

**From:** [Albert Lape](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 11:10:24 AM

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Dear Council Members Members,

Dear Members of the Housing Production Advisory Council,

I want to express my strong support for the recommendations being considered by the HPAC on Friday. These recommendations demonstrate a comprehensive framework that will help Oregon begin to address the severe housing crisis impacting our state. The broad scope of the recommendations will help increase housing production by addressing several critical barriers to development, including expedited urban growth boundary amendments to address land supply shortfalls, funding for local governments to help finance otherwise extremely costly infrastructure development, and speeding up the construction process by making needed reforms to residential construction permit review processes.

These recommendations, as well as others such as expanding the Building Codes Division's (BCD) ready-build plan program and addressing issues related to wetlands mitigation, are great examples of policy recommendations that support truly sustainable development by ensuring that our state's growth is economically feasible, environmentally responsible, and socially equitable. All Oregonians deserve access to affordable housing and homeownership. These recommendations will make affordable housing easier to develop - and therefore access - and make homeownership more attainable for all.

I urge you to adopt these recommendations when HPAC meets this Friday. These recommendations will be impactful to housing production and also meaningful to Oregonians - especially to those in our most vulnerable communities who cannot afford further delays to needed action. Please adopt these important policy recommendations.

Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Albert Lape  
3971 Village Center Dr SE  
Salem, OR 97302  
[lape.albert@gmail.com](mailto:lape.albert@gmail.com)

**From:** [Lavonne Broadbent](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 11:00:27 AM

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Sincerely,

Lavonne Broadbent  
69482 Goodrich Rd  
Sisters, OR 97759  
[lbroadbent920@gmail.com](mailto:lbroadbent920@gmail.com)

**From:** [Ashley Contreras](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 11:00:20 AM

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Sincerely,

Ashley Contreras  
3870 Duplex Ct SE  
Salem, OR 97302  
[ashley@pnwbrokerhomes.com](mailto:ashley@pnwbrokerhomes.com)

**From:** [Chelsea Barnes](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 11:00:19 AM

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[You don't often get email from [chelseabarnes@windermere.com](mailto:chelseabarnes@windermere.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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Sincerely,

Chelsea Barnes  
1340 Country Club Rd  
Hood River, OR 97031  
[chelseabarnes@windermere.com](mailto:chelseabarnes@windermere.com)

**From:** [BILL LEDER](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 11:00:19 AM

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Sincerely,

BILL LEDER  
12356 Monitor McKee Rd NE  
Woodburn, OR 97071  
[bledersr@msn.com](mailto:bledersr@msn.com)



Co-Chairs Hall and Tovey and members of the Housing Production Advisory Council,

Thank you for the opportunity to provide testimony today. My name is Brock Nation, I am the Policy Director at Oregon REALTORS®, and I'm here to express our support for many of today's third reading recommendations.

The expedited UGB expansion recommendation would address several barriers to housing production, including ensuring that lands annexed into UGBs are development-ready, supporting the development of housing at all types, tenures, and price points, and speeding up the rate of housing production by ensuring dialogue between developers and permitting agencies related to expedited review and approval timelines. According to the [Barriers to Housing Production in Oregon Brief](#) by the University of Oregon, the supply of buildable land is related to three of the top 12 "extreme" barriers to housing production in Oregon. Importantly, there are carefully considered sideboards to ensure the protection of our state's natural and working lands, ensuring that our state will be a more affordable and equally desirable place to live.

Further, Oregon REALTORS® supports the recommendation to increase the number of apprentices in construction and construction-related trades, as well as the recommendation to provide additional options for how system development charges are ultimately paid. University of Oregon's briefing demonstrated that limited supplies of labor and the lack of financing for infrastructure are broadly agreed upon production barriers by the private sector, the public sector, and the nonprofit sector alike.

Several recommendations before you today, including the recommendations regarding modifications to residential permit review standards, land use review standards, hearing time standards, and land use appeal procedures will directly help speed up development and construction approval timelines. It is essential to reduce these timelines, as Oregon is already underproduced by 140,000 units and we need to produce between 550,000-600,000 new units to account for forecasted population growth by 2040. This will require a substantial increase in annual housing production – something more achievable if approval timelines are reduced.

The time it currently takes to get projects approved is not just a housing issue, but also an issue of social and economic equity. The longer it takes for new units to come to market, the higher the cost of each unit will be and the longer it will take to see meaningful declines in the rate of housing price growth due to continued imbalances between housing supply and demand – an issue that if left unaddressed will continue to disproportionately impact our most vulnerable populations.

We thank the members of the Council for their diligent work to identify meaningful solutions to Oregon's housing crisis. Your efforts, including the recommendations you are considering today, will have a positive impact on the lives of all current and future Oregonians.

Thank you for your time and consideration of our comments.

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**From:** [Danielle Cutler](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 11:50:14 AM

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Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Danielle Cutler  
317 NE 6th St  
Newport, OR 97365  
[cutlerdani03@gmail.com](mailto:cutlerdani03@gmail.com)





October 13, 2023

Governor's Housing Production Advisory Council (HPAC)  
Office of the Governor  
900 Court Street, Suite 254  
Salem, OR 97301-4047

Sent by electronic mail to: [HPAC.gov@oregon.gov](mailto:HPAC.gov@oregon.gov)

**Re: Strong Support for Council's Recommendations**

Dear Governor Kotek and HPAC Members:

I want to express my support for the recommendations put forward by the HPAC. These proposals offer a holistic approach to tackling some of the most pressing housing issues facing our state. The recommendations encompass a wide range of crucial areas, from expanding the urban growth boundary (UGB), providing much-needed infrastructure funding for local governments, to focusing on residential construction permit review reforms.

The recommendation to expand the Building Codes Division's (BCD) ready-build plan program is another step in the right direction. The consideration of wetland mitigation and numerous tree code review/revisions reflects a commitment to sustainable and responsible development, ensuring that our state's growth is both environmentally conscious and economically viable.

By supporting these recommendations, we can collectively work towards a brighter future where more Oregonians have access to safe, affordable housing, and where the dream of homeownership is within reach for a broader spectrum of our population. These measures have the potential to stimulate economic growth, reduce homelessness, and enhance our overall quality of life. I encourage you to lend your support to these recommendations, as they represent a significant step forward in addressing the housing challenges our state faces.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kelly Ritz', with a long horizontal flourish extending to the right.

Kelly Ritz  
President, Stone Bridge Homes NW, LLC

**To:** Co-Chairs Damien Hall and J.D. Tovey;  
Members of the Housing Production Advisory Council (HPAC)  
(submitted electronically to: [HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov))

**From:** Tracy Rainey, Senior Policy Analyst, Clean Water Services

**Date:** October 13, 2023

**RE:** Comments on Finance Committee SDC Recommendation (2<sup>nd</sup> Reading – October 13 HPAC Meeting)

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On behalf of Clean Water Services, we appreciate the opportunity to provide comments on the Finance Committee’s proposed SDC Recommendation that is up for a second reading and public comment at the October 13 full HPAC meeting. We strongly encourage the members of the HPAC to take these comments into consideration prior to advancing this proposal.

Clean Water Services is a water resource management utility that provides sanitary, stormwater and water resource recovery services to more than 600,000 residents and businesses in urban Washington County. Our utility was created by a vote of the citizens in 1970 as a result of a 1968-issued building moratorium that was placed on Washington County. The building moratorium resulted from a lack of necessary sanitary sewer infrastructure that created significant public health risks, as well as environmental impacts. That same year, the voters of Washington County approved a \$36 million bond to make the necessary infrastructure investments that would enable the moratorium to be lifted.

The services and infrastructure that we provide are critical to ensuring the protection of public health and the environment, and are absolutely necessary for housing production and economic development.

We appreciate the Finance Workgroup’s recognition of the need for additional state investment in infrastructure. According to a recent [report](#) from the National Association of Clean Water Agencies, the federal cost-share of water infrastructure has fallen from 62.77% in 1977 to less than 10% in recent years. Oregon’s water infrastructure is now primarily paid for through local water/sewer/stormwater utility rates and through system development charges. This shift, especially when combined with inflation and other cost drivers, has created affordability challenges for ratepayers and is unsurprisingly resulting in legitimate concerns over how the cost of necessary infrastructure impacts housing affordability.

With that said, we appreciate the opportunity to submit comments on the Finance Workgroup’s SDC Recommendation that is up for 2<sup>nd</sup> reading and public comment at the October 13 HPAC meeting. We do believe there is a pathway to pursue additional targeted, state funding that would effectively drive down upfront infrastructure costs, thus reducing SDC costs. However, knowing the limitations of state revenue

sources, we would encourage that there be consideration of how to prioritize such funding for specific housing needs (with a priority for affordable housing). We would be more than happy to work with the HPAC and Finance Workgroup to explore workable options for additional SDC financing tools.

The proposed recommendation reads:

*“The recommendation is a reorganization of how future infrastructure is funded. The “operating costs” of a residence would increase but the initial cost of a unit would decrease substantially. As an example, given a city with \$20,000 SDC’s: A state loan amortized over 15 years at 3% interest would increase utility cost by \$136/Month. The savings to a consumer with a home which cost \$20,000 less at 6% (mortgage rate paid by consumer would be \$121/Month.) For a qualifying resident, the state would subsidize that property tax assessment.”*

### **CWS Comments and Questions:**

It is unclear to us how the mechanics of this proposal would work. If we are understanding the intent of the recommendation, we have significant concerns that this proposed new financing system would be complex, costly and administratively burdensome. Prior to moving this recommendation to a third reading, we would like to see additional clarification of the process and the opportunity for input and collaboration from a variety of municipal jurisdiction types, including special districts. We are also concerned that this proposal does not guarantee an equivalent reduction in the price of a house (i.e. does not consider that housing prices are also market driven). We have concern that a homeowner could pay twice and strongly encourage protections that would ensure that does not happen.

Specifically, we would appreciate clarification on several important questions (indicted in bold text below).

- Clean Water Services is a special district that provides sanitary and stormwater services within urbanized areas or Washington County, including within 12 cities.
  - It is our assessment that the proposed recommendation would require significant, additional coordination between the state, county, cities and special districts to ensure the collection and ultimate recovery of critical revenue needed to pay for new infrastructure.
  - **How would a special district, providing regional sanitary and stormwater services including within 12 different cities, ultimately collect wastewater and stormwater SDC revenue under this proposed model?**
- If we understand the proposed recommendation, a city would request a zero or low-interest loan from the state, and the SDC costs would be financed by the homeowner and would be paid back over a period of time (e.g. 20 years). It is unclear whether the homeowner would be paying back the SDC as part of their utility bill (“utility surcharge”) or on their property tax statement but we have technical concerns with both models.
- The proposed recommendation appears to have the state collecting payment of the homeowner’s financed SDCs. We presume that the state would remit SDC payments back to the city, while the city would be making payments to the state on the loan, but we appreciate clarification as this model does not seem efficient and is unclear as to where and how special districts fit into this repayment model.
  - **Would homeowner SDC repayment occur via a utility bill, or via a property tax bill? Would the state collect payment of the homeowner’s financed repayment of SDCs?**

- It is important to note that Clean Water Services does not collect any property tax revenue. Our revenue comes primarily from sanitary sewer/stormwater rates (via a utility bill) and from system development charges. We do not have a permanent property tax rate. It is also important to note that property tax payments are collected by the county.
- It is also important to note that Clean Water Services does not bill all of our customers directly. In order to gain efficiencies, we have Intergovernmental Agreements (IGA) with some cities in our service territory. The IGA allows for the consolidation of city drinking water charges, sanitary service charges and stormwater charges onto one bill. The city then remits collected rate revenue back to Clean Water Services. This system creates efficiencies and cost savings but may further complicate a potential “utility surcharge” model.

Again, we appreciate your consideration of these comments and questions. We have staff that are anxious to collaborate to identify tools and resources that can achieve our shared goals. Please do reach out with any questions or if you identify opportunities for additional collaboration.

Intro:

Ryan Leffel, Environmental and Construction Safety Instructor for the Oregon Laborers – we are a state-registered Apprenticeship Program for Construction Craft Laborers. I started my construction career in 1994. Just prior to working at the Laborers Training Center / Apprenticeship Program, I worked as a Safety Manager for a Portland area General Contractor.

Today I am speaking to the Subcommittee's recommended changes to Apprenticeship Training Ratios

Apprenticeships, Classroom/hands-on training, and on-the-job training are key to the development of a safe and productive workforce. The on-the-job skills development, coaching, and mentoring Apprentices receive from Journey workers are critical to that process. The best safeguard we have in place to protect that proven system is the Apprentice-Journey Worker ratio.

Every time school issues hit the community and news, be it federal or local funding/budgeting processes or teacher contract negotiations, class size is always a point of discussion and contention, and for good reason: **Ratios matter**.

Expansion of the ratio especially to a 4:1 would only serve to diminish the quality of skills training, coaching, and mentoring our Apprentices receive. A 4:1 ratio could represent a reduction in direct oversight and Journey worker contact by 75% or more. I can see this level of contact loss resulting in increased occupational injuries/illnesses, reduced morale, lower or slower Apprenticeship completion rates, reduced productivity, lower quality, and project schedule and budget overruns.

- Safety –
  - Statistics included in HPAC's Standards for Analysis document compare Washington and Oregon ratios and fatality rates. This assertion is incomplete or uninformed at best or disingenuous at worst. Fatalities are certainly the most severe safety outcome. However, they are not the only metric. Nonfatal occupational injuries and illnesses far outnumber fatalities across every industry and trade.

- Increased ratios could result in higher rates of safety incidents. Of equal or greater concern to me would be a potential increase in incidents that go unreported. Injuries and illnesses (reported or not) affect worker morale and employment longevity.
- Reduced/slow graduation rates-
  - Apprentices need attention. With reduced attention, we could see numbers of workers leaving the trades due to feeling they are not getting the training, coaching, and opportunities they desire or need.
  - With reduced journey worker attention those who do stick with the apprenticeship could take longer to develop the skills and experience to advance which in turn does not open the path for the next round of Apprentices to come in.
- Productivity-
  - Apprentices learning new trades and skills work slower by nature, and that is okay, it is an expected and understood part of the process. However, everyone on the job site has productivity expectations – the work must get done.
  - Every increase in the Apprentice-Journey ratio decreases the Journey workers' productivity output as they are increasingly spread more and more thin.
  - Quality can and likely will also suffer as a result, meaning re-work – Having to do things two or more times is not good for anyone or any aspect of a project.
- Schedule and budget overruns-
  - All the mentioned items will directly impact project schedules and budgets.
  - These can manifest in developers and owners not moving forward with or delaying future projects.

I believe much more research and discussion needs to happen on this topic including a deeper pool of stakeholders to include construction industry experts like apprenticeships, unions, contractors, and safety professionals.

I truly appreciate the opportunity to speak and the council's time and willingness to devote thoughtful consideration to this important issue today and in the future.



October 13, 2023

To: Housing Production Advisory Council (HPAC)

CC: Matt Tschabold, Karin Power, Geoff Huntington, Morgan Gratz-Weiser

From: Oregon Climate Action Coalition

RE: Comment on Codes and Design CFEC Recommendation

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## SUMMARY

**We do not support the HPAC Code and Design Working Group's recommendation to pause and delay the Climate Friendly and Equitable Community (CFEC) rules.** It is not necessary and will unduly postpone implementation of rules related to parking reform, street design standards, Climate Friendly Area designation and upzoning, and more that will accelerate housing opportunities in Oregon's communities. Further, implementation of these rules is well underway in many Oregon cities. Undue delay creates unnecessary confusion, burden, and expense. We ask that you not move this misguided recommendation forward.

## CFEC & OHNA integration

Our organizations have worked for years to support and improve the Department of Land Conservation and Development's Oregon Housing Needs Analysis (OHNA) program and the Climate Friendly and Equitable Communities (CFEC) program. **We strongly support the objectives of both programs. OHNA and CFEC are a powerful combination for urgently delivering more needed housing to our communities in the most climate-friendly ways possible.** OHNA will identify the housing amount, type, and affordability that Oregon communities need. CFEC will help cities build significantly more housing in mixed use, walkable/bikeable/rollable neighborhoods, centers, and downtowns, creating complete communities and delivering multiple benefits to the people who will call that housing home. We have asked that DLCD and ODOT provide timely, clear, and strong leadership in better outlining and communicating this integration to cities, HPAC and the Governor's office. This will address the issues being raised, and thus, a wholesale pause and delay of CFEC rules is not necessary.

## CFEC will help cities deliver on OHNA housing projections

The revised 20-year housing projections under OHNA, for every city and at specific income levels, will be released in January 2025. It is expected that these OHNA housing projections will be compatible with the CFEC program because most cities will have to accommodate more housing for those of moderate and lower income levels and smaller household sizes at all income levels than their current zoning codes and regulations readily accommodate. That will translate to the need for more diverse, accessible, smaller, and compact housing options, especially in mixed use, walkable/bikeable/rollable areas, and less land devoted to off-street parking, one story office and commercial buildings, expanded roads that are too wide and fast,

and the like. Therefore, CFEC is particularly well poised to help cities deliver on the housing needs identified by OHNA.

**Good for Oregon's housing and climate goals**

Integrating CFEC and OHNA means providing more housing in the most climate friendly, affordable, and equitable way possible. In fact, we believe it is essential for the future of Oregonians, our state, and planet that we build significantly more affordable housing in mixed use walkable/bikeable/rollable neighborhoods, centers, and downtowns.

The timing, sequencing, deliverables and supportive intersections of CFEC and OHNA's programs and policies needs to be more clearly outlined and communicated by DLCD and ODOT. And ODOT also needs to provide the transportation modeling and assumptions to support cities as they undertake these planning and investment efforts as soon as possible.

Oregon needs more diverse, accessible, and affordable housing in every community. And we need to invest in and grow climate friendly neighborhoods, with higher densities and safe and accessible routes for people who walk, bike, and roll.

**We believe that the goals of OHNA and CFEC are compatible. The two efforts, and the necessary investments to make them a reality, can and will be coordinated in time and integrated in substance by DLCD and ODOT. We ask that you not move this misguided recommendation forward.**

Sincerely,

Phil Carver, Co-coordinator  
350 Salem

Mary Kyle McCurdy, Deputy Director  
1000 Friends of Oregon  
CFEC RAC Member

Elisa Cheng, Board President  
Bend Bikes  
CFEC RAC Member

Rob Zako, Executive Director  
Better Eugene-Springfield Transportation (BEST)

Corie Harlan, Cities & Towns Program Director  
Central Oregon LandWatch  
CFEC RAC member

Jacqui Treiger, Campaign Manager  
Climate & Transportation Programs  
Oregon Environmental Council



Julia DeGraw, Coalition Director  
Oregon League of Conservation Voters

Michael Andersen, Senior Housing Researcher & Transportation Lead  
Sightline Institute

Michael Szporluk  
CFEC RAC member | OHNA Work Group member  
Independent Consultant on disability rights

Bob Cortright

Jonathan Harker, AICP



TO: Co-Chairs Toevy & Hall  
Members of the Housing Policy Advisory Council  
[HPAC.GOV@oregon.gov](mailto:HPAC.GOV@oregon.gov)

FROM: Oregon Recreation & Park Association

DATE: October 13, 2023

RE: HPAC draft recommendations on SDCs

On behalf of over 2,200 park and recreation professionals, agencies, and volunteers represented by the Oregon Recreation and Park Association (ORPA) we thank you. We appreciate the intense and time consuming work the HPAC members have dedicated to finding solutions that will help Oregon increase housing production. We too are looking for ways to help that occur. Please consider this letter sharing our beliefs and some concerns specific to the Finance SDC Recommendation submitted 8/30/23.

We understand the need for housing, especially affordable housing, in our state. But people of all income levels deserve parks and open areas. People in all housing types need to have outdoor opportunities. **People with fewer options for inside, need more options for outside.** Park and recreation facilities are a critical part of a healthy and thriving community. As areas across the state increase density, Park SDCs are not an obstacle but a means to ensuring that all Oregonians have equitable access to high-quality parks, nature, trails, and recreation facilities—not just those living in certain neighborhoods or areas of a community. **We urge you to not take away abilities or build barriers to continuation of parks SDCs.**

Specific to the HPAC Finance Work Group recommendation, we have the following questions/concerns:

- As reported in the 2022 Oregon System Development Charges Study, there are no guarantees developers will lower their home prices and keep the prices lower if an SDC is not collected at the time of construction. It is unclear what this concept can achieve to make homes more affordable.
- Is this limited to cities, or are counties and special districts also involved in the loan program?
- How is “essential infrastructure” defined within this recommendation? If a piece of public infrastructure is not defined as “essential,” how would local governments fund providing it?
- Would having local governments seek loans for infrastructure from the state, require a new layer of processes for local governments with the potential unintended consequence of slowing down the provision of essential public infrastructure and thereby limiting the capacity of existing infrastructure to accommodate new development? And does the state Department of Revenue have the resources to administer a loan program?
- What criteria would local jurisdictions need to meet to apply for infrastructure loans from the state?
- Currently, SDCs are an important leveraging tool for state and federal grants. Given that many local jurisdictions' general funds are constrained, what funds would replace SDCs to satisfy state and federal grant fund matching requirements?

We cannot stress enough the critical need for SDCs to ensure public spaces are not just created for those who can afford larger homes, but are equitable for all Oregonians. The impacts of any growth creates a burden for park systems and any adjustment to SDC structures could jeopardize park and recreation agencies' ability to serve its growing and evolving community. Thank you for your consideration of our concerns. We would welcome the opportunity to discuss some of our idea with HPAC members when the time is right in your deliberations.

**From:** [Alicia Gross](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Cc:** [Governor Kotek \\* GOV](#)  
**Subject:** Please protect trees and environmental zones  
**Date:** Saturday, October 21, 2023 5:56:44 AM

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Hello,

It might be too late, but I want to add my voice and request that protections for trees on smaller development zones and environmental zones please remain protected in Oregon law.

Trees and green spaces are incredibly important for our planet in terms of climate, peoples' mental health, and for keeping balance. They must be a part of development, especially when development involves clear cutting.

I live in NE Portland where I feel so blessed by the trees and parks we have. Please keep protections in place for the sake of the current race against climate temperature rise and for my kids and their kids.

Thank you,  
Alicia Gross  
mother of a 7 year old and 4 year old

Sent from my iPhone

**From:** [Jaynee Beck](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 4:30:21 PM

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Dear Council Members Members,

Dear Members of the Housing Production Advisory Council,

I want to express my strong support for the recommendations being considered by the HPAC on Friday. These recommendations demonstrate a comprehensive framework that will help Oregon begin to address the severe housing crisis impacting our state. The broad scope of the recommendations will help increase housing production by addressing several critical barriers to development, including expedited urban growth boundary amendments to address land supply shortfalls, funding for local governments to help finance otherwise extremely costly infrastructure development, and speeding up the construction process by making needed reforms to residential construction permit review processes.

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I urge you to adopt these recommendations when HPAC meets this Friday. These recommendations will be impactful to housing production and also meaningful to Oregonians - especially to those in our most vulnerable communities who cannot afford further delays to needed action. Please adopt these important policy recommendations.

Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Jayne Beck  
61170 Cottonwood Dr  
Bend, OR 97702  
[jaynee@realtorjaynee.com](mailto:jaynee@realtorjaynee.com)

**From:** [Tarah Fair](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 4:20:13 PM

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Dear Council Members Members,

Dear Members of the Housing Production Advisory Council,

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Sincerely,

Tarah Fair  
665 Lower Ben Lomond Dr SE  
Salem, OR 97302  
[tarahsellsoregon@gmail.com](mailto:tarahsellsoregon@gmail.com)

**From:** [Michael Crosbie](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 3:40:30 PM

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Dear Council Members Members,

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Sincerely,

Michael Crosbie  
12335 SE Stephens St  
Portland, OR 97233  
[realtormichaelcrosbie@gmail.com](mailto:realtormichaelcrosbie@gmail.com)

**From:** [John Kromm](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 3:40:12 PM

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Sincerely,

John Kromm  
2008 NE Cradle Mountain Way  
Bend, OR 97701  
[krommer23@gmail.com](mailto:krommer23@gmail.com)

**From:** [David Disney](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 3:30:13 PM

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Sincerely,

David Disney  
PO Box 266  
La Pine, OR 97739  
[disneyhomes@aol.com](mailto:disneyhomes@aol.com)



**From:** [Beckie Combs](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 2:10:19 PM

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Dear Council Members Members,

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Sincerely,

Beckie Combs  
11512 SE John Thomas Ct  
Happy Valley, OR 97086  
[beckiecombs@gmail.com](mailto:beckiecombs@gmail.com)

**From:** [Alexander Phan](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 1:30:11 PM

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Dear Council Members Members,

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Sincerely,

Alexander Phan  
14350 SW Fox Ln  
Beaverton, OR 97008  
alex@diverserg.com

**From:** [Bethany Blackwell](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 1:00:29 PM

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Dear Council Members Members,

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Sincerely,

Bethany Blackwell  
1328 34th St  
Springfield, OR 97478  
[beth@valley2coasthomes.com](mailto:beth@valley2coasthomes.com)

**From:** [Rebecca Kirkendall](mailto:Rebecca.Kirkendall@shorepineproperties.com)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 1:00:14 PM

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Dear Council Members Members,

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Sincerely,

Rebecca Kirkendall  
PO Box 282  
Pacific City, OR 97135  
[becky@shorepineproperties.com](mailto:becky@shorepineproperties.com)

**From:** [Barbara LePine](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 12:50:13 PM

---

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Sincerely,

Barbara LePine  
1129 NW Old Arcadia Rd  
Toledo, OR 97391  
[coastaldigs@yahoo.com](mailto:coastaldigs@yahoo.com)

**From:** [Jeff Bohn](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 12:40:14 PM

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Sincerely,

Jeff Bohn  
2074 Houston Rd  
Phoenix, OR 97535  
[houstonorchard1@msn.com](mailto:houstonorchard1@msn.com)

**From:** [Allison York](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 12:20:13 PM

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Sincerely,

Allison York  
170 Southshore Ln  
Klamath Falls, OR 97601  
[Ayork@windermere.com](mailto:Ayork@windermere.com)

**From:** [Daryl Winand](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 12:10:17 PM

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Sincerely,

Daryl Winand  
7635 SE Madison St  
Portland, OR 97215  
[dwinand1@aol.com](mailto:dwinand1@aol.com)



**From:** [Mouy Deona](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 12:10:13 PM

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Sincerely,

Mouy Deona  
924 SE Elina Ave  
Hillsboro, OR 97123  
[mouydeona@gmail.com](mailto:mouydeona@gmail.com)

**From:** [Judith Vial](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 12:00:18 PM

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Sincerely,

Judith Vial  
335 El Pino Ave  
Lincoln City, OR 97367  
[judy.vial@coldwellbanker.com](mailto:judy.vial@coldwellbanker.com)

**From:** [Jeremy Rogers](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 12:00:14 PM

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Sincerely,

Jeremy Rogers  
4390 SE Mark Kelly Ct  
Milwaukie, OR 97267  
[jrogers@oregonrealtors.org](mailto:jrogers@oregonrealtors.org)

**From:** [Ashley Kennedy](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 12:00:09 PM

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Sincerely,

Ashley Kennedy  
104 SE Fair Wind Ct  
Depoe Bay, OR 97341  
[ashley.kennedy@coldwellbanker.com](mailto:ashley.kennedy@coldwellbanker.com)

**From:** [Lynlei Gilleo](mailto:lynlei@lcmls.net)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 11:50:24 AM

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I urge you to adopt these recommendations when HPAC meets this Friday. These recommendations will be impactful to housing production and also meaningful to Oregonians - especially to those in our most vulnerable communities who cannot afford further delays to needed action. Please adopt these important policy recommendations.

Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Lynlei Gilleo  
6521 SW Harbor Ave  
Lincoln City, OR 97367  
[lynlei@lcmls.net](mailto:lynlei@lcmls.net)

**From:** [John Wu](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 11:50:20 AM

---

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Dear Council Members Members,

Dear Members of the Housing Production Advisory Council,

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Sincerely,

John Wu  
4036 S 6th St Ste 3  
Klamath Falls, OR 97603  
[john.wu@tdctrue.com](mailto:john.wu@tdctrue.com)

**From:** [Lynn Chiotti](#)  
**To:** [Governor Kotek \\* GOV](#); [GOV Hpac \\* GOV](#)  
**Subject:** HPAC  
**Date:** Friday, October 13, 2023 11:38:01 AM

---

Some people who received this message don't often get email from [chiotti1@gmail.com](mailto:chiotti1@gmail.com). [Learn why this is important](#)

September 19, 2023

Re: Opposing HPAC recommendations regarding trees

Dear Governor Kotek:

We are facing multiple crises in our state. One is housing, but another is climate equity. We cannot sacrifice one for the other. People in our state are dying from the heat due to increased summer temperatures and drought. Trees are the answer, not the problem.

As a **Garden Club member** I help homeowners create spaces that are functional, beautiful and welcoming to people, pets, wildlife and the planet. Trees are the primary landscape element to help shape a space. Placed appropriately, trees can help cool a home in the summer or provide an evergreen barrier to protect a home from cold winter winds. ***We selected the site for our home in 1972 for the trees already on the lot. By building under the tree canopy, we have been able to benefit from not having to install air conditioning or additional heating sources in the winter. It has made a huge difference.*** Zoning codes allowing larger homes on smaller lots provide less space for trees that grow large enough at maturity to provide many health, climate and environmental benefits. Most housing designs for developed sites leave only enough space for upright, narrow trees that provide much less cooling shade and other health and environmental benefits than large-form trees do.

The value of an existing healthy large-form tree along a street or in a yard is irreplaceable. It helps reduce stormwater runoff by absorbing winter rains in its canopy and through its roots; It is a place of shelter for birds and other wildlife; It adds financial value to the property on which it sits; Studies have shown that trees reduce blood pressure, stress, depression, anxiety and can improve concentration levels of children with ADHD; Trees filter and purify the air and the water; They reduce the excessive heat island affect of urban streets, sidewalks and rooftops; Studies show that neighborhoods with trees are safer than those without trees. Trees are the answer, not the problem.

Oregon needs housing that is healthy, equitable and climate resilient, that won't be possible without intact trees and other green infrastructure such as wetlands and environmental zones. With smart design that leaves room for both housing and large trees, we can have healthier residents while growing our climate resilience. I urge the council to focus on solutions that advance housing equity and do not destroy the environment in doing so.

Sincerely,

Stan and Lynn Chiotti  
Homeowner  
St. Helens, OR 97051





250 SW Taylor Street  
Portland, OR 97204

503-226-4211  
nwnatural.com

Nels Johnson  
Director of State & Federal Affairs  
NW Natural  
250 SW Taylor Street  
Portland, OR 97204

October 13, 2023

Co-Chair Tovey & Co-Chair Hall  
Housing Production Advisory Council  
900 Court Street NE, Suite 254  
Salem, OR 97301

RE: Support for the HPAC Recommendations

Dear Members of the Housing Production Advisory Council,

I want to express my strong support for the recommendations being considered by the HPAC on Friday. These recommendations demonstrate a comprehensive framework that will help Oregon begin to address the severe housing crisis impacting our state. The broad scope of the recommendations will help increase housing production by addressing several critical barriers to development, including expedited urban growth boundary amendments to address land supply shortfalls, funding for local governments to help finance otherwise extremely costly infrastructure development, and speeding up the construction process by making needed reforms to residential construction permit review processes.

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I urge you to adopt these recommendations when HPAC meets this Friday. These recommendations will be impactful to housing production and meaningful to Oregonians - especially to those in our most vulnerable communities who cannot afford further delays to needed action. Please adopt these important policy recommendations.

Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Submitted Respectfully,

Nels Johnson

**From:** [Susan Bennett](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:40:16 PM

---

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Dear Council Members Members,

Dear Members of the Housing Production Advisory Council,

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Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Susan Bennett  
1425 Village Dr  
Creswell, OR 97426  
[spbennett91@gmail.com](mailto:spbennett91@gmail.com)

**From:** [Oleta Yancey](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 4:20:27 PM

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Dear Council Members Members,

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Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Oleta Yancey  
61339 Sparrow Ct  
Bend, OR 97702  
[Oleta@thegarnergroupp.com](mailto:Oleta@thegarnergroupp.com)

**From:** [Lisa Dunagan](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 4:10:16 PM

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Dear Council Members Members,

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Sincerely,

Lisa Dunagan  
3100 Payne Rd  
Medford, OR 97504  
[lisadunagan@mac.com](mailto:lisadunagan@mac.com)

**From:** [Stacey McGhehey](mailto:Stacey.McGhehey@coldwellbanker.com)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 4:00:34 PM

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Sincerely,

Stacey McGhehey  
413 SE Border Ln  
McMinnville, OR 97128  
[stacey.mcghehey@coldwellbanker.com](mailto:stacey.mcghehey@coldwellbanker.com)

**From:** [Jewel Stockli](mailto:jstockli@bhhsnw.com)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 4:00:33 PM

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Dear Council Members Members,

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Sincerely,

Jewel Stockli  
PO Box 404  
Depoe Bay, OR 97341  
[jstockli@bhhsnw.com](mailto:jstockli@bhhsnw.com)

**From:** [Cyndi Lewis](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 4:00:29 PM

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Sincerely,

Cyndi Lewis  
PO Box 276  
Netarts, OR 97143  
[cglewis.homes@gmail.com](mailto:cglewis.homes@gmail.com)

**From:** [Anna Lowther](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 4:30:31 PM

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Sincerely,

Anna Lowther  
2325 Linda Vista Dr  
Klamath Falls, OR 97601  
[anna.dolivo3@gmail.com](mailto:anna.dolivo3@gmail.com)



**From:** [Jennifer Dorsey](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 4:30:29 PM

---

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Sincerely,

Jennifer Dorsey  
62736 Ridge Rock Ct  
Bend, OR 97703  
[jend@pahlisch.com](mailto:jend@pahlisch.com)

**From:** [Gregg Sherrill](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 4:30:26 PM

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Sincerely,

Gregg Sherrill  
5660 Bartlett Ave  
Klamath Falls, OR 97603  
[gregg.c.sherrill@gmail.com](mailto:gregg.c.sherrill@gmail.com)

**From:** [Jodi King](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 4:30:23 PM

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Sincerely,

Jodi King  
PO Box 1107  
Tillamook, OR 97141  
[jodiking@hotmail.com](mailto:jodiking@hotmail.com)

**From:** [Tim Alvarez](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** HPAC  
**Date:** Wednesday, October 11, 2023 3:38:34 AM

---

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Dear Council Members,

I hope this email finds you well. I wanted to express my strong support for the recommendations put forward by the HPAC. These proposals offer a holistic approach to tackling some of the most pressing housing issues facing our state.

The recommendations encompass a wide range of crucial areas, from expanding the urban growth boundary (UGB), providing much-needed infrastructure funding for local governments, to focusing on residential construction permit review reforms.

The recommendation to expand the Building Codes Division's (BCD) ready build plan program is another step in the right direction. The consideration of wetland mitigation and numerous code review/revisions reflects a commitment to sustainable and responsible development, ensuring that our state's growth is both environmentally conscious and economically viable.

By supporting these recommendations, we can collectively work towards a brighter future where more Oregonians have access to safe, affordable housing, and where the dream of homeownership is within reach for a broader spectrum of our population. These measures have the potential to stimulate economic growth, reduce homelessness, and enhance our overall quality of life.

I encourage you to lend your support to these recommendations, as they represent a significant step forward in addressing the housing challenges our state faces.

Thank you for your time and consideration.

**From:** [Betsy Schultz](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Please support the Council's recommendations  
**Date:** Tuesday, October 10, 2023 5:42:52 PM

---

You don't often get email from [betsy@artisflora.com](mailto:betsy@artisflora.com). [Learn why this is important](#)

**Dear council members,**

I wanted to express my strong support for the recommendations put forward by the HPAC. These proposals offer a holistic approach to tackling some of the most pressing housing issues facing our state. As Governor Kotek has made clear, we can't solve this desperate housing crisis without making significant changes to the way we engage our land use system.

The recommendations encompass a wide range of crucial areas, from expanding the urban growth boundary (UGB), providing much-needed infrastructure funding for local governments, to focusing on residential construction permit review reforms.

The recommendation to expand the Building Codes Division's (BCD) ready build plan program is another step in the right direction. The consideration of wetland mitigation and numerous code review/revisions reflects a commitment to sustainable and responsible development, ensuring that our state's growth is both environmentally conscious and economically viable.

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Thank you for your time and consideration.

Betsy

**Betsy Schultz**  
541.520.7997  
[artisflora.com](http://artisflora.com)

**From:** [Mike Grubbe](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Strong Support for Council's Recommendations  
**Date:** Tuesday, October 10, 2023 5:06:24 PM

---

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Dear Governor Kotek and HPAC Members,

I want to express my support for the recommendations put forward by the HPAC. These proposals offer a holistic approach to tackling some of the most pressing housing issues facing our state. The recommendations encompass a wide range of crucial areas, from expanding the urban growth boundary (UGB), providing much-needed infrastructure funding for local governments, to focusing on residential construction permit review reforms.

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Thank you for your time and consideration.

**Mike Grubbe**  
**Vice President, Land Acquisition, Oregon & SW Washington**  
Toll Brothers  
1 Centerpointe Drive, Suite 550, Lake Oswego, OR 97035  
Cell: (503) 539-8740



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**From:** [Gordon Root](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Strong Support for the Council's Recommendations  
**Date:** Tuesday, October 10, 2023 4:48:05 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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You don't often get email from [gordon@staffordlandcompany.com](mailto:gordon@staffordlandcompany.com). [Learn why this is important](#)

Dear Governor Kotek and HPAC Members,

I want to express my support for the recommendations put forward by the HPAC. These proposals offer a holistic approach to tackling some of the most pressing housing issues facing our state. The recommendations encompass a wide range of crucial areas, from expanding the urban growth boundary (UGB), providing much-needed infrastructure funding for local governments, to focusing on residential construction permit review reforms.

The recommendation to expand the Building Codes Division's (BCD) ready-build plan program is another step in the right direction. The consideration of wetland mitigation and numerous tree code review/revisions reflects a commitment to sustainable and responsible development, ensuring that our state's growth is both environmentally conscious and economically viable.

By supporting these recommendations, we can collectively work towards a brighter future where more Oregonians have access to safe, affordable housing, and where the dream of homeownership is within reach for a broader spectrum of our population. These measures have the potential to stimulate economic growth, reduce homelessness, and enhance our overall quality of life. I encourage you to lend your support to these recommendations, as they represent a significant step forward in addressing the housing challenges our state faces.

Thank you for your time and consideration.

**Gordon Root** | Principal



8840 SW Holly Lane, Wilsonville, OR 97070

[Gordon@staffordlandcompany.com](mailto:Gordon@staffordlandcompany.com)

mobile 503.720.0914

[staffordhomesandland.com](http://staffordhomesandland.com) | [staffordlandcompany.com](http://staffordlandcompany.com)



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**From:** [jordana leeb](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Statewide tree code policy comment  
**Date:** Tuesday, October 10, 2023 12:08:23 PM

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You don't often get email from jorleeb@hotmail.com. [Learn why this is important](#)

Hello,

Trees did not cause the housing crisis and they should not be the victims of it. WE NEED TREES TO SURVIVE as a species, as do many of the animals, birds and insects that live amongst us. We need trees for oxygen. We need trees for shade. We need trees to prevent our species from feeling the effects of climate change. We need big, old, wonderful trees to live amongst us. We do not need to cut down these trees to make way for housing. We need to build housing taking these trees into consideration.

WE DO NOT NEED ONE POLICY (TAKING ANY TEETH AWAY FROM ALREADY WEAK TREE PROTECTION) TO CANCEL ANOTHER POLICY (CONCIDERATIONS FOR CLIMATE CHANGE IN OREGON).

Before this recent threat, I made this video to call out creating stronger (not weaker) protections for trees: <https://www.treesforlifeoregon.org/big-tree-loss-concordia>

How about increasing density and looking for creative solutions to build housing that also protect trees?

Please do not "throw out the baby with the bathwater" in your policy work.

Protect trees and wildlife!

Thank you,

Jordana Leeb  
Multnomah County resident

**From:** [Shayna Snyder](#)  
**To:** [Governor Kotek \\* GOV](#); [GOV Hpac \\* GOV](#)  
**Subject:** HPAC choices about clearing trees for development  
**Date:** Tuesday, October 10, 2023 10:38:22 AM

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Some people who received this message don't often get email from shaynaaspen@gmail.com. [Learn why this is important](#)

Hello Governor Kotek and HPAC,

Governor Kotek, we met while I spent weekend and after weekend going out into Portland neighborhoods to canvas and work to get you elected to office. My father, who you also met, did the same. I was willing to give so much of my time because I believe that you want what is best for Oregon.

It has been disheartening to see the way that your budget plans have impacted an already struggling public higher education system, but I understood that you were prioritizing other crucial work.

That said, I am dismayed that you would take actions that would result in the clearing of any trees in Portland. This is shortsighted and dangerous in the face of the climate crisis, and lack of tree cover impacts our most vulnerable neighbors more than anyone.

I urge you to reconsider any plan that would result in harm to trees, protected areas, and local wetland.

Thank you,

Shayna Snyder

**From:** [Ric Vetter](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Trees help make housing livable  
**Date:** Monday, October 9, 2023 11:34:28 AM

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You don't often get email from ricvetter@gmail.com. [Learn why this is important](#)

Weakening the Tree code to facilitate rapid housing development is short-sighted. Whatever your understanding of our current housing crisis may be, the one absolute fact is that trees did not cause our housing shortage/crisis, nor does the preservation/expansion of tree canopy represent an obstacle to solving it.

Climate change isn't going to stop, keeping trees which provide shade and beauty should remain a priority.

Ciao, Ric

Ric Vetter  
ricvetter@gmail.com

**From:** [Kresin, Emily](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Cc:** [Governor Kotek \\* GOV](#)  
**Subject:** HPAC Testimony  
**Date:** Sunday, October 8, 2023 12:06:16 PM

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You don't often get email from kres9488@pacificu.edu. [Learn why this is important](#)

Dear Governor Kotek,

The HPAC's decision to override Portland tree codes in order to build more housing is unacceptable. I understand that affordable housing is important and needed for our city but there can be other ways besides cutting down street trees to make this happen.

Removing tree regulations is a short-term solution for a long-term problem. Cities and towns will not be able to meet their climate and canopy goals if these regulations are removed. Heat islands already affect a large portion of residents (specifically in East Portland) and the removal of trees will only intensify and worsen the problem. Portland's tree code allows for builders to pay fees to remove trees instead of preserving them. This does not make housing more affordable, as builders can find loopholes (like building larger units to compensate for the tree removal cost) which might not be affordable to those in need of housing. These tree codes took many years to put into place and were created to ensure Oregon remains a liveable place for all. By overriding tree codes, you are siding with developers instead of considering the environmental and social consequences. Furthermore, I oppose HPAC's recommendation to erode wetland and environmental zone protections. These protections were put in place to conserve our planet and the ecosystem services that they provide. Doing away with these protections will only harm us now and in the future.

I encourage you and the HPAC to consider a more holistic approach to affordable housing that takes environmental issues into consideration. Removing street trees is not beneficial for affordable housing or the climate.

Thank you for your time and consideration.

Sincerely,

--

**Emily Kresin**

(she/her)

Pacific University | Class of 2024 | Environmental Biology Major | Students for Environmental Activism President | Phi Lambda Omicron Secretary

**From:** [julie Ulibarri](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Cc:** [Governor Kotek \\* GOV](#)  
**Subject:** Please don't override tree codes for development  
**Date:** Saturday, October 7, 2023 10:13:01 PM

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[Some people who received this message don't often get email from [jgcrystal77@gmail.com](mailto:jgcrystal77@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello,

Please don't override tree codes for development.

Please bring together a group of people with different backgrounds to propose development that works with the trees and the environment.

There are alternatives out there. We must start being Stuarts of the land. We must start doing development differently. Development that works with the land and promotes diverse green spaces is vital for all!

Thank you,

-Julie Ulibarri

**From:** [Nik C](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** On Local Tree Codes  
**Date:** Friday, October 6, 2023 6:45:28 PM

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You don't often get email from [nickcooke@gmail.com](mailto:nickcooke@gmail.com). [Learn why this is important](#)

Good evening HPAC,

I'm writing out of concern that HPAC is sacrificing local control and our both local and global ecological infrastructure in order to coddle housing developers. Our housing problems are very real. I travel around Portland metro working as a gardener and I see vast tracks of new housing development, but all of them are very large houses in car dependent communities. The problem as I see it is that housing developers make more money developing for upper class people, and are more inclined because that is their class. Do not sacrifice our air and our earth to make their continued mismanagement of our housing stock and decimation of our ecosystems easier and more profitable. LEAVE OUR TREE CODES ALONE

Sincerely,

Nicholas Cooke

**From:** [Jodi Tanner Tell](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** protect strong urban growth boundaries  
**Date:** Thursday, October 5, 2023 9:22:06 AM

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You don't often get email from joditell@gmail.com. [Learn why this is important](#)

Hello - I strongly support maintaining Oregon's urban growth boundaries and protecting urban trees.

Climate change is a very real public health emergency, and we need to maintain and grow dense, walkable communities rather than creating urban sprawl. We also need to maintain our natural areas around cities. And the tree canopy is an essential part of avoiding urban heat islands.

There are better solutions to housing shortages, already in existence in Oregon and around the world, that do not encourage urban sprawl. Please include healthier solutions in your proposal to the Governor that will keep the planet — and our communities — livable and affordable for us all.

Thank you,  
Jodi Tanner Tell  
55 NE 47th Ave  
Portland, OR 97213

**From:** [Max Duimstra](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Written comment re land use/tree codes  
**Date:** Wednesday, October 4, 2023 8:58:46 AM

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To whom it may concern,

The current recommendation that the state suspend jurisdictions' tree code regulations for 10 are short-sighted and motivated less by progress than by profit. The corporations that will be allowed to build the cheap housing units (see North Bethany) desire the removal of trees without review, so as to allow for increased profit margins

Suspension of these vital codes will lead to degradation of our urban areas and environmental catastrophe. Please explore other options, as rushing to a decision is never the right answer. As a father of a young child, I think the Committee should be ashamed of themselves for leaving the world worse off than they found it.

Max Duimstra  
Beaverton Oregon



**From:** [Judy L Todd](#)  
**To:** [Governor Kotek \\* GOV](#); [GOV Hpac \\* GOV](#)  
**Cc:** [Judy L Todd](#)  
**Subject:** HPAC Testimony  
**Date:** Monday, October 2, 2023 9:31:36 PM

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Some people who received this message don't often get email from 1judytodd@gmail.com. [Learn why this is important](#)

Dear Governor Kotek and the Housing Production Advisory Council,

The Housing Production Advisory Council (HPAC) is responsible for proposing an action plan to meet the state's housing production goals. This should not be at the cost of weakening, setting aside, or rolling back the natural resource and environmental gains we have made to meet the challenges we are facing.

It appears to me that the HPAC membership selected is not a well-balanced and equitable selection. It leaves many types of residents out. It is land use and development heavy, does not adequately represent knowledgeable, science-based members, nor does it represent a diverse enough ethnicity, age range and background of distinctly different interests. This is a real concern for me. We need a bigger mix and more voices at the table.

This body is not JUST a housing council. Decisions and code changes will impact our shared natural resources, urban tree canopy, liveability, air quality, density issues, and zoning regulations. It is also going to set the pace for future changes, because it will be 'in place' and thus tend to perpetuate longer-term but *shortsighted solutions* that citizens have worked and volunteered for years to improve and ameliorate. Such a loss.

I am aware the housing crisis is changing lives, seldom for the better, but trading speedy change for thoughtful governance, trading quick or unfettered housing development for lack of greater citizen participation is not an answer I want for Portland. I especially oppose loosening the existing tree codes since I am aware they are already insufficient for our climate-change needs of protecting air quality, temperatures, and livability for our citizens. And making such ill-advised changes do nothing to guarantee that the result will increase building more affordable housing. The unhoused and homeless aren't the buyers, by the way, they are just the recipients of our poor responses and decisions already. My concern for trees reaches to our parks, local forests, community green spaces, wetlands, rivers, and

other environmental zone protections and protected areas. It's not just some neighborhood trees being threatened, it is the very knitted and vital fabric of our natural systems throughout Oregon that upholds our lives. Please do not use this Council to degrade already challenged ecosystems in Oregon.

Thank you,

**Judy Todd**

503-260-4995

[1judytodd@gmail.com](mailto:1judytodd@gmail.com)

**From:** [Jonah Ollman](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Cc:** [Governor Kotek \\* GOV](#)  
**Subject:** Tree Code Rollback  
**Date:** Monday, October 2, 2023 7:04:48 PM

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Some people who received this message don't often get email from jonahollman@gmail.com. [Learn why this is important](#)

To the HPAC and Governor Kotek,

I am very dismayed to learn about the plan to override tree codes for plots smaller than 6,000 square feet. Portland's neighborhood trees are not only a crucial part of our city's protection against the effects of climate change, but are also a big part of what makes Portland special. We are a city of trees, and without a robust urban canopy, we will lose much of what makes us unique, as well as adding dangerous heat to our streets.

In addition, these changes do not seem like they will make a large impact on increasing affordable housing construction. The existing tree code gives developers the option of paying fees to remove trees in lieu of preserving them. Builders have been paying these fees as they do other business expenses, deeming them worth it in order to build more revenue-generating units or a larger single home whose price will more than cover any tree-removal fees they might have paid. Simply doing away with tree protections will not guarantee that builders will create more affordable housing.

At this late hour in the fight against climate change, we need to act urgently to maintain all the urban canopy that we can and be continuously adding to the tree cover in our cities.

