

Testimony on SB1051-2

Chair Jama and members of the Committee, thank you for your time. For the record, my name is Matt Wellner. I am here on behalf of Crandall Group, a local real estate Brokerage and land development firm based in Beaverton.

I am here today to voice my support for SB1051 with the dash 2 amendments. I personally do a lot of work in Urban Reserve and UGB expansion areas. After 15+ years focused in planning areas my one major takeaway is that under the current system, if you think that the process is going to take 2 years you should count on 5 and 5 years can very easily turn into 10.

Although I think that we have gotten better at UGB and community planning, it still takes far too long and as a result we never have a reliable and steady supply to count on. The current system is simply broken. This bill will help to streamline the process in small increments and at the same time it will create opportunities for workforce housing.

I do, however, wish that it went further and have two concerns. One, we rely upon our cities to plan, service and govern these areas, but what happens if a reserve is next to a city that is just not interested in growing? With processes that take years, the fact that we are already way behind with production, if everyone doesn't do their part then we will continue to fall behind.

My second concern is that we have cities in need of these tools today, but they don't have Reserves to go to. In the long run, after years of planning this can help them, but today it cannot. There is no wholesale fix to this problem but one amendment that could increase the reach and effectiveness of SB1051 is for cities that have an identified need to be able to add non-resource exception lands adjacent to the UGB in the same way that they would be able to add a Reserve under this bill. This amendment would basically allow cities with a need, that want to use this tool, to expand in an expedited manner into areas that are not high-value farmland.

I am hopeful that the Governor's Housing Policy Council will focus attention on both issues. For now, however, the good news is that housing has been made a priority for our state and I believe that SB1051 with the dash 2 amendments will go a long way to giving the cities that want to grow the tools to do so. I am supportive of SB1051 with the dash 2 amendments and am hopeful that you are as well.

Thank you,

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