

Submitter: Justin Wood

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB1051

Good morning Chair Jama, Vice Chair Anderson and members of the committee. My name is Justin Wood and I am an owner of Fish Construction NW, specializing in the production of infill housing in the city of Portland, targeted at families making at or below the median family income. I am testifying in strong support of SB1051-2.

As an appointed council member to the Governors Housing Production Advisory Council, it is imperative that I ask the legislature to provide all tools that can possibly be used by cities to help meet the Governor's goal of 36,000 houses a year. While this is just one piece, it is an important piece that must be provided.

As an infill builder who has always built within existing cities, one might ask why I feel strongly about the need to carefully expand our UGB's. Having the right land supply availability and housing mix is a critical piece to making sure we have balance in our housing market. When we don't have the right balance then too much pressure is put on the available land inside our UGB which makes it that much harder to provide housing for those families in the lower range of pricing in our existing cities. Our land use system works best when there is a good mix of both suburban development and infill development and density but having a mix is key.

Even though I have built homes in Portland for over 20 years, I also live in Clark County Washington and I can see first hand what happens when people cannot find the housing they are looking for. The old realtor phrase "drive till you qualify" has now been replaced with "drive till you find the house you are looking for". When we fail to provide the right housing types in the Portland Metro region (as well as others around the state) people who have the means will drive to find the house they want. This means people will drive to Sandy, Forest Grove, Vancouver, Battle Ground etc. Not only does this run counter to the goals of our land use system, it also runs counter to our climate goals by forcing people to drive further to work.

Our land use system was designed to control growth in a smart fashion, it was never intended to prevent growth. Unfortunately the people against this bill prefer that our UGB's never be expanded even in the face of mounting need for housing. Please consider supporting SB1051 with the -2 amendments.

Sincerely,  
Justin Wood  
Owner - Fish Construction NW