

Submitter: Ron Bunch
On Behalf Of: Self
Committee: House Committee On Housing
Measure: HB4118

I'm writing to you to ask that the Committee vote NO on HB 4118 and the -1 amendment. There are major flaws of HB 4118 and its -1 amendment and if adopted would damage governance and planning framework of local communities as follows and not address affordable housing issues. There are many reasons to reject the bill and its amendment. The following focuses on one aspect -- the provision of public facilities and services.

The bill circumvents the commitments and public processes by which local communities developed their comprehensive plans and implementing measures including zoning and development codes, transportation system plans, public facility plans, etc. The legislative acts by local jurisdictions adopting land use plans are commitments to their citizens and partners, such as special districts, state agencies, other communities, etc. to logically plan for and urbanize areas. Adoption of HB 4118 would undermine these commitments and create detrimental uncertainty.

It would damage the ability of cities, special districts, counties and other services providers to plan for and provide essential public facilities and services such as domestic water, fire, life safety, wastewater services, storm drainage, education capacity etc. Key to efficient, equitable and timely service provision is the ability to provide these services over the long term consistent with expected with Comprehensive Plan implementation frameworks. This is because Comprehensive Plans are required to be coordinated with partners to be implemented over time. Unanticipated demand for services for development outside of existing Urban Growth Boundaries, or in the case of Metro, within Urban Reserves would upend these relationships. It may be developers who take advantage of the legislation could provide the pipes and streets specific to a development project, but they would also be responsible for the necessary system requirements of oversized lines, increased treatment capacities, transportation system development charges etc. The further out one gets from existing infrastructure the less feasible it becomes to develop affordable housing from an infrastructure perspective. In the case of Metro amending its Urban Growth Boundary, annexation of these new UGB lands and the provision of services would be up to local governments which may be either unwilling or unable to provide services. Therefore, the practicality of HB4118 to address the affordable housing problem may be much less than anticipated. Thank you. Ron Bunch

