



Rachael Duke, Chair -
Community Partners
for Affordable Housing

Kymberly Horner, Vice
Chair - Portland
Community
Reinvestment
Initiatives

Kristy Willard,
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Authority of Malheur &
Harney Counties

Shannon Vilhauer,
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Trell Anderson -
Northwest Housing
Alternatives

Jessica Blakely -
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Julie Delgado, The
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Aubre Dickson -
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Fund

Rita Grady - Polk CDC

Maria Elena Guerra -
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Jackie Keogh -
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Erica Mills -
NeighborWorks
Umpqua

Margaret Salazar -
Reach CDC

Sheila Stiley - NW
Coastal Housing

March 4, 2025

Senator Pham, Vice Chair Anderson, and members of the committee,

My name is Kevin Cronin, and I serve as the Director of Policy and Advocacy at Housing Oregon. Housing Oregon is a statewide coalition of over 120 nonprofit organizations working to develop and preserve affordable rental housing, expand affordable homeownership, and provide homeless services. Our members are on the frontlines addressing Oregon's housing crisis, and we see firsthand the challenges of getting housing built in a timely and cost-effective way.

I'm here today in support of Senate Bill 49 because Oregon is facing a massive housing shortfall, and we need to clear unnecessary barriers that slow down housing production. Too often, zoning, permitting, and regulatory processes create delays, add costs, and make it harder to get affordable housing built. SB 49 takes practical steps to cut red tape, give cities more flexibility, and make it easier to build the housing we desperately need.

The bill does several important things. It makes sure zoning decisions approved by elected officials don't get second-guessed by unelected advisory bodies. It lets cities upzone without being bogged down in unnecessary infrastructure studies. It fixes outdated zoning rules that make it harder to build multi-family housing. It gets rid of rigid density requirements that block smart, incremental development. It also modernizes inclusionary zoning rules so that cities have more options to tailor programs that work.

I also serve as the chair of Eugene's Multi-Unit Property Tax Exemption (MUPTE) Advisory Committee. Eugene has a middle housing inclusionary zoning policy that works well when paired with MUPTE. This bill would allow other cities to adopt a similar model and make it right-sized for their local needs. Cities need more flexibility to craft inclusionary zoning policies that balance affordability requirements without deterring housing production, and SB 49 gives them the tools to do that.

We need more housing. SB 49 helps us get there. I urge the committee to support this bill and help clear the way for more homes across Oregon.

Kevin Cronin

Director of Policy and Advocacy

Housing Oregon