

Submitter: Nellie McAdams

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB1051

Chair Jama, Vice-Chair Anderson, Members of the Committee:

Thank you for the opportunity to submit public testimony in opposition to SB 1051. This bill would allow landowners in Urban Reserves to expand UGBs onto their land if 20% of the land would be for workforce housing.

This bill assumes that surface area is the limiting factor in affordable housing - it is not. Affordable housing needs to be near transportation, utilities, and jobs, not on the edges of cities. Many parcels exist inside city boundaries that can be used or improved for affordable housing, if they are invested in for wise infill. Simply having homes does not guarantee that they will be affordable to the buyer. Building homes on virgin land is also expensive to the government; it can cost a city \$100,000 per unit to connect housing on former farmland to utilities. This is an unnecessary cost that should instead be invested in incentives for affordable housing WITHIN our Urban Growth Boundaries. Lastly, the planning process works - 95% of UGB requests between 2016 and 2021 were accepted, 83% without appeal, 80% within 1 year.

HB 2001 and 5019 would address the myriad issues of permitting, infrastructure, and affordability that have limited our stock of affordable housing. The solution is not to do as SB 1051 would do and look outside of a thoughtful process that has been developed over years to address the housing shortage, but to support the vetted solutions in HB 2001 and 5019 that can provide actual housing, without unnecessary.

Please support wise investments of public dollars, and smart location of affordable housing in locations connected to infrastructure. Please allow well-vetted strategies like HB 2001 to play out without making unnecessary allowances.

I respectfully urge you not to vote for SB 1051.

Best regards,  
Nellie