

## Letter in Opposition to SB 1522-1

Dear Chair Pham and Committee Members: am writing today to ask you to oppose SB 1522-1. Here's why I hope you will:

I spent 40 years working as a planner for Oregon cities and counties and even from the early days of the state's land use system it was recognized that well considered urban growth boundaries were essential for:

- Protection of Oregon's agricultural and other natural resource economics from real estate speculation and incompatible development
- Reducing conflict between urban development and farm and forest management needs
- The development of affordable, accessible communities and supportive urban level services including efficient multi-modal transportation systems.
- Management of municipal services maintenance and replacement costs. The more spread out these services are the more it costs cities and counties and ultimately the public.
- Affordable housing close to essential services and jobs.

In other words SB 1522-2 would have the practical impacts of damaging the state's agricultural and forest economy, costing cities and utility rate payers, more, reducing accessibility to services and lessening the potential for affordable housing.

Furthermore, the bill removes one of the key pillars of Oregon's land use system that balances providing for needed urban uses and protecting the state's amazingly productive and irreplaceable farm and forest lands. Today, if a city wants to designate urban reserves for possible future expansion of an urban growth boundary, it must consider several factors and balance urbanization with preserving irreplaceable farm and forest lands. This bill ends this balance in favor of costly and inefficient sprawl that only benefits real estate speculation.

In closing, the bill also undermines the states commitment of producing affordable housing. It upends many years of work recently completed by the Department of Land Conservation and Development and stakeholders resulting in its December 2025 adoption of rules implementing the Oregon Housing Needs Analysis.

Thank you for considering my comments; I hope you will say "no" to SB 1522-1.

Sincerely,

Ron Bunch