Thank you for your time,  
Jonah Ollman

--  
Jonah Ollman

**From:** [Liz Robertson](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Cc:** [Governor Kotek \\* GOV](#)  
**Subject:** Concern for Oregon's City Trees  
**Date:** Monday, October 2, 2023 5:33:51 PM

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Some people who received this message don't often get email from [erobertson.sfca@gmail.com](mailto:erobertson.sfca@gmail.com). [Learn why this is important](#)

Hello,

Please reconsider doing away with city tree protection codes. Please continue to prioritize affordable housing, but please try to find a way to do so without paving the way for the easy and hasty removal of trees that dweller's rely on for many environmental services.

—At a time of climate crisis, throwing climate- and tree-related regulations out the window is a misguided, short-sighted way to speed up housing construction—and a sure way to guarantee that the state and its cities and towns will be unable to meet their own planned climate and canopy goals.

—Many factors affect developers' ability to build more affordable housing faster. Tree protections are hardly key among them. Portland's tree code gives developers the option of paying fees to remove trees in lieu of preserving them. Builders have been paying these fees as they do other business expenses, deeming them worth it in order to build more revenue-generating units or a larger single home whose price will more than cover any tree-removal fees they might have paid. Moreover, simply doing away with tree protections will not guarantee that builders will create more affordable housing.

—We oppose HPAC's proposal to essentially override municipal tree codes like Portland's that took many people many years and much effort to put into place. Tree codes were created to ensure Oregon remains a livable place we can all be proud to live in. The Portland tree code, for one, was in the end strongly influenced by developers and is already weak as is.

—We oppose HPAC's recommendations to erode state and local wetland and environmental zone protections. Such changes will certainly impact trees.

—Governor Kotek's HPAC is proposing to do away with environment regulations that developers have wanted to eliminate for years. When selecting HPAC's members Governor Kotek did not include broader voices that would reflect the reality that we are facing both a housing and a climate crisis, and that both need to be addressed in an integrated way.

Thank you,  
Liz Robertson

**From:** [Debbie McMillan](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 7:00:13 AM

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Dear Council Members Members,

Dear Members of the Housing Production Advisory Council,

I want to express my strong support for the recommendations being considered by the HPAC on Friday. These recommendations demonstrate a comprehensive framework that will help Oregon begin to address the severe housing crisis impacting our state. The broad scope of the recommendations will help increase housing production by addressing several critical barriers to development, including expedited urban growth boundary amendments to address land supply shortfalls, funding for local governments to help finance otherwise extremely costly infrastructure development, and speeding up the construction process by making needed reforms to residential construction permit review processes.

These recommendations, as well as others such as expanding the Building Codes Division's (BCD) ready-build plan program and addressing issues related to wetlands mitigation, are great examples of policy recommendations that support truly sustainable development by ensuring that our state's growth is economically feasible, environmentally responsible, and socially equitable. All Oregonians deserve access to affordable housing and homeownership. These recommendations will make affordable housing easier to develop - and therefore access - and make homeownership more attainable for all.

I urge you to adopt these recommendations when HPAC meets this Friday. These recommendations will be impactful to housing production and also meaningful to Oregonians - especially to those in our most vulnerable communities who cannot afford further delays to needed action. Please adopt these important policy recommendations.

Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Debbie McMillan  
1649 Riverhaven Dr S  
Salem, OR 97302  
[debbiemcmillan@bhhsrep.com](mailto:debbiemcmillan@bhhsrep.com)

**From:** [Julie Whitehurst](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 7:10:23 AM

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Sincerely,

Julie Whitehurst  
715 W High St  
Stayton, OR 97383  
[JulieWhitehurst@bhhsrep.com](mailto:JulieWhitehurst@bhhsrep.com)

**From:** [Susan Tokarz-Krauss](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 7:30:11 AM

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Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Susan Tokarz-Krauss  
1217 NE 6th St  
Grants Pass, OR 97526  
[sastokarz@gmail.com](mailto:sastokarz@gmail.com)

**From:** [Kristy Barrett](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 7:30:17 AM

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Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Kristy Barrett  
2311 S 6th St  
Klamath Falls, OR 97601  
[Kristytherealtor@yahoo.com](mailto:Kristytherealtor@yahoo.com)



**From:** [Nancy Walchli](mailto:nwalchli@eotnet.net)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 7:50:19 AM

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Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Nancy Walchli  
702 E Main St  
Hermiston, OR 97838  
[nwalchli@eotnet.net](mailto:nwalchli@eotnet.net)

**From:** [Rayne Legras](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 8:10:11 AM

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Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Rayne Legras  
705 10th Ave SW  
Albany, OR 97321  
[raynelegras@outlook.com](mailto:raynelegras@outlook.com)

**From:** [Jm Stephens](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 8:10:15 AM

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Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Jm Stephens  
1784 Chemawa Rd NE  
Keizer, OR 97303  
[jmstephens23@yahoo.com](mailto:jmstephens23@yahoo.com)

**From:** [Mary Sproul](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 8:10:16 AM

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Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Mary Sproul  
22180 NE Hidden Springs Rd  
Dundee, OR 97115  
[marysproul@comcast.net](mailto:marysproul@comcast.net)

**From:** [Patrick Iler](mailto:patrick@wildbroker.com)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 8:10:17 AM

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Sincerely,

Patrick Iler  
248 S 4th St  
Central Point, OR 97502  
[patrick@wildbroker.com](mailto:patrick@wildbroker.com)

**From:** [Alice Chan](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 8:10:19 AM

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Sincerely,

Alice Chan  
14979 SW 154th Ter  
Portland, OR 97224  
[alicechanhomes@gmail.com](mailto:alicechanhomes@gmail.com)

**From:** [Jason Boone](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 8:10:20 AM

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Sincerely,

Jason Boone  
2832 NW Colter Ave  
Bend, OR 97703  
[jason@sgbend.com](mailto:jason@sgbend.com)

**From:** [Don Dixon](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:40:13 PM

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Sincerely,

Don Dixon  
900 N Haskell St Apt 22  
Central Point, OR 97502  
don@headleydixon.com



**From:** [Lacey Summers](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 4:00:12 PM

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Sincerely,

Lacey Summers  
2133 NW Birch St  
McMinnville, OR 97128  
[lacey@thebellacasagroup.com](mailto:lacey@thebellacasagroup.com)

**From:** [David Stribling II](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:50:33 PM

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Sincerely,

David Stribling II  
347 W Bowden St  
Roseburg, OR 97470  
[david.stribling@remaxleverage.com](mailto:david.stribling@remaxleverage.com)

**From:** [William Davidson](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:50:32 PM

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Sincerely,

William Davidson  
7780 SW Bristol Ct  
Beaverton, OR 97007  
[williamkdavidson@gmail.com](mailto:williamkdavidson@gmail.com)

**From:** [Todd Cole](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:50:28 AM

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Sincerely,

Todd Cole  
3344 Saint Croix St  
Eugene, OR 97408  
[todd@dcfinehomes.com](mailto:todd@dcfinehomes.com)

**From:** [Damonian E Pike](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:50:26 AM

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Sincerely,

Damonian E Pike  
5475 Mallard St SE  
Salem, OR 97306  
[ThePikes@bhhsnwrep.com](mailto:ThePikes@bhhsnwrep.com)

**From:** [Brian Benjamin](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:50:25 AM

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Sincerely,

Brian Benjamin  
222 Commercial St NE  
Salem, OR 97301  
[brian.benjamin@exprealty.net](mailto:brian.benjamin@exprealty.net)

**From:** [Jose Gonzalez](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:50:25 AM

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Sincerely,

Jose Gonzalez  
3178 Livingston St NE  
Salem, OR 97301  
[josegonzalezre@gmail.com](mailto:josegonzalezre@gmail.com)

**From:** [Raylinda Price](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:40:13 PM

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Sincerely,

Raylinda Price  
532 Ferry St  
Dayton, OR 97114  
[raylindap@gmail.com](mailto:raylindap@gmail.com)



**From:** [Kathleen Ostrander](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:50:21 AM

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Sincerely,

Kathleen Ostrander  
6520 Valhalla Ave  
Klamath Falls, OR 97603  
[kostrander@cbkfalls.com](mailto:kostrander@cbkfalls.com)

**From:** [Onna McCOLly](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:50:21 AM

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Sincerely,

Onna McCOLly  
3315 Newberry St S  
Salem, OR 97306  
[onnamccolly@windermere.com](mailto:onnamccolly@windermere.com)

**From:** [Richard Adams](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 4:40:25 PM

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Sincerely,

Richard Adams  
16320 NW Blueridge Dr  
Beaverton, OR 97006  
[toddadamsrealestate@gmail.com](mailto:toddadamsrealestate@gmail.com)

**From:** [Dustin Trost](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 4:40:25 PM

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Sincerely,

Dustin Trost  
1995 Alder Cove Rd W  
Tillamook, OR 97141  
[dustytrost@gmail.com](mailto:dustytrost@gmail.com)

**From:** [Katie Hensley](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:50:19 AM

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Sincerely,

Katie Hensley  
28241 Hunter Creek Hts  
Gold Beach, OR 97444  
[goldbeachkatie@gmail.com](mailto:goldbeachkatie@gmail.com)

**From:** [Karen Peters](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:50:15 AM

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Sincerely,

Karen Peters  
4742 Liberty Rd S Apt 353  
Salem, OR 97302  
[KpRealtor2009@gmail.com](mailto:KpRealtor2009@gmail.com)

**From:** [Paul Niehaus](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:40:31 AM

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Sincerely,

Paul Niehaus  
411 NE Candy Ln  
Grants Pass, OR 97526  
[pauln@windermere.com](mailto:pauln@windermere.com)

**From:** [Reuben Schug](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:40:23 AM

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Sincerely,

Reuben Schug  
3624 SE Rex St  
Portland, OR 97202  
[reubenschug@windermere.com](mailto:reubenschug@windermere.com)



**From:** [Lorrie Cox](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:40:23 AM

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Sincerely,

Lorrie Cox  
1700 Rainier Rd  
Woodburn, OR 97071  
[LorrieCox.Realtor@gmail.com](mailto:LorrieCox.Realtor@gmail.com)



October 13, 2023

Co-Chair J.D. Tovey  
Co-Chair Damien Hall  
Housing Production Advisory Council  
Hpac.gov@oregon.gov

**Subject: Housing Production Advisory Council, SDC Loan Program proposal**

The City of Wilsonville appreciates the opportunity to submit written testimony regarding the Housing Production Advisory Council (HPAC) proposal on the creation of a system development charge (SDC) loan program.

As one of Oregon's fastest growing cities for the past 20 years, where Wilsonville's population doubled between 2000 and 2020, our community is well versed in implementing housing production strategies. Wilsonville now has a population of over 27,000 living in a variety of housing types, including about half living in multi-family communities such as apartments, condominiums and townhouses.

Wilsonville recognizes that one of the challenges to housing production is the need to upgrade existing infrastructure and construct new infrastructure. The City has evaluated and continues to evaluate infrastructure funding strategies to serve new growth. The primary funding options available to the City to pay for infrastructure are utility funds and SDCs. It is important that both of these funding options remain available to the City for infrastructure projects. Without these funding sources, the City is unable to construct the infrastructure needed to serve its current residents and new growth.

The proposal to create a SDC loan program will increase administrative costs and won't likely move the dial on reducing market housing prices. It is problematic in many ways and potentially unworkable for the City as outlined below.

*Commingling of funds not allowed.* The proposal is written as if SDCs can be used on any type of infrastructure. Wilsonville collects SDCs for water, sewer, storm, parks, and streets. Those funds can only be collected on specific projects for which they are collected. It's unlikely that the City could collect enough SDCs for a specific infrastructure project to make consistent loan payments.

*Loan loss reserve funding likely required.* If the proposed program operates like other existing loan programs, the loan would need to have a loan loss reserve funding set aside to ensure repayment. Rate revenue from infrastructure funds, if available (not available for roads or parks) or the City's General Fund would need to be used to secure the loan. This is problematic

because if infrastructure funds are available, the City would need to demonstrate that there is adequate revenue available to cover the debt which would likely require an increase in utility bills.

*Repayment plans proposed too complicated to administer.* The language in the proposal conflates property taxes and utility billing. Property taxes are collected by the County. Utility billing is performed by the City. The repayment plans propose repayment with property taxes, however, the example shows repayment through utility bills. If the SDC were to be collected through property taxes, a lien would need to be placed on the property to guarantee the funds were paid. Additionally, the City would need a separate agreement with the County to collect this additional property tax. For utility billing, the City would need to determine a legal mechanism to be able to charge a surcharge on the utility bills for those properties and track payments for a long time. Collecting on the utility bill would significantly increase the total amount of the bill, making it difficult for the City to raise utility rates in the future.

*Cost burden to residents.* The proposal pushes SDC costs to future homeowners and renters through taxes and/or utility bills. These charges could be substantial and not understood at the time the owner purchases their home or the renter signs a lease agreement – substantial surprise costs and fees results in increased risks for default and those residents becoming houseless. Further, there is nothing in the proposal that requires the savings, from SDCs not being paid by the developer, to be passed on to the homebuyer or renter in the form of reduced housing costs. In essence, the resident could end up paying for the SDC twice. Housing costs are already unattainable for many and increasing substantially. In this housing crisis, the last thing we should consider is policies that would make housing costs even worse.

While the City appreciates the recognition that infrastructure funding needs to be addressed to support Governor Tina Kotek's bold and ambitious goal to create an average of 36,000 housing units each year for the next 10 years, the SDC loan proposal is not workable. Cities need new funding sources that are reliable, consistent and easy to obtain, like the gas tax or ARPA funding. If the City had a new funding source that was reliable and consistent, the City would not need to charge as much in development fees.

I appreciate this opportunity to provide written testimony and am available to discuss workable, bold infrastructure funding ideas that could help create new housing units.

Sincerely,  
CITY OF WILSONVILLE



Amy Pepper, PE  
Development Engineering Manager

**From:** [Joelle McGrew](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:30:21 PM

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Sincerely,

Joelle McGrew  
1336 Ramada Ave  
Medford, OR 97504  
[joelle@mind.net](mailto:joelle@mind.net)

**From:** [Kimothy Hurley](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 8:50:14 PM

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Sincerely,

Kimothy Hurley  
3335 Tahitian Ave  
Medford, OR 97504  
[khurley1212@yahoo.com](mailto:khurley1212@yahoo.com)

**From:** [Thomas Giles](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 8:50:13 PM

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Sincerely,

Thomas Giles  
2909 Lake Shore Dr  
Central Point, OR 97502  
[guyggiles@gmail.com](mailto:guyggiles@gmail.com)

**From:** [Helen Marston](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 8:30:14 PM

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Sincerely,

Helen Marston  
52815 Huntington Rd  
La Pine, OR 97739  
[helen@helensrealstate.com](mailto:helen@helensrealstate.com)

**From:** [Sierra Holmly](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 7:40:36 PM

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Sincerely,

Sierra Holmly  
2619 NE Bobbi Ct  
Prineville, OR 97754  
[sierra.holmly@cbrealty.com](mailto:sierra.holmly@cbrealty.com)



**From:** [Robert Seay](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 7:30:24 PM

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Sincerely,

Robert Seay  
19494 Spencers Crossing Ln  
Bend, OR 97702  
[SeayTeam@gmail.com](mailto:SeayTeam@gmail.com)

**From:** [Mary Kay Campbell](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 6:30:25 PM

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Sincerely,

Mary Kay Campbell  
9550 Compass Rose Hill Rd  
Rockaway Beach, OR 97136  
[rainbow4mk@gmail.com](mailto:rainbow4mk@gmail.com)

**From:** [Kay Lynn Schwab](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 6:30:25 PM

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Sincerely,

Kay Lynn Schwab  
711 E 5th St  
Molalla, OR 97038  
[aokayhomes@gmail.com](mailto:aokayhomes@gmail.com)

**From:** [Debbie Dailey](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 6:20:28 PM

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Sincerely,

Debbie Dailey  
787 Browning Ave S  
Salem, OR 97302  
[debbied@rogwv.com](mailto:debbied@rogwv.com)

**From:** [Patty Rystadt](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 6:10:32 PM

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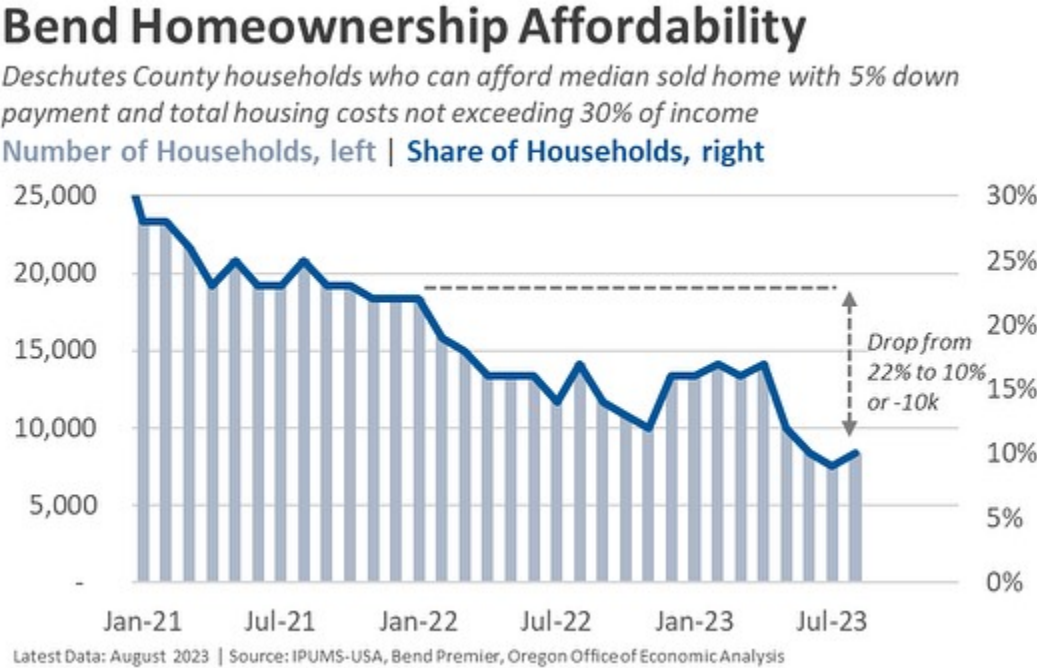
Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Patty Rystadt  
1512 S 17th St  
Coos Bay, OR 97420  
[rystadt.investment.group@gmail.com](mailto:rystadt.investment.group@gmail.com)

# Detached Townhouses

**The problem:** Bend has limited land available, and a severe lack of housing, especially towards the more affordable end of things. We are making progress in building more multifamily housing, but we also need ownership opportunities.



**The concept:** by allowing smaller minimum lot sizes and setbacks, it would be possible to create detached townhomes that are individually owned and built. These would be great homes for first time homebuyers as well as for people looking to downsize because they no longer need or want to maintain a yard.





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Bend, and Oregon, are making strides towards solving our housing crisis, but simply put, we need more homes of all shapes and sizes.

Many jurisdictions already allow townhomes/townhouses. These are buildings that have several dwelling units, divided by shared fire rated construction walls. These shared walls also have property lines down the middle of them creating separate properties that can be bought and sold separate from one another. They are like condominiums, but different in that the ownership still travels from dirt to sky like the single-family detached home everyone is familiar with.

Allowing “detached townhouses” would be another powerful tool to address the housing issues, especially for those who would prefer the simplicity of owning their own home on their own lot. The term “detached townhouses” refers more to how each townhouse home is created. They could still look attached, like the currently accepted townhomes, but would be designed, permitted, and constructed independently from one another.

#### **Townhomes are great for several reasons:**

- **They use existing land more efficiently**  
This increases walkability, reduces maintenance costs for cities, increases the tax base, and by allowing people to live closer to daily needs and walk and bike to them more, reduce greenhouse emissions.
- **They provide lower cost housing options**  
The cost of land is one of the main drivers of housing costs. Allowing more units per square foot of land lowers the final cost of the housing.
- **They provide clear ownership and identity**  
They are similar to their detached single-family home cousins. For people who want to own, rather than rent, this is often an important consideration.
- **They provide a clear transition from public to private space**  
You walk from the street, directly into your house, and vice versa. You are not





forced to share a hallway, stairway, or elevator with a random neighbor, or worse yet, a bad neighbor.

- **They provide a strong connection to private outdoor space**

Their layout on a lot provides clear front yard and rear yard space that belongs to each home. This means clearly defined, if potentially small, areas for outdoor activities like gardening or BBQing. And for young families, this allows protected areas for children to play outdoors within close proximity of a parent's oversight.

- **They fit cleanly within a mixed-use neighborhood**

Small scale apartment buildings, or mixed-use buildings with commercial below and residential above, fit seamlessly into the same pattern set by townhouses.

### **Townhouses, as currently defined and allowed, are not without their issues:**

- **Permitting a townhouse project is complicated**

Typically, planning departments see each collection of units as a single project, but building departments see each unit within the whole as a separate building.

Example: A townhouse comprised of 4 housing units requires at least 5 permits – one from planning for the entire development, and one from the building department for each of the 4 housing units. Also, once a design is approved, meaning this collection of permits is approved, this is what must be built. Any changes reset the permit approval cycle which will take months to get a newly approved plan.

- **They require deeper pockets to build because of the expense and risk**

Because multiple units are tied together into one project, they must all be funded at the same time. If one house costs \$250,000 in construction costs, and there are 4 of them, it's \$1 Million for the townhouse project. And all must be completed at the



same time. Funding one housing unit by selling another is risky and difficult.

- **Townhouses are structurally tied to one another**

Modifying one unit is limited because changing one unit changes the entire building and may structurally compromise the integrity of the neighboring units. This limits remodeling options for future homeowners.

Allowing townhouse units to be detached from one another fixes these problems. The final product can look very similar to the currently accepted attached townhomes. They are just delivered differently. Each unit is designed, permitted, funded, and constructed on its own.

- **Simplified development process**

By allowing the townhouse units to be developed independently, it matches up with the model used by single-family detached home developers. A site would be broken into “Townhouse” lots meeting the currently accepted townhouse lot requirements. Permits for each townhouse unit would then be procured and implemented independently of one another.

- **Democratizes development**

Simplifying the process allows smaller, local, developers a chance to take on higher density housing projects. This not only keeps money local, but also increases the chance for projects to match local needs and aesthetics more closely.

- **Multiple offramp options for owners and developers**

If funding dries up, or markets change, the project can still move forward. Homes can be built one at a time and sold as they are completed to fund the next. Or lots can be sold to individuals, and they build their own townhouse unit.

- **Flexibility**

Each unit can be designed and built custom for each homeowner. It also allows them to change during a long development cycle to pivot as needs change.



- **Simplified loan process**

Construction loans for a single-family detached home is relatively straightforward. Allowing townhouses to be built in a system of permitting and sequence that matches the single-family detached home method would allow townhouses to utilize the same well-trodden and simplified financing model.

## Proposed Code Changes

- **Minimum lot size:** 1200 square feet. (20' minimum width and 50' minimum depth)
- **Setbacks:** 5' minimum side yard setback for lots abutting a typical residential lot. 0' side yard setback for all contiguous townhouse lots. Front and rear setbacks to match existing townhouse standards.
- **FAR:** none for townhouse lots in any zone
- **Density:** Match existing townhouse standards which includes the current maximum density exemption for townhouses:  
[https://bend.municipal.codes/BDC/2.1.600\(B\)\(2\)\(c\)](https://bend.municipal.codes/BDC/2.1.600(B)(2)(c))
- **Planning permit:**  
Divide the lots into townhouse sized lots that are smaller than the typical residential lots. This is identical to the method used to divide a larger lot into smaller residential lots to be single-family detached homes, but with the requirement that they be a townhouse type project.
- **Building permit:**  
Allow standalone permits for each individual house on these townhouse sized lots. These can be applied for in any order and independent of any other construction in the area similar to how single-family detached housing is handled.

These permits would allow the home to be built to within inches of the side property



line. These walls would have to meet the correct fire rated construction and be weatherproofed to prevent moisture intrusion. All aspects of the townhouse would be completed and get a final certificate of occupancy independent of any other neighboring construction or lack thereof.

The setback spacing for the side of the buildings would instead be determined by a structural engineer to ensure potential building movement didn't intrude over the property line (or a similar safety requirement). Front facades could be extended to connect beyond the side wall to allow a continuous presentation at the street level but would be sacrificial in catastrophic incidents.

## Examples

This type of housing is historically popular. It's just not built now because of restrictive zoning regulations. Zoning regulations that are a significant cause of our current housing crisis.

Our proposal is similar to what is now common in Houston, Texas. They found these changes have helped provide lower cost housing for purchase and that the main priority for homeowners has been square footage of the houses rather than large front and back yards. The following link chronicles the history of their changes and some of what has been taken place thanks to these changes:

<https://marketurbanism.com/2023/03/14/resources-for-reformers-houstons-minimum-lot-sizes/>

The following link showcases several detached townhouse projects around the country. It shows the potential this project type has for well-designed spaces as well as increased density while still allowing very large living areas. Some of the more notable images from this article, along with a few others, are added below for easy reference.



