

From: [Mary Vogel](#)
To: [Exhibits HAGLU](#)
Subject: HB 2003 - Hearing date 3.5.19
Date: Sunday, March 3, 2019 9:14:35 PM

I'm writing in support of HB 2003, a bill that, like HB 2001, helps to further the implementation of Oregon's Statewide Housing Goal 10--a goal we have fallen far behind on over the years. While for communities over 10,000, I most strongly support the approach of HB 2001 to require replacement of exclusionary single-family only zoning, I feel that measures in HB 2003 could nicely compliment that approach.

Certainly, for situations like we have in Portland's NW neighborhood where the neighborhood association challenged a subsidized senior housing project (Buck-Prager) under the guise of neighborhood character, requiring any party that challenges an affordable housing project before the Land Use Board of Appeals and loses to pay the developer's attorney fees will likely have an impact on what appear to some of us as frivolous challenges.

I feel that these measures in HB 2003 will be helpful as well:

- require Metro and many Oregon cities to analyze their long-term housing needs and adopt more effective strategies to meet them
- allow development or rezoning of public property in urban growth boundary for affordable housing if compatible with surrounding zoning
- authorize the Secretary of State to audit and challenge local system development charges that inappropriately raise the cost of housing
- assign local governments the burden of proving on appeal the necessity of reducing density or height in a housing development application
- allow nonresidential places of worship to develop multiple affordable dwellings on land where nonresidential place of worship is an allowed use.

I deeply appreciate your efforts to address Oregon's housing crisis with measures that will lead to greater housing affordability. These are climate justice measures as well.

Thank you for your service on the State's behalf!

Mary Vogel

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