

# Support Meaningful & Measured Housing Development for Communities in Need

The Oregonian Editorial Board recently published an editorial (“Oregon is dealt a blow”, April 9, 2023) urging the legislature to take immediate action to increase housing production. As the Board noted:

*“The state should look to partner now with individual cities or communities that can pilot new permitting processes, suspend non-essential requirements, assess projects in the pipeline to accelerate production and try out ideas that task force members have already proposed. Oregon needs to focus on getting more units built as soon as possible.”*

## **SB 000 & HB 0000 do just that by providing cities with an opportunity to approve affordable housing at unprecedented rates.**

SB 000 & HB 0000 solve these issues by:

- Giving local governments an option to use an alternative pathway for growth that guarantees construction of low-income and moderate-income housing within fully integrated walkable mixed-use communities.
- Allowing landowners and cities to partner to bring land into the UGB using an accelerated planning process in exchange for affordability restrictions that require production of significant numbers of housing affordable to families at low- or moderate-income levels.

SB 000 & HB 0000 utilize the power of partnership between communities and builders to immediately increase production opportunities of needed housing in areas that are already designated for future urban growth or are not considered farm or forestland. We are already seeing success from this concept in cities that have been afforded similar opportunities through [pilot projects](#).

**Based on projections from current pilot projects, a city that chooses to use the process authorized by SB 000 & HB 0000 could see ~1000 total housing units on an approved development, with ~300 homes affordable to families earning between 80-120% and ~100 homes affordable to families earning below 80% AMI. These production percentages would be a remarkable achievement.**

SB 000 & HB 0000 are the result of collaboration between the development community and local governments from across the state. It proposes meaningful and measured solutions, with the following sideboards to make sure that housing built under this bill meets community demand, while still ensuring responsible growth:

- This process is voluntary for both local governments and property owners, who must partner to bring land into the UGB;
- The project area must be contiguous to the existing UGB and not exceed 200 acres of specific lands. This is big enough to create a walkable, bikeable, complete mixed-use community without becoming a substitute for the city’s normal UGB amendment process (see renderings);
- The project area must retain areas designated for protection in an acknowledged comprehensive plan pursuant to open spaces, scenic and historic areas and natural resource goals;
- The land must be designated as urban-reserve, non-resource lands, or exception lands, keeping important resource lands off the table.
- At least 30% of the housing units must be set aside for low- and moderate-income housing, with at least 10% dedicated for low-income housing, set within a mixed-use setting with market-rate housing. Current law provides no guarantee that land brought into the UGB will produce low- or moderate-income housing units;
- The project area must be capable of being provided with all necessary urban services within two-years;
- The city must identify a need for additional housing to trigger the use of the expedited process;
- The city may only use the expedited process once every 5 years, regardless of need;
- The city must create a conceptual plan and provide opportunity for public comment before approving a petition;
- The housing units dedicated for low- and moderate-income housing must remain in this capacity for no less than 30 years;
- This is a temporary emergency measure that will sunset in 10-years.

# Examples of Potential Project Features

See Concept Plan for more information: [Stevens Road Tract Concept Plan: From Concept to Community | City of Bend](#)

Opportunities for the development of all needed housing types, sizes, price-points, and densities.



Amenities like community gardens can be collocated with public trails and greenspaces.

Natural features can be preserved within development.

Community park includes natural and active open spaces for activities.

Multiuse path between development and community park allows easy walking or rolling access.

Natural features like rocky outcroppings and trees are preserved in public greenspace and integrated with trail network.

Neighborhood-scale commercial faces the community park and provides a central gathering space.



Main Street is walkable, active, and has good transit access.

Businesses can provide spaces to gather and spend time along the regional trail corridor.

Construction of low-income and moderate-income housing within fully integrated walkable mixed-use communities.