

Submitter: David Green  
On Behalf Of:  
Committee: House Committee On Housing and Homelessness  
Measure, Appointment or Topic: HB3928  
Please oppose HB3928!

Housing is a problem we need to solve, but we need to do it within our cities. Allowing development of rural housing creates enormous problems which we thought we were avoiding or at least minimizing with our current land use rules. But the encroachment of housing into our farm and forest lands is continuing and this bill would accelerate it. I look at rural developments in central Oregon and do not want them to get any bigger or to have any more of them. Examples include Crooked River Ranch just north of Terrebonne, Deschutes River Woods just south of Bend, and the development between Bend and Sisters along US20. All of these developments are damaging wildlife habitat, especially mule deer habitat, are at risk of catastrophic wildfire, and could potentially contribute to pollution of our groundwater, a growing issue in the state.

In addition, they place real burdens on our local governments to build roads, provide water and sewer to prevent groundwater pollution, and to protect these communities, which are often built in very fire-prone areas from wildfire. Building more roads for these communities is a bad idea for many reasons, particularly for the financial strain it places on local governments. The property taxes collected will not cover these costs.

Building enough housing for our growing population should be a priority. But we can do that in a much more responsible way within existing urban growth boundaries. We need to build more densely--the new state rules will help and we need to follow through on their promise rather than allowing new developments to convert our farm and forest lands to housing and place burdens on local governments to provide services.

Thank you  
David Green  
Bend, Oregon