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

My name is Michael Robinson. I am the Director of Government and Legal Affairs for Pahlisch Homes, Inc.

I have been an active member of the Oregon State Bar since 1991 and have practiced exclusively in land use for the last 32 years. I also have a Master's Degree in Regional and City Planning and practiced as a city planner for two local governments for six years before deciding to attend law school.

I have enjoyed working with local governments and their residents, mainly on behalf of home builders. It has been my experience that most local governments want to provide for enough land to meet their housing needs but that our land use laws often fail to help them do so. The SB 1051-2 Amendments don't correct all of the problems in our land use system that restrict housing availability, but it has the distinct benefit of addressing one of the problems: the inability to expand urban growth boundaries("UGBs")as needed.

I support the SB 1051-2 Amendments for three reasons:

First, the bill will help local governments, Metro and homebuilders meet the governor's goal of providing 36,000 dwelling units a year.

Second, the bill provides the ability to increase affordable housing.

Third, the bill uses approved and acknowledged Urban Reserves to expand UGBs.

The bill may not provide everything that's needed but when the current land use system requires 15 years to amend a UGB with numerous trips to LUBA and the Oregon Court of Appeals, as was the case with the city of Woodburn's desire to expand its UGB to provide new jobs that allow workers and their families the income to buy housing, then we should consider very carefully bills like this one that are reasonable, focused and targeted ways to provide more land for housing by expanding UGBs on land already included within Urban Reserves for future UGB expansions.

Thank you for your time.