

Submitter: Larry Read  
On Behalf Of:  
Committee: House Committee On Housing  
Measure: HB4118

Ask that the Committee vote NO on HB 4118 and the -1 amendment.

Help preserve the original intent of Oregon's land use laws for planning future growth. This bill HB 4118 and amendment works to unravel smart future planning of housing and farmland.

HB 4118 allows a private landowner to request that a city expand its urban growth boundary (UGB) into a city's urban reserve, by up to 100 acres for "workforce housing" and/or "workforce commercial" uses without going through the land use planning process and public input. Cities would be burdened with a new system to enforce "work force housing" restrictions and incur more expense.

The -1 amendment to HB 4118 replaces it with use of Task Force members to do decision making not in the best interest of future urban reserve planning.

Concerns and conflicts are:

The task force must address issues on Barriers to Housing, Industrial and Manufacturing Development, and Infrastructure. Other issues include "state funding and tax abatement for infrastructure investments;" change to statutes and rules; urban growth boundaries; infrastructure for large-scale industrial uses; The issues are too complex to report to the legislature by end of 2022 and rushes planning.

Task force membership is meant for specific interests and would be bias toward landowners, developers, and local governments. It is not transparent to the public, and decision making by the task force goes against Oregon's land use planning process requiring public input.

The task force would be narrow and lack expert decision making on these complex issues.

A bias in the bill language for expanding the UGB and specific development type, single family housing, that undermines potential for other development density that would need to be considered in comprehensive planning.

This bill could also allow development to expand all along the edges of the existing UGB into the reserve areas and be narrow minded in planning. Over time swallowing whole areas of reserve without the intent of Oregon's land use planning that requires public input and comprehensive planning for smart development.

There is a need to increase diverse and affordable housing options inside UGBs. Please work to provide smart housing solutions without sacrificing the quality of land

use planning. HB 4118 with -1 amendment is bad policy for future growth and ask that the Committee vote NO.