



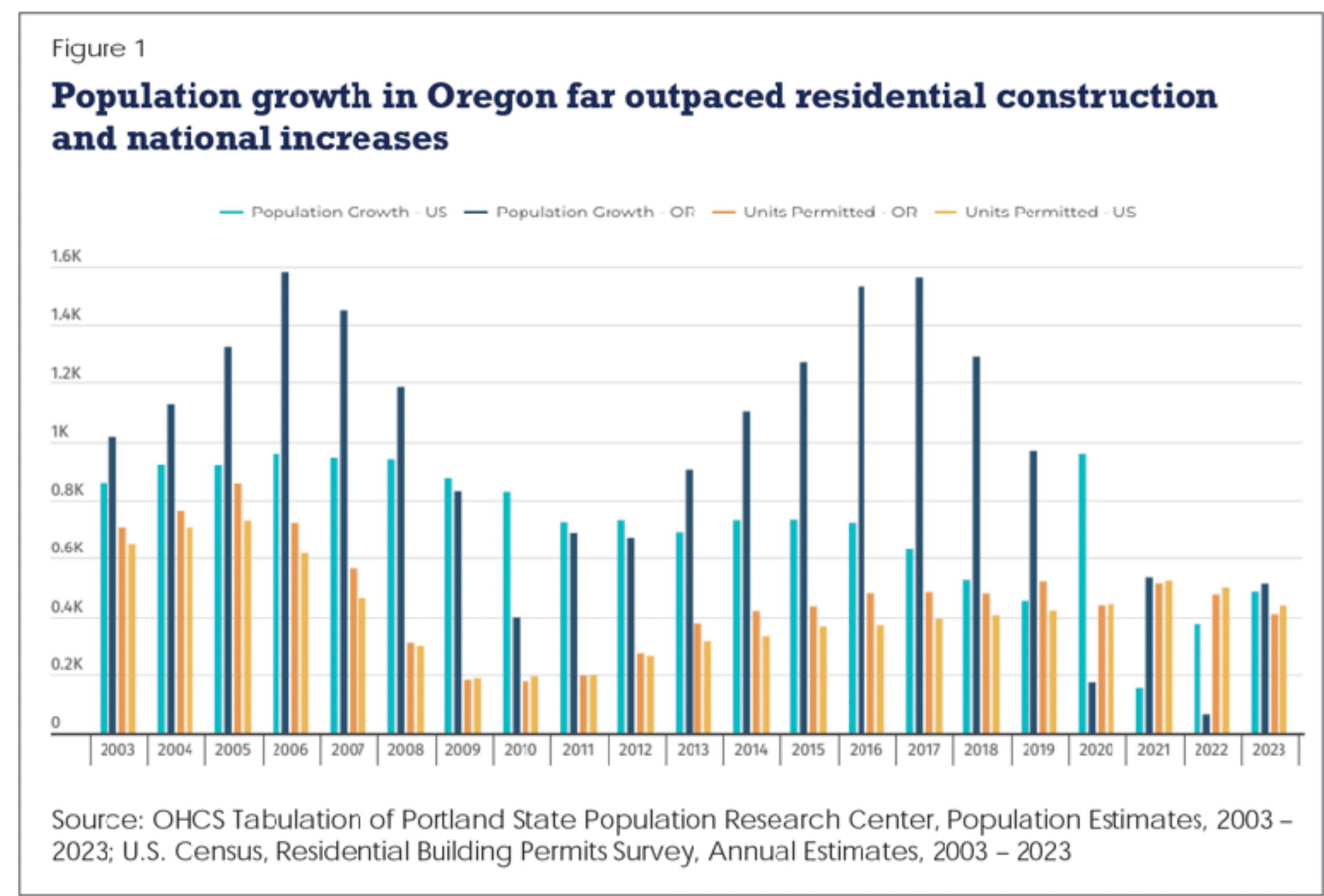
BUILDING **TOGETHER** FOR A **BETTER** OREGON

Senate Bill 1566

State Growth & Permits

Population growth in Oregon over the past 20 years or so has always outpaced housing production.

