



MULTIFAMILY NW
The Association Promoting Quality Rental Housing

2026 POLICY BRIEF

Oregon SB 1521

About this Bill

SB 1521 limits the ability of cities and counties within the Portland metropolitan area to require affordable units in new multifamily housing unless the local government first calculates and offsets the financial impact on the developer. The bill applies to rental housing beginning January 1, 2028, and all housing beginning January 1, 2029. Although this bill requires local governments to account for and mitigate the cost of inclusionary zoning mandates, there is still substantial misalignment between the 10 years of offset subsidies paired with a 99-year covenant of affordability.

- Prohibits Portland-area jurisdictions from imposing inclusionary zoning requirements without first calculating expected financial impacts.
- Requires local governments to offset development costs associated with affordability mandates.
- Applies initially to rental housing, recognizing the financing and operational realities of multifamily development.
- Ten years of development offsets may allow the construction loan to pencil; however, it neglects the building's long-term operations by extending affordability mandates far beyond a standard 30- or 60-year period.

Alignment with MFNW 2026 Legislative Priorities

Learn more about MFNW's legislative priorities at pnwhousing.org/policy

	Maintaining Affordability for Housing Providers		Long-Term Financing for Housing Development
	Supporting Additional Resources for Renters		Preventing Patchwork Regulations
	Promoting + Preserving All Housing Development		Meaningful Changes to the Eviction Process

PLEASE OPPOSE SB 1521

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