



Chair Jama, Vice-Chair Anderson, and members of the Senate Committee on Housing & Development,

I am Jenny Pakula and I am the CEO of the Oregon REALTORS®. Oregon REALTORS® represents roughly 18,000 real estate professionals across the state. Working with their clients, our members see first-hand every day the consequences of Oregon's insufficient supply of homes. Many of our members have been working with buyers for years who just cannot find homes for their families, or that have to find homes dozens of miles away from where they work, or who gave up entirely on the dream of homeownership.

The answer to our crisis is more homes, of all types. Oregon needs more apartments, we need more duplexes and triplexes, and we need more townhomes, condos, and single-family homes that Oregonians can purchase. Oregon REALTORS® recently conducted [a poll of Oregonians](#) that found that 76% of Oregonians do not believe that there are enough homes for people with moderate incomes in their community, and 82% believe that there are not enough homes for people with low-incomes. 65% of Oregonians believe there are not enough single-family homes available for purchase in their community, and 74% of Oregonians currently renting said that owning a home in the future is a priority for them. Notably, among BIPOC community members surveyed, 96% of those currently renting said that owning a home in the future was a priority.

Without significant changes to policy and new investments, we will continue to dash the hopes and dreams of Oregonians who want and need places to live and homes to purchase.

We applaud the Governor for taking an “all of the above” approach to more housing. SB 1537 will ease development of housing in our cities by allowing for adjustments to certain carefully selected design and development standards that will result in the production of higher density housing units. The Housing Production and Accountability Office will help address bottlenecks and provide tools and resources to facilitate cooperation between cities and developers. And the provisions allowing for limited amounts of development-ready, non-resource lands to be brought into the Urban Growth Boundary on a one-time basis will increase housing supply, 30% of which must be guaranteed to be affordable to low- and moderate-income households, while still protecting Oregon's farms, forests, and rangelands.

Albert Einstein said that “we cannot solve our problems with the same thinking we used to create them.” Oregon is short 140,000 housing units and needs to build another 440,000 over the next 20 years to meet demand. We cannot keep approaching policy in the same way we always have. We have to make changes to our current system, even if those might be slightly uncomfortable at first.

Thank you for the opportunity to testify and we ask you to join me, our 18,000 members and the vast majority of Oregonians who would like to see the legislature take meaningful and comprehensive action this session to address our housing crisis. Please support SB 1537.