

Submitter: Kim Koch

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB4035

As a builder of 25 years, specializing in remodel by choice, I oppose HB4035. I believe Urban Growth Boundaries are important for overall quality of life, wildlife and to preserve multi-use lands surrounding more densely populated areas. I support allowing more density in exiting urban areas, encouraging ADUs by relaxing regulation and speeding permitting as well as encouraging creative small structures, remodel of existing, underutilized building stock and reuse of existing structures in existing urban areas. We already have housing resources available. The cost of land, water availability and general affordability will not improve by allowing more building and development. We must focus on the areas and resources we already have. This bill is being supported by the Builders Association, and Developers in general. The benefits in this bill will go to developers, not prospective home owners and renters. I know first hand that incredible cost of new building and development makes the finished homes well out of reach of the new homeowner or renter. Look at who is supporting this bill. It is a development tool for developers. Expanding the UBG without addressing the incredible waste of existing structures in the urban areas does nothing but put money in developers pockets. Driving through Portland I see massive buildings wasted for STORAGE UNITS. Those buildings could house so many. That is just 1 example. More suburbs will not solve our housing crisis. More suburbs will not bring costs down and will stress water, infrastructure and other resources. This bill only allows the problem to spread and does nothing to address actual affordability. This only puts money in developers pockets!