March 2, 2025

To: House Committee on Housing and Homelessness

RE: Support for HB 2138

Dear Chair Marsh, Vice-Chair Breese-Iverson, Vice-Chair Andersen and Members of the Committee:

My name is Shannon Vilhauer and I am the Executive Director of Habitat for Humanity of Oregon. On behalf of our organization and the 23 local Habitat for Humanity affiliates we serve, we urge your strong support for HB 2138, which expands allowable middle housing opportunities.

As affordable homeownership developers, we work diligently to find land in areas of the community with access to amenities like schools, grocery stores, parks, and nearby employment opportunities. Middle housing developments—including duplexes, triplexes, quads, cottage clusters and townhomes—enable more households to benefit from these high-opportunity sites.

HB 2138 removes numerous barriers to siting middle housing. For example, it prohibits municipalities from requiring a traffic impact analysis, which would add significant cost and delay to a modest, residential, infill development of this type. In addition, it overrides planned community documents that would otherwise prevent middle housing developments—or even an owner's ability to build an ADU (accessory dwelling unit).

This bill implements density bonuses to incentivize the production of both affordable and accessible homes. Oregon cities of every size lack an adequate supply of affordable and accessible homes. Many communities across the nation have used similar density bonus strategies to great effect.

Excitingly, HB 2138 allows for a consolidated planning approach, encouraging developers to submit a combined land division and middle housing land division application for review within 120 days.

HB 2138 helps to standardize and refine Oregon's groundbreaking work in promoting middle housing production statewide, and we urge your strong support.

Thank you for your leadership and service,

Shannon M. Vilhauer, Executive Director