

Submitter: Peter Kenagy
On Behalf Of: future Oregonians
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB2138
HB2138,

Chair Marsh, vice chairs and members of the committee

For the record my name is Peter Kenagy, I am a 65yr old life long resident and farmer living and operating in North Albany.

I am a strong advocate for smart, intelligent long term planning. And firmly believe that we need to take a thoughtful long term look at where we are headed as a society and the quality of life we will leave for our heirs, and the sustainability of our society.

HB2138 is a short sighted bill that will have long term negative consequences for future and current Oregonians.

Example--- North Albany--- was annexed to Albany in the 90's to address failing septic tanks. Plans were drafted (and subsequently implemented) to size sewer lines for the theoretical build out at the density laid out in the comprehensive plan for the zoning in place at the time. Some thought was given to the challenges we face with traffic moving in and out of Albany and along Hwy 20. Unfortunately no one ever came up with a affordable/reasonable plan to address the traffic issues we are facing in North Albany as the population grows. The traffic problems have gotten exponentially worse over the last 30 years.

And unfortunately HB2138 appears to be dooming us all to ever increasing traffic, a lower quality of life and future debt/taxes. To up grade undersized infrastructure, that we will all have to pay for. Without giving any serious consideration to the long term negative side effects it brings with it. Forcing municipalities to cram in more population and houses than their infrastructure can realistically handle makes no sense.

It is obvious that we have a housing affordability crisis, it is not so clear that we actually have a shortage of housing rather than a underutilization of existing housing. A interesting question to ask is "how many legislators own second homes"? I know in my neighborhood there are a significant number of houses that are only occupied for part of the year, because the owners spend the rest of the year in their second homes.

I encourage you all to take a hard look at the long term ramifications of passing HB2138, and come up with better solutions that will keep Oregon a nice place to live and move us towards long term sustainability and preserve the quality of life for our heirs.

Thank you for your consideration and service

Peter Kenagy