

February 11, 2025

To: House Committee on Agriculture, Land Use, Natural Resources, and Water  
Re: Oppose HB 2950

Chair Helm and Members of the Committee,

On behalf of the Portland Metropolitan Association of Realtors® (PMAR), representing over 7500 real estate professionals dedicated to promoting homeownership in the metro area, we urge you to oppose HB 2950.

In 2023, Governor Kotek issued an executive order setting a statewide housing production goal of 36,000 homes per year. Oregon is falling far, far short of that goal. In her State of the State address last month, the Governor said:

**“I am impatient about the pace of progress, and some days just plain angry that we’re in this predicament at all and that we can’t move faster to get more housing built. Please, my friends, let’s do more, let’s be bolder.”**

As legislators, community leaders, nonprofit providers, and private industry work together to develop policies and programs to increase housing production, we must also make it clear: Any policy that reduces housing supply, disincentivizes housing production, or obstructs or delays housing should be rejected as counterproductive.

While we support transparency and public involvement in land use planning, HB 2950 will exacerbate existing barriers to housing development at a time when Oregon is facing a dire housing crisis.

Oregon’s current Land Use Planning Goal 1 already provides ample avenues for public engagement. However, it has increasingly been used by anti-housing groups to obstruct, delay, and file endless appeals against much-needed development—particularly middle housing and affordable housing.

Creating yet another advisory committee under the Department of Land Conservation and Development, particularly one without representation from housing investors, developers, homebuilders, landlords, or Realtors®, will only empower these obstructionist tactics, leading to further housing shortages and increased costs.

We encourage reforming Goal 1 – not to add housing barriers, but to reduce them. We recommend reforms to curtail abuse of the quasi-judicial application process, ensuring that legitimate housing projects are not derailed by frivolous opposition. Additionally,

any advisory committee must include voices from those industries that deliver housing to Oregonians – housing investors, developers, homebuilders, landlords, and Realtors®

Oregon's housing crisis demands solutions that streamline – not hinder – development. We should measure our progress by outcomes, not process. We respectfully urge the committee to reject HB 2950 in its current form and instead work toward policies that facilitate housing production.

Thank you for your thoughtful consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michele Gila', with a stylized flourish at the end.

Michele Gila  
Director of Realtor® Advocacy  
Portland Metropolitan Association of Realtors®