

February 4, 2026

Chair Pham, Vice-Chair Anderson, and members of the Senate Housing & Development Committee:

My name is Debbie Kitchin. I am a resident of NE Portland, in the Sullivan's Gulch neighborhood right next to Lloyd Center. I am speaking in support of SB 1521. I am a member of Portland: Neighbors Welcome, a pro-housing, pro-tenant grass roots advocacy group. I am speaking on behalf of myself.

I have lived in my close-in neighborhood for over 40 years. When I moved into my home, our neighborhood was very affordable and had a mix of single-family homes and apartment buildings. We moved into what the real estate industry kindly refers to as a fixer upper. That is what we could afford and we raised our family there. There were many families with babies and young children in those days. Baby and toddler clothes traveled up and down the blocks, both a source of and repository for hand-me-downs. But that has changed over the years. We now have a shortage of housing, especially housing for lower income households and families. I am here to support this bill because I believe it is one of the many tools we need to build more housing to address our housing crisis.

Inclusionary zoning can be an important tool to build more housing at a range of affordability levels, if it's fully funded and reflects market realities. This bill represents improvements based on learning what has worked and what hasn't over the last 10 years of implementation in Oregon. We have seen the impacts when a program isn't working – it chokes out housing development, something that impacts everyone in the community. The flexibility and periodic review called for in SB 1521 will help local jurisdictions fine tune the program to achieve more housing at a range of affordability levels. This bill is the result of negotiations among many stakeholders and stands as an improvement that we need to help build more desperately needed housing. Please support this bill. Thank you for your consideration.