



From the Desk of Representative Dan Rayfield

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## **Please VOTE YES on HB 2564 Inclusionary Zoning**

- Give local governments the option to use a proven, effective tool to address affordable housing needs of their residents.
- 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.
- HB 2564 has been amended to ensure that any city choosing to use inclusionary zoning couples it with other measures to aid builders in using IZ.
- Oregon's 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. IZ is an important, but missing, land use tool.
- Inclusionary zoning has been used throughout the country since 1974 to ensure that new developments offer workforce housing options for people at all income levels. Over 400 jurisdictions in the US have some form of inclusionary zoning policies, which have produced tens of thousands of units of affordable housing, in neighborhoods that are not isolated by income and lack of opportunity. Oregon one of only two states in the nation that currently bans use of IZ.

It is time to lift the IZ 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.