



From the desk  
of Rep. McLain

Susan McLain

## Vote NO on HB 4079

HB 4079 allows two "pilot project" cities, one large and one small, to expand their urban growth boundaries by 50 acres each for residential use *without* showing that they need more land. The bill also allows that expansion to go *first onto farm and forest lands and natural areas*. In exchange, an unspecified portion of the 50 acres would be available for affordable housing – the definition of "affordable," the percentage that would be "affordable," and other terms would be defined by Land Conservation and Development Commission rulemaking.

Land use laws require every city to provide a 20-year supply of land zoned for the residential needs of all. HB 4079 sets a precedent of allowing two cities to avoid this responsibility. Rather than provide different housing types where people want and need to live, near schools, stores, and jobs, the bill allows affordable housing to be located at the edge of UGBs, making access to those critical services difficult.

- HB 4079 places the responsibility of cities to provide land for housing for all their residents on the backs of farmers. Once again, farmers bear the brunt of urban needs.
- HB 4079 ignores the expense of providing infrastructure to more land at the edge; an expense that drives up all housing costs and renders unlikely achieving meaningful levels of affordable housing being built.
- Placing people of lower income at the edge of towns and cities means they will have to drive more and longer distances to meet their daily needs.
- Locating people where they are car-dependent means more driving and more greenhouse gas emission.
- HB 4079 will take over a year and require state taxpayers funds just for the Land Conservation and Development Commission to adopt rules and establish this cumbersome process. At best, only a small percentage of the 50 acres will be affordable. That is money and time that would be better spent providing more affordable housing close-in to where jobs and services already exist.
- Cities have under- utilized lands, such as vacant strip malls and office parks, located where investments in roads and sewers have already been made. Let's provide incentives to use those lands for a mix of affordable and market rate housing - like expedited permitting and fee waivers. That will result in more housing, built sooner, and located in communities.

Affordable housing solutions should be designed to actually increase affordable housing in a manner that works with the needs of low income families, and solutions must respect the processes critical to the success of Oregon's land use planning system. For these reasons, we urge you to oppose HB 4079.