

March 21, 2023

Senate Committee on Housing and Development
Oregon State Legislature

Re: Cities of Lake Oswego, Tualatin, and West Linn Jointly Oppose SB 1051

Dear Chair Jama, Vice-Chair Anderson, and Members of the Committee:

On behalf of the cities of Lake Oswego, Tualatin, and West Linn, we are writing to express our strong opposition to SB 1051 for three vital reasons:

1. SB 1051 proposes placing “workforce housing” on the urban growth boundary edge as a tool to encourage more housing production. However, housing, especially workforce or affordable housing, is best placed near established job centers and public services, including public transportation, parks, library, and existing infrastructure. These are vital for community livability and access to needed services. By allowing housing to be located outside the UGB per a developer’s request rather than per the City’s comprehensive plan, we cannot adequately fund nor maintain the services in these areas for their success. We believe successful workforce housing needs to be located in our core city service areas. **SB 1051 is poor planning – it would disproportionately burden those citizens it is trying to serve.**
2. To date, the State, Metro, and local governments in the Portland metro area have developed an organized system of regulating urban expansion which emphasizes good planning, addressing local needs, and robust public engagement to fulfill the community vision for the future. The current land use process facilitates thoughtful, long-term planning of our communities. This ensures urban services are planned, funded, and maintained as the community grows. **SB 1051 would preempt local authority and preempt infrastructure plans without providing housing where it is needed most.**
3. Lastly, **SB 1051 would invalidate city and county comprehensive plans and allow developers to subvert the state’s established process for adding land to the urban growth boundary.** This would result in haphazard development leading to urban sprawl. SB 1051 would compromise the joint approach and established Intergovernmental Agreement that Lake Oswego, Tualatin, and West Linn have taken to plan for future growth within our shared urban reserve area. This IGA through the collaborative efforts of the cities, Clackamas County, and Metro provides the cities the structure to plan, process, and time for the potential urbanization of Stafford to ensure the Stafford Hamlet will be involved in the future and best address the needs and interests of our citizens.

We urge you to vote no and ensure SB 1051 does not move forward.

