

Chair Fahey, Vice Chairs Breese-Iverson and Kropf, and members of the committee,

Thank you for the opportunity to provide testimony. My name is Patti Williamson, I have been a REALTOR® from Salem for 26 years, a veteran in the industry who, along with my husband, successfully developed subdivisions in both Linn & Marion counties, represented multiple builders, to in the past 8 years owning our own building company. I am serving as a member of the Oregon REALTORS® Political Affairs Key Committee, recently served as President of my local Realtor Association. I'm here today in support of the concepts underlying HB 3414.

Thank you for listening to my testimony, a professional who understands first hand the dire need for new housing starts, that there is a need for strong solutions to increase housing production this session. The future of our State depends on it. You all have an opportunity to bring about those solutions, as Governor Kotek has made a financial commitment to end the housing crisis, we know that money cannot fix a problem unless barriers that builders face every day, are removed. I come to you today as a historian, my mantra remains the same, as a Realtor/building company owner, over the past 2 decades visiting this Capital the Peoples house to be a voice for change. Oregon now finds itself in a housing crisis, and it comes at a cost, as the Governor is committed to pouring millions into resources to increase housing. I want to commend the Governor on her efforts and urgency.

Oregon is the fourth most underproduced state in the nation as a share of our existing housing stock, and according to recent analysis by the National Association of REALTORS®, Oregon is also the fourth least affordable state in the nation for housing. To address these overlapping crises, the state must take meaningful action to increase housing production statewide.

Knowing how difficult it is to build a home in this state, doubling the current rate of production seems overwhelming. Our current statewide planning and permitting system simply isn't going to allow us to build 36,000 homes a year, and the prevalence of "NIMBYism" and appeals of needed housing projects only leads one to believe we are only going to face greater opposition to creating more housing. May I remind you, as those who continue to oppose any kind of legislation to ease the barriers on development and builders, are using fear tactics that Oregon will lose its forests and lands to sprawl. I would also like to remind everyone of the Landmark

SB 100 Governor Tom McCall signed into Law 50 years, ago that tied local planning to a set of guiding statewide principles. Oregon is a state that its lands are well protected. However, some of those protections of overlay and planning principles which over time, with increased planning criteria, have created significant barriers specifically to development.

Oregon Homebuilders are ready to build, but they need help from this body to make it happen.

Oregon REALTORS® appreciates that the legislature is continuing to talk about near-term solutions to our housing crisis, including amendments to this bill to address our limited supply of buildable lands. We also appreciate the establishment of the Housing Accountability and Production Office to ensure that developers and local governments can produce needed housing at a meaningful rate to address our state's housing supply crisis. While no single policy will fix our housing crises, this bill would be a step in the right direction.

While I support HB 3414, I do believe that this bill could do much more for production. There are other significant barriers to production including the issue with land supply, that the legislature must address, this session, if they want to see the problem solved. You all have the opportunity and Oregonians are counting on you.

For example, my buyers and sellers need more housing starts now, as the months go by as we move into late Spring early summer 2023 housing market, the Willamette Valley alone is seeing a 38% decrease in sales compared to last year. My clients are aging out of their homes but there is no inventory to move to, so their homes remain off the market, in which my first time homebuyers then are struggling to find a starter home and having to compete for a home as inventories are historically low. Oregonians need a bipartisan move by all here in this Capital to take action now and listen to those of us who are in the trenches every day. It has been too much fear mongering by NYMBY voices, continuing to listen to those voices has now Cost Oregonians!!

In response to an earlier testimony, the fact is, \$700K does not buy a mansion, that is the price tag for a new construction 2400 sq ft 3bdrm 2 bath modest home in South Salem. That is NOT affordable housing and high cost of development fees DOES increase the cost of a home.

With that said, I strongly encourage this committee and many stack holders who want to Solve our crisis to continue working together with urgency to pass greater change this session. Thank you for your time and consideration of my testimony.