



Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, and Members of the House Committee on Housing and homelessness

**Re: HB 2400, HB 2422, and HB 2316
Expanding Development on Rural Farm and Forest Lands**

The Oregon Association of Conservation Districts represents Oregon's 45 Soil and Water Conservation Districts, special districts governed by elected boards. The Districts protect and enhance soil quality, water quality and quantity, and habitat by providing technical services and supporting voluntary conservation in partnership with private landowners and managers, and with federal, state and nonprofit partners.

Protection of farm and forest land under the Department of Land and Conservation Development's longstanding Land Use Goals 3 and 4 is critical to maintaining the agriculture and forestry land base upon which our natural resource-based industries and conservation efforts rely. The three bills referenced would erode that land base and as a result we must oppose all three bills.

These lands are critical to Oregon's economy in providing jobs and food and fiber, as well as conservation values.

- **HB 2400** will allow additional housing on rural properties and will result in fragmenting the land use base. There are already seven (7) different land use process options under existing law to allow additional housing on farmland and six (6) options to apply for these additional homes on forest lands. Housing around farm and forest lands also conflicts with farm and forestry practices.
- **HB 2422** would allow bypassing land use laws to substantially increase the density on rural lands through "spot" zoning, or case-by-case rezoning. Current land use laws create a process with safeguards that prioritize development where there is infrastructure in place and transportation and other needs can be met without impacting farm and forest lands. This bill would reduce the current limit of 2.5 acres down to just 1.0 acre to spot zone. 1.0 acre lots are suburban land uses, not rural.
- **HB 2316** would change the law by disregarding sensitive natural resource area on public lands outside existing urban growth boundaries and at the same time drive additional housing costs where infrastructure doesn't exist. The bill would

allow single, detached homes on lands owned by the Oregon Departments of Transportation, Fish and Wildfire, and Forestry outside urban growth boundaries and require the state to pay for all infrastructure.

Thank you for the opportunity to share our concerns. We urge you to vote “no” on all three bills.

Oregon Association of Conservation Districts



Jan Lee, President