



March 3, 2025

Representative Pam Marsh
Chair, House Committee on Housing and Homelessness
900 Court St NE, H-474
Salem, OR 97301

Re: Support For HB 2138

Chair Marsh, Vice-Chairs Anderson and Breese-Iverson, and Members of the Committee:

I am writing on behalf of the Oregon Housing Alliance to urge your support for HB 2138 which would increase the amount of middle housing and infill development in Oregon. We appreciate the Governor's steadfast dedication to our housing crisis. This bill builds on the success of our other middle housing legislation and is another step towards our housing goals.

HB 2138 will help address land use challenges to our development in several major ways:

- Expanding allowable middle housing, such as duplexes, triplexes, townhouses, and cottage clusters, in urban areas and unincorporated lands.
- Prohibiting local governments from imposing excessive regulations that could hinder middle housing development.
- Making it easier to develop accessible and affordable homeownership units by allowing additional units on certain properties.
- Reforming land use rules to streamline the approval process for middle housing projects, reducing unnecessary delays and costs.
- Preventing restrictive private covenants from blocking needed housing development.

Expanding our state's middle housing stock is critical if we are going to see improvements in our housing crisis. It provides more housing diversity that allows people to purchase starter homes, downsize to age in place and utilizes lands that are already available for development.

The Oregon Housing Alliance is a statewide coalition of over 100 member organizations, including tenant organizations; affordable housing developers and operators; social service providers and shelter operators; Community Action Agencies; Public Housing Authorities; housing industry businesses and professionals; city and county governments; and community-based nonprofits and advocacy groups. Many of our members are within the community land trust ecosystem and organizations that are committed to expanding homeownership opportunities across the state.



Our diverse membership is united by the belief that every Oregonian deserves a home that is affordable, stable, accessible and safe. To this end, we urge your support of House Bill 3503.

Sincerely,

A handwritten signature in black ink, which appears to read "Rebekah Markillie".

Rebekah Markillie
Oregon Housing Alliance
rmarkillie@neighborhoodpartnerships.org