



DEVELOPING THRIVING COMMUNITIES

March 3, 2025

House Committee on Housing and Homelessness  
900 Court Street NE  
Salem, Oregon 97301

**RE: Support for HB 2138 with the -1 amendment**

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

My name is Karen Saxe and I work at DevNW, an affordable housing development and asset-building agency serving Lane, Linn, Benton, Lincoln, Marion, Polk and Clackamas Counties. We support HB 2138 with the -1 amendment, which will expand the places where much needed middle housing can be built and encourage affordable homeownership development.

DevNW works across a seven county region that includes numerous jurisdictions. This gives us a unique understanding of the extent to which our housing crisis is not isolated to local jurisdictions; it is statewide, and we need statewide solutions to match. The changes in this bill will give developers a greater level of predictability- across all jurisdictions-that we can create the middle housing that is so desperately needed in our communities.

Specifically, I'd call out the provisions that: enable cottage clusters to be attached units, require middle housing development on lots with existing single homes and that create an affordable homeownership density bonus, while also preserving a local community's ability to provide a greater density bonus for affordable homeownership if it should choose to. These will have a direct, positive and meaningful impact on DevNW's ability to get new homeownership units on the ground.

We are in conversations throughout our service area with employers desperately seeking solutions to workforce housing challenges. The changes proposed in HB 2138-1 would increase our development options, from duplexes to townhomes to rowhouses, to work collaboratively with employers to create housing that meets the needs of their employees and stabilizes their workforce.

The clients we work with are putting in the hard work to become mortgage ready, they are engaging in financial and homebuyer education and counseling. They are saving for a downpayment, they are paying down debt, they are working to increase their income, all while managing increasing costs for food, utilities and other basic needs. We believe that HB 2138-1 ensures that jurisdictions and developers can do our part to increase the rate of housing production for these families across Oregon.

[devNW.org](http://devNW.org)



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# DevNW

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We believe increasing the development of affordable housing across the continuum should be our North Star. We also know that to do that, we need a wide range of tools and solutions to make a dent. We applaud the work of the Governor and stakeholders and urge your support of HB 2138-1.

Sincerely,



Karen Saxe  
Director of Policy, Advocacy and Strategic Relationships  
DevNW

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CHARTERED MEMBER

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