

The League of Women Voters of Oregon is a 102-year-old grassroots nonpartisan political organization that encourages informed and active participation in government. We envision informed Oregonians participating in a fully accessible, responsive, and transparent government to achieve the common good. LWVOR Legislative Action is based on advocacy positions formed through studies and member consensus. The League never supports or opposes any candidate or political party.

February 14, 2022

To: [House Committee on Housing](#)  
[Rep. Julie Fahey](#), Chair  
[Rep. Winsvey Campos](#) and [Rep. Lily Morgan](#), Vice Chairs  
Members of the Committee

Re: **HB 4118** - UGB Expansions and/or -1 amendment Creation of Unwieldly Task Force - **OPPOSED**

The League of Women Voters of Oregon has strong positions in support of Oregon's statewide land use planning program because it addresses **where we all live, work, shop and play and how we get there**. The original HB 4118 sets up a new process for adding land to Urban Growth Boundaries (UGBs) but does nothing to address the need for **buildable lots** with the needed infrastructure to serve these lands.

We now see a -1 amendment has been suggested that would instead change the bill to create a new 31-member Task Force. Not only is the membership unwieldy but the mission is also too broad for any one group to address. Many of the issues listed are already discussed in a variety of venues.

The League would rather the legislature focus on how to fund infrastructure in our current cities and UGBs. There is land available for housing in particular BUT it is not serviced with roads, sidewalks and other transportation needs nor with sewer and water infrastructure. Here capital expenditures are needed to reduce the cost for publicly supported housing, workforce housing and market rate housing developers.

With access to the American Rescue Plan Act (ARPA) dollars and our healthy revenue forecast, the League suggests you **look at a way to create buildable lots** rather than focusing on raw land that would still need investment that is not always available. When Intel expanded in Hillsboro in the 1990s, Washington County had already invested in some of the infrastructure needed for that expansion.

Provide a fund to local governments to "buy down" their System Development Charges (SDCs) for publicly subsidized housing. SDCs are one-way local governments pay for these infrastructure needs. Even if it's just funded until the end of the biennium, I am sure it will be well received. Some local governments are already absorbing these costs, but they need help. Funding for these projects almost dried up from the federal government since the 1980s and our 1990 property tax limitation reduced funding for our local governments which caused an increase in SDCs to help pay for needed infrastructure.

Providing up-front infrastructure for our industrial lands would also be a positive investment. The state can always add conditions around future payback of that investment when the land is actually developed and creates a set amount of family-wage jobs.

Rather than simply expanding an inventory of raw land OR creating another Task Force, the 2022 legislature can take positive action to address the concerns addressed in the base bill and the -1 amendment.

Thank you for the opportunity to discuss this legislation and we ask that you **not pass HB 4118 with or without the -1 amendment**.



Rebecca Gladstone  
President LWVOR



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Natural Resources Coordinator