

Submitter: John Blumthal

On Behalf Of:

Committee: House Committee On Rules

Measure: HB3414

This testimony is submitted in opposition to the amendment that would allow expansion of Urban Growth Boundaries, bypassing the processes in place under current land use laws.

Current land use laws require cities to maintain an adequate supply of land within their Urban Growth Boundaries to provide for needed housing development. If cities are in compliance, there is no need for this bypassing of the processes that have worked so well to protect Oregon's agricultural land and keep our settlements compact and efficient. Providing infrastructure (roads, water, sewer, power, communications) and services (fire, police, school busses, snowplows) to serve sprawling development is expensive and inefficient. The only ones to benefit from such an end-run around our land use laws will be developers turning quick profits, while taxpayers and utility ratepayers will foot the bill for the long-term support of sprawling development.

Please don't be fooled by claims that making more land available for housing development will lower the price of housing. This false argument has been presented for decades by developers with no evidence to support it. Building on inexpensive land will not lower the price of housing. In a free market system, price is established by supply and demand, not by the cost of production. Building on less expensive land does not lower the market price, it only increases profit margin.