

December 18, 2015

Representative Peter Buckley  
71 Dewey Street  
Ashland, OR 97520

Senator Alan Bates  
900 Court Street, NE S-205  
Salem, OR 97520

Representative Tina Kotek  
900 Court Street, NE Rm. 269  
Salem, OR 97301

RE: Inclusionary Zoning

The City Council of Ashland Oregon supports lifting the statewide pre-emption on inclusionary zoning. While the City of Ashland does not have any intentions at this time to enact policies that may be considered inclusionary zoning, the City does have a strong interest in ensuring local control over and access to any tools that have the potential to aid in the future development of needed housing types that benefit all segments of the City's population.

The City of Ashland supports Statewide Planning Goal 10 [OAR660-015-0000(10)] which aims to ensure that the housing needs of the citizens of the state are met by requiring that cities maintain a buildable land supply sufficient to encourage *"the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density."*

Chapter 197 of the Oregon Revised Statutes, section 309, specifically prohibits cities and counties from *"enacting mandatory regulations which assign a certain percentage of housing units in new residential developments to be sold or rented to lower or moderate income households at an affordable rate."* This statute is commonly referred to as the "state pre-emption on inclusionary zoning." Although inclusionary zoning is a tool utilized in many communities and states throughout the country, unfortunately it cannot even be evaluated in Oregon cities or counties without legislative action.

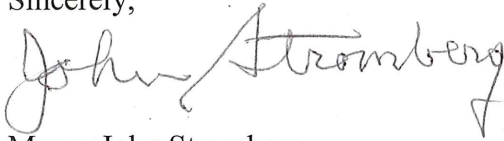
Preemption by the State Legislature of matters involving the provision of needed housing must be carefully evaluated and specifically tailored to address issues of statewide concern. Given the significant variation within housing markets throughout the State, and the obligation of each community to comply with Statewide Planning Goal 10, and to affirmatively address fair housing, it is important that the State Legislature empower jurisdictions to consider a broad range of regulatory options to provide for local housing needs.



The City encourages the Oregon State Legislature to support removal of the current state prohibition on inclusionary zoning as such land use tools are best evaluated at the local level, in consideration of local housing markets, by individual jurisdictions within the State.

Thank you for your attention to this request.

Sincerely,



Mayor John Stromberg

Cc: City Council

Dave Kanner, city administrator

Bill Molnar, community development director

