



March 3, 2025

Chair Marsh, Vice Chair Breese-Iverson, and members of the committee,

Thank you for the opportunity to submit testimony on HB 2138. My name is Kelly Ritz, and I am the President of a local home building company in Oregon. I am writing to express my support for HB 2138, which takes important steps to address Oregon's housing crisis.

As this Committee well knows, families are struggling to find affordable homes, and outdated policies, excessive restrictions, and administrative delays hinder our ability to meet this demand. HB 2138 will help by streamlining processes and removing barriers to middle housing production, boosting the supply of a critical type of needed housing.

But this cannot be the only solution. To truly solve this crisis, we need a comprehensive approach that reduces barriers for all housing types—duplexes, triplexes, townhomes, single-family homes, apartments, workforce housing, and affordable developments. This requires collaboration among the Legislature, the Governor, builders, and communities to implement smart policy changes that make housing production easier, faster, and more cost-effective.

I urge the committee to listen to builders and housing experts who understand the challenges and solutions. Supporting HB 2138 is a critical step, but it must be part of a broader effort to reform housing policy and prioritize housing for all Oregonians.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelly Ritz". Below the signature, the text "Kelly Ritz", "President", and "Stone Bridge Homes NW" is printed in a smaller, sans-serif font.