

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

Thank you for the opportunity to provide testimony. My name is Patti Williamson, I am a REALTOR® from Salem, a member of the Oregon REALTORS® Political Affairs Key Committee, and a constituent of Senator Patterson. I'm here today in support of SB 1051 with the dash 2 amendments. Along with my husband I have been a REALTOR® for over 26 years, owned my own real estate company and a building company, building new homes. I understand firsthand the bad past policy impacts which has created this critical need for affordable housing in Oregon. 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 by this legislature for current and future Oregonians.

Shortly after taking office, Governor Kotek issued Executive Order 23-04, which established the ambitious and desperately needed target of developing 36,000 new housing units per year over the next 10 years. Since a limited supply of buildable lands is one of the primary barriers to housing development, one way to meaningfully speed up housing production is to open lands to development that are in designated urban reserves.

SB 1051 with the dash 2 amendment provides cities with a tool to meet their production targets in the short-term by bringing small amounts of shovel-ready lands – up to 200 acres – into their urban growth boundaries for the development of workforce housing and jobs.

Oregon is the fourth most underproduced state in the nation as a share of existing housing stock, and as a result, our housing costs are among the highest in the country. We don't have enough land in Oregon for housing. The most recent data supplied by the DLCD, of the approx. 63,000,000 total acres in Oregon only about 395,320 acres are zoned for residential use inside UGB's. This means that slightly more than half of one percent of Oregon's land is available to house nearly all Oregon families. SB 1051 will help produce more middle income housing by utilizing the power of partnership by bringing landowners, developers, builders and local governments together to expand land supply and reduce government process and capture land costs at their least expense. The current UGB process does not produce affordable housing.

Oregon has implemented many policies over the last 50 years in attempts to incentivize housing production, however, we still find ourselves in a housing crisis. There is no way to meaningfully disentangle our past policy impacts on our current levels of underproduction. If we don't learn from our history, we are doomed to repeat it. This is a bipartisan issue that both sides of the isle need to agree upon. It's legislation like this that provides needed housing and an opportunity to look forward and not backward.

This bill is a critical step in the right direction to address our housing crisis. Please support SB 1051 with the dash 2 amendments.

Thank you for your time and consideration of my testimony.