

Submitter: Malcolm Costello
On Behalf Of:
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB4113

Dear Chair Marsh and House Committee on Housing and Homelessness members:

My name is Malcolm Costello. I have been an Oregon resident for the last 34 years and am submitting this testimony in strong opposition to HB 4113. Allowing 250 acres of development on lands outside urban growth boundaries—land intentionally set aside to protect farms, forests, open space, and wildlife habitat—is not a win for the public or for conservation, is not in keeping with state Land Use strategies, and is not aligned with the Housing Production Strategies for generating 36,000 new housing units annually.

It appears wholly contrary to the explicit purpose of our Land Use lands, provides for no public participation in the siting process, and introduces additional rural/urban boundaries at a time we should be investing in climate resiliency, not increasing wildfire risk. Additionally, it puts increased pressure on already dwindling rural water supplies. We already have a significant and growing problem with spot zoning exceptions and other exemptions outside the UGB, degrading the quality of life in Oregon, and making available land less affordable to local farmers.

Rural resort-style solutions are not in keeping with city goals of creating complete communities – it creates partial communities, without schools, city sewer and water, consolidated garbage collection, and other community services. The proposal allows for an average of 11,000 sq ft lots, so is not aimed at addressing affordable housing, least of all for the workforce that will be expected to service an affluent development. It seems uncontrolled permitting of rural resources targeted to serve as second or third homes to the affluent, whether Oregon residents or not.

I've appreciated this opportunity to weigh in and I thank you for your consideration.

Sincerely,
Malcolm Costello