

Submitter: Philip Mandel

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB1537

Thank you for the opportunity to submit testimony.

I am a long time Oregonian as well as a licensed real estate (RE) broker. While most RE brokers will encourage more and more development, I am on the conservation side.

The UGB system is not broken. It's not perfect, but it at least attempts to conserve our quality of life with open spaces, carefully confining development, and the like. Opening it up to force more development so that I and my colleagues have more units to sell is neither thoughtful nor responsible. We only have so much land; making it look like the LA basin is not what most locals dream about (it's more of a nightmare).

My fellow opposers of this bill have made more learned suggestions about improving the bill than I am able to offer. Therefore, I will leave it as already discussed herein: Please vote NO on SB 1537 unless significantly amended as discussed by my peers in opposition.

Thank you for your consideration.