



Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, and members of the House Committee on Housing & Homelessness,

Oregon REALTORS® thanks you for the opportunity to provide testimony in support of HB 2316. For background, Oregon REALTORS® is an industry association comprised of roughly 18,000 members who work as real estate brokers, real estate principal brokers, real estate property managers, and affiliated industry professionals.

There are many high points of this bill: Creating affordable homeownership opportunities for low- and middle-income households, fast-tracking the process of building needed housing, and capitalizing on the highest and best use of select lands.

But knowing this bill will face harsh opposition, we'd also like to raise another point:

You've all heard every argument that you'll hear against HB 2316 many, many times before:

"Single-family homes don't meet our housing needs." / "Infill and redevelopment will solve ALL our housing problems." / "This will circumvent our land use system."

This reality is that single-family homes create ownership opportunities which are critical to generational wealth-building, and that solving our housing crisis will require thinking *outside of the box* and an "all of the above" approach. Looking closely at how to use state-owned lands for housing and being willing to relax the rigidity of our land use laws in limited, controlled instances are approaches we must be willing to explore if we are serious about solving the housing crisis.

While we recognize there are some details that still need to be worked out, we commend Representative Mannix for bringing this important bill forward and we encourage the committee to advance the bill. We also caution the Committee against reflexively reacting to the opposition arguments, as they are the same arguments that are brought against nearly every bill that attempts to solve our housing crisis through innovation in our land use system.