

June 8, 2023

TO: House Committee on Rules

OPPOSE: HB 3414 -17 amendment

We write in opposition to the pending -17 amendment to HB 3414, reminding committee members that while much of Oregon has a housing shortage, it is not due to Goal 14 and Urban Growth Boundaries, or even our State's land use system per se. Oregon's land use system is still widely admired nationwide for a reason, and a major part of that is the prevention of urban sprawl.

There is currently a large amount of available land within UGBs. Requiring cities to have and maintain UGBs assures that cities plan for and justify expansion. Passing a law that enables cities to not show that they have done all they reasonably can to meet the diverse and affordable housing needs of residents inside UGBs actually encourages sprawl!

- The dash-17 amendment allows local governments to once again avoid rezoning land inside UGBs – the politically more difficult, but necessary, action – to allow more housing and to remove unnecessary local barriers to development. With 70 percent of all housing and all residential lands zoned for detached single-family housing – the most expensive and land-consuming type of housing – we can and must build better inside our UGBs, by allowing even more housing types and more affordable housing.
- We have underused land inside our UGBs that should be converted to housing. For example, currently, we have more parking spaces for cars than we have housing for people, yet we have vast areas of underused parking lots and strip malls. We must make it easy to convert those to housing.
- Making it easier to expand outward makes it harder to address climate change and to reduce fire risk. Paving over more lands, adding more roads, and expanding into the wildland-urban interface will only increase these problems.

We urge you to continue to support Oregon's highly respected land use system and vote against the -17 amendment.

Sincerely



Ben Williams, President