



---

1201 Court Street NE, Suite 200 • Salem, Oregon 97301  
(503) 588-6550 • (800) 452-0338 • Fax: (503) 399-4863  
[www.orcities.org](http://www.orcities.org)

February 1, 2016

TO: Senator Sara Gelser, Chair  
Senator Alan Olsen, Vice-Chair  
Members of the Senate Committee on Human Services and Early Childhood

Re: SB 1533 – Lifting the preemption on mandatory inclusionary housing requirements

As you all know, the League represents all 242 cities within the state of Oregon, and therefore tries to have a statewide perspective on all laws and legislation that will effect cities. City governments work to create the communities that reflect the values, needs, and ideas of the people residing in them. As a result, the League works toward insuring that policies allow communities to work through their local government to meet the local needs. SB 1533 is bill that restores local control for cities looking for more tools to find solutions to creating affordable housing within their jurisdictions.

Currently, cities across Oregon are working on local strategies to develop housing that meet the needs of all residents and future residents. However, there are few tools that cities can use to require that some of the housing be built at a price point at which many median wage earners can afford to live in the communities where they work. Many cities have expressed an interest in having a local conversation to determine if a policy of requiring a builder to create affordable units when developing other housing units. Cities ranging from Medford to Hood River to Corvallis to Ashland have all stated support for removing the current preemption on inclusionary zoning.

Every city is different, with different expectations, needs and programs that influence the types of programs that would work to create housing at all prices points. Some cities work hard to develop relationships with non-profits to spur development of lower or median income housing opportunities, some work with developers to create viable incentives to increase the number of units built to increase the market supply, and others find ways to offset development costs through expediting process or reducing fees. But, Oregon still faces a development rate that is behind the increasing need. Because Oregon is a destination for in migration, the need for housing will only grow throughout the state. By lifting the preemption on mandatory inclusionary zoning, cities will be able to have a local discussion using a public process to determine if this is a tool that they want to adopt to encourage development of housing that is affordable to a specific segment of the market.

Cities also recognize that this is not the sole tool that will meet the needs of the community. Many cities will continue to rely on a voluntary system that focuses on working project by project to achieve local goals. Other cities will continue to work with other programs to help encourage development of affordable and workforce housing. But every cities deserves the opportunity to consider all the tools that can lead to the development of needed housing, including creating mandatory system for all developers working within their jurisdiction to include workforce or affordable housing when the developer is constructing housing for sale or rent.

Contact: Erin Doyle, Intergovernmental Relations Associate – [edoyle@orcities.org](mailto:edoyle@orcities.org)