

Submitter: Holly Tangeman

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB1537

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Senate Committee on Housing and Development,

As the pre-sales manager for a Pacific Northwest based Residential Construction builder I am fully aware of the barriers builders face to reach the levels of production we need to properly house Oregonians. Many builders continue to increase product types which provides a variety of housing styles and prices for all Oregonians but without more land inventory and less regulation - no matter what builders are able and willing to provide - we can not close the gap in production.

We need to nearly double the current rate of housing production. Our current planning and permitting system will not allow us to reach those numbers because there are too many regulatory and financial barriers. Local jurisdictions all over Oregon have put in the time and energy to update their building codes and remove unnecessary conditions - thus removing many barriers on the local level.

SB 1537 is intended to alleviate more of those barriers by granting us adjustments from certain design standards, increasing our buildable inventory for affordable housing, while requiring ongoing accountability at the local level to uphold our housing laws.

While I support all of the components of SB 1537, I am especially supportive of the one-time UGB expansion piece because it will allow cities and builders to work together to build complete, walkable, mixed-use communities, that includes housing of all types and tenures, including opportunities for affordable homeownership which at this time is non-existent in many jurisdictions.. Additionally, the bill includes one of the strongest affordability requirements in the United States. This UGB process guarantees that affordable housing will be built, while the current UGB expansion does not. For these reasons, I STRONGLY encourage you to support SB 1537 this session.

Sincerely,

Holly Tangeman

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