

Things We Can Support to Address Housing Needs

Proposed Oregon House Bill HB2001 is a radical and badly misguided bill to rezone every home in Oregon to allow multiplex apartments, ostensibly to provide “affordable housing.” The Legislature should abandon this bill and look at real solutions, like the following:

- Encourage more multi-story mixed-use development along major transit corridors like the West Eugene EmX line where Eugene has invested \$100 million in bus rapid transit.
- “Lack of Financing” was identified as the primary reason for the shortage of new housing in Oregon (State Economist). Help local builders and homeowners secure financing for new housing and ADUs.
- Dedicate more funding for low-income housing subsidies through a 1% Construction Excise Tax (CET) and local bond issues. Lobby the Federal Government for more low-income housing funds.
- Provide safe indoor housing for the homeless. Provide additional resource for Oregon’s cities to provide short-term shelter for individuals and families. Homelessness is best addressed at the state and federal levels, since it is a regional and national issue.
- Create mechanisms to keep families in their housing if they encounter a financial emergency or hardship, including temporary rent or mortgage assistance.
- Allow limited UGB expansions for designated affordable housing projects such as mobile home parks, manufactured housing, cottage clusters, and tiny home parks. Consider creating a statewide land trust to secure such lands for permanent affordability.
- Require that future UGB expansions are designated for medium and high density uses only. If some Legislators detest single-family homes, this is the place to start.
- Ban rural sprawl for the wealthy elite by stopping the creation of new large lot developments in rural Oregon. End the loopholes for the wealthy to build more mansions on 2-, 5-, and 10-acre lots just outside of UGBs.
- Limit or regulate the use of residential properties for short-term rentals, such as Airbnbs that don’t contribute to local housing needs. This is especially important if public subsidies or incentives are applicable.
- Focus more on family-friendly housing solutions, rather than micro housing for millennials. In Lane County 70% of rental households with children make less than 80% of AMI (area median income).
- Instead of eliminating parking for new housing, discourage car use and ownership with direct fees. Increase gas taxes from 34 cents to 50 cents and direct to alternative transportation. Eliminate \$15 bike tax.
- Ban new CC&Rs for all development statewide. No deeded limitations on residential land use.