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May 19, 2015

Chair Gelser and Committee Members
Senate Committee on Human Services and Early Childhood
State Capitol
Salem, OR

Re: HB 2564A – Inclusionary Zoning

Dear Chair Gelser and Committee Members:

1000 Friends of Oregon is a 40-year old, non-profit, statewide organization. We advocate for livable urban and rural communities, protecting family farms and forests, and conserving natural areas, largely through the implementation and improvement of Oregon's land use planning program. That land use program includes Goal 10, Housing, which requires that all communities plan their land and transportation systems to ensure the provision of housing for all, including affordable housing. Having the right land use and zoning tools in place is a necessary, but by no means sufficient, element in providing affordable housing in all communities. 1000 Friends has worked, since the beginning of our organization, for a robust implementation of Goal 10.

1000 Friends of Oregon supports HB 2564A. Inclusionary zoning (IZ) is a market-based, land-use housing policy that provides the opportunity for individuals and families of all economic levels to live in the same neighborhoods. It is a tool local jurisdictions can use to ensure that public investments in transportation and other amenities are available to all.

Local governments in Oregon lack this key tool in the affordable housing tool box. Since 1999, this tool has been prohibited under ORS 197.309, making Oregon one of only two states in the nation to ban inclusionary housing. Passing HB 2564A means this tool will be available to local government *to use or not*. It will restore local authority by allowing each jurisdiction to consider, in the context of their own community, the potential benefits and challenges of inclusionary housing policies to create more opportunities for affordable homeownership.

HB 2564A includes conditions that must be paired with a local jurisdiction's use of inclusionary zoning to ensure developers still make a profit. These conditions are based on actual experience with inclusionary zoning in over 500 jurisdictions in the United States, over 40 years, and in 30 states.

It is time to lift the prohibition and leave it to each community whether or not, and how, to use inclusionary zoning to ensure that all residents have access to good housing, neighborhoods, transportation, and other amenities.

Sincerely,

A handwritten signature in black ink that reads "Mary Kyle McCurdy".

Mary Kyle McCurdy
Policy Director and Staff Attorney