



October 18, 2019

Mayor and City Council of Adair Village
6030 NE William R Carr Avenue
Adair Village, OR 97330

Re: Annexation of approximately 6.1 acres

Dear Mayor and City Council:

This letter is submitted jointly by Housing Land Advocates (HLA) and the Fair Housing Council of Oregon (FHCO). Both HLA and FHCO are non-profit organizations that advocate for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians. FHCO's interests relate to a jurisdiction's obligation to affirmatively further fair housing. Please include these comments in the record for the above-referenced proposed amendment.

As you know, all amendments to the City's Comprehensive Plan and Zoning map must comply with the Statewide Planning Goals. ORS 197.175(2)(a). When a decision is made affecting the residential land supply, the City must refer to its Housing Needs Analysis (HNA) and Buildable Land Inventory (BLI) in order to show that an adequate number of needed housing units (both housing type and affordability level) will be supported by the residential land supply after enactment of the proposed change.

The staff report for the proposed annexation and corresponding zoning recommends its approval. However, the report does not include findings for Statewide Goal 10, describing the effects of these changes on the housing supply within the City. An annexation of 6.1 acres zoned C-1 Village Center has great potential for adding housing to the City. However, without additional information, this potential cannot be quantified and therefore there has been no factual basis provided to justify this decision. For example, what are the costs and benefits to the housing supply provided by a zoning choice of C-1 as opposed to C-2 Neighborhood Center? Goal 10 findings must demonstrate that the changes do not leave the City with less than adequate



residential land supplies in the types, locations, and affordability ranges affected. *See Mulford v. Town of Lakeview*, 36 Or LUBA 715, 731 (1999) (rezoning residential land for industrial uses); *Gresham v. Fairview*, 3 Or LUBA 219 (same); see also, *Home Builders Assn. of Lane Cty. v. City of Eugene*, 41 Or LUBA 370, 422 (2002) (subjecting Goal 10 inventories to tree and waterway protection zones of indefinite quantities and locations). Further, the report should reference the need for this annexation by utilizing the City's HNA. For example, how much of the most needed housing types will the annexation with C-1 zoning generate? Only with a complete analysis showing any gain in needed housing as dictated by the HNA and compared to the BLI, can housing advocates and planners understand whether the City is achieving its goals through this annexation and corresponding zoning.

Last, the City should consider the allowance under HB 2003 (2019) to use public property for affordable housing. This property is large enough to create a village center that incorporates affordable housing as a key component and our organizations encourage the City to include affordable housing in the City's next planning action for this property.

HLA and FHCO urge the Council to defer approval of the annexation of 7115 NE Vandenberg Avenue until Goal 10 findings can be made, and the proposal evaluated under the HNA and BLI. Thank you for your consideration. Please provide written notice of your decision to, FHCO, c/o Louise Dix, at 1221 SW Yamhill Street, #305, Portland, OR 97205 and HLA, c/o Jennifer Bragar, at 121 SW Morrison Street, Suite 1850, Portland, OR 97204. Please feel free to email Louise Dix at ldix@fhco.org or reach her by phone at (541) 951-0667.

Thank you for your consideration.

A handwritten signature in blue ink that reads "Louise Dix".

Louise Dix
AFFH Specialist
Fair Housing Council of Oregon

A handwritten signature in blue ink that reads "Jennifer Bragar".

Jennifer Bragar
President
Housing Land Advocates

cc: Kevin Young (kevin.young@state.or.us)