

From the Desk of Senator Michael E. Dembrow 



Lane County Legal Aid  
and Advocacy Center  
John VanLandingham

## Vote Aye on SB 1533B

SB 1533B takes important steps to address the pressing housing needs in Oregon communities. As a component of a comprehensive approach to housing issues in 2016, the bill comes to you with the support of the above-referenced multi-disciplinary stakeholders urging an Aye vote. This bill represents a significant step to address the housing needs that Oregon's communities face, through a balanced approach that combines policy tools and resources for housing. This is a negotiated solution that meets the needs of developers, cities, counties, and the residents of Oregon.

SB 1533B will increase the supply of safe, stable, and affordable housing in communities across Oregon:

1. Gives cities and counties the option to impose "inclusionary housing" provisions on developers of housing for sale or for rent.

- Requirements may be imposed on new developments of twenty units or more of multifamily developments with at least three adjacent units within a development.
- Jurisdictions may require that up to 20% of units be affordable at 80% of AMI or above. Jurisdictions must offer developers the option of paying an in-lieu fee, and at least one of several incentives related to the requirement of affordable housing. Requirements and incentives may be determined by each locality, ensuring that this tool will work in the diverse communities across our state.

- Communities may offer voluntary incentives designed to encourage greater affordability in addition to or independently of the affordability requirements in this bill.

2. Provides cities and counties with the option to create a dedicated revenue source through the imposition of a construction excise tax, to offset the costs of creating affordable homes within their communities.

- Residential construction fees must be capped at 1% of permit value, and one hundred percent of revenues must be dedicated to affordable housing.
- 50% of revenues from commercial or industrial development dedicated to affordable housing.

Passage of this bill will give local governments the tools they need now, to begin to right the extreme imbalance in supply and demand that is so negatively impacting Oregon families and communities, while maintaining a robust environment for housing development.

**We urge your Aye vote.**