



House Committee on Housing Testimony in Support of HB 2422

Chair Marsh and Committee Members:

Thank you for the opportunity to provide testimony in support of HB 2422. As background, the Oregon Home Builders Association represents over 3,000 members engaged in the residential construction industry and advocates for homeownership opportunities for all. The Oregon Property Owners Association has represented Oregon property owners before the Legislature, local governments, state agencies and Oregon courts for nearly 40 years, with more than 12,000 contributors across the state, including all 36 Oregon counties. We write today to express support for HB 2422.

HB 2422 is directed at allowing counties to increase housing densities in their rural residentially zoned areas. These areas are not considered farmland or forestland protected under LCDC Goals 3 or 4. Rather, they are areas composed predominantly of a cluster of small-acreage homesites that developed in the days preceding the adoption of Senate Bill 100 in 1973. Essentially, these are well-established neighborhoods of homes on small acreage.

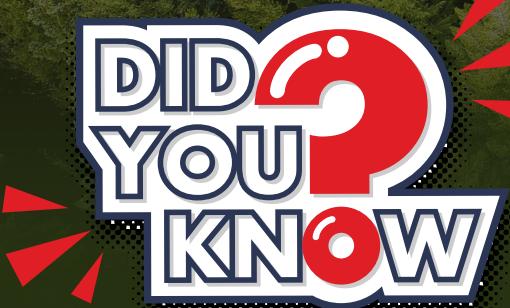
Rural residential parcels are highly coveted in Oregon in part due to scarcity and in part because our lack of land supply for housing in Oregon results in modern residential developments of urban and suburban homes on extremely small lots. As the state focuses on infill development to meet our current housing shortage, the demand for rural-residential homes is only going to increase, as Oregonians look for a home on a lot big enough to let their children play outside.

LCDC's current rural residential rules prohibit a county from allowing parcels smaller than two acres in their rural residential zones and further prohibit counties from lowering their minimum parcel sizes in their existing rural residential zones without taking a complicated, expensive, and likely unsuccessful exception to LCDC Goal 14.

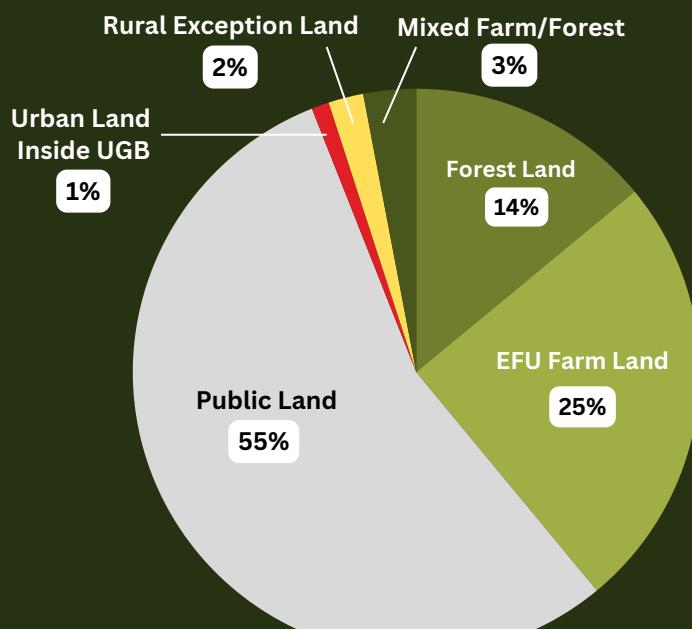
HB 2422 will allow counties to increase density in their rural residential zones to parcels as small as one-acre. For multiple sessions, Governor Kotek and the legislature have focused significant resources and energy on encouraging infill development in existing residential areas in Oregon. This bill encourages infill development in rural residential areas.

This bill will not impact significant areas. Attached is a pie chart showing land ownership of Oregon's 62 million acres. As you can see, rural exception areas are a very small fraction of land in Oregon. HB 2422 won't change those percentages, but will simply allow more efficient use of the existing exception areas, resulting in more housing with no impact on adjoining resource lands.

Thank you for the opportunity to provide these comments today. Please do not hesitate to reach out to us with any questions or concerns.

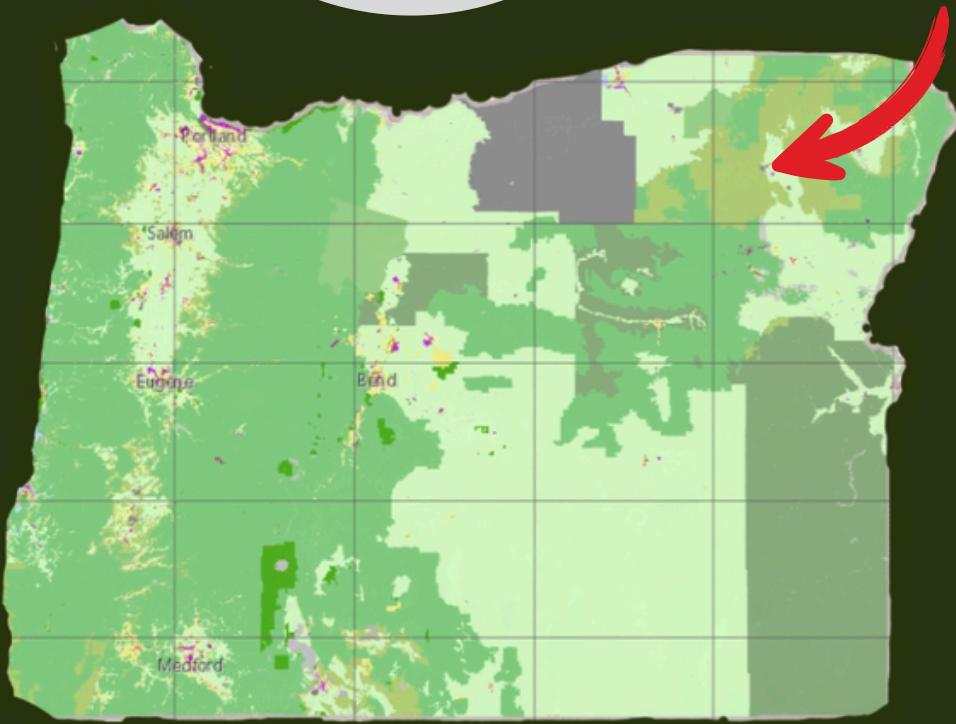


UNDERSTANDING OREGON LAND OWNERSHIP & ZONING



IMPORTANT

- Over half of Oregon is owned by the government and not private citizens.
- Of the privately held land, almost all is zoned for farming or forestry.
- Only 1% of Oregon's land is located inside urban growth boundaries.
- Not all of land inside UGBs is zoned and available for residential use.



Legend

States & Provinces	
■	Other States and Provinces
Oregon	
Zoning (> 1:1,000,000 scale)	
■	Low-Medium Density Residential
■	High Density Residential
■	Mixed-Use
■	Commercial
■	Public/Open Space/Conservation
■	Industrial
■	Future Urban
■	Exclusive Farm Use
■	Range Land
■	Mixed Farm-Forest
■	Primary/Secondary Forest
■	Rural Residential
■	Rural Commercial
■	Rural Industrial
■	Native American
■	Coastal
■	Mineral/Aggregate
■	Other

Source: Oregon Explorer Zoning Map



Questions? Contact: dhunnicutt@oregonpropertyowners.org