

Submitter: Randall Yamada
On Behalf Of: Stafford-Tualatin Valley CPO Oregon
Committee: House Committee On Rules
Measure: HB3414

From: Randall Yamada - Stafford-Tualatin Valley CPO Chairperson

This testimony is in opposition to the -17 Amendment to HB 3414.

The Stafford-Tualatin Valley CPO strongly supports the 1000 Friends of Oregon in opposition to the -17 Amendment to HB 3414. We believe in the value of rural lands and the UGB as a planning tool for communities to grow more efficiently, conserving energy, natural resources, and agricultural lands. 1000 Friends of Oregon statement is attached:

This afternoon we learned that tomorrow – Thursday, June 8 – legislators will offer an amendment to House Bill 3414, which would allow all cities in Oregon a one-time expansion of their urban growth boundaries (UGBs) while bypassing our land use laws. We need your testimony in opposition now before the hearing tomorrow at 1 p.m.

The dash-17 amendment is coming from homebuilders trying to subvert Land Use Goal 14, the essential component of our land use system that calls on cities to establish and maintain UGBs and prevents the sprawl that Oregonians agree we're better off without.

Goal 14 and UGBs are not the reason Oregon has a housing shortage – we know this because there is plenty of land with potential already available within our UGBs. Overriding Goal 14, however, would encourage cities to spread outward with largely unaffordable housing. More so, it would also mean that cities do not need to show that they have done all they reasonably can to meet the diverse and affordable housing needs of residents inside UGBs, close to where people work, go to school, and shop – key ingredients to building healthy, livable neighborhoods.

To help you quickly submit testimony before the deadline tomorrow, here are some talking points you can use when you write to the House Committee on Rules:

The dash-17 amendment to HB 3414 continues to ignore a major barrier to more diverse and affordable housing inside UGBs: lack of funding for infrastructure. Our communities already have a backlog of needs for new and upgraded sewers, sidewalks, and more. We have collectively failed to invest in needed infrastructure. Adding more land only exacerbates this challenge.

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.