKIE

"Dogwood City of the West"

Resolution No. 36-2015

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MILWAUKIE, OREGON, IN SUPPORT OF OREGON HOUSE BILL 2564, REPEALING THE CURRENT STATE PRE-EMPTION ON INCLUSIONARY HOUSING.

WHEREAS, inclusionary zoning is a tool that local governments may use to promote a supply of affordable, work force housing for their citizens; and

WHEREAS, Oregon and Texas are the only states in the United States that have a state statutory ban on inclusionary zoning; and

WHEREAS, recent Census data indicates that Portland, OR, is gentrifying more rapidly than any other city in the United States, Milwaukie home prices have increased approximately 11% in the course of one year, and Milwaukie median rent now exceed \$1,000 per month; and

WHEREAS, City Council believes housing affordability for its residents is imperative to preserving the character and community in its town; and

WHEREAS, the Oregon Legislature is currently considering legislation which would repeal that inclusionary zoning prohibition.

Now, Therefore, be it Resolved by the City Council of the City of Milwaukie, Oregon, that:

Section 1. This Resolution is adopted to support the passage of House Bill 2564 and repeal the Oregon Revised Statutes 197.309.

Section 2. This Resolution is effective immediately.

Introduced and adopted by the City Council on 3/17/15.

Wilda Parks, Mayor

ATTEST:

APPROVED AS TO FORM:
Jordan Ramis PC

Pat DuVal, City Recorder

City Attorney