

Submitter: Jane Stackhouse  
On Behalf Of: my grandchildren  
Committee: Senate Committee On Housing and Development  
Measure: SB1537

I support building more housing in Oregon and the Governor's goal of 36,000 additional units a year. You may have noted that my testimony is in opposition.

I have recent personal experience with the high cost of housing. My adult grandchildren, ages 27 and 26, are moving into my three-bedroom home with me. They are both employed. One part time while attending college and the other full time and trying to pay down \$30,000 in college loan debt. We are happy to have them and yet it is a lot of work to make room for them. They prefer living independently and have been doing so for several years. The cost of housing, despite sharing a two-bedroom apartment, exceeds their available income. These young people are responsible with their finances and yet the cost of housing is a burden for them. Clearly, we need a lot more affordable housing in Oregon.

In my Northeast Portland neighborhood, I see people who do not have the family support that I can give my grandchildren. They are living in tents and suffering through whatever weather our climate changing environment throws at them. Ice storms and heat domes. I don't like seeing them on the streets and I know that trying to herd them into shelters is not the answer. Not only do we need affordable housing we need subsidized housing.

Why would I then oppose SB 1537?

The bill has provisions for overriding the urban growth boundaries (UGB) that keep Oregon Green and as we might say 'un-Californicated'. Expanding the UGB puts family farms at high risk. Building outside the UGB requires new infrastructure and puts housing farther away from basic amenities and increases reliance on cars. The transportation sector in Oregon is responsible for nearly 40% of the climate pollution in Oregon. We need to be promoting walking and biking and mass transportation for longer distances. Higher density promotes these modes of transportation and decreases emissions. Our towns and cities offer many opportunities for infill. As a minimum any building outside of the UGB must include a requirement for amenities within a walkable distance to the homes.

The bill does not emphasize the importance of building energy efficient housing. Although it references building codes it does not promote the high energy efficiency standards and the REACH code bill has still not passed. Residential and commercial buildings are the second highest emitters of greenhouse gases. It appears that the Electrification Incentives are only for low to moderate income housing when

electrification of homes and building should be the required standard. Personally, I would like to see a moratorium on new gas connections and infrastructure in Oregon. The use of in ground heat pumps for all new constructions would be a big step forward to reduce climate pollution from buildings and it costs less to build from the start rather than retrofit later.

Oregon needs more housing and Oregon needs and deserves climate friendly communities with energy efficient homes, mixed use buildings, and mixed income neighborhoods that offer multimodal transportation. Please amend SB 1537 to encourage creation of climate friendly and diverse communities for us all.