



March 15, 2017

City of Cottage Grove Planning Commission
400 E. Main Street
Cottage Grove, Oregon 97424

Re: DCTA 1-17: Amending Table 2.2.110 Allowed Uses in Residential Districts to allow office uses over 2000 square feet as Conditional Uses in the RC Residential Commercial District.

Dear Cottage Grove Planning Commission:

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

As you may know, all amendments to the Comprehensive Plan must comply with the Statewide Planning Goals. ORS 197.175(2)(a). However, the staff report for this proposal does not entirely analyze the proposal's impact on the Cottage Grove's Statewide Planning Goal 10 obligations.

HLA and FHCO understand that this change would not change the amount of land in any particular zoning designation. However, when a decision is made affecting the residential land supply (in this instance, adding a new conditional use to a residential district), the City must refer to its Housing Needs Analysis to show that an adequate number of needed housing units (both housing type and affordability level) will be supported by the residential land supply after enactment of the proposed change—that analysis was not included in the staff report. Further, the staff report does not recognize the potential redevelopment of properties away from housing when larger offices are permitted.



When modifying residential lands, the City must demonstrate that its actions do not leave it with less than adequate residential land supplies in the types, locations, and affordability ranges affected. See *Mulford v. Town of Lakeview*, 36 Or LUBA 715, 731 (1999) (rezoning residential land for industrial uses); *Gresham v. Fairview*, 3 Or LUBA 219 (same); see also, *Home Builders Assn. of Lane County v. City of Eugene*, 41 Or LUBA 370, 422 (2002) (subjecting Goal 10 inventories to tree and waterway protection zones of indefinite quantities and locations).

HLA and FHCO urge the Commission to defer adoption of the proposed amendment until its impact on the City's Goal 10 obligations is adequately documented. Thank you for your consideration. Please provide written notice of your decision to, FHCO, c/o Louise Dix, at 1221 SW Yamhill Street, #305, Portland, OR 97205 and HLA, c/o Jennifer Bragar, at 121 SW Morrison Street, Suite 1850, Portland, OR 97204. Please feel free to email Louise Dix at ldix@fhco.org or reach her by phone at (541) 951-0667.

Thank you for your consideration.

A handwritten signature in cursive script that reads "Louise Dix".

Louise Dix
AFFH Specialist
Fair Housing Council of Oregon

A handwritten signature in cursive script that reads "Jennifer Bragar".

Jennifer Bragar
President
Housing Land Advocates