<https://www.dwell.com/article/history-of-american-row-houses-8600298c>

Additional images are shown below for reference, explanation, and inspiration:

## Façade



These appear “attached”, as they are all similar in design, but they can be separate and structurally independent from one another. The prevalence of brick in these examples is due to their age. Something similar can easily be done with conventional stick frame construction or modern masonry.



“Detached” (these are structurally independent) townhouses like this can be very different from one another, while still fitting into the same neighborhood fabric as this example shows. This also shows how an additional floor can be added in the future if needed.



Allowing zero-lot line builds doesn't mean all developments will fill that lot width fully. This is an example of houses built about 5 feet apart rather than the standard 10 feet created by 5-foot side yards.



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Flat roofs are often used to maximize space, but they can also be used to create roof decks as indicated by the railing in this photo. These roof spaces are also prime for roof gardens and other potential outdoor uses.

### **Streetscape Experience**



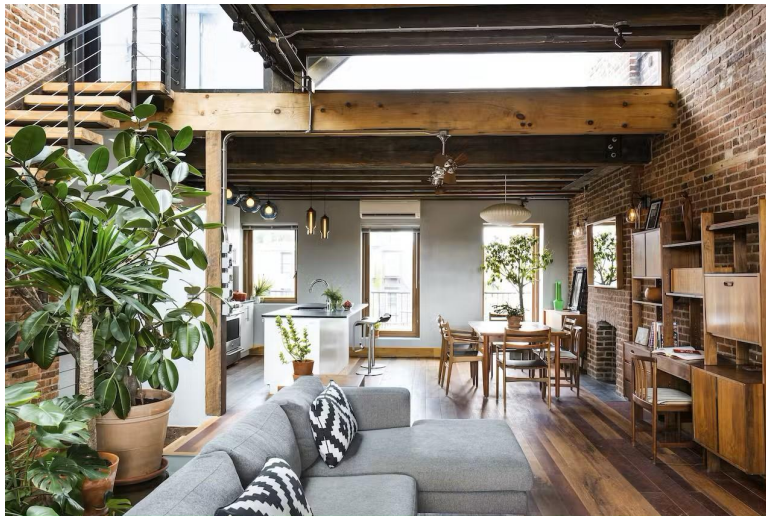
The above scene is an example of what the sidewalk experience can be with proper landscaping and street trees. This type of sidewalk makes walking a very attractive transportation option. This also has the potential to reduce heat island effects.

Detached townhouses create outdoor rooms on a neighborhood level that provide new city planning options. For instance, they can be used to frame pedestrian & bike-oriented streets with limited vehicular access if desired.

## Interior Spaces



Spaces in these detached townhomes can be very open and inviting, rivaling the appeal of typical single family detached homes. With proper design, they can still have a strong connection to the outdoors as is shown here.



Another misconception is that they will feel cramped or hemmed in on both sides due to their close proximity to neighbors. On the contrary, they can be very open and bright.



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This building type is actually quite old and can support very traditional styling as well as more modern spaces.

### **Bend YIMBY**

This proposal comes from Bend YIMBY, a chapter of YIMBY Action, dedicated to housing abundance.

Contact information: David Welton [davidw@bendyimby.com](mailto:davidw@bendyimby.com) & Ryan Starr [ryan@starrdna.com](mailto:ryan@starrdna.com)



[www.bendyimby.com](http://www.bendyimby.com)



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October 12, 2023

**Co-Chair J.D. Tovey**  
**Co-Chair Damien Hall**  
**Housing Production Advisory Council**  
**[Hpac.gov@oregon.gov](mailto:Hpac.gov@oregon.gov)**

**Subject: Oregon Association of Clean Water Agencies Comments to Housing Production  
Advisory Council SDC Loan Program**

The Oregon Association of Clean Water Agencies (ACWA) appreciates the opportunity to submit written testimony regarding the Housing Production Advisory Council (HPAC)'s potential proposal to establish a SDC Loan Program to help advance Governor Tina Kotek's goal of alleviating Oregon's housing and homelessness crisis. ACWA is a not-for-profit organization of Oregon's wastewater treatment and stormwater management utilities, along with associated professional consulting firms, which are dedicated to protecting and enhancing Oregon's water quality. Our members provide wastewater and stormwater services to over 3 million Oregonians, serving over 75% of Oregon's homes and businesses.

ACWA supports the goal to improve Oregon's Governor-declared emergency housing shortage and make Oregon a healthier and safer place for all people to live in security, peace and dignity. The specific target to create an average of 36,000 housing units each year for the next 10 years is bold. It will be achieved through intergovernmental and private sector partnerships to develop creative, effective, and efficient responses to solving this shortage. ACWA's members have long been partners in advancing timely infrastructure required to allow development to occur in a logical manner using the most cost-effective approaches for the communities that they serve.

ACWA appreciates the Council's recognition that infrastructure, including wastewater and stormwater, is a critical component in the creation of new housing projects around the state. As federal funding has continued to diminish over the years, our member's primary sources of funding for infrastructure improvements are local utility fees and System Development Charges (SDCs). New sources of revenue, beyond these existing sources, would be needed to fund infrastructure on a scale necessary to facilitate the Governor's bold housing goals. The proposed recommendations are problematic in large part because they rely on existing sources of funding and, if implemented, could inadvertently hamper local utilities' abilities to increase utility fees and SDCs to fund normal ongoing expenditures. Specific issues and examples are provided below.

The proposed SDC loan program is problematic in many ways and is unlikely to be a viable source of funding more than the current level of infrastructure projects for our members. If the proposed program operates like existing programs, such as the Clean Water State Revolving Fund, the loan would need to have a loan loss reserve – funding set aside to ensure repayment. Rate revenue from utility funds (if available) or the utility’s general fund would need to be used to secure the loan. Loan financing requires a utility to demonstrate that there is adequate rate revenue to cover the debt so local utilities would need to raise utility rates enough to demonstrate adequate debt coverage beyond other normal expenditures (operations and maintenance, other existing debt, and capital improvement project expenditures). These higher rates would be imposed upon many customers who already struggle to pay their bills, including seniors and those in marginalized communities.

SDCs are regulated by State law and can only be collected and used for specific projects for the utility in which they are collected. The example of \$20,000 in SDCs for a new house includes SDCs for a variety of utilities (streets, wastewater, drinking water, stormwater, parks, etc.) and those funds cannot be combined to pay for a single utility project.

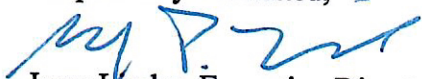
Additionally, the proposed repayment options would be complicated to administer. The language conflates property taxes and utility billing. In order to collect additional property taxes, a lien would need to be placed on the property. Property taxes are not collected on utility bills. Collecting revenue on utility bills to pay back loans on SDCs would significantly impact the utility’s ability to raise utility rates to pay for increased costs for ongoing expenditures for operations, maintenance capital improvement projects, and other existing loan repayment.

For special district utilities, large projects are often financed by the issuance of debt in the form of bonds. These bonds are issued with strict covenants, often restricting any impairment of funding sources, other forms of borrowing, and a requirement to maintain defined credit ratios. The proposed SDC funding structure would potentially violate these and other covenants, resulting in an event of default on these bonds. Default can lead to a call for immediate repayment of the entire existing balance. Even if the existing covenants could be met, this new SDC method would likely result in a credit downgrade, making future borrowing more expensive.

Many utilities currently have the ability to form Local Improvement Districts or to enter into Development Agreements that can accomplish the same goals as this proposed SDC loan program without the additional complicated administrative burden. Additionally, SDC methodologies can be customized locally to incentivize development, including, for example, compact development adjustments. Utilities need additional funding opportunities beyond the current primary sources (local utility fees and SDCs) for infrastructure.

Thank you for considering the concerns raised in ACWA’s comments.

Respectfully submitted,



Jerry Linder, Executive Director

Oregon Association of Clean Water Agencies (ACWA)

**From:** [Beckie Page](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:30:20 PM

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Dear Council Members Members,

Dear Members of the Housing Production Advisory Council,

I want to express my strong support for the recommendations being considered by the HPAC on Friday. These recommendations demonstrate a comprehensive framework that will help Oregon begin to address the severe housing crisis impacting our state. The broad scope of the recommendations will help increase housing production by addressing several critical barriers to development, including expedited urban growth boundary amendments to address land supply shortfalls, funding for local governments to help finance otherwise extremely costly infrastructure development, and speeding up the construction process by making needed reforms to residential construction permit review processes.

These recommendations, as well as others such as expanding the Building Codes Division's (BCD) ready-build plan program and addressing issues related to wetlands mitigation, are great examples of policy recommendations that support truly sustainable development by ensuring that our state's growth is economically feasible, environmentally responsible, and socially equitable. All Oregonians deserve access to affordable housing and homeownership. These recommendations will make affordable housing easier to develop - and therefore access - and make homeownership more attainable for all.

I urge you to adopt these recommendations when HPAC meets this Friday. These recommendations will be impactful to housing production and also meaningful to Oregonians - especially to those in our most vulnerable communities who cannot afford further delays to needed action. Please adopt these important policy recommendations.

Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

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**From:** [Sandra George](#)  
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**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 6:00:36 PM

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Sincerely,

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Sincerely,

Joan McClintock  
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**From:** [Tillie Webb](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:40:19 AM

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Sincerely,

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**From:** [Dana Manning](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:40:19 AM

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Sincerely,

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**From:** [Neal Hughes](#)  
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Sincerely,

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**From:** [Judy Livingood](#)  
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Sincerely,

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**From:** [Courtney Harris](#)  
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Sincerely,

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[courtney@smartoregonhomes.com](mailto:courtney@smartoregonhomes.com)

**From:** [Bonnie Staley](#)  
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Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Bonnie Staley  
20365 Penhollow Ln  
Bend, OR 97702  
[bstaley@windermere.com](mailto:bstaley@windermere.com)

**From:** [Rob Levy](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:30:19 AM

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Dear Council Members Members,

Dear Members of the Housing Production Advisory Council,

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Sincerely,

Rob Levy  
7320 SW Chapel Ct  
Portland, OR 97223  
[rob@roblevy.com](mailto:rob@roblevy.com)

**From:** [Pamela Gregory](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:20:28 PM

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Sincerely,

Pamela Gregory  
PO Box 875  
Aumsville, OR 97325  
[pamg@hsmartrealtygroup.com](mailto:pamg@hsmartrealtygroup.com)



**From:** [Helen Leek](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 9:00:24 PM

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Sincerely,

Helen Leek  
13744 Provincial Hill Dr  
Lake Oswego, OR 97035  
[helen@premierepropertygroup.com](mailto:helen@premierepropertygroup.com)

**From:** [David Hemenway](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:30:15 AM

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Sincerely,

David Hemenway  
820 Royaldel Ln  
Springfield, OR 97477  
dave@hemenways.com

**From:** [Grace Bergen](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:20:45 AM

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Sincerely,

Grace Bergen  
2308 15th St  
Springfield, OR 97477  
[Grace@GraceBergen.Realtor](mailto:Grace@GraceBergen.Realtor)

**From:** [John Goldhammer](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:20:42 AM

---

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Sincerely,

John Goldhammer  
939 NE Darnielle Dr  
Hillsboro, OR 97124  
[johnmgoldhammer@msn.com](mailto:johnmgoldhammer@msn.com)

**From:** [Carla Powell](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:20:35 AM

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Sincerely,

Carla Powell  
17267 SW Mount Adams Loop  
Powell Butte, OR 97753  
[carlaleepowell@gmail.com](mailto:carlaleepowell@gmail.com)

**From:** [Angela Arnett](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:20:32 AM

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Sincerely,

Angela Arnett  
2979 NW Celilo Ln  
Bend, OR 97703  
[angie@stellarnw.com](mailto:angie@stellarnw.com)

**From:** [jill\\_russel](mailto:jill_russel)  
**To:** [GOV Hpac \\* GOV](mailto:GOV_Hpac_*GOV)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:20:27 AM

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Sincerely,

jill russel  
122 Ridgecrest Dr  
Klamath Falls, OR 97601  
[jill@klamath-homes.com](mailto:jill@klamath-homes.com)

**From:** [John Zupan](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:20:25 AM

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Sincerely,

John Zupan  
2850 Seckel Ct  
Medford, OR 97504  
[jzupan@windermere.com](mailto:jzupan@windermere.com)



**From:** [Tina Dodge](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:20:24 AM

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Sincerely,

Tina Dodge  
34613 Rancho Ave SE  
Albany, OR 97322  
[tdodge@valleybrokers.com](mailto:tdodge@valleybrokers.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Friday vote  
**Date:** Thursday, October 12, 2023 3:39:34 PM

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**From:** Pam Birmingham <pamb@windermere.com>  
**Sent:** Thursday, October 12, 2023 2:30 PM  
**To:** GOV Hpac \* GOV <HPAC.GOV@oregon.gov>  
**Subject:** Friday vote

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As a long-time real estate broker in rural Oregon, I am concerned about a couple of policy items being considered for tomorrow's vote on the HPAC. Climate change is upon us and we all need to be responsible in our decision making.

It is critical that there is no weakening of rules regarding wetlands. Over the years I have seen mitigation projects that are complete fails. Created wetlands almost never provide the climate, habitat and environmental values of natural wetlands. It would be foolhardy to allow or encourage more mitigation leading to degradation or elimination of these highly important areas. As someone who has survived a couple of large earthquakes, I also know how dangerous it is to place housing on land that are extremely susceptible to liquefaction such as wetland soils. It would be highly irresponsible to encourage new construction on wetland areas.

Also of concern is the proposed modification of local tree ordinances. It is well known that trees sequester carbon and help slow climate change.

While I support most of the HPAC we need to be mindful not to create new problems in an attempt to solve housing issues. Thank you for your work on this important task.

Sincerely,  
Pam

Pam Birmingham  
Lifestyle Property Specialist  
Earth Advantage Broker  
ADU Specialist  
Windermere Realty Trust  
Astoria/Seaside/Gearhart/Cannon Beach, Oregon  
503.791.4752

[pamb@windermere.com](mailto:pamb@windermere.com)

*Pam Birmingham is a licensed Real Estate Broker in the State of Oregon*

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Strong Support for Council's Recommendations  
**Date:** Thursday, October 12, 2023 3:39:12 PM  
**Attachments:** [jrlogorgb184x21px\\_b750cee3-c2a5-4147-862a-03f21711804e.png](#)  
[regionalawards-multiyear\\_resize\(2\)\\_8156f242-33a1-4362-8f79-5f897df001e6.png](#)

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**From:** Ezra L. Hammer <elh@jordanramis.com>  
**Sent:** Thursday, October 12, 2023 2:29 PM  
**To:** GOV Hpac \* GOV <HPAC.gov@oregon.gov>  
**Subject:** Strong Support for Council's Recommendations

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Dear Governor Kotek and HPAC Members,

*I want to express my support for the recommendations put forward by the HPAC. These proposals offer a holistic approach to tackling some of the most pressing housing issues facing our state. The recommendations encompass a wide range of crucial areas, from expanding the urban growth boundary (UGB), providing much-needed infrastructure funding for local governments, to focusing on residential construction permit review reforms.*

*The recommendation to expand the Building Codes Division's (BCD) ready-build plan program is another step in the right direction. The consideration of wetland mitigation and numerous tree code review/revisions reflects a commitment to sustainable and responsible development, ensuring that our state's growth is both environmentally conscious and economically viable.*

*By supporting these recommendations, we can collectively work towards a brighter future where more Oregonians have access to safe, affordable housing, and where the dream of homeownership is within reach for a broader spectrum of our population. These measures have the potential to stimulate economic growth, reduce homelessness, and enhance our overall quality of life. I encourage you to lend your support to these recommendations, as they represent a significant step forward in addressing the housing challenges our state faces.*

*Thank you for your time and consideration.*

*Sincerely,*

*Ezra Hammer*

**Ezra L. Hammer** | Attorney  
Direct: 503-598-5557

**JORDAN  RAMIS**

1211 SW Fifth Avenue. Suite 2700  
Portland Oregon 97204

[jordanramis.com](http://jordanramis.com) | (888) 598-7070

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**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:42:48 PM

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-----Original Message-----

From: Brenda Bonebrake <brenda@keytoOregon.com>  
Sent: Thursday, October 12, 2023 3:39 PM  
To: GOV Hpac \* GOV <HPAC.Gov@oregon.gov>  
Subject: Support for HPAC's Crucial Recommendations

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Dear Council Members Members,

Dear Members of the Housing Production Advisory Council,

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Sincerely,

Brenda Bonebrake  
40504 Fox Valley Rd  
Lyons, OR 97358  
brenda@keytoOregon.com

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:42:48 PM

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Subject: Support for HPAC's Crucial Recommendations

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Brenda Bonebrake  
40504 Fox Valley Rd  
Lyons, OR 97358  
[brenda@keytoOregon.com](mailto:brenda@keytoOregon.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:42:42 PM

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-----Original Message-----

From: Margaret Waltz <[margie@agentmargie.com](mailto:margie@agentmargie.com)>  
Sent: Thursday, October 12, 2023 3:20 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

[You don't often get email from [margie@agentmargie.com](mailto:margie@agentmargie.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Council Members Members,

Dear Members of the Housing Production Advisory Council,

I want to express my strong support for the recommendations being considered by the HPAC on Friday. These recommendations demonstrate a comprehensive framework that will help Oregon begin to address the severe housing crisis impacting our state. The broad scope of the recommendations will help increase housing production by addressing several critical barriers to development, including expedited urban growth boundary amendments to address land supply shortfalls, funding for local governments to help finance otherwise extremely costly infrastructure development, and speeding up the construction process by making needed reforms to residential construction permit review processes.

These recommendations, as well as others such as expanding the Building Codes Division's (BCD) ready-build plan program and addressing issues related to wetlands mitigation, are great examples of policy recommendations that support truly sustainable development by ensuring that our state's growth is economically feasible, environmentally responsible, and socially equitable. All Oregonians deserve access to affordable housing and homeownership. These recommendations will make affordable housing easier to develop - and therefore access - and make homeownership more attainable for all.

I urge you to adopt these recommendations when HPAC meets this Friday. These recommendations will be impactful to housing production and also meaningful to Oregonians - especially to those in our most vulnerable communities who cannot afford further delays to needed action. Please adopt these important policy recommendations.

Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Margaret Waltz  
1454 NE Orenco Station Pkwy  
Hillsboro, OR 97124  
[margie@agentmargie.com](mailto:margie@agentmargie.com)



**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:42:35 PM

---

-----Original Message-----

From: Jeanmarie KAPP <jmkapp@renreal.net>  
Sent: Thursday, October 12, 2023 3:22 PM  
To: GOV Hpac \* GOV <HPAC.Gov@oregon.gov>  
Subject: Support for HPAC's Crucial Recommendations

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Dear Council Members Members,

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Sincerely,

Jeanmarie KAPP  
3124 NW Lynch Way  
Redmond, OR 97756  
jmkapp@renreal.net

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:42:29 PM

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-----Original Message-----

From: Ashleigh Fordham <[ashleighfordham@windermere.com](mailto:ashleighfordham@windermere.com)>  
Sent: Thursday, October 12, 2023 3:12 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Ashleigh Fordham  
4846 83rd St SE  
Salem, OR 97317  
[ashleighfordham@windermere.com](mailto:ashleighfordham@windermere.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:42:22 PM

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-----Original Message-----

From: Becki Trowbridge <[user@votervoice.net](mailto:user@votervoice.net)>  
Sent: Thursday, October 12, 2023 3:02 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Becki Trowbridge  
631 Colonial Dr  
Springfield, OR 97477  
[beckit.realtor@gmail.com](mailto:beckit.realtor@gmail.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:41:29 PM

---

-----Original Message-----

From: Dawn Barry-Griffin <[user@votervoice.net](mailto:user@votervoice.net)>  
Sent: Thursday, October 12, 2023 2:50 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Dawn Barry-Griffin  
6604 Montana Ln  
Vancouver, WA 98661  
[dawninpx@gmail.com](mailto:dawninpx@gmail.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:41:23 PM

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-----Original Message-----

From: Ryan Endries <[ryan@dukewarner.com](mailto:ryan@dukewarner.com)>  
Sent: Thursday, October 12, 2023 2:55 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Ryan Endries  
61418 Linton Loop  
Bend, OR 97702  
[ryan@dukewarner.com](mailto:ryan@dukewarner.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:41:18 PM

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-----Original Message-----

From: Anna Bettencourt <[abettencourt@cbkfalls.com](mailto:abettencourt@cbkfalls.com)>  
Sent: Thursday, October 12, 2023 2:56 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Anna Bettencourt  
32848 Transformer Rd  
Malin, OR 97632  
[abettencourt@cbkfalls.com](mailto:abettencourt@cbkfalls.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:41:10 PM

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-----Original Message-----

From: Rich Raynor <[user@voterveice.net](mailto:user@voterveice.net)>  
Sent: Thursday, October 12, 2023 2:53 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Rich Raynor  
211 Eagle Ct  
Sutherlin, OR 97479  
[rich.heritagere@gmail.com](mailto:rich.heritagere@gmail.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:41:01 PM

---

-----Original Message-----

From: Doniella Cox <[user@votervoicenet.com](mailto:user@votervoicenet.com)>  
Sent: Thursday, October 12, 2023 2:53 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Doniella Cox  
3067 NW Boxelder Ave  
Redmond, OR 97756  
[doniella@gmail.com](mailto:doniella@gmail.com)



**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:40:55 PM

---

-----Original Message-----

From: Todd Fiebig <[toddfiebig@johnlscott.com](mailto:toddfiebig@johnlscott.com)>  
Sent: Thursday, October 12, 2023 2:46 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Todd Fiebig  
61 NE Park Ave  
White Salmon, WA 98672  
[toddfiebig@johnlscott.com](mailto:toddfiebig@johnlscott.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:40:44 PM

---

-----Original Message-----

From: Belinda Mace <[user@votervoice.net](mailto:user@votervoice.net)>  
Sent: Thursday, October 12, 2023 2:48 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Belinda Mace  
55299 Lee Valley Rd  
Coquille, OR 97423  
[barnmace@msn.com](mailto:barnmace@msn.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:40:38 PM

---

-----Original Message-----

From: Scott Smith <[user@votervoice.net](mailto:user@votervoice.net)>  
Sent: Thursday, October 12, 2023 2:40 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Scott Smith  
20616 Wild Goose Ln  
Bend, OR 97702  
[scottsmith0529@gmail.com](mailto:scottsmith0529@gmail.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:40:30 PM

---

-----Original Message-----

From: Susan McGill <[smcgill@bhhsnw.com](mailto:smcgill@bhhsnw.com)>  
Sent: Thursday, October 12, 2023 2:49 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Susan McGill  
8445 SE Roots Rd  
Milwaukie, OR 97267  
[smcgill@bhhsnw.com](mailto:smcgill@bhhsnw.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:40:23 PM

---

-----Original Message-----

From: Carol Wojciechowski <carol@carolwoj.com>  
Sent: Thursday, October 12, 2023 2:33 PM  
To: GOV Hpac \* GOV <HPAC.Gov@oregon.gov>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Carol Wojciechowski  
5545 SW Joshua St  
Tualatin, OR 97062  
carol@carolwoj.com

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:40:15 PM

---

-----Original Message-----

From: Mr. & Mrs. William Panton <[bpanton@dukewarner.com](mailto:bpanton@dukewarner.com)>  
Sent: Thursday, October 12, 2023 2:37 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

[You don't often get email from [bpanton@dukewarner.com](mailto:bpanton@dukewarner.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Council Members Members,

Dear Members of the Housing Production Advisory Council,

I want to express my strong support for the recommendations being considered by the HPAC on Friday. These recommendations demonstrate a comprehensive framework that will help Oregon begin to address the severe housing crisis impacting our state. The broad scope of the recommendations will help increase housing production by addressing several critical barriers to development, including expedited urban growth boundary amendments to address land supply shortfalls, funding for local governments to help finance otherwise extremely costly infrastructure development, and speeding up the construction process by making needed reforms to residential construction permit review processes.

These recommendations, as well as others such as expanding the Building Codes Division's (BCD) ready-build plan program and addressing issues related to wetlands mitigation, are great examples of policy recommendations that support truly sustainable development by ensuring that our state's growth is economically feasible, environmentally responsible, and socially equitable. All Oregonians deserve access to affordable housing and homeownership. These recommendations will make affordable housing easier to develop - and therefore access - and make homeownership more attainable for all.

I urge you to adopt these recommendations when HPAC meets this Friday. These recommendations will be impactful to housing production and also meaningful to Oregonians - especially to those in our most vulnerable communities who cannot afford further delays to needed action. Please adopt these important policy recommendations.

Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

William Panton  
654 NW Roanoke Ave  
Bend, OR 97703  
[bpanton@dukewarner.com](mailto:bpanton@dukewarner.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:40:08 PM

---

-----Original Message-----

From: Colleen Davis <[user@votervoice.net](mailto:user@votervoice.net)>  
Sent: Thursday, October 12, 2023 2:37 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Colleen Davis  
46 Grace St  
Lebanon, OR 97355  
[colleenuluave@yahoo.com](mailto:colleenuluave@yahoo.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:39:43 PM

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-----Original Message-----

From: Amy Schrader <[amy.schrader@exprealty.com](mailto:amy.schrader@exprealty.com)>  
Sent: Thursday, October 12, 2023 2:25 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Amy Schrader  
382 SW Applegate Trail Dr  
Dallas, OR 97338  
[amy.schrader@exprealty.com](mailto:amy.schrader@exprealty.com)



**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:39:26 PM

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-----Original Message-----

From: James Montgomery <jamesm@hsmartrealtygroup.com>  
Sent: Thursday, October 12, 2023 2:22 PM  
To: GOV Hpac \* GOV <HPAC.Gov@oregon.gov>  
Subject: Support for HPAC's Crucial Recommendations

[You don't often get email from jamesm@hsmartrealtygroup.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Dear Council Members Members,

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Sincerely,

James Montgomery  
2478 Emerald Dr NW  
Salem, OR 97304  
jamesm@hsmartrealtygroup.com

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:39:18 PM

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-----Original Message-----

From: Nan Brett <[user@voterveoice.net](mailto:user@voterveoice.net)>  
Sent: Thursday, October 12, 2023 2:26 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Nan Brett  
797 Laguna Dr NE  
Keizer, OR 97303  
[Nanbrett1@gmail.com](mailto:Nanbrett1@gmail.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:38:43 PM

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-----Original Message-----

From: Trevor Erion <terion@bhhsnw.com>  
Sent: Thursday, October 12, 2023 2:13 PM  
To: GOV Hpac \* GOV <HPAC.Gov@oregon.gov>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Trevor Erion  
15700 SW Chehalem Way  
Hillsboro, OR 97123  
terion@bhhsnw.com

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:38:36 PM

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-----Original Message-----

From: John Hoops <[user@votervoice.net](mailto:user@votervoice.net)>  
Sent: Thursday, October 12, 2023 2:16 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

John Hoops  
1790 Fircrest Dr  
Eugene, OR 97403  
[hoodu2@comcast.net](mailto:hoodu2@comcast.net)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:38:30 PM

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-----Original Message-----

From: Cindy Redd <[user@votervoice.net](mailto:user@votervoice.net)>  
Sent: Thursday, October 12, 2023 2:17 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Cindy Redd  
5442 Glenwood Dr  
Klamath Falls, OR 97603  
[cindyeredd@gmail.com](mailto:cindyeredd@gmail.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:38:23 PM

---

-----Original Message-----

From: Mike Burkhard <[user@votervoice.net](mailto:user@votervoice.net)>  
Sent: Thursday, October 12, 2023 2:14 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Mike Burkhard  
4756 Sams Creek Rd  
Toledo, OR 97391  
[burkhardmike@gmail.com](mailto:burkhardmike@gmail.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:38:15 PM

---

-----Original Message-----

From: Andee Phillips <[user@votervoice.net](mailto:user@votervoice.net)>  
Sent: Thursday, October 12, 2023 2:12 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Andee Phillips  
19821 Ponderosa St  
Bend, OR 97702  
[andee.c.phillips@gmail.com](mailto:andee.c.phillips@gmail.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:38:08 PM

---

-----Original Message-----

From: Kirk Hansen <[user@voterveice.net](mailto:user@voterveice.net)>  
Sent: Thursday, October 12, 2023 2:01 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Kirk Hansen  
11309 NW Placido Ct  
Portland, OR 97229  
[kirkdavinhanzen@gmail.com](mailto:kirkdavinhanzen@gmail.com)



**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:38:01 PM

---

-----Original Message-----

From: Tamara Rodgers <tamara.rodgers@wvbk.com>  
Sent: Thursday, October 12, 2023 1:52 PM  
To: GOV Hpac \* GOV <HPAC.Gov@oregon.gov>  
Subject: Support for HPAC's Crucial Recommendations

[You don't often get email from tamara.rodgers@wvbk.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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Sincerely,

Tamara Rodgers  
5380 Raymond Way  
Central Point, OR 97502  
tamara.rodgers@wvbk.com

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:37:54 PM

---

-----Original Message-----

From: Sandy Mitchell <[user@votervoice.net](mailto:user@votervoice.net)>  
Sent: Thursday, October 12, 2023 1:52 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Sandy Mitchell  
101 E Oxford St  
Newberg, OR 97132  
[tkgsandymitchell@gmail.com](mailto:tkgsandymitchell@gmail.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:37:48 PM

---

-----Original Message-----

From: Janice Cullivan <[user@votervoice.net](mailto:user@votervoice.net)>  
Sent: Thursday, October 12, 2023 1:55 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Janice Cullivan  
4460 SW Scholls Ferry Rd Apt 30  
Portland, OR 97225  
[Jancullivan@gmail.com](mailto:Jancullivan@gmail.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:37:41 PM

---

-----Original Message-----

From: Lynn O'Brien <[user@votervoice.net](mailto:user@votervoice.net)>  
Sent: Thursday, October 12, 2023 1:53 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Dear Council Members Members,

Dear Members of the Housing Production Advisory Council,

I want to express my strong support for the recommendations being considered by the HPAC on Friday. These recommendations demonstrate a comprehensive framework that will help Oregon begin to address the severe housing crisis impacting our state. The broad scope of the recommendations will help increase housing production by addressing several critical barriers to development, including expedited urban growth boundary amendments to address land supply shortfalls, funding for local governments to help finance otherwise extremely costly infrastructure development, and speeding up the construction process by making needed reforms to residential construction permit review processes.

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Sincerely,

Lynn O'Brien  
3400 Old Stage Rd  
Central Point, OR 97502  
[lynnobrienrealtor@gmail.com](mailto:lynnobrienrealtor@gmail.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:37:35 PM

---

-----Original Message-----

From: Lu Gastaldi <[user@votervoice.net](mailto:user@votervoice.net)>  
Sent: Thursday, October 12, 2023 1:51 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Lu Gastaldi  
2977 Anchor Way  
Klamath Falls, OR 97601  
[lugastaldi@gmail.com](mailto:lugastaldi@gmail.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:37:29 PM

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-----Original Message-----

From: Jeff Sorg <[user@votervoice.net](mailto:user@votervoice.net)>  
Sent: Thursday, October 12, 2023 1:42 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Jeff Sorg  
24 Aquinas St  
Lake Oswego, OR 97035  
[jeffsorg@gmail.com](mailto:jeffsorg@gmail.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:37:22 PM

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-----Original Message-----

From: Drew O Johnson <[user@votervoice.net](mailto:user@votervoice.net)>  
Sent: Thursday, October 12, 2023 1:49 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Drew O Johnson  
40417 Fox Valley Rd  
Lyons, OR 97358  
[jdrew14@gmail.com](mailto:jdrew14@gmail.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:37:13 PM

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-----Original Message-----

From: Davalee Behrens <[user@votervoice.net](mailto:user@votervoice.net)>  
Sent: Thursday, October 12, 2023 1:35 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Davalee Behrens  
7241 NW Madrone Way  
Corvallis, OR 97330  
[davabehrens@gmail.com](mailto:davabehrens@gmail.com)



**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:37:04 PM

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-----Original Message-----

From: Margaret Nelson-Quin <[nelsonquin@netzero.com](mailto:nelsonquin@netzero.com)>  
Sent: Thursday, October 12, 2023 1:16 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Margaret Nelson-Quin  
321 Clay St Spc 88  
Ashland, OR 97520  
[nelsonquin@netzero.com](mailto:nelsonquin@netzero.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:36:57 PM

---

-----Original Message-----

From: Susanna Abrahamson <susanna@dukewarner.com>  
Sent: Thursday, October 12, 2023 1:13 PM  
To: GOV Hpac \* GOV <HPAC.Gov@oregon.gov>  
Subject: Support for HPAC's Crucial Recommendations

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Dear Council Members Members,

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Sincerely,

Susanna Abrahamson  
63128 Desert Sage St  
Bend, OR 97701  
susanna@dukewarner.com

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:36:09 PM

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-----Original Message-----

From: Patricia Archambault <[pattiararch@rosenet.net](mailto:pattiararch@rosenet.net)>  
Sent: Thursday, October 12, 2023 1:00 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Patricia Archambault  
316 NW Garden Valley Blvd Ste  
Roseburg, OR 97470  
[pattiararch@rosenet.net](mailto:pattiararch@rosenet.net)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:36:02 PM

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-----Original Message-----

From: Sara Walker <[user@votervoice.net](mailto:user@votervoice.net)>  
Sent: Thursday, October 12, 2023 1:01 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Sara Walker  
228 Phoenix Hills Dr  
Phoenix, OR 97535  
[sara.hatsoff2u@gmail.com](mailto:sara.hatsoff2u@gmail.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:35:54 PM

---

-----Original Message-----

From: Laura Gwyn <laura@viewsalemhomes.com>  
Sent: Thursday, October 12, 2023 1:01 PM  
To: GOV Hpac \* GOV <HPAC.Gov@oregon.gov>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Laura Gwyn  
795 Jackwood St SE  
Salem, OR 97306  
laura@viewsalemhomes.com

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:35:46 PM

---

-----Original Message-----

From: Dennis Green <[thegreenteam@bhhsrep.com](mailto:thegreenteam@bhhsrep.com)>  
Sent: Thursday, October 12, 2023 1:07 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Dennis Green  
1108 Backlund Pl  
Eugene, OR 97401  
[thegreenteam@bhhsrep.com](mailto:thegreenteam@bhhsrep.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:35:39 PM

---

-----Original Message-----

From: Jeanne Freel <[user@votervoice.net](mailto:user@votervoice.net)>  
Sent: Thursday, October 12, 2023 12:50 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Jeanne Freel  
580 Powderhorn Dr  
Jacksonville, OR 97530  
[jmfreel1@earthlink.net](mailto:jmfreel1@earthlink.net)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:35:30 PM

---

-----Original Message-----

From: Kenny Chapman <kenny.chapman@adhmortgage.com>  
Sent: Thursday, October 12, 2023 12:40 PM  
To: GOV Hpac \* GOV <HPAC.Gov@oregon.gov>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Kenny Chapman  
7868 Pine Tree Ln SE  
Turner, OR 97392  
kenny.chapman@adhmortgage.com



**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:35:22 PM

---

-----Original Message-----

From: Sue Piazza <[sue@piazzapatrik.com](mailto:sue@piazzapatrik.com)>  
Sent: Thursday, October 12, 2023 12:46 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Dear Members of the Housing Production Advisory Council,

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Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Sue Piazza  
365 NE Williams Rd  
Gresham, OR 97030  
[sue@piazzapatrik.com](mailto:sue@piazzapatrik.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:35:14 PM

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-----Original Message-----

From: Ruth Hemenway-Duran <[user@votervoice.net](mailto:user@votervoice.net)>  
Sent: Thursday, October 12, 2023 12:41 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Ruth Hemenway-Duran  
800 Withycombe Ave  
Cottage Grove, OR 97424  
[ruthhemenway@aol.com](mailto:ruthhemenway@aol.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:35:14 PM

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To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
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Sincerely,

Ruth Hemenway-Duran  
800 Withycombe Ave  
Cottage Grove, OR 97424  
[ruthhemenway@aol.com](mailto:ruthhemenway@aol.com)

**From:** [GOV Hpac \\* GOV](#)  
**To:** [RICE-WHITLOW Kristina \\* GOV](#)  
**Subject:** FW: Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 3:42:57 PM

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-----Original Message-----

From: Jane Loveday <[user@votervoice.net](mailto:user@votervoice.net)>  
Sent: Thursday, October 12, 2023 3:35 PM  
To: GOV Hpac \* GOV <[HPAC.Gov@oregon.gov](mailto:HPAC.Gov@oregon.gov)>  
Subject: Support for HPAC's Crucial Recommendations

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Sincerely,

Jane Loveday  
2552 NE Iris Way  
Bend, OR 97701  
[janealoveday@gmail.com](mailto:janealoveday@gmail.com)

**From:** [Margaret Page](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:20:26 PM

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Sincerely,

Margaret Page  
PO Box 1315  
Manzanita, OR 97130  
[margaret@coast-pros.com](mailto:margaret@coast-pros.com)

**From:** [BIL Willis](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:20:24 AM

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Sincerely,

BIL Willis  
1685 E Powell Blvd  
Gresham, OR 97030  
[bilteam@portland-homes.com](mailto:bilteam@portland-homes.com)

**From:** [Jerome Baraquio](mailto:jeromeb@windermere.com)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:20:23 AM

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Sincerely,

Jerome Baraquio  
PO Box 80442  
Portland, OR 97280  
[jeromeb@windermere.com](mailto:jeromeb@windermere.com)

**From:** [Daniel Goss](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:20:17 AM

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Sincerely,

Daniel Goss  
101 W 7th St  
Lowell, OR 97452  
[Daniel@gossregroup.com](mailto:Daniel@gossregroup.com)



**From:** [Christina Griffith](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:20:16 AM

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Sincerely,

Christina Griffith  
4703 NW 173rd Pl  
Beaverton, OR 97006  
[christinagriffith@windermere.com](mailto:christinagriffith@windermere.com)

**From:** [Evonne Woods](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:20:15 AM

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Sincerely,

Evonne Woods  
403 Main St  
Klamath Falls, OR 97601  
[Evonne.Woods@fnrhomes.com](mailto:Evonne.Woods@fnrhomes.com)

**From:** [George Grabenhorst](mailto:George.Grabenhorst@svn.com)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:20:15 AM

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Sincerely,

George Grabenhorst  
6525 Battle Creek Rd SE  
Salem, OR 97317  
[george.grabenhorst@svn.com](mailto:george.grabenhorst@svn.com)

**From:** [Larry Frank](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:20:13 AM

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Sincerely,

Larry Frank  
145 Purdue Ln  
Medford, OR 97504  
[larryandsuefrank@gmail.com](mailto:larryandsuefrank@gmail.com)

**From:** [Corey Zielsdorf](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:20:08 AM

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Sincerely,

Corey Zielsdorf  
901 N Brutscher St Ste D-372  
Newberg, OR 97132  
[coreyz@newdoorrealty.net](mailto:coreyz@newdoorrealty.net)

**From:** [Michael Kessinger](mailto:michael.kessinger@theopt.com)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:10:37 AM

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Sincerely,

Michael Kessinger  
PO Box 790  
Toledo, OR 97391  
[michael.kessinger@theopt.com](mailto:michael.kessinger@theopt.com)

**From:** [mark Wickman](mailto:mark.Wickman@visionhomesinc.net)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:20:23 PM

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Sincerely,

mark Wickman  
PO Box 3550  
Central Point, OR 97502  
[Mark@visionhomesinc.net](mailto:Mark@visionhomesinc.net)

**From:** [Donna Megy](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:10:34 AM

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Sincerely,

Donna Megy  
3844 NW Clover Pl  
Corvallis, OR 97330  
[donna@gracerealestatelc.com](mailto:donna@gracerealestatelc.com)



**From:** [Denise Fugere Thomas](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:10:33 AM

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Dear Council Members Members,

Dear Members of the Housing Production Advisory Council,

I want to express my strong support for the recommendations being considered by the HPAC on Friday. These recommendations demonstrate a comprehensive framework that will help Oregon begin to address the severe housing crisis impacting our state. The broad scope of the recommendations will help increase housing production by addressing several critical barriers to development, including expedited urban growth boundary amendments to address land supply shortfalls, funding for local governments to help finance otherwise extremely costly infrastructure development, and speeding up the construction process by making needed reforms to residential construction permit review processes.

These recommendations, as well as others such as expanding the Building Codes Division's (BCD) ready-build plan program and addressing issues related to wetlands mitigation, are great examples of policy recommendations that support truly sustainable development by ensuring that our state's growth is economically feasible, environmentally responsible, and socially equitable. All Oregonians deserve access to affordable housing and homeownership. These recommendations will make affordable housing easier to develop - and therefore access - and make homeownership more attainable for all.

I urge you to adopt these recommendations when HPAC meets this Friday. These recommendations will be impactful to housing production and also meaningful to Oregonians - especially to those in our most vulnerable communities who cannot afford further delays to needed action. Please adopt these important policy recommendations.

Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Denise Fugere Thomas  
16340 Lower Harbor Rd Ste 1  
Brookings, OR 97415  
[denisefugere@realtyaget.com](mailto:denisefugere@realtyaget.com)

**From:** [Catherine Hatfield](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:10:27 AM

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Sincerely,

Catherine Hatfield  
307 Morton St  
Ashland, OR 97520  
[chatfield@windermere.com](mailto:chatfield@windermere.com)

**From:** [Linda Tucker](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:10:26 AM

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Sincerely,

Linda Tucker  
240 35th St  
Springfield, OR 97478  
[lindat@windermere.com](mailto:lindat@windermere.com)

**From:** [Lisa Fain](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:10:25 AM

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Sincerely,

Lisa Fain  
7220 SW 160th Ave  
Beaverton, OR 97007  
[lisacfain@gmail.com](mailto:lisacfain@gmail.com)

**From:** [Jill Vanlydegraf](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:10:23 AM

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Sincerely,

Jill Vanlydegraf  
2074 Shiloh St SE  
Salem, OR 97306  
[jilljvan@gmail.com](mailto:jilljvan@gmail.com)

**From:** [Cyndi Rowley](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:10:23 AM

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Sincerely,

Cyndi Rowley  
403 Main St  
Klamath Falls, OR 97601  
[cyndi.rowley@fnrhomes.com](mailto:cyndi.rowley@fnrhomes.com)

**From:** [Cindy McMillan](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:10:22 AM

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Sincerely,

Cindy McMillan  
2911 Lotus Ln  
Central Point, OR 97502  
[cindy@cmacrealty.com](mailto:cindy@cmacrealty.com)

**From:** [Crystell Wise](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:00:49 AM

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Sincerely,

Crystell Wise  
PO Box 3104  
Florence, OR 97439  
[crystell@trhunter.com](mailto:crystell@trhunter.com)





**Commissioner Carmen Rubio**  
City of Portland

Friday, September 29<sup>th</sup>, 2023

Co-Chair JD Tovey Co-Chair Damien Hall  
Housing Production Advisory Council  
Salem, OR 97301

Re: HPAC Work Group Recommendations Round #2 – Additional Input

Co-Chairs and Members of the Housing Production Advisory Council,

Thank you again for the work you are doing to eliminate barriers to housing production across the state. As you continue to consider this second package of recommendations, the City of Portland would like to share some additional feedback from staff on specific proposals, to supplement the letter we submitted on September 8<sup>th</sup>. Specifically, we would like to take the opportunity to provide feedback on the two proposals related to wetlands that had their first reading on September 8<sup>th</sup>, and also to provide additional information on the proposal from the Codes & Design work group related to trees in design, which is on the agenda for public comment at today's meeting.

Wetlands

Thank you for your interest in increasing the number and availability of mitigation banks, especially that serve multiple requirements, including state wetland requirements. Due to recent changes in federal requirements, we would caution against relying solely on the private market to create these banks and would suggest local jurisdictions also be eligible for funding to jump start the development of publicly administered mitigation banks. We believe doing so could help achieve housing outcomes faster while also protecting and replacing critical wetland functions. DSL could support this work by creating technical resources that would help jurisdictions establish banks that meet multiple regulations, and funding could potentially be prioritized in jurisdictions that have adopted stronger floodplain protections in response to the Biological Opinion.

We have some concerns about a few of the other components in proposal A and B, and appreciate DSL's September 7, 2023 summary of the benefits of wetlands and clarification of the regulatory structure.

- We have concerns about the approach in Proposal B, which would reduce our ability to comply with other federal and state requirements. Portland relies on and values the stormwater management, cultural resources, and carbon sequestration functions provided by wetlands and streams, and we depend on the regulatory synergy with Waters of the State protections to meet other Clean Water Act, Endangered Species Act, National Flood Insurance Act, and drainage law obligations – making it easier, not harder, to meet those multiple requirements that are unaffected by Sackett. We also encourage you to consider the input on this issue included in DSL's recent letter.

- While we understand the interest in providing additional funding for stormwater facilities in concept A2, these facilities are intended to focus only on water quality as mitigation and thus would not provide the multiple benefits that come from other strategies.
- We also have some concerns that there may be unintended consequences in the regulatory structure related to concept A5 and would recommend diving into more of those details, should the idea move forward.
- Regarding the Buildable Lands Inventory in concept A6, we appreciate your concern that local jurisdictions may be overestimating lands available for housing development but want to clarify that the City of Portland already takes these areas into consideration under our existing methodology. Our staff apply a development “discount factor” for all sites where wetlands make up at least a third the site, which can result in a significant reduction in the estimated capacity. As a result, a property may still be shown on the BLI but the total buildable land available incorporates expected development constraints resulting from the presence of wetlands. We assume that other jurisdictions use a similar methodology.
- Finally, given the loss of federal Tribal Consultation requirements as a result of Sackett, as you continue to consider these proposals we would encourage you to include Tribal and Indigenous perspectives and voices in the conversation to prevent further impacts to cultural resources from the loss or alteration of wetlands and streams.

### Trees

As we shared in our last letter, the City of Portland has concerns about the proposal and would like to share a few additional data points for you to consider.

First, we would like to emphasize that the City of Portland currently provides broad exemptions from tree removal mitigation requirements to accommodate future housing development. Affordable housing projects, higher-density zones which represent 80% of new housing capacity, and 71,000 residential lots under 5,000 sf are currently exempt. The effectiveness of these allowances was verified by a 2020 analysis by Johnson Economics which found tree mitigation fees have a negligible impact on housing development.

Further, attached to this letter is a map which provides additional context on the residential parcels outside of the already exempt high-density Central City, neighborhood centers, and civic corridors. Lots under 5,000 sf which, as we shared above, are currently exempt from preservation and mitigation requirements are shown in yellow. Lots which would be made exempt if the exemption were expanded to lots under 6,000 sf – as currently proposed – are shown in red. Taken together with the proposal to exempt trees under 48” DBH (approximately 99% of trees on private property), the combined impact would be decreased tree canopy in lower density neighborhoods where just 20% of total residential housing capacity exists. We hope you consider this information – and review additional data from other sources – as you weigh the need to increase housing production with the need to mitigate the impacts of increasing summer temperatures, improve air quality, and other quantifiable public and environmental health benefits provided by Portland’s trees. A letter from two of our bureaus to the HPAC working group dated August 17<sup>th</sup> provides additional information, which we have attached to this letter to ensure that the Council has the opportunity to review.

We hope this information will be helpful to you and demonstrate our commitment to addressing the housing and climate challenges with data-driven and effective policies.

Thank you again for the opportunity to continue to participate in this process and for your creativity and enthusiasm in addressing Oregon's housing crisis.

Sincerely,

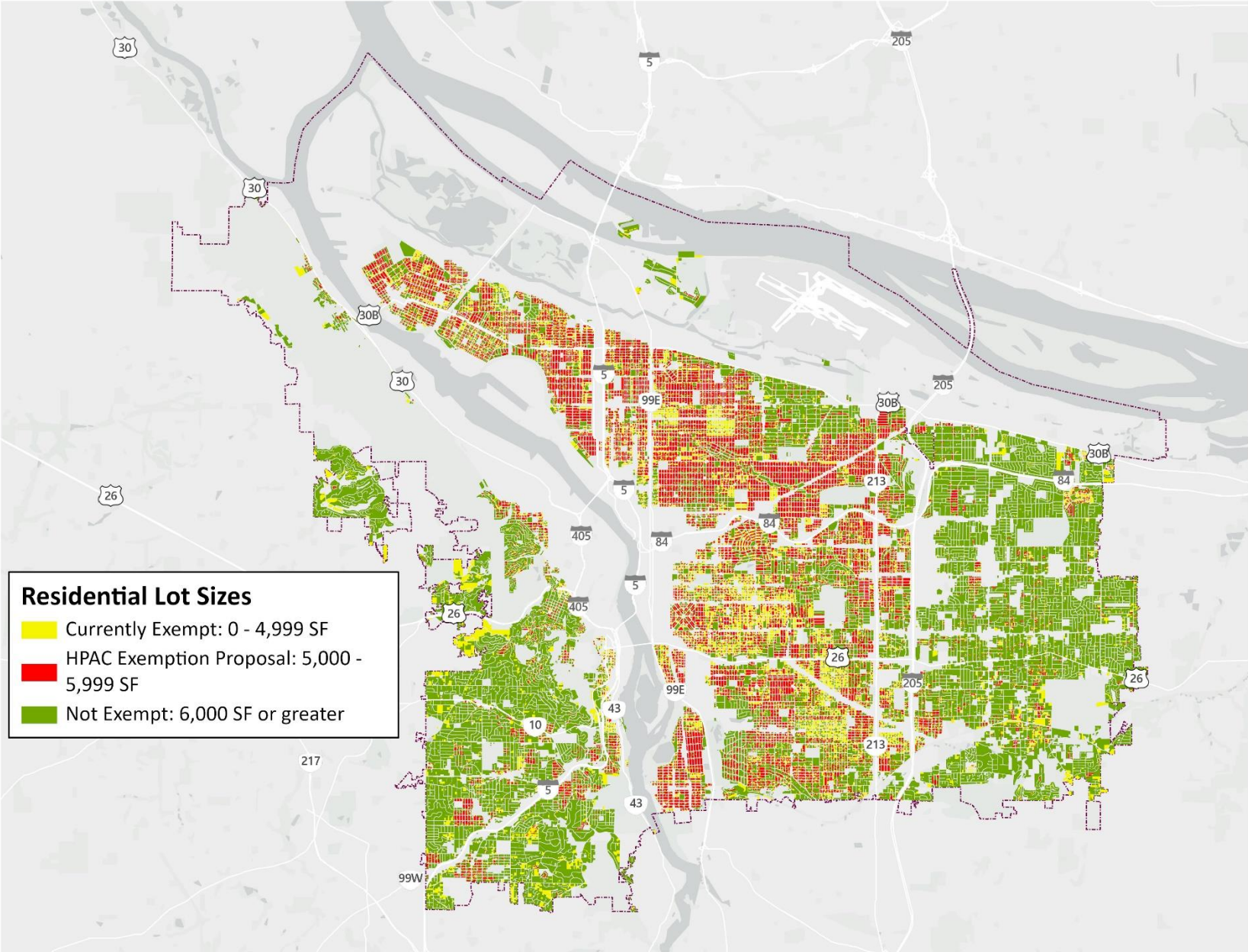
A handwritten signature in black ink, appearing to read "Carmen Rubio". The signature is fluid and cursive, with the first name "Carmen" written in a larger, more prominent script than the last name "Rubio".

