



26 March 2025

House Committee on Housing and Homelessness
Oregon Legislature

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

RE: House Bill 2138

My name is Jimmy Jones, and I serve as the Executive Director of the **Mid-Willamette Valley Community Action Agency** in Salem. We serve low-income residents of Marion, Polk, and nine other counties across Oregon. Annually, we provide more than \$80 million in services and direct client assistance for housing, homelessness, energy and weatherization, and early learning programs to more than 60,000 Oregonians in poverty. I also serve as the Vice President for Legislative Affairs at the Community Action Partnership of Oregon, sit on the Housing Committee of the Racial Justice Council, and previously was a member of the House Bill 2100 Task Force on Homelessness and Racial Disparities, and recently Chaired the Legislature's Joint Task Force on Hospital Discharge.

Too many families are left behind by exclusionary zoning, artificially limited density, and land use policies that restrict the development of diverse, affordable housing types. I am writing to express my full support of House Bill 2138. By requiring local governments to allow a wide range of middle housing types on residential lots, including in urban unincorporated areas, this bill will expand housing choices and opportunities across Oregon.

I see every day the devastating human cost of Oregon's housing shortage. House Bill 2138 ensures that the vision of middle housing becomes a reality. It promotes equity by prohibiting deed restrictions and planned community rules that block middle housing or ADUs, while requiring that affordable or accessible units be supported with additional development capacity. It also limits unreasonable siting and design standards that often suppresses needed housing before it can be built.

For the people we serve, housing is more than shelter, it is the foundation for health, education and stability. For these reasons, I urge your support of House Bill 2138. It is the kind of bold policy we need to meet Oregon's housing productions goals and address the root causes of homelessness and housing instability. Thank you for the opportunity to submit testimony and for your service to Oregon communities.

Respectfully,

Jimmy Jones
Executive Director