

To: Senate Committee on Housing and Development
From: Jeanne Roy, 6805 SW 12th Ave., Portland, OR 97219
Date: March 18, 2023
Subject: SB 1051

I urge you to vote no on SB 1051 because it would undermine our land use system and processes accepted by communities across the state.

It would undermine the current sensible planning tool of urban reserves by allowing premature UGB expansion. Urban reserves are predetermined areas where a UGB will expand if and when there's a demonstrated need for additional urban land. They are outside a UGB and are not a guarantee of a UGB expansion. Urban reserves allow cities to do long-range infrastructure, financial, and land use planning for a city's future.

These UGB expansions would be driven by individual private landowners, not a public process.

Urban reserves are vetted through a broad public process and are mutually designated by a city and county, often with a concept of how and when the land would be used if it were added to the UGB. SB 1051 would allow an individual to attempt to override the will of the community.

The current land use process to expand UGBs works quickly.

From 2016 to 2021, Oregon's cities approved 35 UGB expansions – almost all of them completed at the city level, in well under a year, with no appeal (only two were appealed). If cities face a need for any type of housing, the current, comprehensive process works; there is no need to bypass the law.

Under SB 1051, cities under 3,500 in population could expand into an urban reserve for any use.

The bill is essentially a free pass for smaller cities to expand their UGBs by up to 200 acres for any use – industrial, commercial, or housing – with no affordability requirements, just upon the request of a landowner, without showing need.