



## House Bill 4084 - OPPOSE

To: House Committee Human Services and Housing  
From: Central Oregon LandWatch  
Date: February 10, 2020

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Dear Chair Keny-Guyer:

On behalf of Central Oregon LandWatch, I would like to convey our strong opposition to HB 4084 (rural system development charges) and urge the Committee on Human Services and Housing to vote in opposition to the measure.

The measure creates a state fund for the purpose of paying or otherwise ameliorating SDCs that would otherwise be paid by developers of certain multifamily housing projects.

While COLW certainly appreciates the desire to increase the supply of affordable housing, we would remind the committee that the State already has a mechanism (ostensibly) for ensuring a sufficient supply of affordably-priced housing: Goal 10 of the statewide land use system. Enforcing this planning requirement would ensure that a range of affordably-priced units were situated close to existing infrastructure and services, thereby relieving the housing crisis in these areas and statewide.

Conversely, we fear that this measure may have a self-defeating and ultimately harmful effect. SDCs are imposed in order to ensure that development supports infrastructure sufficient to service the resulting project. The farther removed from existing infrastructure, the more expensive those SDCs can be. By providing such incentives, HB 4084 makes it easier to push workforce housing farther and father to the margins of existing infrastructure and results in higher and higher financial costs to local governments who are ultimately responsible for those roads, pipes, and other conduits. Longer drives into employment areas, schools, and services also results in a commuter economy, with negative impacts on quality of life.

HB 4084 risks spurring a cycle of precipitously-increasing infrastructure costs (whether paid for by the developer, local government, or this envisioned state fund). Enforcing Goal 10 housing requirements is a tool already on the books and with the potential to be much more effective.

Central Oregon LandWatch opposes HB 4084 and respectfully urges a NO vote.

Thank you.

*Michael Selvaggio*