

Submitter: John Mills

On Behalf Of:

Committee: House Committee On Rules

Measure: HB3414

It's not overkill to tell you that the Dash-17 amendment to HB 3414 will be a decade-long disaster, if passed, for Hood River County.

Just this spring, the City of Hood River passed a middle housing code to help deal with median housing and rental rates that are equal or worse than the Metro area.

We're personally and daily feeling the crunch --- nobody can dispute that.

The City newsletter said the new middle housing code was adopted with: "Wide-ranging public input added to robust discussions by the Planning Commission and City Council." How many of these people know that you're weighing an amendment that makes their efforts pointless.

We haven't had any time to see what the new code will do for affordability, and with Dash-17 we won't know for years to come because an expanded onto high-value farmland will blow away any incentive to see this trendsetter code in practice.

The City is entirely surrounded by some of the best soils and best orchardists anywhere. Maybe the bill should include exactly which of these fruit trees should be needlessly bulldozed?

If not, why override popular local efforts to deal our housing crisis that have yet to bear fruit?

Hood River isn't unique. I lived in Clatsop County where you can simply substitute 'wetlands' for farmlands. If you're serious about Dash-17, this committee should map which wetlands will be filled.

Let's be honest. -- the people behind Dash-17 have hated urban growth boundaries for a half-century. They trot out Dash-17 clones when there's any whiff of a housing shortage, and they're back again when Oregon is in a recession -- with a "jobs-creation" bow in its hair. It's both laughable and dishonest to imagine this is a "one-time expansion."

If homebuilders want to be relevant and useful, they should get behind Hood River's remarkable new middle housing code and make it work in other small and mid-sized cities across Oregon:

<https://hoodriver.municipal.codes/HRMC/17.25>

Thank you for your time and consideration.