

Submitter: Bradley Bondy

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB1051

There are many good reasons to oppose more suburban sprawl. There's the immense cost of highway expansion it necessitates, and the long commutes it imposes on people.

An under discussed aspect is that its poor industrial policy. In the Portland Metro region we have a limited amount of land onto which we can expand the UGB, and we also perpetually have a limited supply of land for industry. Industry can not infill easily, advanced manufacturing is inherently land intensive. While manufacturers and warehouses can do more to efficiently use their land, these measures are capital intensive, and can only go so far.

This is not the case for housing. Infill housing is easy. A detached single family home is easily replaced by a 12 home apartment building. The only hold up on getting infill built, and ending our housing shortage are rules and regulations imposed by local governments, as well as their excessive fees and slow, unpredictable permitting processes. These are surmountable hurdles!

We shouldn't squander our urban reserves on housing that is would be better built in existing neighborhoods. Please reject this bill, and instead pursue legislation that preserves our urban reserves for industrial uses instead. Please don't constrain our state's economic prospects going forward by advancing this bill.