

Submitter: Hope Vaccher  
On Behalf Of: Governor Tom McCall  
Committee: Senate Committee On Housing and Development  
Measure, Appointment or Topic: HB4035

Chair Marsh, Vice-Chair Andersen, Vice-Chair Breese-Iverson, and Members of the Committee:

I have lived, worked, volunteered, and paid taxes in Oregon for over 50 years. This state was paradise when I discovered it in the mid 1970's, right after the enactment of Governor McCall's visionary bill SB100; however - over the decades it has become clear that politics and politicians and paid for policies introduced by antigovernment interests are making this state meh. It's as if land use laws that have helped keep Oregon beautiful and a desirable place to live are scapegoated for the purpose of enabling development at almost any cost.

This bill proposes a 'temporary' UGB expansion (characterized as a UGB amendment " necessary for the immediate preservation of the public peace, health and safety. . . ") as if cities over a certain size are victims of the protection of farm and forest lands for farm and forest use. As if their own policies and practices and politics aren't responsible for whatever is 'ailing' their jurisdiction. As if next session they won't be back for more as is the case session after session. Cities rarely acknowledge publicly the economic benefits they experience from statutory protections for farmland.

The bill is unnecessary. Oregon is losing jobs by the tens of thousands, the average age of first time homebuyers is now 40, and no one in favor of more houses everywhere ever produces statistics that show occupancy rates/consumer costs for new builds, new dwellings, including rental rates, or who is buying and selling what housing types (international/domestic/local markets/single family, middle housing, etc) and what population sector(s) can't find homes to purchase. The proponents of more and more ways to enable housing everywhere, without consideration of the environmental impacts on our unreplaceable natural resources, are never required to provide a report back on the success of the bills passed to enable housing in previous sessions. It's as if the current sessions' bills are the first shot at the asserted problem(s), when in fact each session there is intent to render land use laws meaningless. Piece by piece.

Our homeless and low income citizens need your assistance. This bill is for monied interests.