

Feb. 4, 2026



Chair Pham, Vice-Chair Anderson, and members of the Senate Housing & Development Committee:

Portland: Neighbors Welcome is a pro-housing, pro-tenant organization working to advance housing as a human right in Portland. We're writing in support of SB 1521.

Our primary campaign right now is called Inner Eastside for All, a vision to make Portland's close-in east-side neighborhoods even better by allowing a mix of housing options and building sizes for people of many different ages, wages, and stages of life. We love these neighborhoods and want to strengthen them by letting them gradually fill in with multifamily buildings of various sizes alongside one-unit homes, townhomes, and ADUs. This would give more people the option to live near family, friends, jobs, sidewalks, and good public transit service. The next time Portland sees a wave of wage and population growth, this would also reduce displacement by taking pressure off other neighborhoods inside and outside the city.

A strong and functional inclusionary housing policy is a key part of our vision. When larger buildings can offer homes in a range of prices, we build important diversity and affordability into our neighborhoods without concentrating either poverty or privilege.

We have seen how Portland's inclusionary housing program failed to achieve this goal in these neighborhoods during its early years, and are encouraged by the early results of the city's recent changes to its program. **Fully funding inclusionary zoning is the way to make it do the thing it intends to:** actually produce mixed-income buildings in adequate numbers.

Housing markets are highly cyclical. Portland's housing market in 2017 was very different from its market in 2024. By requiring IZ programs to be recalibrated regularly, SB 1521 is aligned with evidence-based best practices.

We support the new flexibility granted by SB 1521, allowing cities to focus their affordability mandates on lower-income households if that is their priority. And as advocates for people to be able to purchase homes if and when they want to, we hope that this will prompt Portland to develop a more functional program that will actually produce mixed-income condo buildings in meaningful numbers.

We also recognize that this bill represents a compromise among different interests and viewpoints. We hope legislators will see the result as an improvement on the status quo, as we do.