



February 9, 2024

On behalf of Council and the City of Tigard, I want to thank the Governor's Office for its continued engagement with us over the past nine months as the concepts for Senate Bill 1537 were developed and refined.

Tigard prides itself on being a pro-housing city. We always welcome state investments that help us meet our goals of housing our entire community. We have seen incredible production of regulated affordable housing over the past six years because we have made our city a cost-efficient location for development. We've also lowered barriers to market-rate development, increasing density and encouraging efficient infill. We cannot house our most vulnerable community members without help from the state.

We are also working hard to reduce our greenhouse gas emissions. We firmly believe that climate and housing goals are not mutually exclusive and that neither can be compromised. Dire as our housing shortage is, it would be unjust to mortgage future habitability to solve present housing needs. The legislature should see to it that Oregon's emissions reduction targets are not made less achievable by this bill.

While there is much in SB1537 that Tigard supports, we believe a few small changes are critical to make the bill workable and balanced.

- **Shorter sunset period.** The bill includes a sunset on mandatory adjustments of 2032. That's a long time to pilot a change this drastic to our statewide land use system. The legislature should review impacts sooner, both positive and negative, to ensure policy adjustments are made to correct for unintended consequences. We request a sunset date in 2027 that would allow the legislature to review the impacts and consider possible extension.
- **Reduce the total number of adjustments.** In our experience, most new housing can meet clear and objective standards rather easily. A total of five adjustments would be sufficient to resolve site constraints.
- **Objective approval criteria.** The bill language includes subjective approval criteria for adjustments (e.g. "will result in more housing" and "will result in more affordable units.") There is no objective way for city staff to determine whether a developer's statements are actually true. Greater clarity with measurable targets supports success in this work.

We want to thank you again for your work to address our state's critical housing shortage. We remain committed to producing affordable, carbon-responsible homes for everyone who wishes to call Tigard home.

Sincerely,

Tigard Mayor Heidi Lueb