



March 17<sup>th</sup>, 2023

To: Senate Committee on Housing and Development  
**RE: Support for SB 1051-2**

Chair Jama, members of the Committee:

The Home Building Association of Greater Portland is dedicated to maximizing housing choice for all who reside in our region by shaping an environment in which industry professionals can effectively meet the diversified needs of all communities. For decades, the home building industry has delivered strong economic and community impact in our region—creating living wage jobs, new homes, and generating millions in economic value to residents and government revenues.

**We are writing on behalf of hundreds of homebuilding businesses in the Portland region urging you to vote yes on SB 1051-2. This bill will enable local governments and builders to address Oregon's severe housing shortage by creating flexibility to site and acquire land for new housing opportunities.**

Perhaps the most unique and valuable aspect of this legislation is that it inspires authentic public-private partnerships while requiring desperately needed affordability. In the Portland Metro region, many governments have already identified Urban Reserve lands for anticipated growth yet lack the planning capacity to undertake the cumbersome and lengthy process of a UGB expansion. While many communities in our region suffer from a lack of affordable housing supply, archaic regulations are the last thing that should stop a city from being able to deliver on promises of housing affordability.

Right now, in Portland the median home price is \$507,500. This is simply not an attainable price for working families. Many believe this is a key driver for Governor Kotek's goal to create 36,000 new housing units per year, because supply simply has not kept up with demand. Passing this legislation is one modest, yet important lever that legislators can pull to deliver housing affordability in communities striving for stability. This bill is not just a decision on how to accommodate growth, it is a decision on whether or not housing affordability will be prioritized for current and future Oregonians. For these reasons, we urge you to vote yes on this legislation.

Thank you for your consideration,

**Preston Korst**  
Director of Public Policy and Government Affairs  
Home Building Association of Greater Portland