

February 5, 2016

Chair Clem and Members of the House Rural Communities, Land Use, and Water Committee

RE: HB 4079

Neighborhood Partnerships is a statewide organization with a twenty six year history of working to increase housing opportunity in Oregon. I am here today on behalf of Neighborhood Partnerships to testify in support of HB 4079.

HB 4079 is a modest step to have the state Department of Land Conservation and Development solicit proposals from local jurisdictions that would increase affordable housing by expanding the Urban Growth Boundary by no more than 50 acres each. Jurisdictions will nominate themselves and bring forward proposals that will increase affordable housing for a fifty year period.

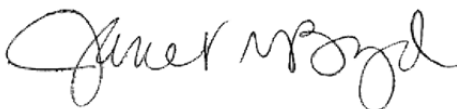
There are many proposals currently before the Legislature that also seek to increase the supply and availability of affordable housing. In particular, Neighborhood Partnerships strongly supports the proposal to lift the pre-emption on local inclusionary housing ordinances. HB 4079 absolutely does not make inclusionary housing unnecessary, nor should it delay your lifting of the pre-emption. It can and should serve as a complementary tool available to local communities.

Neighborhood Partnerships supports HB 4079 for several reasons:

- We know that affordable housing can come in many forms, from manufactured housing communities to multi-story buildings. This pilot would stimulate creative thinking about what housing needs are for people within a community, and would stimulate creative solutions to our housing shortage.
- HB 4079 will serve as a complementary strategy to efforts to utilize inclusionary zoning and other tools. It will be available to only two communities, one smaller than 30,000 in population and one larger, so will be a controlled test.
- HB 4079 creates long term affordability – 50 years.
- HB 4079 protects high-value farm land.
- The proposal would apply only outside of the Metro UGB, so would not affect Metro's growth plan.

Thank you for your service to Oregon. We urge your support for HB 4079.

Sincerely,



Janet Byrd
Executive Director, Neighborhood Partnerships