

Submitter: Sarah Deumling  
On Behalf Of:  
Committee: House Committee On Housing  
Measure: HB4118  
Re: HB 4118

My name is Sarah Deumling. With my family I own and manage family forestland in rural Polk County.

HB 4118 addresses the need for more "workforce" housing. If this means affordable or middle housing I certainly concur with need. However the proposed method flies in the face of our longstanding land use laws that, in spite of frequent challenges and ever increasing numbers of loopholes, have clearly reigned in sprawl in our state compared to neighboring states. We do have a nicer and more attractive state.

There is a tried and true process to determine how much capacity a city has to add housing inside a UGB as well as a land use process for expanding UGBs. Where did the idea suddenly come from that an individual landowner can request the development of up to 100 acres with no precedent or existing land use process in place?

Oregon's population is expected to continue increasing which means we will need more of both housing and food. Climate change and supply chain issues suggest that the more food producing farmland we have near urban areas the better. Additional housing should be inside UGBs where infrastructure exists, jobs and amenities are accessible and public transportation is available. Farms should be outside the UGBs but as close in as possible. Once that farmland is paved over it is gone forever! It would be a fool's errand, in my opinion, to pass HB 4118. We can find far wiser ways to meet housing needs.

The -1 amendment is even worse in that it opens a much larger can of worms - too many issues and too many possible tools for one task force, the membership of which appears to be biased toward landowners, developers and local governments all of whom stand to benefit financially from such development. A task force to deal with the -1 would need far broader and deeper representation and expertise. Both HB 4118 and the -1 are entirely unnecessary as the needs they profess to address are more than adequately addressed in our existing land use laws and processes.. I strongly urge a NO vote on HB 4118 and an even more resounding NO on the -1 amendment.

Sincerely,  
Sarah Deumling

