



The League of Women Voters of Oregon is a 101-year-old grassroots nonpartisan political organization that encourages informed and active participation in government. We envision informed Oregonians participating in a fully accessible, responsive, and transparent government to achieve the common good. LWVOR Legislative Action is based on advocacy positions formed through studies and member consensus. The League never supports or opposes any candidate or political party.

February 4, 2021

To: House Committee on Housing
Rep. Julie Fahey, Chair
Reps. Winsvey Campos and Lily Morgan, Vice Chairs
Members of the Committee
Email: <https://olis.oregonlegislature.gov/liz/2021R1/Testimony/HHOUS>

Re: **HB 2655** – Prohibiting Rural Residential Lots to Size for Future Use – **Oppose**

The League of Women Voters of Oregon supports our statewide land use planning program. We believe the program provides for reasonable planning for both today and future use of rural residential lands. By prohibiting lot size to only one acre, it is unlikely that, when those lands might be needed to be added to a city's urban growth boundary, the ability to provide reasonable density on those lots would be less likely to occur. Frankly, there are a number of places in Oregon where adding those rural residential lands has become a real challenge as those living in those areas object to becoming part of an urban area. The smaller the lot size, the less likely they will be subdivided.

It is important that we also recognize that rural residential lands must use sewer systems and wells to provide basic services. We recognize that some rural residential lands may never become part of a city; however, those lands are often served by small farm-to-market roads where excessive traffic would be problematic—even unsafe. Keeping the two-acre minimum (and some counties have chosen larger acreage in order to “save” lands for future use) will still allow a house on the land but could also leave some of that land vacant so increased density can occur when the land is added to an urban growth boundary.

We appreciate the search for lands for housing, but we need to focus on lands where adequate infrastructure and public services can be provided. That is why we supported HB 2001 (2019) and worked on rulemaking to make the opportunity for “missing middle” housing to become a reality.

We ask that you OPPOSE this bill.

Thank you for the opportunity to discuss this legislation.

A handwritten signature in black ink that reads "Rebecca L. Gladstone".

Rebecca Gladstone
LWVOR President

A handwritten signature in black ink that reads "Peggy Lynch".

Peggy Lynch
LWVOR Natural Resources Coordinator