

Submitter: Suzanne Reingans

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB1537

I am strongly opposed to the part of HB 1537 that allows large urban growth boundary (UGB) expansions without regard for Oregon's land use laws. (I support the infrastructure funding and climate-smart housing incentives).

Here are some reasons:

Oregon's cities already have more than 10,000 acres of vacant land, designated for residential use, inside their UGBs. These lands need investments in some or all infrastructure --roads, sewer, water, sidewalks -- to unlock them for housing production.

Lands inside current UGBs should not have to compete with UGB expansions for scarce infrastructure dollars.

Spending limited infrastructure dollars goes further and faster inside UGBs to produce more housing than spending those dollars in a UGB expansion. Residential lands already inside UGBs are often closer to existing infrastructure or have some infrastructure in place, but need just a bit more. This means less cost and less time to get more homes on the ground, than through UGB expansion.

Building at the edge puts more persons farther away from services, stores and jobs they need. That means more driving, which makes living at the edge more expensive. More driving means more greenhouse gas emissions, more roads and and pavements, heat islands, and stormwater runoff.

Building at the edge increases climate change and wildfire risks to lives, livelihoods and homes.

Please leave our current UGB boundary procedures intact.