

Submitter: Natalie Janney

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB1051

Chair Jama, Vice Chair Anderson, committee members,

My name is Natalie Janney. I am a civil engineer with Multi/Tech Engineering located in Salem, Oregon. We provide land use and engineering services primarily for subdivision and multi-family housing projects throughout the State of Oregon and our company has been designing neighborhoods and housing for over 35 years.

I am submitting this testimony in strong support for Senate Bill 1051 with the dash 2 amendment.

One of the things I appreciate about this bill is it allows for land that is more easily serviced to be developed even if it is not within a jurisdiction's existing UGB for jurisdictions for town with a population under 3,500. While these towns might have land left within the UGB, a lot of that land is not easily developed. Lack of services near the site, topography, and the presence of wetlands are just a few examples of the challenges that can make developing existing UGB land time consuming and expensive. This bill would allow potential property that may be quicker and less expensive to develop and provide much needed housing.

While this bill is a great step, I do wish it went further. There are several small towns that I have been before that will not grow unless required. But I do believe this bill is a tool that can be used to allow jurisdictions to grow to do so.

As someone who works in the housing realm and is on Governor Kotek's Housing Production Advisory Council, I am keenly aware of our State's need for housing as well as the challenges before us to provide the various types of housing needed throughout our State. There is no single solution to those problem. It is going to take many different unique and innovative tools. I believe SB 1051 can be one of those tools.

Thank you for your time and consideration.