

Submitter: Peter Kenagy
On Behalf Of: self
Committee: Senate Committee On Housing and Development
Measure: SB1537

Chair and members of the committee.

Please oppose SB1537 as it is currently written.

If it were amended to remove the provision for expedited UGB expansion I could support it.

A expedited UGB expansion process will do nothing to address the underlying issues that SB1537 is attempting to address.

One only needs to compare housing costs in Oregon to comparable areas in adjacent states to realize that our current UGB process is not the problem, indeed it may be one of the reasons that housing costs in Oregon are consistently lower than in adjacent states that do not have UGB's.

Poorly thought out and considered UGB expansions will only make our communities increasingly inefficient and increase unnecessary use of our tax dollars in the future . In addition to permanantly removing irreplaceable resource land.

Our housing issues can easily be solved by other means. Particularly investing in infrastructure that facilitates efficient use of bare and underutilized land within our current UGB's.

It is also time to look at some other causes that the legislature and Gov have failed to consider. Chief amongst them the proliferation of second homes for the wealthy who can afford to out bid the average homebuyer and split their time between two houses leaving one or the other unoccupied for the entire year.

I am always amazed and disheartened by the sheer number of houses in my neighborhood that fall in to that category. It would be a interesting excercise to poll members of the legislature and the home builders to see what percentage own second homes.

Thank you for your consideration and please do the right thing.