



HOUSING  
ALLIANCE

OregonHousingAlliance.org

# SB 1533 and HB 4001: Allow Local Governments to Use Inclusionary Zoning

**The Housing Alliance supports the repeal of ORS 197.309, a law that prevents local governments from using inclusionary zoning,** or imposing conditions on approved permits for housing development that would influence the design or affordability of that housing (**SB 1533 and HB 4001**). Across the country, communities use their zoning codes to influence the mix of housing types and to create a range of affordability within a development. By requiring developers to set aside a percentage of units for rental or sale to young families with low incomes, elderly couples wanting to age where they lived their lives, or the workers that keep our economies running, inclusionary zoning policies have the ability to harness the energy of the private market to help create affordable homes, while enabling economic integration and social inclusion.

**Current law is a barrier to constructive efforts** at the local jurisdictional level to address the housing crisis that is making itself felt across the state. The law is unclear and has a chilling effect on local efforts to address community housing needs.

**Housing is the life source for Oregon communities.** Housing that is located near employment opportunities means that workers don't have to travel over icy roads or mountains or state lines to find an affordable place to live. Housing that offers kids a chance to live in the same school district over the course of their education, and that allows parents to have time at the end of the day to read to them, means that kids reach their full potential and grow up to be the next generation of leaders. Parents who live near work, childcare, and groceries have time to nurture rather than waste time in long commutes.

**Local governments work closely with their communities – institutions, businesses, and residents – to craft local solutions. Current law shuts down those conversations and negotiations before they begin where housing is concerned.** Evidence from across the country shows that inclusionary zoning is almost always done in a way that compensates builders and developers. We have to trust that Oregon communities and elected officials would do the same.

**We ask you to take action to create housing opportunity. Inclusionary Zoning is part of the solution.**