



Sightline Institute is an independent think tank working to advance sustainability in the Pacific Northwest. We believe it exists at the intersection of environmental health and social justice.

We're writing in support of HB 2001, including the -1, -8, and -9 amendments. Taken together, they represent short, medium and long-term responses to our acute and systemic housing crises.

I was honored to be part of the bipartisan, cross-ideological stakeholder working group for local and state accountability measures in the -8 amendments. Depending on the next two and a half years of rulemaking, this Oregon Housing Needs Analysis legislation can potentially put us on a decades-long path to more affordable, abundant, and equitably distributed housing.

I also want to call special attention to the -9 amendments, specifically the alternative housing approval process. The modest proposal of -9 is to, for the next four and a half years, prioritize any residential use of residential zones within urban growth boundaries.

The fact that this is both a completely common sense reform and a radical proposal helps explain the housing crisis we see every day. We've come up with thousands of reasons not to allow homes to exist.

The -9 amendments could improve. Adding a 2% construction excise tax to any projects opting into the new optional approval path would capture for the public an extra share of the value created here, raising something like \$100 to \$200 million every year to house those of us who need help. A mandatory relocation payment or optional right of return would protect any tenants displaced by projects that opt into the program.

These -9 amendments are the only proposal I've ever seen that is commensurate to the scale of our housing shortage. They would also massively advance our climate goals, unlock significant economic growth, permanently enlarge our property tax base, and allow tens of thousands of homes ordinary Oregonians can afford that wouldn't be shunted alongside freeways and factories, or out into farm and forest land. I urge you to support -9 today, and to look for ways to carry their spirit into other bills in this and future sessions.

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