

Submitter: Natalie Janney

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB1537

Testimony in SUPPORT of SB 1537

Chair Jama and members of the Committee,

My name is Natalie Janney. I am a civil engineer at Multi/Tech Engineering in Salem. Our primary focus is residential housing development, in both subdivisions and medium density apartments. My firm ushers projects from conceptual design, through land use, engineering design, and construction monitoring. We have completed projects throughout Oregon.

I was also a member of Governor Kotek's Housing Production Advisory Council. There are several parts of Senate Bill 1357 that are similar to recommendations adopted by the council. Standing up the Housing Accountability Production Office, the Adjustments section, some of the financing proposals, and the limited land use decisions were all adopted as recommendations for ways to reduce barriers to housing.

I urge you all to vote yes on Senate Bill 1537.

There are several aspects of this bill that will help promote housing production in our state:

? The Housing Accountability Production Office will provide a much needed mechanism for solving disputes between private development and jurisdictions that may arise at several points in the development process. This place currently does not exist.

? The limited land use provisions will ensure developments which qualify under the Needed Housing provisions will not be subject to public hearings.

? The attorney's fee provisions will help limit baseless appeals of residential projects.

? The UGB expansion provisions will help increase the supply of much needed land while requiring affordable housing be built.

? By-right adjustments will provide some flexibility (albeit limited) that is needed for designing projects on the challenging land that remains in the UGB.

The reasons we as a state have found ourselves in our current housing crisis are diverse and faceted and because of this, the solutions need to be wide-ranging and varied. As a state, we need to tackle barriers to housing from all angles.

Senate Bill 1537 is a great first step in removing obstacles and increasing housing production.

Sincerely,
Natalie G. Janney, P.E.