Carmen Rubio  
Commissioner, City of Portland

Attachments:

- Map of Certain Residential Lots in Portland
- August 17<sup>th</sup> letter from BPS and Parks

**City of Portland**  
**Size of Certain Residential Lots in Portland**  
**Sept 2023**





August 17, 2023

Housing Production Advisory Council, Codes & Design Workgroup  
c/o Alana J. Cox, Administrator  
Building Codes Division  
Oregon Department of Consumer & Business Services

Dear HPAC Codes and Design workgroup members:

The City of Portland appreciates the work you are doing to identify a series of recommendations to streamline and facilitate housing production across Oregon. We are also actively engaged in developing short- and long-term strategies to address the housing crisis and increase production.

As Directors of the bureaus that lead the City's urban forestry, planning, and sustainability work, we would like to share feedback specific to the proposal under consideration that would change tree regulations that apply during housing development, both here in Portland and statewide. We feel that it is important to highlight issues to offer additional perspective and engage more meaningfully than time allowed during your most recent meeting.

The City's tree regulations are an important part of meeting multiple policy objectives, cited in Portland's 2035 Comprehensive Plan, the Climate Emergency Work Plan, and Urban Forestry Management Plan. Notably, each of those plans recognizes the importance and need for housing and urban development inside the urban growth boundary. But rather than seeing these as diametrically opposed goals, the regulations aim to strike a balance between enhancing the urban forest while enabling development, through a clear and objective set of regulations.

With this context in mind, **we urge the Committee to table proposals that limit cities' ability to regulate tree preservation.** We have three reasons for making this request:

- 1) **We are in a housing emergency and a climate emergency.** Preserving trees is a critical tool to meet our climate goals. It takes decades for new tree plantings to replace the benefits and services provided – improving air quality, lowering summer temperatures, reducing flooding – from a well-established tree. Communities in East Portland are more exposed to these hazards than other parts of Portland, and as noted by the Environmental Protection Agency, community members with low incomes and communities of color are disproportionately exposed and more vulnerable to heat islands. In particular, East Portland experiences summer temperatures up to 15 degrees hotter than neighborhoods west of the Willamette with significantly greater tree canopy. Trees on privately-owned lands constitute the majority of Portland's tree canopy, contributing to the overall thermal comfort of the city. Now is not the time to postpone or deprioritize climate action in Portland by removing protections for essential trees.
- 2) **The Committee should focus on more effective strategies to increase housing production.** The Committee is exploring other strategies to increase housing production that will result in a greater number of housing units. We applaud and are engaged in those efforts. The majority of Portland's tree canopy on private property is in low density residential areas where we expect to see 20 percent of our housing growth. Conversely, 80 percent of our growth is planned for high density centers and corridors, which account for about 15% of the city's land area and are largely exempt from tree preservation requirements currently. These low canopy areas also afford opportunities to expand the tree canopy through street trees and stormwater retrofits as part of development. In other words, losing a well-established tree to yield 3 units is a different calculation than losing a well-established tree to produce 80 units.
- 3) **A well-coordinated, calibrated and strategic multi-pronged approach is needed.** Stimulating the market to produce more units, and the right types of units requires more than an ad hoc series of deregulatory moves. That is why Oregon is requiring cities to not only analyze their housing needs, but to develop a Housing Production Strategy. Portland is well underway with this effort, and we are confident that it will provide the direction we need.

Before advancing a recommendation for an aggressively permissive statewide urban forestry policy that replaces all locally designed options, we strongly recommend considering other options that better ensure reasonable and equitable outcomes be explored. The proposal suggested at the August 8th meeting seemed to be based on reactions to a single property and anecdotes, with statewide exemptions that would essentially render the City's tree regulations moot. As currently drafted, the proposal

does not appear to consider the increased societal costs of diminished air quality, more frequent urban flooding, greater vulnerability to heat events for vulnerable populations, and higher peak energy demand from increased and unmitigated tree removal. If advanced and implemented as-is, these changes would shift and multiply those costs from a small percentage of development projects onto the broader community.

In any case, any options advanced should receive significantly more vetting and discussion and be informed by data, as we balance our need to provide more housing while preserving the millions of dollars in annual environmental, public health, and economic services Portland's urban canopy provides.

We appreciate the opportunity to be involved and look forward to more discussion and dialogue as we work together to tackle our shared housing crisis.

Sincerely,

A handwritten signature in black ink that reads "Adena Long". The signature is fluid and cursive, with the first name "Adena" written in a larger, more prominent script than the last name "Long".

Adena Long  
Director | Portland Parks & Recreation

A handwritten signature in black ink that reads "Donnie Oliveira". The signature is bold and stylized, with the first name "Donnie" written in a larger, more prominent script than the last name "Oliveira".

Donnie Oliveira  
Director | Planning and Sustainability



3625 N. Mississippi Ave  
Portland, OR 97227

Re: Testimony on Recommendation to Modify Tree Codes

3 October, 2023

HPAC members,

I am the Forest Climate Manager for 350PDX, and send these comments on behalf of our Forest Defense Team. I am sorry I was unable to attend your meeting on Sept. 29th, but please accept my comments regarding the proposal to modify municipal tree codes to support increasing housing development inside the Urban Growth Boundary.

As I understand it, HPAC's work is to procure more housing for the people of Oregon meets the urgent need to address the housing crisis. This is important work! However, some of the solutions put forward lack the ingenuity that is such a part of Oregon's approach to land management. By unnecessarily pitting housing development against green infrastructure, you are ignoring the second crisis we are in: a climate crisis.

At the last meeting, an HPAC member suggested that we need to either expand the UGB or suspend environmental protections within it. I believe there is a third way that allows more dense development inside the UGB without draining wetlands or gutting tree codes. One key aspect of that route: create more housing out of existing buildings!

For example, I live with 20 people inside Portland where we've been able to create affordable housing while maintaining and restoring greenspace by minimizing the amount of private space per individual through internal divisions of existing houses, while also maximizing shared infrastructure and common greenspace. In this way, we created significantly more affordable housing without cutting down a single tree or paving a single foot.

One easy way to do this is through internal divisions of existing single family residences - can you subsidize this approach to development? We've also all heard of the unused office spaces throughout the state that could be converted into residential lots. Can you fastrack rezoning business/commercial to mixed use residential?

There is so much room for creativity, cooperation, and approaching development holistically with our existing built infrastructure.

These are attributes that I encourage the HPAC to embrace - rather than seeing trees, wetlands, flood plains and green infrastructure requirements as obstacles to development, how about using them as necessary to create healthy homes and environments and learn to work with the land, not against it?

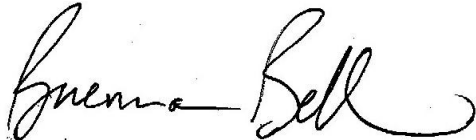


Specifically in Portland, where extreme heat caused the deadliest natural disaster in known history, maintaining our urban forest is an issue of life and death in a rapidly heating city, and you should not be the cause of any expansion of our already too large heat islands.

Thus, your recommendation to suspend local control over tree codes is a straight up bad idea. I believe that developers can work with local jurisdictions to maintain tree canopies while creating new homes. Perhaps you'll have to exercise your creativity. Perhaps you'll have to make slightly less money. BUT, the end product will be a home in a healthier environment for the residents and neighbors. It's totally possible. I know - I made it happen for my community.

Don't pit trees against homes. It's an unnecessary fight that has no winners.

Regards,

A handwritten signature in black ink that reads "Brenna Bell". The signature is written in a cursive, flowing style with a long, sweeping tail on the letter "l".

Brenna Bell, 350PDX  
Forest Climate Manager  
brenna@350pdx.org



**MULTIFAMILY NW**  
The Association Promoting Quality Rental Housing

Oregon Housing Production Advisory Council  
Office of Governor Tina Kotek  
900 Court Street NE, Suite 254  
Salem, OR 97301

October 12, 2023

Gov. Kotek, Co-Chairs Tovey and Hall, members of the council,

On behalf of Multifamily NW, Oregon’s largest association of housing providers representing more than 275,000 units across the state, we write today to express our strong support for your efforts to address the critical issue of housing affordability in Oregon and to urge you to consider all available options to promote the development of new rental housing in our state.

Our organization is deeply committed to helping the state reach our laudable goal of 36,000 new units per year. We know firsthand the significant challenges that our state faces when it comes to housing affordability and availability, and we believe that bold and creative solutions are required to address these challenges effectively.

As we all know, the shortage of affordable rental housing in Oregon has reached a critical point, with many families and individuals struggling to find safe and suitable places to live. This situation not only impacts the well-being of our residents but also has broader economic and social implications. As you are well aware, a lack of affordable housing can lead to increased homelessness, decreased workforce participation, and economic instability.

There are loud voices on all sides of this issue, including many that are advocating for maintaining the status quo. We cannot take that easy path if we are to make meaningful progress in addressing the housing emergency in our state. We have been strongly supportive of efforts at all levels of government to streamline permitting processes and ease regulations so that housing developers can begin to build our way out of this crisis. That is the only way.

While we understand the importance of environmental and land use regulations, we believe that in some cases, these requirements have inadvertently hindered the development of much-needed rental housing. Therefore, we respectfully request that you strongly consider temporary modifications of permitting requirements, environmental regulations, and extensive land use processes that may be impeding housing construction, provided that these changes do not compromise the long-term sustainability and well-being of our state.

Furthermore, our industry is ready and willing to work collaboratively with your administration, policymakers, and stakeholders to identify specific regulations that could be adjusted on a temporary basis to expedite housing development without jeopardizing our environmental values.

We believe that a balanced approach that considers the urgent need for more rental housing while maintaining a commitment to Oregon’s environmental stewardship is absolutely possible. We are confident that your leadership can help Oregon find the right path forward.

Thank you, and the entire Housing Production Advisory Council, for your attention to this important matter. We are hopeful that, together, we can create a brighter future for Oregon by expanding access to quality rental housing.

Sincerely,

Gary Fisher  
Deputy Executive Director

EXECUTIVE DIRECTOR  
**Deborah Imse**  
deborah@multifamilynw.org

DEPUTY EXECUTIVE DIRECTOR  
**Gary Fisher**  
gary@multifamilynw.org

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Lifetime Exteriors

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Princeton Property Management

Leah Sykes  
Andor Law Firm

Jennifer Wyncoop  
Income Property Management

**From:** [Pam McColly](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:20:14 PM

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Dear Council Members Members,

Dear Members of the Housing Production Advisory Council,

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I urge you to adopt these recommendations when HPAC meets this Friday. These recommendations will be impactful to housing production and also meaningful to Oregonians - especially to those in our most vulnerable communities who cannot afford further delays to needed action. Please adopt these important policy recommendations.

Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Pam McColly  
6155 Inwood Ln S  
Salem, OR 97306  
[mccolly@windermere.com](mailto:mccolly@windermere.com)

**From:** [Jennifer Homer](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:23 PM

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Dear Council Members Members,

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I want to express my strong support for the recommendations being considered by the HPAC on Friday. These recommendations demonstrate a comprehensive framework that will help Oregon begin to address the severe housing crisis impacting our state. The broad scope of the recommendations will help increase housing production by addressing several critical barriers to development, including expedited urban growth boundary amendments to address land supply shortfalls, funding for local governments to help finance otherwise extremely costly infrastructure development, and speeding up the construction process by making needed reforms to residential construction permit review processes.

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Sincerely,

Jennifer Homer  
17876 Hoover Creek Ln  
Fossil, OR 97830  
[jenhomer@remax.net](mailto:jenhomer@remax.net)

**From:** [David Antinucci](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 9:40:12 PM

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Sincerely,

David Antinucci  
1720 SE Davis St  
McMinnville, OR 97128  
[dantinucci@gmail.com](mailto:dantinucci@gmail.com)

**From:** [Lauren Horn](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:00:47 AM

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Sincerely,

Lauren Horn  
403 Main St  
Klamath Falls, OR 97601  
[lauren.horn@fnrhomes.com](mailto:lauren.horn@fnrhomes.com)

**From:** [Katie Heater](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:00:43 AM

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Sincerely,

Katie Heater  
734 NE Savage St  
Grants Pass, OR 97526  
[katieheater@johnlscott.com](mailto:katieheater@johnlscott.com)

**From:** [Lori Palermo](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:00:37 AM

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Sincerely,

Lori Palermo  
1602 Linden Ave  
Springfield, OR 97477  
[loripalermo@comcast.net](mailto:loripalermo@comcast.net)



**From:** [Merwin Doud](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:00:30 AM

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Sincerely,

Merwin Doud  
1302 Utah Dr  
Medford, OR 97504  
[merwin.doud@gmail.com](mailto:merwin.doud@gmail.com)

**From:** [Amy Van Horn](mailto:amyv@johnlscott.com)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:00:30 AM

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Sincerely,

Amy Van Horn  
522 Parkview Ct  
Central Point, OR 97502  
[amyv@johnlscott.com](mailto:amyv@johnlscott.com)

**From:** [Suzie Matney](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:00:27 AM

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Sincerely,

Suzie Matney  
1926 E Jones Creek Rd  
Grants Pass, OR 97526  
[suziesellsoregon@gmail.com](mailto:suziesellsoregon@gmail.com)

**From:** [Leanna Langley](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:00:25 AM

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Sincerely,

Leanna Langley  
28021 Pleasant Valley Rd  
Sweet Home, OR 97386  
[leannalan@gmail.com](mailto:leannalan@gmail.com)

**From:** [Liliana Barron](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:20:13 PM

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Sincerely,

Liliana Barron  
2925 River Rd S Ste 270  
Salem, OR 97302  
[lilybarronr@gmail.com](mailto:lilybarronr@gmail.com)

**From:** [Renaë Bendix](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:00:25 AM

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Sincerely,

Renaë Bendix  
1045 Chestnut St NW  
Salem, OR 97304  
[renaë.bendix@outlook.com](mailto:renaë.bendix@outlook.com)

**From:** [Natalka Palmer](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:00:24 AM

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Sincerely,

Natalka Palmer  
2225 NW Panama St  
Bend, OR 97703  
[natalkapalmer@gmail.com](mailto:natalkapalmer@gmail.com)

**From:** [Lisa Bowes](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:00:23 AM

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Sincerely,

Lisa Bowes  
4340 SW Vesta St  
Portland, OR 97219  
[lisabowes@windermere.com](mailto:lisabowes@windermere.com)



**From:** [Lou Chain](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:00:23 AM

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Sincerely,

Lou Chain  
5915 NE Going St  
Portland, OR 97218  
[louchain@gmail.com](mailto:louchain@gmail.com)

**From:** [Pam Zielinski](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:00:22 AM

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Sincerely,

Pam Zielinski  
PO Box 423  
Oceanside, OR 97134  
[pzielinski@bhhsnw.com](mailto:pzielinski@bhhsnw.com)

**From:** [Barbara Brown](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:00:21 AM

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Sincerely,

Barbara Brown  
885 Gardendale Ave  
Medford, OR 97504  
[barbarabrown@johnlscott.com](mailto:barbarabrown@johnlscott.com)

**From:** [Michael Warren](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:00:20 AM

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Dear Council Members Members,

Dear Members of the Housing Production Advisory Council,

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I urge you to adopt these recommendations when HPAC meets this Friday. These recommendations will be impactful to housing production and also meaningful to Oregonians - especially to those in our most vulnerable communities who cannot afford further delays to needed action. Please adopt these important policy recommendations.

Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Michael Warren  
691 NE 3rd St  
Prineville, OR 97754  
[Michael.ccp@outlook.com](mailto:Michael.ccp@outlook.com)

**From:** [Connie Basinger](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:00:20 AM

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Sincerely,

Connie Basinger  
PO Box 923  
Jefferson, OR 97352  
[mcbasinger@bhhsrep.com](mailto:mcbasinger@bhhsrep.com)

**From:** [Melissa Carson](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:00:18 AM

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Sincerely,

Melissa Carson  
20620 Sierra Dr  
Bend, OR 97701  
[melissa@melissacarson.realtor](mailto:melissa@melissacarson.realtor)

**From:** [Robbi Farnworth](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:10:26 PM

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Sincerely,

Robbi Farnworth  
60025 Navajo Rd  
Bend, OR 97702  
[Robbi@LifestylesGroupRE.com](mailto:Robbi@LifestylesGroupRE.com)

**From:** [Crystal Sanchez Your Oregon REALTOR](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:00:17 AM

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Sincerely,

Crystal Sanchez Your Oregon REALTOR  
3539 Heathrow Way Ste 200  
Medford, OR 97504  
[acappraisals@hotmail.com](mailto:acappraisals@hotmail.com)



**From:** [Jillian Hall](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:00:15 AM

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Sincerely,

Jillian Hall  
2107 Highway 101  
Florence, OR 97439  
[jillianann.h@gmail.com](mailto:jillianann.h@gmail.com)

**From:** [Catherine Zwicker](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:00:15 AM

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Sincerely,

Catherine Zwicker  
3220 SW Juniper Ave  
Redmond, OR 97756  
[catz.dsre@gmail.com](mailto:catz.dsre@gmail.com)

**From:** [Jackie Austin](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:50:21 AM

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Sincerely,

Jackie Austin  
3322 Walton Ln  
Eugene, OR 97408  
[jackie.austin@coldwellbanker.com](mailto:jackie.austin@coldwellbanker.com)

**From:** [David Sprague](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:50:20 AM

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Sincerely,

David Sprague  
99 N Main St  
Ashland, OR 97520  
[dsprague520@gmail.com](mailto:dsprague520@gmail.com)

**From:** [Julia Carver](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:50:19 AM

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Sincerely,

Julia Carver  
1535 B St  
Springfield, OR 97477  
[julia@juliacarverhomes.com](mailto:julia@juliacarverhomes.com)

**From:** [Chelsea Dietmeyer](mailto:Chelsea.Dietmeyer@tallfirsrealty.com)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:50:13 AM

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Sincerely,

Chelsea Dietmeyer  
1515 Amberland Ave  
Eugene, OR 97401  
[chelsea@tallfirsrealty.com](mailto:chelsea@tallfirsrealty.com)

**From:** [Sally Harrington](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:50:13 AM

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Sincerely,

Sally Harrington  
424 Elm St  
Phoenix, OR 97535  
[sallykool38@gmail.com](mailto:sallykool38@gmail.com)

**From:** [Wenda Puzzo](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:50:13 AM

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Sincerely,

Wenda Puzzo  
965 Pinecrest Ter  
Ashland, OR 97520  
[wendapuzzo@gmail.com](mailto:wendapuzzo@gmail.com)



**From:** [Kimberly Blisard](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:10:18 PM

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Sincerely,

Kimberly Blisard  
507 Walnut St  
Ashland, OR 97520  
[blisard.k@gmail.com](mailto:blisard.k@gmail.com)

**From:** [Peter Andrews](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:40:37 AM

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Sincerely,

Peter Andrews  
4339 SW Stephenson St  
Portland, OR 97219  
[peter.andrews@cbrealty.com](mailto:peter.andrews@cbrealty.com)

**From:** [Corinne Brown](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:40:33 AM

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Sincerely,

Corinne Brown  
2135 W 12th Ave Apt 12  
Eugene, OR 97402  
[cbrown2477@yahoo.com](mailto:cbrown2477@yahoo.com)

**From:** [Mark Worsham](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:40:33 AM

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Sincerely,

Mark Worsham  
3211 Century Way  
Medford, OR 97504  
[mworsham@windermere.com](mailto:mworsham@windermere.com)

**From:** [Mark Wade](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:40:30 AM

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Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Mark Wade  
4953 SE Winworth Ct  
Milwaukie, OR 97222  
[wademark@comcast.net](mailto:wademark@comcast.net)

**From:** [Molly Mullane](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:40:26 AM

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Sincerely,

Molly Mullane  
702 N Laurel St  
Ashland, OR 97520  
[MollyM@fullcirclereal.com](mailto:MollyM@fullcirclereal.com)

**From:** [Kathie Goffe](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:40:20 AM

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Sincerely,

Kathie Goffe  
1586 NE Grant St  
Hillsboro, OR 97124  
[changes50@aol.com](mailto:changes50@aol.com)

**From:** [Bob Seldon](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:40:19 AM

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Sincerely,

Bob Seldon  
758 Fernwood Dr  
Medford, OR 97504  
bob@seldon.com



**From:** [Brian Nelson](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:40:18 AM

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Sincerely,

Brian Nelson  
11606 SW Oak Creek Dr  
Portland, OR 97219  
[briannelson.us@gmail.com](mailto:briannelson.us@gmail.com)

**From:** [Colin Mullane](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:40:16 AM

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Sincerely,

Colin Mullane  
702 N Laurel St  
Ashland, OR 97520  
[colinm@fullcirclereal.com](mailto:colinm@fullcirclereal.com)

**From:** [Mike Clopton](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:10:15 PM

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Sincerely,

Mike Clopton  
8115 SW 62nd Pl  
Portland, OR 97219  
[mikeclopton@hevanet.com](mailto:mikeclopton@hevanet.com)

**From:** [Kerri Hartnett](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:40:13 AM

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Sincerely,

Kerri Hartnett  
2860 Log Bronc Way  
Astoria, OR 97103  
[kerri@hartnetthomesgroup.com](mailto:kerri@hartnetthomesgroup.com)

**From:** [Scott Osmon](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:40:08 AM

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Sincerely,

Scott Osmon  
20400 SW Bermuda Ct  
Beaverton, OR 97078  
[ScottOsmonProperties@gmail.com](mailto:ScottOsmonProperties@gmail.com)

**From:** [Norm Lacey](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:30:32 AM

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Sincerely,

Norm Lacey  
27936 Pine View Rd  
Brownsville, OR 97327  
norm@normlacey.com

**From:** [Tina Grimes](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:30:31 AM

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Sincerely,

Tina Grimes  
3385 Brophy Rd  
Eagle Point, OR 97524  
[tina@roguevalleyrealtors.org](mailto:tina@roguevalleyrealtors.org)

**From:** [Aileen Sapp](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:30:30 AM

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Sincerely,

Aileen Sapp  
PO Box 26  
Westlake, OR 97493  
[aileen@trhunter.com](mailto:aileen@trhunter.com)



**From:** [Rosemary Goodwin](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:30:20 AM

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Sincerely,

Rosemary Goodwin  
2370 NW Vardon Ct  
Bend, OR 97703  
[rosemary@bendconnection.com](mailto:rosemary@bendconnection.com)

**From:** [Kevin Levy](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:30:20 AM

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Sincerely,

Kevin Levy  
2920 Olive St  
Eugene, OR 97405  
[kevinlevyhomes@gmail.com](mailto:kevinlevyhomes@gmail.com)

**From:** [Jeffrey Nielson](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:30:18 AM

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Sincerely,

Jeffrey Nielson  
3717 SW 31st St  
Gresham, OR 97080  
[Jnielson@kw.com](mailto:jnielson@kw.com)

**From:** [Joy Dickover](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:30:18 AM

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Sincerely,

Joy Dickover  
17934 SW Eldred Ln  
Sherwood, OR 97140  
[agent.joy.pdx@gmail.com](mailto:agent.joy.pdx@gmail.com)

**From:** [Randy Ancell](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:10:15 PM

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Sincerely,

Randy Ancell  
83045 Bradford Rd  
Creswell, OR 97426  
[randyancell@gmail.com](mailto:randyancell@gmail.com)

**From:** [Lisa Balmes](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:30:18 AM

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Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Lisa Balmes  
16869 SW 65th Ave Ste 359  
Lake Oswego, OR 97035  
[lisa@pilot-properties.com](mailto:lisa@pilot-properties.com)

**From:** [Justin Livingston](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:30:18 AM

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Sincerely,

Justin Livingston  
61651 Gemini Way  
Bend, OR 97702  
[jlivingston@fathomrealty.com](mailto:jlivingston@fathomrealty.com)

**From:** [Shelli McKenzie](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:30:17 AM

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Sincerely,

Shelli McKenzie  
7347 Parkplace Dr NE  
Keizer, OR 97303  
[shellimckenzie@windermere.com](mailto:shellimckenzie@windermere.com)



**From:** [Edward Powell](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:30:16 AM

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Sincerely,

Edward Powell  
2550 Stiles Rd  
Dallas, OR 97338  
[deerpaththed@gmail.com](mailto:deerpaththed@gmail.com)

**From:** [Patrice Glasscock](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:30:15 AM

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Sincerely,

Patrice Glasscock  
3217 Cole Rd  
Oakland, OR 97462  
[patriceg88@gmail.com](mailto:patriceg88@gmail.com)

**From:** [Laura Olds](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:30:15 AM

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Sincerely,

Laura Olds  
3501 Garden Ave  
Springfield, OR 97478  
[lauraolds@gmail.com](mailto:lauraolds@gmail.com)

**From:** [Lisa Albrecht](mailto:lisa@albrechtre.com)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:30:14 AM

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Sincerely,

Lisa Albrecht  
20463 SW Tesoro Ct  
Beaverton, OR 97003  
[lisa@albrechtre.com](mailto:lisa@albrechtre.com)

**From:** [Sharon Storey](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:30:14 AM

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Sincerely,

Sharon Storey  
130 Touchstone Ter  
Lake Oswego, OR 97035  
[sharonmill@aol.com](mailto:sharonmill@aol.com)

**From:** [Gloria Morton](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:30:13 AM

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Sincerely,

Gloria Morton  
690 SW Cedar Hill Dr  
Madras, OR 97741  
[gloriamorton1129@gmail.com](mailto:gloriamorton1129@gmail.com)

**From:** [Mr. & Mrs. Joseph Bradford](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:10:13 PM

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Sincerely,

Joseph Bradford  
7316 SE 31st Ave  
Portland, OR 97202  
[joeb@architraction.com](mailto:joeb@architraction.com)

**From:** [Leslie Like](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:30:13 AM

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Sincerely,

Leslie Like  
10375 NW 195th Ave  
Hillsboro, OR 97124  
[leslielikepdx@gmail.com](mailto:leslielikepdx@gmail.com)



**From:** [Sally L Jacobson](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:30:12 AM

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Sincerely,

Sally L Jacobson  
PO Box 1695  
Sisters, OR 97759  
[sallyljacobson@gmail.com](mailto:sallyljacobson@gmail.com)

**From:** [Stacey Boals](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:30:10 AM

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Sincerely,

Stacey Boals  
221 N Central Ave PMB 328  
Medford, OR 97501  
[boalsie@earthlink.net](mailto:boalsie@earthlink.net)

**From:** [Jordan Schweiger](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC recommendations  
**Date:** Thursday, October 12, 2023 10:22:12 AM

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You don't often get email from [jordan@goodwell.com](mailto:jordan@goodwell.com). [Learn why this is important](#)

Dear Council Members

I hope this email finds you well. I wanted to express my strong support for the recommendations put forward by the HPAC. These proposals offer a holistic approach to tackling some of the most pressing housing issues facing our state.

