



February 10, 2024

Chair Jama and Members of the Senate Committee on Housing and Development,

I'm writing today on behalf of Consolidated Oregon Indivisible Network (COIN) in opposition to SB 1537 in its current form. While we recognize the extreme need for affordable housing throughout Oregon and appreciate Governor Kotek's prioritization of that need, we believe this bill must be amended before it is passed.

Specifically, we believe the size of the allowable expansions into the Urban Growth Boundaries are far too generous for the percentage of affordable housing required to be built in those expansions. That 52 out of 75 acres in small communities or 105 out of 150 acres in large communities could be used for high-end housing does not give us confidence that this bill will produce its intended outcome: to address our current housing crisis affecting primarily low- and middle-income earners.

Urban Growth Boundaries, and Oregon's land use laws in general, have protected Oregon from the "urban sprawl" so evident in other states, sprawl that is so often detrimental to important natural and working lands. We must not abandon these safeguards unnecessarily.

Further, it is well understood that affordable housing needs to be located close to services. Locating it on the outer edge of communities makes little sense.

COIN could support a housing bill that:

- reduces the UGB expansion allowances significantly below 75 and 150 acres, or significantly increases the percentage of affordable housing required in those expansions,
- includes development of necessary services within walking or biking distance and clean transportation options for longer travel needs,
- incentivizes development within existing UGBs,
- requires new housing built through this program to be all electric and solar-ready.

The Consolidated Oregon Indivisible Network (COIN) is a coalition of over 50 Indivisible groups in Oregon that cooperate and amplify their joint efforts to advance federal and state legislation and hold their elected representatives accountable.

Thank you for your consideration of our concerns.

Deborah Ferrer
COIN Legislative Team