

Submitter: Freddy Saxton
On Behalf Of: ORPAC Trustees at Oregon Realtors
Committee: Senate Committee On Housing and Development
Measure: SB1051

Chair Jama, Vice Chair Anderson, and members of the Senate Committee on Housing and Development,

Thank you for the opportunity to provide testimony today. My name is Freddy Saxton, I am a REALTOR® from South Beach, the Vice-Chair of the ORPAC Trustees at Oregon REALTORS®, and a constituent of Senator Anderson. I'm here today in support of SB 1051 with the dash 2 amendments.

In rural communities like mine, there are two things in short supply: housing, and opportunities for economic development. SB 1051 with the dash 2 amendment will help alleviate both shortages in rural communities. Section 4 of the bill incentivizes cities with populations of 3,500 or less to designate urban reserves and annex these areas into their UGB in exchange for housing and employment development opportunities. These opportunities include the subdivision of 10 or more lots for residential development, the development of multifamily housing with 10 or more units, or commercial or industrial development uses that will provide 10 or more jobs with wages greater than the Area Median Income.

Limited supplies of buildable lands make the lands we do have zoned for development more expensive. In turn, this increases the cost of housing, and limits the ability of small cities to attract new businesses and employers to their communities. We can spur rural economic opportunity and respond to our housing crisis with urgency, but only if we allow our communities to utilize the resources that are within their reach.

I urge your support for SB 1051 with the dash 2 amendments so that communities like mine can

flourish.

Thank you for your time and consideration of my testimony.