The recommendations encompass a wide range of crucial areas, from expanding the urban growth boundary (UGB), providing much-needed infrastructure funding for local governments, to focusing on residential construction permit review reforms.

The recommendation to expand the Building Codes Division's (BCD) ready build plan program is another step in the right direction. The consideration of wetland mitigation and numerous code review/revisions reflects a commitment to sustainable and responsible development, ensuring that our state's growth is both environmentally conscious and economically viable.

By supporting these recommendations, we can collectively work towards a brighter future where more Oregonians have access to safe, affordable housing, and where the dream of homeownership is within reach for a broader spectrum of our population. These measures have the potential to stimulate economic growth, reduce homelessness, and enhance our overall quality of life.

I encourage you to lend your support to these recommendations, as they represent a significant step forward in addressing the housing challenges our state faces.

Thank you for your time and consideration.

Jordan Schweiger  
President, Owner  
Good Well Construction, Inc.  
CCB #215065  
P.O. Box 12519  
Salem, OR 97309  
C 503.375.6205



**From:** [Amber Boyle](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:20:39 AM

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Sincerely,

Amber Boyle  
1005 NW Galveston Ave Ste 205  
Bend, OR 97703  
[aboylerealestate@gmail.com](mailto:aboylerealestate@gmail.com)

**From:** [Angela Stuckart](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:20:36 AM

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Sincerely,

Angela Stuckart  
1212 36th Ave SW  
Albany, OR 97321  
[Angela@NextDoorRG.com](mailto:Angela@NextDoorRG.com)

**From:** [Kirk Bales](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:20:36 AM

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Sincerely,

Kirk Bales  
565 NE Haven Ln  
McMinnville, OR 97128  
[kirkbales@kw.com](mailto:kirkbales@kw.com)

**From:** [Molly Webb](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:20:32 AM

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Sincerely,

Molly Webb  
71176 Tutuilla Creek Rd  
Pendleton, OR 97801  
[molly.s.webb@gmail.com](mailto:molly.s.webb@gmail.com)

**From:** [Lai Wong](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:20:30 AM

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Dear Members of the Housing Production Advisory Council,

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Sincerely,

Lai Wong  
PO Box 673  
Mosier, OR 97040  
[Laiwong@johnlscott.com](mailto:Laiwong@johnlscott.com)



**From:** [Laura Hughes](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:10:13 PM

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Sincerely,

Laura Hughes  
1463 NE Boston Pl  
Bend, OR 97701  
[Laura@westandmainoregon.com](mailto:Laura@westandmainoregon.com)

**From:** [Christopher Bernard](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:20:30 AM

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Sincerely,

Christopher Bernard  
3719 SW 32nd St  
Redmond, OR 97756  
[chrisbernard@bendcable.com](mailto:chrisbernard@bendcable.com)

**From:** [Carrie Welch](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:20:28 AM

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Sincerely,

Carrie Welch  
8845 SW Indian Hill Ln  
Beaverton, OR 97008  
[carriewelch@oregonfirst.com](mailto:carriewelch@oregonfirst.com)

**From:** [Daniel Webb](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:20:27 AM

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Sincerely,

Daniel Webb  
1864 N Redwood St  
Canby, OR 97013  
[danielwebb@canby.com](mailto:danielwebb@canby.com)

**From:** [Paula Fordham](mailto:Paula.Fordham@windermere.com)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:20:27 AM

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Sincerely,

Paula Fordham  
960 Liberty St SE  
Salem, OR 97302  
[paulafordham@windermere.com](mailto:paulafordham@windermere.com)

**From:** [Malcolm McIver](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:20:22 AM

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Sincerely,

Malcolm McIver  
7860 SW Northvale Way  
Portland, OR 97225  
[mmciver@commerceproperties.com](mailto:mmciver@commerceproperties.com)

**From:** [John Baker](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:20:20 AM

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John Baker  
18160 Cottonwood Rd PMB 149  
Bend, OR 97707  
[john@nedbaker.com](mailto:john@nedbaker.com)

**From:** [Marianne Thelin](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:20:20 AM

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Sincerely,

Marianne Thelin  
5361 NW 135th Ave  
Portland, OR 97229  
[marianne.thelin@gmail.com](mailto:marianne.thelin@gmail.com)



**From:** [Karen Whiteid](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:20:18 AM

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Sincerely,

Karen Whiteid  
21582 Stem Pl  
Bend, OR 97701  
[Kwhiteid@bhhsnw.com](mailto:Kwhiteid@bhhsnw.com)

**From:** [Jennifer Fairfield](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:20:15 AM

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Sincerely,

Jennifer Fairfield  
2700 Washburn Way Ste B  
Klamath Falls, OR 97603  
[jennifer@fairfieldrealty.info](mailto:jennifer@fairfieldrealty.info)

October 11, 2023

Governor Tina Kotek  
Housing Production Advisory Council

Dear Governor Kotek, HPAC Co-Chairs Tovey, Hall, and Council Members,

On behalf of the Portland Metropolitan Association of Realtors® (PMAR), I am writing to express our wholehearted support for the comprehensive recommendations put forth by the Housing Production Advisory Council (HPAC). We recognize the importance of creating affordable and accessible homes for our diverse community, catering to the needs of all Oregonians – current and future.

Oregon faces a substantial housing shortage, with a deficit of over 140,000 units, and Oregonians are suffering from this lack of housing. The recommendations provided by HPAC offer a significant and positive opportunity to alleviate the burdens on housing construction which will enhance Oregon's capacity to accommodate our residents.

PMAR is particularly enthusiastic about the multifaceted approach outlined in the HPAC recommendations. These encompass addressing land supply and zoning challenges, mitigating the costly impacts on housing development and infrastructure, expediting permitting processes, and ensuring a diverse range of housing options. We firmly believe that these efforts are essential for enabling the construction of more affordable homes and fostering economic growth across the state.

In conclusion, the HPAC recommendations represent a crucial step in the right direction towards resolving Oregon's housing crisis. PMAR is fully committed to supporting these measures, confident that their implementation will significantly benefit our state's residents, businesses, and communities. We eagerly anticipate collaborating with HPAC and other stakeholders to ensure the successful realization of these recommendations.



Michele Gila  
Director of Realtor® Advocacy

**From:** [Peggy Mangis](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:10:12 PM

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Sincerely,

Peggy Mangis  
890 Sahalee Ct SE  
Salem, OR 97306  
[peggymangis@bhhsrep.com](mailto:peggymangis@bhhsrep.com)

**From:** [Don Robertson](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:20:15 AM

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Sincerely,

Don Robertson  
33848 Sunset View Ln  
Shedd, OR 97377  
don@southsidelebanon.com

**From:** [Laura Oviatt](mailto:laura@lauraoviatt.com)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:20:15 AM

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Sincerely,

Laura Oviatt  
1319 E Oak Knoll Ct  
Newberg, OR 97132  
[laura@lauraoviatt.com](mailto:laura@lauraoviatt.com)

**From:** [Jennifer McDonald](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:20:13 AM

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Sincerely,

Jennifer McDonald  
94205 10th St  
Gold Beach, OR 97444  
[101jmcd@gmail.com](mailto:101jmcd@gmail.com)

**From:** [Sean Mele](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:20:11 AM

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Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Sean Mele  
15930 Waluga Dr  
Lake Oswego, OR 97035  
[Sean@TheOpt.com](mailto:Sean@TheOpt.com)



**From:** [David Tangvald](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:20:10 AM

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Sincerely,

David Tangvald  
6 Mountain Cir  
Lake Oswego, OR 97035  
[djtanggri@gmail.com](mailto:djtanggri@gmail.com)

**From:** [Krista Walker](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:10:33 AM

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Sincerely,

Krista Walker  
1211 Paulita Dr  
Medford, OR 97504  
[rekrista@gmail.com](mailto:rekrista@gmail.com)

**From:** [Karen Kennedy](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:10:29 AM

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Sincerely,

Karen Kennedy  
95676 QUAIL MOUNTAIN RD  
GOLD BEACH, OR 97444  
[goldbeachkaren@gmail.com](mailto:goldbeachkaren@gmail.com)

**From:** [Angela Boothroyd](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:10:26 AM

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Sincerely,

Angela Boothroyd  
225 SW 10th St  
Redmond, OR 97756  
[angelaboothroyd2016@gmail.com](mailto:angelaboothroyd2016@gmail.com)

**From:** [Rochelle Yukich](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:10:26 AM

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Sincerely,

Rochelle Yukich  
9755 SW Barnes Rd  
Portland, OR 97225  
[buyorsellwithrochelle@gmail.com](mailto:buyorsellwithrochelle@gmail.com)

**From:** [Pamela Widman](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:00:38 PM

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Sincerely,

Pamela Widman  
8925 SW Beaverton Hillsdale Hwy Ste C  
Portland, OR 97225  
[pam@carefreeinc.com](mailto:pam@carefreeinc.com)

**From:** [Pamela Ackley](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:10:25 AM

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Sincerely,

Pamela Ackley  
1570 SW Pine Ct  
Warrenton, OR 97146  
[pamackley@gmail.com](mailto:pamackley@gmail.com)

**From:** [Malcolm Ash](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:10:24 AM

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Sincerely,

Malcolm Ash  
55720 Wagon Master Way  
Bend, OR 97707  
[mash@dreamstreetre.com](mailto:mash@dreamstreetre.com)



**From:** [Barbara Martin](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:10:24 AM

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Sincerely,

Barbara Martin  
3130 S 6th St  
Klamath Falls, OR 97603  
[mbabi1112@yahoo.com](mailto:mbabi1112@yahoo.com)

**From:** [Dee Copley](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:10:24 AM

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Sincerely,

Dee Copley  
401 Berglund St  
Rogue River, OR 97537  
deecopley@remax.net

**From:** [Selina Barnes](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:10:23 AM

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Sincerely,

Selina Barnes  
5177 Perry St NE  
Keizer, OR 97303  
[selinawvgad@gmail.com](mailto:selinawvgad@gmail.com)

**From:** [Lesli Ann Bekins](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:10:21 AM

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Sincerely,

Lesli Ann Bekins  
2220 SE Sparrow St  
Portland, OR 97222  
[LBekins@comcast.net](mailto:LBekins@comcast.net)

**From:** [Mike Reinemer](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:10:21 AM

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Sincerely,

Mike Reinemer  
PO Box 1447  
Redmond, OR 97756  
[mikereinemer@gmail.com](mailto:mikereinemer@gmail.com)

**From:** [Ron Rogers](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:10:21 AM

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Sincerely,

Ron Rogers  
13131 Highway 39  
Klamath Falls, OR 97603  
[Klamathhome@gmail.com](mailto:Klamathhome@gmail.com)

**From:** [Whitney Minnich](mailto:WhitneyMinnich@whitneyminnich.com)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:10:20 AM

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Sincerely,

Whitney Minnich  
19748 Orchard Grove Dr  
Oregon City, OR 97045  
[whitney@whitneyminnich.com](mailto:whitney@whitneyminnich.com)

**From:** [Paul Hill](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:00:34 PM

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Sincerely,

Paul Hill  
1213 Orchardview Ave NW  
Salem, OR 97304  
[hill.paul.david@gmail.com](mailto:hill.paul.david@gmail.com)



**From:** [Sue O'Halloran](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:10:18 AM

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I urge you to adopt these recommendations when HPAC meets this Friday. These recommendations will be impactful to housing production and also meaningful to Oregonians - especially to those in our most vulnerable communities who cannot afford further delays to needed action. Please adopt these important policy recommendations.

Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Sue O'Halloran  
735 NW Day Dr  
Gresham, OR 97030  
[Sue@KMORealEstate.com](mailto:Sue@KMORealEstate.com)

**From:** [Rick Harris](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:10:16 AM

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Dear Council Members Members,

Dear Members of the Housing Production Advisory Council,

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Sincerely,

Rick Harris  
2675 Quail Run Rd  
Talent, OR 97540  
rharris@mind.net

**From:** [Julie Boeder](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:10:14 AM

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Sincerely,

Julie Boeder  
4001 12th St Cut OFF SE Apt 25  
Salem, OR 97302  
[JulieBoederColdwellBanker@gmail.com](mailto:JulieBoederColdwellBanker@gmail.com)

**From:** [Eric Dremann](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:10:12 AM

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Sincerely,

Eric Dremann  
15644 Highway 101 S Apt 2  
Brookings, OR 97415  
[ericdremann@gmail.com](mailto:ericdremann@gmail.com)

**From:** [Rosemary Willis](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:10:12 AM

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Sincerely,

Rosemary Willis  
9735 SW Killarney Ln  
Tualatin, OR 97062  
[rwillis@remax.net](mailto:rwillis@remax.net)

**From:** [Michele Fritzier](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:10:12 AM

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Sincerely,

Michele Fritzier  
2920 SE Maple St  
Hillsboro, OR 97123  
[michelefritzier@gmail.com](mailto:michelefritzier@gmail.com)

**From:** [Blair Jones](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:37 AM

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Sincerely,

Blair Jones  
57331 Mountain View Ln  
Sunriver, OR 97707  
[blairjonesrealtor@gmail.com](mailto:blairjonesrealtor@gmail.com)

**From:** [Wade Branscum](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:36 AM

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Sincerely,

Wade Branscum  
2817 Barclay Rd  
Medford, OR 97504  
[branscum@windermere.com](mailto:branscum@windermere.com)



**From:** [Tamara Angier](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:34 AM

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Sincerely,

Tamara Angier  
1280 Evergreen Dr  
Eugene, OR 97404  
[tamara.angier@kw.com](mailto:tamara.angier@kw.com)

**From:** [Melissa Johnson](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:40:19 PM

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Sincerely,

Melissa Johnson  
427 Hemlock St  
Florence, OR 97439  
[missy@cbcoast.com](mailto:missy@cbcoast.com)

**From:** [Larry Carnahan](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:00:21 PM

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Sincerely,

Larry Carnahan  
20231 Woodglen Way  
Oregon City, OR 97045  
[Larry@VenturesRealtyGroup.com](mailto:Larry@VenturesRealtyGroup.com)

**From:** [Amy Graham](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:34 AM

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Sincerely,

Amy Graham  
7099 NE Highland Rd  
Otis, OR 97368  
[amy@amylibby.com](mailto:amy@amylibby.com)

**From:** [Angie Mombert](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:31 AM

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Sincerely,

Angie Mombert  
60720 Tekampe Rd  
Bend, OR 97702  
[angie@liveinbend.com](mailto:angie@liveinbend.com)

**From:** [Casie Conlon](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:31 AM

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Sincerely,

Casie Conlon  
64824 Casa Ct  
Bend, OR 97701  
[casie@coar.com](mailto:casie@coar.com)

**From:** [Chet Graham](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:27 AM

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Sincerely,

Chet Graham  
2755 James Howe Rd  
Dallas, OR 97338  
[chet@wvi.com](mailto:chet@wvi.com)

**From:** [Lloyd Fowler](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:26 AM

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Sincerely,

Lloyd Fowler  
207 W 3rd St  
The Dalles, OR 97058  
[mfowler@gorge.net](mailto:mfowler@gorge.net)



**From:** [Troy Morris](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:25 AM

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Sincerely,

Troy Morris  
2252 Northtree Dr NE  
Keizer, OR 97303  
[dontroy98@yahoo.com](mailto:dontroy98@yahoo.com)

**From:** [Grant Huhn](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:24 AM

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Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Grant Huhn  
2782 Dutch Oven Ave NW  
Salem, OR 97304  
[grant@blumre.com](mailto:grant@blumre.com)

**From:** [Therese MacGregor](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:23 AM

---

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Dear Council Members Members,

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Sincerely,

Therese MacGregor  
1729 Old Stage Rd  
Central Point, OR 97502  
[theresem@cbprowest.com](mailto:theresem@cbprowest.com)

**From:** [Lana Lavenbarg](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:23 AM

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Sincerely,

Lana Lavenbarg  
PO Box 148  
Wilderville, OR 97543  
[lanalavenbarg@gmail.com](mailto:lanalavenbarg@gmail.com)

**From:** [Elise Campbell](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:00:18 PM

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Sincerely,

Elise Campbell  
325 SE 78th Ave  
Portland, OR 97215  
[EliseCampbell@OregonFirst.com](mailto:EliseCampbell@OregonFirst.com)

**From:** [Jeffry Wiren](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:23 AM

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Sincerely,

Jeffry Wiren  
23708 SW Aspen Lakes Dr  
Sherwood, OR 97140  
[jeff@wirenhomes.com](mailto:jeff@wirenhomes.com)

**From:** [Donald Charles Meyer MEYER](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:23 AM

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Sincerely,

Donald Charles Meyer MEYER  
1176 Charlene St S  
Salem, OR 97306  
don@pikesnw.com

**From:** [Michael Eastlund](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:22 AM

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Sincerely,

Michael Eastlund  
1725 W Meadows Dr NW  
Salem, OR 97304  
[mike@rogwv.com](mailto:mike@rogwv.com)



**From:** [Shaun Olson](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:21 AM

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Sincerely,

Shaun Olson  
3040 Signature Ct  
Medford, OR 97504  
[shaun.olson@exprealty.com](mailto:shaun.olson@exprealty.com)

**From:** [Frank Pulver](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:20 AM

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Sincerely,

Frank Pulver  
207 Island Pointe Dr  
Medford, OR 97504  
[frankpulver@pulverandleever.com](mailto:frankpulver@pulverandleever.com)

**From:** [Richard Roberts](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:20 AM

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Sincerely,

Richard Roberts  
809 SW Canyon Dr  
Redmond, OR 97756  
[cbmayrr@yahoo.com](mailto:cbmayrr@yahoo.com)

**From:** [Jeff Rodgers](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:19 AM

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Sincerely,

Jeff Rodgers  
121 Walnut Pl  
Phoenix, OR 97535  
[jeffrodgers@johnlscott.com](mailto:jeffrodgers@johnlscott.com)

**From:** [Troy Wilkerson](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:19 AM

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Sincerely,

Troy Wilkerson  
5121 NE 25th Ave  
Portland, OR 97211  
[troysellshouses@yahoo.com](mailto:troysellshouses@yahoo.com)

**From:** [Bonnie Garrett](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:19 AM

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Sincerely,

Bonnie Garrett  
2750 Nile St  
Klamath Falls, OR 97603  
[bonniegarrett@kw.com](mailto:bonniegarrett@kw.com)

**From:** [Marianne Mabbitt](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:00:16 PM

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Sincerely,

Marianne Mabbitt  
2195 Western Heights Loop NW  
Salem, OR 97304  
[mgmabbitt@johnlscott.com](mailto:mgmabbitt@johnlscott.com)

**From:** [Corinne Bettesworth](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:17 AM

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Sincerely,

Corinne Bettesworth  
19765 Buck Canyon Rd  
Bend, OR 97702  
[corybettesworth@keypropertiesbend.com](mailto:corybettesworth@keypropertiesbend.com)



**From:** [Autumn Woods](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:17 AM

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Sincerely,

Autumn Woods  
PO Box 1355  
North Bend, OR 97459  
autumn@coosre.com

**From:** [Corinne Bettesworth](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:17 AM

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Corinne Bettesworth  
19765 Buck Canyon Rd  
Bend, OR 97702  
[Coryb@RMKPOregon.com](mailto:Coryb@RMKPOregon.com)

**From:** [Timothy Myrick](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:17 AM

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Dear Council Members Members,

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Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Timothy Myrick  
1813 NE Crestview Pl  
Newport, OR 97365  
[tim@advantagerealestate.com](mailto:tim@advantagerealestate.com)

**From:** [Peggi Schoning](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:15 AM

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Sincerely,

Peggi Schoning  
440 SE Airpark Dr  
Bend, OR 97702  
[pschoning@roguerealestate.com](mailto:pschoning@roguerealestate.com)

**From:** [Nancy Fornof](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:15 AM

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Sincerely,

Nancy Fornof  
31225 SW Orchard Dr  
Wilsonville, OR 97070  
[Nancy.Fornof@kw.com](mailto:Nancy.Fornof@kw.com)

**From:** [Stephanie Curry](mailto:Stephanie.Curry@johnlscott.com)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:15 AM

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Sincerely,

Stephanie Curry  
2904 Sylvia Rd  
Central Point, OR 97502  
[stephaniecurry@johnlscott.com](mailto:stephaniecurry@johnlscott.com)

**From:** [Geri Cuomo](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:14 AM

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Sincerely,

Geri Cuomo  
3735 NW 26th Ave  
Albany, OR 97321  
[gericuomo@comcast.net](mailto:gericuomo@comcast.net)

**From:** [John Coots](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:14 AM

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Sincerely,

John Coots  
1601 Willamette St  
Eugene, OR 97401  
[john@nelsoncoots.com](mailto:john@nelsoncoots.com)



**From:** [Mike Mitchoff](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Very Supportive of Council's Recommendations  
**Date:** Thursday, October 12, 2023 7:04:00 AM

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You don't often get email from [mike@portlandhouseworks.com](mailto:mike@portlandhouseworks.com). [Learn why this is important](#)

Dear Governor Kotek and HPAC Members,

Mike Mitchoff here. Long time concerned/involved citizen and housing provider .I want to express my support for the recommendations put forward by the HPAC. These proposals offer a holistic approach to tackling some of the most pressing housing issues facing our state. The recommendations encompass a wide range of crucial areas, from expanding the urban growth boundary (UGB), providing much-needed infrastructure funding for local governments, to focusing on residential construction permit review reforms.

The recommendation to expand the Building Codes Division's (BCD) ready-build plan program is another step in the right direction. The consideration of wetland mitigation and numerous tree code review/revisions reflects a commitment to sustainable and responsible development, ensuring that our state's growth is both environmentally conscious and economically viable. Regarding the tree code, as an infill builder I would advocate increasing the small lot exemption to 6,000 and to give some thought to increasing the restrictions on trees that can be removed from 36" to 48". By supporting these recommendations, we can collectively work towards a brighter future where more Oregonians have access to safe, affordable housing, and where the dream of homeownership is within reach for a broader spectrum of our population. These measures have the potential to stimulate economic growth, reduce homelessness, and enhance our overall quality of life. I encourage you to lend your support to these recommendations, as they represent a significant step forward in addressing the housing challenges our state faces.

