

Submitter: Joe Swank  
On Behalf Of:  
Committee: Senate Committee On Housing and Development  
Measure, Appointment or Topic: SB974

I am a real estate developer in Portland, Oregon who develops housing, both affordable and market rate in urban settings.

Regulation reform will not increase housing production. Tax incentives, Fee Waivers, and subsidies will.

Housing is a critical need in the state, however we need good housing. Design Review, particularly in Portland, ensures that even affordable housing is providing the best possible building for its inhabitants but more importantly ensuring that every building that gets built in the Urban Core is contributing to the vibrancy of our streets and neighborhoods. This is why I specifically oppose the amendments to Section 12 and 13 eliminating Design Review for housing projects.

Portland's neighborhoods are key to the livability of the city, and design review is a key part in keeping those neighborhoods vibrant. Good Design, and livable cities increase property values across the board, and increase livability for residents. Design review can also allow flexibility for developers and architects via modifications, providing options to build more better more cost effective buildings specific to their context often providing a win for both the public at large and those developing a project.

Buildings stay with a community for 100 years or more. Design Review ensures that these structures are contributing to our collective well being, and not simply being contrived by a single developer who is only looking out for their 1 year profits.

Please consider striking the amendment regarding this critical component of the land use process.

Sincerely,  
Joe Swank  
Portland Real Estate Developer