

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

I am appreciative of the forum provided for the articulation of this testimony. I am Dr. Tony Kelly, a real estate practitioner with an operational base in Lake Oswego. Within my professional ambit as the President of the Portland Metropolitan Association of REALTORS® and the Vice-Chair of the Oregon REALTORS® Government Affairs Key Committee, I unequivocally support Senate Bill 1537—a legislative proposition that I deem essential for the advancement of housing solutions in our state.

The proposed Senate Bill 1537 is a legislative endeavor of critical importance, addressing with acuity the prevalent deficits in housing supply and the concomitant affordability crisis—a matter of significant perturbation in Oregon. The bill proffers a novel statutory schema, enabling local governments and property owners to engage in voluntary agreements. These accords aim to judiciously delineate and incorporate specific land segments within urban growth perimeters, thereby augmenting the inventory of buildable terrain earmarked for residential edification. This is a deliberate and strategic initiative to invigorate the construction sector to meet the burgeoning domiciliary demand, meticulously balancing developmental aspirations with the imperative of conserving the agricultural, silvicultural, and vital resource tracts that are emblematic of Oregon's rich environmental patrimony.

In an attempt to rectify the affordability imbalance, the bill posits that a significant quota—30%—of the housing constructed pursuant to its enactment shall be bound by affordability constraints. This edict serves as a bulwark against the gentrification and socioeconomic segregation that often accompany urban development, ensuring that the increment in housing stock engenders tangible benefits across the full spectrum of income brackets.

Senate Bill 1537 insists upon an integrative developmental paradigm, stipulating the necessity for robust public engagement and the preparation of conceptual designs that envisage complete, self-contained communities. These are not merely assemblages of residential units but are conceived as vibrant, fully-integrated habitats that offer an enhanced quality of life through the amalgamation of residential, commercial, and leisure spaces.

Moreover, the bill is prescient in embedding mandatory minimum density standards to promote efficient land utilization and foster diverse residential morphologies. This density imperative is geared towards engendering dynamic, interlinked, and sustainable urban milieus. The embedded transportation network plans within the bill are visionary, laying the foundations for urban environments that are conducive to a reduced dependence on personal vehicular transit and the proliferation of mass transit and pedestrian-friendly thoroughfares.

Complementarily, the legislation's insistence on binding agreements for the erection of requisite urban infrastructure—spanning utilities, thoroughfares, and emergency services—ensures that urban expansion is underpinned by responsible and sustainable infrastructural support. These covenants are pivotal in safeguarding the proposition that urban growth

boundaries' enlargement is synchronously accompanied by the commensurate provisioning of an infrastructure framework capable of buttressing emergent communities.

The nuanced and judicious approach of Senate Bill 1537, which reconciles the exigencies of urban expansion with the conservation imperatives of our state's valued farmland, forests, and resource lands, merits commendation. It reflects a holistic, multi-dimensional approach to urban planning and housing, embodying the values and progressive ethos of Oregon.

I implore the committee to deliberate the multifaceted advantages proffered by this legislation and to extend your support to Senate Bill 1537. It is an emblematic stride towards an equitable, accessible housing paradigm within thriving, sustainable communities for the state of Oregon.

I extend my thanks for the privilege of this address and for the committee's consideration of my testimony endorsing this substantial legislative initiative.

Your attention to and consideration of this matter are much appreciated.

**Dr. Tony Kelly, Principal Broker**

TLK Group Properties, Keller Williams Realty Portland Premiere

Licensed in the State of Oregon

President - Portland Metropolitan Association of REALTORS (PMAR)

Vice Chair – Oregon REALTORS Government Affairs Key Committee

NAR Housing Opportunity Committee State Representative