



Testimony by City of Wilsonville Mayor Julie Fitzgerald Supporting Amended SB 8A:

Amendment Clarifies that Affordable Housing in Industrially Zoned Area Must Be on Publicly Owned Property Adjacent to Residential Neighborhoods

Scheduled for public hearing on May 13, 2021, before the House Committee on Housing

Chair Fahey, Vice-Chairs Campos and Morgan, and Members of the Committee:

On behalf of the City of Wilsonville City Council, I am testifying in support of an amendment to SB 8A proposed by the League of Oregon Cities (LOC). The proposed amendment clarifies that an affordable housing project proposed to be located in an industrially zoned area must be sited on publicly owned property and located adjacent to residential neighborhoods or schools.

The LOC amendment would modify Section 1(2) to add a new third subsection (c):

“(c) If the property under (2)(b) is zoned for industrial uses, then affordable housing may be developed provided the property is publicly owned and adjacent to lands zoned for residential development or schools;”

This important amendment accomplishes at least three socially significant public-policy goals:

1. **No Segregation of “Poor People”:** Averts the siting of affordable housing in a solely industrial zone without close proximity to other residents and neighborhood commercial services and schools, preventing the stigmatization of residents of such housing as being segregated away from other residents into an “unfriendly” industrial area.
2. **Appropriate Location, Not Profit-Making Deals:** Prevents private-sector actors who may seek to profit by “flipping” industrially zoned land to an affordable housing use that may be an inappropriate location for such public use.
3. **Maintain Industrial Lands for Family-Wage Jobs:** Protects limited supply of industrial lands that produce high-income occupations in vital traded-sectors of manufacturing and wholesale distribution from large-scale change-over in use.

The City appreciates your consideration of the proposed LOC amendment that provides appropriate sideboards. Thank you.

Sincerely,

Julie Fitzgerald, Mayor
City of Wilsonville