

Submitter: Oregon Resident
On Behalf Of: Human Living Conditions
Committee: House Committee On Rules
Measure: HB3414

0. HB 3414 continues to ignore a major barrier to more diverse and affordable housing inside UGBs: lack of funding for infrastructure. Our communities already have a backlog of needs for new and upgraded sewers, sidewalks, and more. We have collectively failed to invest in needed infrastructure. Adding more land only exacerbates this challenge.

1. Historic precedence of European communities shows that limiting land development to what can actively be managed and well-maintained reduces the harmful and depleting human impacts on the plant. 2. Preserving the green, undeveloped lands is essential to offset human impact on the land.
2. Tourists and newcomers to Oregon are awed by the ability to have visual and physical access to undeveloped lands. The UGB preserves the line between developed and undeveloped for the benefit of all. De-grading the laws protecting the existing and established UGB and processes associated with preserving is a costly mistake.
3. Long term costs of sprawling infrastructure and its maintenance shall have priority above and beyond a developers short lived financial gains. Historically, infrastructure development costs are born by the city and its inhabitants for the life of the infrastructure.

Oregon government entities have a long track record of mis-managing the funds, showing preferential treatment for individual financial gain, and neglecting to maintain the valuable environmental assets (undeveloped land) within the state.

This amendment allows local governments to once again avoid rezoning land inside UGBs – the politically more difficult, but necessary, action – to allow more housing and to remove unnecessary local barriers to development. With 70 percent of all housing and all residential lands zoned for detached single-family housing – the most expensive and land-consuming type of housing – we can and must build better inside our UGBs, by allowing even more housing types and more affordable housing.

We have underused land inside our UGBs that should be converted to housing. For example, vacant commercial buildings under-utilize the space. Putting these spaces to their highest and best use - mixed used development, walk-able We must make it easy to convert those to housing.

Making it easier to expand outward makes it harder to address climate change and to reduce fire risk. Paving over more lands, adding more roads, and expanding into the wildland-urban interface will only increase these problems.

