

Submitter: Dennis Pahlisch

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB1537

Dear Chair Jama and members of the Committee,

My name is Dennis Pahlisch. Together with my family, I founded Pahlisch Homes 40 years ago. Today, we build homes in Central Oregon and the Willamette Valley. Along with other homebuilders, Pahlisch knows how difficult and time consuming it is to bring new housing to the market. The task is made even more difficult by the dwindling UGB supply of land that can be readily developed.

Oregon is rated as one of the most difficult states in which to develop lots. If the supply of land within our UGBs is inadequate, then less housing is built and the housing that is built is more expensive.

Further, the way that public improvements are privately funded in Oregon makes lots extremely expensive. Private infrastructure funding costs over 20% interest, while State bonds can be gotten for about 4 %.

It is for these reasons, and others, that I support SB 1537. The bill has a number of good points but foremost among them is the UGB expansion provisions, which are not radical but are instead entirely reasonable.

I urge you to support SB 1537.

Thank you.