

Submitter: Brad Bennington

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB1051

Dear Chair Jama, Vice Chair Anderson and Committee,

It's my pleasure and honor to serve as the CEO for Builders Association Southern Oregon, a non profit that provides education, advocacy and policy support to the construction industry in Southern Oregon. I have over 50 years of professional experience in Oregon's construction industry. I also serve as a Planning Commissioner for Jackson County and on the Board of Directors for the American Planning Association of Oregon and am very familiar with Oregon's land use laws. It is not wrong to say that Oregon's housing crises is rooted, in large part, in it's 50 year old land use laws. These laws have brought us to the point where it takes a developer an average of 3 years AFTER he buys the property before he can offer a home for sale to the public. You can't have affordable housing without first having affordable land to build on. The land is the most expensive component of the home and the one that takes the most time and money to bring into compliance for building purposes. Here in Southern Oregon we not only have the housing problems that other Oregon regions have, we also had the loss of thousands of existing homes from the arson fires of September 8th, 2020. SB 1051 is far from perfect but it is a reasonable first step toward making suitable land available for home construction in a timely manner suited to the seriousness of our housing shortage. Our builders are willing and able to do their part to create the housing our state needs but they need your help to make their efforts possible. The legislature has an opportunity to make a difference that will help now, not three years from now. Those of us who understand how dire this housing shortage is, sincerely hope you will take advantage of it. Thank you for your kind consideration.

Sincerely,

Brad Bennington, CEO
Builders Association Southern Oregon