



**Testimony by City of Wilsonville Mayor Shawn O'Neil Opposing SB 49-1:  
*Proposed Preemption of Local Control by the State Is Detrimental to Communities  
and State Goal to Increase Housing Production***

Scheduled for public hearing on March 5, 2025, before the  
Senate Committee On Housing and Development

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

I am testifying on behalf of the City of Wilsonville in strong opposition to SB 49-1.

Section 2 of SB 49-1 usurps local control by requiring adoption of previously optional model codes from the Department of Land Conservation and Development (DLCD), thereby removing local control and flexibility. Cities will no longer be able to tailor their zoning to their local needs and implement creative solutions to build housing in their communities, instead having to adopt at least one DLCD model code.

The proposed legislation removes land-use goal planning when creating more density or upzoning of land. Cities will no longer be required to plan for Goal 10 (Housing), Goal 11 (Infrastructure), and Goal 12 (Transportation) when increasing the density requirements of a parcel of land — the exact aspects of urban infrastructure that cities need to plan for when requiring increased density.

SB 49-1 changes the fundamental makeup of the state's Building Code Structures Board, the body that decides our statewide building codes, by adding potentially multiple multi-family developers, while removing key experts in contracting, building management, and heavy-industry construction.

The bill prohibits minimum density requirements that for many cities are a key tool to promote desired types of needed housing, to prove that they are meeting Goal 14 (Urbanization), and to meet the requirements of the state-mandated Housing Production Strategies.

Oddly enough SB 49-1 proposes to change the Inclusionary Zoning (IZ) program statutes to require cities to subsidize developments if they want to create an IZ program. There are already a variety of barriers to cities establishing IZ programs, adding additional cost burden to cities is not the answer to encourage greater housing production.

The City of Wilsonville appreciates your consideration and urges your opposition to SB 49-1.

A handwritten signature in blue ink, appearing to read 'Shawn O'Neil', is written over a light blue circular stamp.

Shawn O'Neil, Mayor  
City of Wilsonville