



February 5, 2025

Chair Pham, Vice Chair Anderson, and Members of the Committee:

Our newly-formed Commercial Real Estate Public Affairs Collaborative—comprised of the Building Owners & Managers Association of Oregon (BOMA Oregon), the National Commercial Real Estate Development Association of Oregon (NAIOP Oregon), Oregon Smart Growth, and Portland Metro Chamber—respectfully submits this letter of **support for SB 1521**.

Our collaborative brings together these long-established organizations working to advance policies that support development, economic growth, and long-term confidence in the Portland metro region. We work closely with the broader development and investment community and focus on conditions that enable projects to move from planning to delivery.

We support SB 1521 because it addresses a core reality of housing production in the Portland metro area: affordability requirements that are not economically calibrated and funded suppress housing supply and, ultimately, reduce the number of both market rate and affordable homes that can be delivered. When projects do not pencil, they do not get built.

SB 1521 improves upon the status quo by:

- Requiring jurisdictions using inclusionary housing programs to periodically study and understand the real economic impacts of those programs; and
- Offset the average marginal loss associated with affordability requirements, with flexibility on the tools a jurisdiction can use to provide that offset.

This approach promotes transparency, accountability, and better alignment between policy goals and market conditions.

Importantly, SB 1521 does not prohibit inclusionary zoning. Instead, it places reasonable guardrails around its use—ensuring that affordability mandates are paired with meaningful offsets such as tax abatements, fee reductions, or other forms of gap funding that allow projects to move forward. This is essential to maintaining housing production during a period of high construction costs, volatile interest rates, and constrained capital.

The bill is carefully targeted, geographically limited, and the product of extensive stakeholder engagement over multiple years. While no compromise legislation is perfect, SB 1521 represents a pragmatic and workable step forward that will help prevent the unintended consequences of unfunded mandates while still advancing shared housing and affordability goals.

For these reasons, the Commercial Real Estate Public Affairs Collaborative respectfully urges your support for SB 1521.

Thank you for your consideration.

Respectfully submitted,

Commercial Real Estate Public Affairs Collaborative

*Building Owners & Managers Association of Oregon*

*NAIOP Oregon*

*Oregon Smart Growth*

*Portland Metro Chamber*