Thank you for your time and consideration.

Mike Mitchoff  
46 year resident of SE Portland  
& Portland Houseworks LLC  
5901 SW Macadam Ave. Suite 108  
Portland, Oregon 97239  
(503) 891-1999

**From:** [julie stacy](mailto:jstacy@loandepot.com)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:00:15 PM

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Sincerely,

julie stacy  
375 B St  
Ashland, OR 97520  
[jstacy@loandepot.com](mailto:jstacy@loandepot.com)

**From:** [Gregory Whistler](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:13 AM

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Sincerely,

Gregory Whistler  
190 NE Kane Dr  
Gresham, OR 97030  
[greg@whistle4ahome.com](mailto:greg@whistle4ahome.com)

**From:** [Amanda Bomark](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:13 AM

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Sincerely,

Amanda Bomark  
87841 Misty Ln  
Veneta, OR 97487  
[abomark@cascadetitle.com](mailto:abomark@cascadetitle.com)

**From:** [Garett Chadney](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:13 AM

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Sincerely,

Garett Chadney  
470 SW Coast Ave  
Depoe Bay, OR 97341  
[gchadney@gmail.com](mailto:gchadney@gmail.com)

**From:** [Julie Gilbert](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:13 AM

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Sincerely,

Julie Gilbert  
4260 Alpenglow Dr  
Hood River, OR 97031  
[julie@copperwest.com](mailto:julie@copperwest.com)

**From:** [Carol Armstrong](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:13 AM

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Sincerely,

Carol Armstrong  
4488 SW Salmon Pl  
Redmond, OR 97756  
[c.armstrong@windermere.com](mailto:c.armstrong@windermere.com)

**From:** [Barbara Thomas](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:13 AM

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Sincerely,

Barbara Thomas  
2553 Borders Dr  
Eugene, OR 97404  
[barbara\\_thomas@comcast.net](mailto:barbara_thomas@comcast.net)



**From:** [Kelly Dupuis](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:12 AM

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Sincerely,

Kelly Dupuis  
10071 W Langell Valley Rd  
Bonanza, OR 97623  
[kelly.dupuis@fnrhomes.com](mailto:kelly.dupuis@fnrhomes.com)

**From:** [Kent Mack](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:12 AM

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Sincerely,

Kent Mack  
5964 Pikes Pass St SE  
Salem, OR 97306  
[Kent@crownpm.net](mailto:Kent@crownpm.net)

**From:** [Phil Wilson](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:12 AM

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Sincerely,

Phil Wilson  
4700 Joshua Ln  
Florence, OR 97439  
[philwilsonrealtor1@yahoo.com](mailto:philwilsonrealtor1@yahoo.com)

**From:** [Bruce Graham](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:00:13 PM

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Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Bruce Graham  
835 Sand Ave  
Eugene, OR 97401  
[brucejgraham@gmail.com](mailto:brucejgraham@gmail.com)

**From:** [Charles Rorive](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:11 AM

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Sincerely,

Charles Rorive  
1588 Alexander Ln  
Grants Pass, OR 97527  
[charlesrorive@crssouthernoregon.com](mailto:charlesrorive@crssouthernoregon.com)

**From:** [Jill Dehlin](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:11 AM

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Sincerely,

Jill Dehlin  
2100 Hammerle St  
West Linn, OR 97068  
[jtdehlin@gmail.com](mailto:jtdehlin@gmail.com)

**From:** [William Barry](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:11 AM

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Sincerely,

William Barry  
7535 SW Greenwood Dr  
Portland, OR 97223  
[bbarry@windermere.com](mailto:bbarry@windermere.com)

**From:** [Sheila Buhrer](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:11 AM

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Sincerely,

Sheila Buhrer  
5121 NE 25th Ave  
Portland, OR 97211  
[sheilasellshouses@yahoo.com](mailto:sheilasellshouses@yahoo.com)



**From:** [David Sly](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:11 AM

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Sincerely,

David Sly  
9450 NW Murlea Ln  
Portland, OR 97229  
[davidasly@gmail.com](mailto:davidasly@gmail.com)

**From:** [Adam Rutledge](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:10 AM

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Sincerely,

Adam Rutledge  
3259 Fallen Oak Dr  
Medford, OR 97504  
adam@541sold.com

**From:** [Lori Stenshoel](mailto:lori@loristenshoel.com)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:10 AM

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Sincerely,

Lori Stenshoel  
650 W 12th Ave Apt 203  
Eugene, OR 97402  
[lori@loristenshoel.com](mailto:lori@loristenshoel.com)

**From:** [Shelley Conrad](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:00:10 AM

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Sincerely,

Shelley Conrad  
7819 Scenic View Dr  
Klamath Falls, OR 97603  
[shelleystokes65@hotmail.com](mailto:shelleystokes65@hotmail.com)

**From:** [Rick Susnjara](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 9:50:22 AM

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Sincerely,

Rick Susnjara  
10244 SW Taylor St Apt Portland  
Portland, OR 97225  
[susnjara@windermere.com](mailto:susnjara@windermere.com)

**From:** [KRIS A YORK](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 12:00:10 PM

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Sincerely,

KRIS A YORK  
304 S 1st St  
Talent, OR 97540  
yorkkris51@gmail.com

**From:** [Jerry Regan](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 9:50:22 AM

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Sincerely,

Jerry Regan  
PO Box 2320  
Gearhart, OR 97138  
[jerry@jerryregan.com](mailto:jerry@jerryregan.com)

**From:** [Ben Bazer](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 9:50:20 AM

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Sincerely,

Ben Bazer  
1151 Irving Rd  
Eugene, OR 97404  
[ben@bazer.com](mailto:ben@bazer.com)



**From:** [Jeremy Starr](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 9:50:12 AM

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Sincerely,

Jeremy Starr  
1824 Happy Ln  
Eugene, OR 97401  
[jeremystarr@bhhsrep.com](mailto:jeremystarr@bhhsrep.com)

**From:** [Sybil Fontaine](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 9:50:11 AM

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Sincerely,

Sybil Fontaine  
16964 SE Rhododendron St  
Happy Valley, OR 97086  
[SybilFontaine@wfgtitle.com](mailto:SybilFontaine@wfgtitle.com)

**From:** [djkeeley@stpaultel.com](mailto:djkeeley@stpaultel.com)  
**To:** [GOV Hpac \\* GOV](#)  
**Cc:** [djkeeley@stpaultel.com](mailto:djkeeley@stpaultel.com)  
**Subject:** Draft Framework for the Governor's Housing proposal for the 2024 legislative session  
**Date:** Thursday, October 12, 2023 9:29:28 AM

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I have a few general comments on the council's approach to this important issue:

- Government is demonstrably inefficient at producing things. The market economy is much to complicated to run from the top down.
- Probably the biggest restraint on production of housing units is governmental regulations. Some are important (safety, health) and some are just ways to keep rich neighborhoods rich (minimum size houses, appearance requirements, front yard setbacks and etc.). Some just have unintended consequences (System development charges for instance)
- Current UGB rules are being circumvented to prevent development in towns that want to stay small (and wealthy or historic or white or whatever) This is probably not politically fixable and may not be a bad thing anyway. Provide a legal mechanism to allow small towns in the middle of commercial agricultural areas to restrict growth.
- The amount of money being spent on this issue could be redirected to housing vouchers and provide shelter for all the unhoused at a stroke. Unfortunately this would only destroy much of the housing so provided. To fix this issue we must:
  - a. Rationalize constraints on building, reduce rules where possible
  - b. Provide universal healthcare, particularly mental health and substance abuse treatment
  - c. Enforce current UGB rules, prevent planning appeals from being used as delay tactics, plan for efficient walkable cities and good roads in the rural areas
  - d. Provide housing vouchers for the working poor

The current draft framework will be a large step backwards on many of these issues.

Thankyou for the opportunity to comment.

*Dan Keeley, P.E.*  
5975 Buyserie Rd. NE  
St. Paul, OR 97137  
503-508-7807

**From:** [Mike Wells](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 9:20:23 AM

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Sincerely,

Mike Wells  
13260 Sandalwood Ct  
Lake Oswego, OR 97035  
[mike.wells@gmx.com](mailto:mike.wells@gmx.com)

**From:** [Gloria Edwards](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 9:10:16 AM

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I want to express my strong support for the recommendations being considered by the HPAC on Friday. These recommendations demonstrate a comprehensive framework that will help Oregon begin to address the severe housing crisis impacting our state. The broad scope of the recommendations will help increase housing production by addressing several critical barriers to development, including expedited urban growth boundary amendments to address land supply shortfalls, funding for local governments to help finance otherwise extremely costly infrastructure development, and speeding up the construction process by making needed reforms to residential construction permit review processes.

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I urge you to adopt these recommendations when HPAC meets this Friday. These recommendations will be impactful to housing production and also meaningful to Oregonians - especially to those in our most vulnerable communities who cannot afford further delays to needed action. Please adopt these important policy recommendations.

Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Gloria Edwards  
82946 Territorial Hwy  
Eugene, OR 97405  
[glorias0104@hotmail.com](mailto:glorias0104@hotmail.com)

**From:** [Nicole Gherman](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 9:10:36 AM

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Sincerely,

Nicole Gherman  
15137 S Burkstrom Rd  
Oregon City, OR 97045  
[nicole@nicolesellspdx.com](mailto:nicole@nicolesellspdx.com)

**From:** [Christine Vail-Rollins](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 9:10:16 AM

---

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Sincerely,

Christine Vail-Rollins  
642 Rene Pl  
Hood River, OR 97031  
[chris@chriscando.com](mailto:chris@chriscando.com)

**From:** [Mimi Teachout](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 11:50:29 AM

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Sincerely,

Mimi Teachout  
6525 N Fork Siuslaw Rd  
Florence, OR 97439  
[mimi.teachout@opbc.com](mailto:mimi.teachout@opbc.com)



**From:** [Kim Knudsen](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Thursday, October 12, 2023 10:40:22 PM

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[You don't often get email from kim@kimknudsen.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

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Dear Members of the Housing Production Advisory Council,

I want to express my strong support for the recommendations being considered by the HPAC on Friday. These recommendations demonstrate a comprehensive framework that will help Oregon begin to address the severe housing crisis impacting our state. The broad scope of the recommendations will help increase housing production by addressing several critical barriers to development, including expedited urban growth boundary amendments to address land supply shortfalls, funding for local governments to help finance otherwise extremely costly infrastructure development, and speeding up the construction process by making needed reforms to residential construction permit review processes.

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Sincerely,

Kim Knudsen  
26004 SW Inavale Way  
Corvallis, OR 97333  
[kim@kimknudsen.com](mailto:kim@kimknudsen.com)

**From:** [Natalie Nishitani](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Cc:** [Governor Kotek \\* GOV](#)  
**Subject:** Testimony for HPAC hearing on September 29th  
**Date:** Wednesday, October 11, 2023 8:55:34 PM

---

Some people who received this message don't often get email from natalie.nishitani@gmail.com. [Learn why this is important](#)

Hello,

I would like to submit written testimony for the Housing Production Advisory Council (HPAC) hearing in regard to the proposal to remove tree protections under certain development circumstances. A few key considerations:

— At a time of climate crisis, throwing climate- and tree-related regulations out the window is a misguided, short-sighted way to speed up housing construction—and a sure way to guarantee that the state and its cities and towns will be unable to meet their own planned climate and canopy goals.

— Many factors affect developers' ability to build more affordable housing faster. Tree protections are hardly key among them. Portland's tree code gives developers the option of paying fees to remove trees in lieu of preserving them. Builders have been paying these fees as they do other business expenses, deeming them worth it in order to build more revenue-generating units or a larger single home whose price will more than cover any tree-removal fees they might have paid. Moreover, simply doing away with tree protections will not guarantee that builders will create more affordable housing.

— I oppose HPAC's proposal to essentially override municipal tree codes like Portland's that took many people many years and much effort to put into place. Tree codes were created to ensure Oregon remains a livable place we can all be proud to live in. The Portland tree code, for one, was in the end strongly influenced by developers and is already weak as is.

— I oppose HPAC's recommendations to erode state and local wetland and environmental zone protections. Such changes will certainly impact trees.

— Governor Kotek's HPAC is proposing to do away with environmental regulations that developers have wanted to eliminate for years. When selecting HPAC's members Governor Kotek did not include broader voices that would reflect the reality that we are facing both a housing and a climate crisis, and that both need to be addressed in an integrated way.

Thank you,

Natalie Nishitani  
103 NE 67th Ave  
Portland, OR 97213

**From:** [Vic Remmers](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Strong Support for Council's Recommendations  
**Date:** Wednesday, October 11, 2023 2:30:17 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)

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Dear Governor Kotek and HPAC Members,



I want to express my support for the recommendations put forward by the HPAC. These proposals offer a holistic approach to tackling some of the most pressing housing issues facing our state. The recommendations encompass a wide range of crucial areas, from expanding the urban growth boundary (UGB), providing much-needed infrastructure funding for local governments, to focusing on residential construction permit review reforms.

The recommendation to expand the Building Codes Division's (BCD) ready-build plan program is another step in the right direction. The consideration of wetland mitigation and numerous tree code review/revisions reflects a commitment to sustainable and responsible development, ensuring that our state's growth is both environmentally conscious and economically viable.

By supporting these recommendations, we can collectively work towards a brighter future where more Oregonians have access to safe, affordable housing, and where the dream of homeownership is within reach for a broader spectrum of our population. These measures have the potential to stimulate economic growth, reduce homelessness, and enhance our overall quality of life. I encourage you to lend your support to these recommendations, as they represent a significant step forward in addressing the housing challenges our state faces.

Thank you for your time and consideration.

Vic Remmers

	<hr/>		
	<b>VIC REMMERS</b> <i>President</i>		
	3330 NW Yeon Ave	Portland, OR 97210	
	O: 503.726.7060	C: 503.750.6268	<a href="http://everetthomesnw.com">everetthomesnw.com</a>

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**From:** [Peterson, Eric](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Strong Support for Council's Recommendations  
**Date:** Wednesday, October 11, 2023 1:42:00 PM  
**Attachments:** [image001.png](#)

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*Dear Governor Kotek and HPAC Members,*

*I want to express my support for the recommendations put forward by the HPAC. These proposals offer a holistic approach to tackling some of the most pressing housing issues facing our state. The recommendations encompass a wide range of crucial areas, from expanding the urban growth boundary (UGB), providing much-needed infrastructure funding for local governments, to focusing on residential construction permit review reforms.*

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*Thank you for your time and consideration.*

**Eric Peterson**

VP, Operations | Land & Housing  
Development

Brookfield Properties  
1915 NE Stucki Avenue, Suite 160, Hillsboro, OR 97006  
T | M +1 541.213.8735  
[Eric.Peterson@brookfieldpropertiesdevelopment.com](mailto:Eric.Peterson@brookfieldpropertiesdevelopment.com)  
[brookfieldproperties.com](http://brookfieldproperties.com)

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**From:** [Kathy Temple](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Strong Support for Council's Recommendations  
**Date:** Wednesday, October 11, 2023 8:53:52 AM

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You don't often get email from [kathy.temple@edstaub.com](mailto:kathy.temple@edstaub.com). [Learn why this is important](#)

Dear Council Members,

I hope this email finds you well. I wanted to express my strong support for the recommendations put forward by the HPAC. These proposals offer a holistic approach to tackling some of the most pressing housing issues facing our state.

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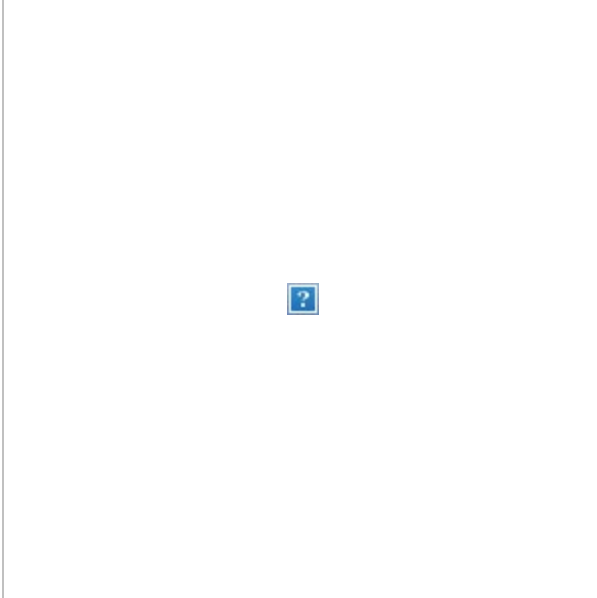
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Thank you for your time and consideration.

**Kathy Temple**  
**Regional Sales Manager**  
**Office: 541-330-8356**  
**Mobile: 541-408-5155**  
[kathy.temple@edstaub.com](mailto:kathy.temple@edstaub.com)  
[www.edstaub.com](http://www.edstaub.com)



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**From:** [Niki Munson](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC Recommendations  
**Date:** Wednesday, October 11, 2023 8:28:42 AM  
**Attachments:** [image003.png](#)

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Dear Governor Kotek and HPAC Members,

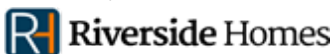
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Thank you for your time and consideration.

Niki Munson  
Land Acquisition and Development Manager



15350 SW Sequoia Parkway, Suite 320, Portland, OR 97224  
503-645-0986 ext 104 (office) or 971-222-9965 (cell)

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**From:** [Eric Thompson](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Strong Support for Council's Recommendations  
**Date:** Wednesday, October 11, 2023 8:10:22 AM  
**Attachments:** [image001.png](#)

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Thank you for your time and consideration,

Eric Thompson

**Eric Thompson**



503.706.6133

[www.oregonhomeworks.com](http://www.oregonhomeworks.com)



**From:** [Jon Kloor](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Strong Support for Council's Recommendations  
**Date:** Wednesday, October 11, 2023 7:30:02 AM

---

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Dear Council Members,

We are writing to express our strong support for the recommendations put forward by the HPAC. These proposals offer a holistic approach to tackling some of the most pressing housing issues facing our state.

The recommendations encompass a wide range of crucial areas, from expanding the urban growth boundary (UGB), providing much-needed infrastructure funding for local governments, to focusing on residential construction permit review reforms.

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Thank you for your consideration,

Jon and Rachel Kloor  
Eugene

**From:** [Rick Massey](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Subject: Strong Support for Council's Recommendations  
**Date:** Wednesday, October 11, 2023 6:28:54 AM

---

You don't often get email from [masseyhomes@gmail.com](mailto:masseyhomes@gmail.com). [Learn why this is important](#)

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Thank you for your time and consideration

Rick Massey, Pr

Richard Massey Construction

October 13, 2023

Housing Policy Advisory Council:

Co-Chairs Tovey and Hall, & Members of the HPAC Council:

The Special Districts Association of Oregon represents approximately 950 districts across the state that provide a wide range of services including rural fire protection, municipal water, wastewater, and storm water services, parks and recreation, library services, to name a few. Our association supports the Governor's efforts to address our affordable housing and homeless crisis in the state. The purpose of this letter is to provide the Housing Policy Advisory Council feedback regarding the SDC recommendation from the Finance Sub-Committee.

SDAO appreciates that the sub-committee recognizes that infrastructure, including domestic water, sanitary and storm water services and parks will be a key component in meeting the Governor's housing production goals. Federal funding has declined precipitously for local infrastructure over the last several decades resulting in a significant cost shift to local communities. As a result, SDCs and utility fees have become the primary funding sources for infrastructure improvement and expansion.

The Finance Committee's recommendation that the state "*Create a subsidized funding instrument at the State level to allow cities to borrow against future revenues generated through SDC's for infrastructure projects*" is something that cities can already do. Furthermore, it appears that the recommendation would not apply to special districts like domestic water, sanitary districts as well as park and recreation districts. SDAO's member districts have the same authority to seek low interest loans for infrastructure projects that cities have. In addition, our members also have the ability to create Local Improvement Districts. As a result, it is our belief that this recommendation is redundant and would result in unnecessary and duplicative administrative burdens for local government.

For example, the recommendation to secure loans for all SDCs for a project fails to recognize that SDCs are charged independently of one another (water, sewer, storm water, roads, and parks). They cannot be combined as the recommendation suggests. Furthermore, some SDCs may be charged by a city and others may be charged by a district.

As stated previously, many of our members pay for projects through the issuance of debt. These instruments, among other things, have strict rules against the impairment of funding sources while the debt is being repaid. We believe that this proposal could run afoul of these requirements which could potentially result in severe penalties or potential default – thereby requiring the immediate repayment of the outstanding debt.

We have additional concerns but in the interest of getting to the heart of the matter we would suggest that the HPAC recommend that the state increase funding to the state's revolving fund programs, create a fund that either provides direct grants to local communities to reduce SDC charges or assist those local communities by directly investing in the necessary infrastructure to serve these new developments.

The last thing we need is to replace SDC's with loans. Doing so increases the complexity of public budgeting, puts at risk existing debt requirements, and effectively raises rates – thereby placing a future burden on ratepayers, many of whom live on limited or fixed incomes.

Thank you for your consideration of these comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Landauer", with a long horizontal flourish extending to the right.

Mark Landauer  
Lobbyist  
Special Districts Association of Oregon

**From:** [Jill Hurd](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 11:50:13 AM

---

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Dear Members of the Housing Production Advisory Council,

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Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Jill Hurd  
126 Meadow Pl  
Otis, OR 97368  
[jillhurd9825@gmail.com](mailto:jillhurd9825@gmail.com)

**From:** [Rich Waller](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 11:50:12 AM

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Sincerely,

Rich Waller  
4831 NE Neotsu Dr  
Neotsu, OR 97364  
rich@landmarkprofessional.net

**From:** [Shanda Harris](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 11:40:11 AM

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Dear Council Members Members,

Dear Members of the Housing Production Advisory Council,

I want to express my strong support for the recommendations being considered by the HPAC on Friday. These recommendations demonstrate a comprehensive framework that will help Oregon begin to address the severe housing crisis impacting our state. The broad scope of the recommendations will help increase housing production by addressing several critical barriers to development, including expedited urban growth boundary amendments to address land supply shortfalls, funding for local governments to help finance otherwise extremely costly infrastructure development, and speeding up the construction process by making needed reforms to residential construction permit review processes.

These recommendations, as well as others such as expanding the Building Codes Division's (BCD) ready-build plan program and addressing issues related to wetlands mitigation, are great examples of policy recommendations that support truly sustainable development by ensuring that our state's growth is economically feasible, environmentally responsible, and socially equitable. All Oregonians deserve access to affordable housing and homeownership. These recommendations will make affordable housing easier to develop - and therefore access - and make homeownership more attainable for all.

I urge you to adopt these recommendations when HPAC meets this Friday. These recommendations will be impactful to housing production and also meaningful to Oregonians - especially to those in our most vulnerable communities who cannot afford further delays to needed action. Please adopt these important policy recommendations.

Thank you for your time, your service to the state, and your ongoing efforts to address Oregon's housing crisis.

Sincerely,

Shanda Harris  
61293 Bronze Meadow Ln  
Bend, OR 97702  
[philandshanda@gmail.com](mailto:philandshanda@gmail.com)

**From:** [Robert Gewin](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 11:30:18 AM

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Sincerely,

Robert Gewin  
101 SW Dogwood Ln  
White Salmon, WA 98672  
[bob.gewin@gmail.com](mailto:bob.gewin@gmail.com)



**From:** [Gale Iler](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 11:30:16 AM

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Sincerely,

Gale Iler  
248 S 4th St  
Central Point, OR 97502  
[gale@wildbroker.com](mailto:gale@wildbroker.com)

**From:** [Marsha Morgan](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 11:30:16 AM

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Sincerely,

Marsha Morgan  
207 SW Hailey Ave  
Pendleton, OR 97801  
[mmorgan@cbfarley.com](mailto:mmorgan@cbfarley.com)

**From:** [Kim Wheeler](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 11:30:13 AM

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Sincerely,

Kim Wheeler  
17150 University Ave  
Sandy, OR 97055  
[kimwheeler@johnlscott.com](mailto:kimwheeler@johnlscott.com)

**From:** [Paul Haddock](#)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 11:30:13 AM

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Sincerely,

Paul Haddock  
1452 Oleson Ln  
Roseburg, OR 97471  
[paulhaddock@marygilbert.com](mailto:paulhaddock@marygilbert.com)

**From:** [Kristina M Jones Dodd](mailto:kristina@c21.com)  
**To:** [GOV Hpac \\* GOV](#)  
**Subject:** Support for HPAC's Crucial Recommendations  
**Date:** Friday, October 13, 2023 11:30:10 AM

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Sincerely,

Kristina M Jones Dodd  
1420 E Park St  
Grants Pass, OR 97527  
[Kristina@C21.com](mailto:Kristina@C21.com)