



Senate Committee on Finance and Revenue

Testimony in Support of SB 1586

Chair Broadman, members of the Committee,

Thank you for the opportunity to provide testimony in support of SB 1586 - 4. By way of background, the Oregon Home Builders Association represents over 3,000 members engaged in the residential construction industry and advocates for homeownership opportunities for all.

Oregon's land-use system was designed to be a comprehensive framework that balances 19 distinct goals. Central to this balance is the relationship between Goal 10 (Housing) and Goal 9 (Economic Development). For our housing market to be healthy and affordable, our communities must have a stable, diversified tax base and accessible employment centers.

Unfortunately, the current application of our system often treats Goal 3 (Agricultural Lands) as an absolute barrier, even when a community identifies a desperate need for industrial or residential growth. When "preservation" is used to block even the most disciplined expansions, we aren't just protecting land—we are limiting the ability of our cities to plan for the infrastructure and housing needed for the next generation.

The link between this bill and Oregon's housing crisis is direct. When we refuse to permit job centers where they are actually needed, we force workers into longer commutes and increased gridlock. This puts additional strain on our existing housing stock and prevents the development of "complete communities" where people can afford to live near where they work.

By supporting this modest 373-acre proposal, the Committee is choosing to support a community that is proactively looking to build its future. This is a vital step toward creating the economic conditions necessary for a healthy, sustainable housing market.

Thank you for the opportunity to provide these comments today.

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