We use to outpace national pacing, but now we have fallen behind dramatically since the pandemic and now population growth is coming back, which is now making problems worse in Oregon.



Oregon permits

Data for 2025 is incomplete as of January 2026. Annual totals are for privately-owned housing units authorized by permits.

Year	Total Units Authorized	Single-Family Units	Multi-Family Units	% Single-Family
2021	~22,100	~15,000–17,000	~5,100–7,100	~70–80%
2022	~19,500	~13,000–15,600	~3,900–6,500	~70–80%
2023	~17,700	~12,000–14,200	~3,500–5,700	~70–80%
2024	~14,600	~10,000–11,700	~2,900–4,600	~70–80%

2025 - 11,184

Washington permits for comparison

Annual Breakdown (Total Units Authorized)

Year	Total Units Authorized	Notes
2021	~48,000–52,000	Peak post-pandemic demand; high multi-family activity.
2022	~45,000–48,000	Slight decline amid rising rates.
2023	~42,000–45,000	Continued moderation.
2024	~47,900	Rebound in activity; ~68% multi-family.

2025 40,000



How Much Have We Been Spending on Housing

(APARTMENT BUILDINGS)

Period	State Sources (Approx.)	Local Sources (Approx.)	Key Notes / Packages	Category	Oregon (2021–2025)	Washington (2021–2025)
2021–2022 (2021–23 biennium)	~\$550–900M	~\$150–200M (Metro bond ramp-up)	>\$550M in bonds/general funds (incl. \$410M LIFT/PSH); record OHCS investments.	State Sources Total	~\$1.9–2.1B	~\$1.5–1.8B (HTF + capital)
2023	~\$200M	~\$150–200M	Kotek homelessness/housing response package.	Major Local Sources	~\$653M (Metro regional bond, bulk spent 2021+)	~\$970M (Seattle 2023 levy, ramping 2024+); King County ~\$100–125M
2024	~\$376M	~\$150–200M	Emergency Housing Stability & Production Package.	Grand Estimated Total	>\$2.5B	>\$2.5B (state + major locals)
2025	~\$800M+ (incl. LIFT commitments)	~\$100–150M (ongoing Metro)	Funded 4,806 units; large LIFT allocations (\$291M+ committed quickly).			
Total	~\$1.9–2.1B	~\$653M (Metro full bond)	Grand total >\$2.5B; supported thousands of units built/preserved/pipelined.			

Our spending since 2021 is on par with Washington. However, *we are building almost a 1/3 less housing.*



Senate Bill 1566

SENATOR ANDERSON'S BILL IN SHORT SESSION 2026 WILL DO THE FOLLOWING,

- **Exempt** loans to public/private partners - clarifies
- **Exempt** infrastructure of roads or utilities in site prep for a whole project being prevailed - clarifies
- **Exempts previous use** of buildings sites to ensure that old commercial or industrial sites can be converted to affordable housing
- **Allows** for on-site child care facilities and 15% commercial space on ground floors
- **Increase** from a \$50,000 to a \$250,000 threshold in areas outside of metro areas
- **Allows** exemption to 7 stories in urban metro areas, remains 4 stories in all other areas of the state
- **Keeps** the income restrictive requirements for tenants in affordable housing
- **Keeps** all wage requirements for workers for PW jobs



Senate Bill 1566 - At Least The -4

- **Exempt** loans from public/private partners - without it, there will be massive downward spiral on projects across the state.
- **Exempt** infrastructure of roads or utilities - Split Decisions are sorely needed or projects will be dying fast
- **Exempts previous use** of buildings. Old buildings, blight, small victories for housing authorities, will just stop happening
- **Allows** for on-site child care facilities. The Governor's own study said this is the best place for child care. We have child care deserts and empty first floors already.

