

Submitter: Tara Perkins
On Behalf Of:
Committee: House Committee On Rules
Measure: HB3414

I am on the Estacada Planning Commission, and encouraging affordable housing is a huge issue locally and a priority for us. HB3414, and particularly Amendment 17 are a perplexingly poorly executed attempt to solve a serious problem. The proposed changes gut Oregon's longstanding anti-sprawl land use and environmental rules, without actually requiring the building of affordable or dense housing. Amendment 17 allowing needless expansions of Urban Growth Boundaries will mean farms and forests surrounding our cities will be annexed and then developed unnecessarily. We have plenty of buildable land within our UGB as do many cities, and we need to encourage middle and high density housing in those areas before expanding to destroy the green spaces that make Oregon special and livable.

Please, go back to the drawing board and create a sane bill with requirements for increased density and affordability and **MEASURABLE RESULTS BEFORE VARIANCES ARE APPROVED**. And leave it to local communities to expand their UGBs as needed through the already existing processes. Several thousand more McMansions priced at \$600k and up will not solve our housing problem.