

March 5, 2025

Senate Committee on Housing and Development
Oregon State Legislature
900 Court Street NE
Salem, OR 97301

Dear Chair Pham and members of the Committee,

We appreciate the efforts of the Oregon legislature to address our state's significant housing shortage. However, SB 49-1 does more harm than good, and fails to move the needle towards providing more housing throughout our state.

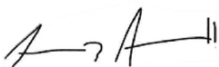
Gresham has several significant objections to SB 49-1, including:

- The removal of minimum densities, which exist to demonstrate that cities are using urbanizing residential lands efficiently;
- The removal of land use goal planning when creating more density, as this encourages bad planning practices and assumes that upzoned land has previously been developed;
- Requiring the adoption of previously optional model codes from the Oregon Department of Land Conservation and Development (DLCD), which undermines local control and prohibits cities from being able to solve problems creatively and for our communities. Gresham strives to consider our unique community conditions, needs and desires when implementing code;
- Requiring cities to subsidize developments who want to create an inclusionary zoning program, a cost burden that can't be borne by local governments; and
- The removal of DLCD requirements around planning for Goal 10 (Housing), Goal 11 (Infrastructure), and Goal 12 (Transportation) when increasing density requirements for a parcel of land.

This bill does far more harm than good and doesn't help Oregon or local governments develop housing in a smart nor effective way. For these reasons, we join the chorus of cities voicing our opposition to SB 49-1.

Thank you for considering our input on this important bill.

Sincerely,



Travis Stovall

Mayor of Gresham