



THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

March 20, 2023

To: Chair Jama, Vice-Chair Anderson, and Members of the Senate Committee on Housing

RE: Opposition to SB 1051 – Relating to urban reserves

The City of Portland opposes SB 1051, which would pre-empt Metro and local processes to plan for and bring in additional land for development inside the UGB.

We need to address the housing needs of all people in our region, especially those with low and moderate incomes. However, we should do so within the framework of our existing land use system. The Portland region (and Oregon) has a housing supply shortage, not a land supply shortage.

SB 1051 provisions for so-called “workforce housing” are not significant. It only requires 20 percent of the land to be set aside for workforce housing, which is defined as 120 percent of area median income (AMI). In the Portland region, 120% AMI for a family of four people is \$127,800, which equates to a rent level of \$2,875 per unit. Hardly affordable. There are no limits on what can be done with the remaining 80 percent of the area, which could be used for large-lot, executive homes.

Metro and the region’s cities and counties have worked for decades to create a process to plan for and bring urban reserve areas into the UGB. Over the last 6-8 years, this process has worked to bring in areas that are planned for a wide range of housing types. The City of Tigard’s River Terrace area is an example of how the process works to bring in an area that is planned for more than 20 units per acre.

Thank you for your consideration.

Sincerely,

Donnie Oliveira
Director



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