

Submitter: Thor Hinckley

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB1537

Dear Chair Senator Jama, Vice-Chair Senator Anderson and members of the Committee,

I am writing with concern about SB 1537. My name is Thor Hinckley. I live in SE Portland and I volunteer for the Transportation Committee for MCAT (Mobilizing Climate Action Together).

I agree with the Governor for proposing a sweeping bill to address the dire housing deficit that is causing Oregonians so much suffering. However, the solutions to the housing deficit can not exacerbate other problems facing us now.

As you know, transportation accounts for the largest sector of greenhouse gas pollution in Oregon, reducing these emissions is key towards our state's climate goals. Building homes within current Urban Growth Boundaries means closer access to transit, makes active transportation more practical, and makes auto travel shorter, thus reducing GHG emissions. Building homes closer to city centers is much more preferable for lower income families as they are then less car-reliant and spend less of their budget on travel, so such home building is more equitable. Building homes within UGBs prevents replacement of valuable undeveloped land, thereby retaining the biodiversity and carbon sequestration of forested and agricultural land.

Oregon's citizens are proud of our land-use heritage and the rich natural wonders that have been preserved thanks to the UGB. Allowing exceptions to these rules will erode that tradition and risk degradation of the livability that makes Oregon so special. At a time when our entire climate is under threat, we cannot allow that to occur.

There is sufficient land within the UGBs to build the lower-cost homes we need. Expanding beyond the UGBs, with its attendant high system development costs, is a false solution, as it will primarily result in higher-cost homes whose occupants are dependent on cars. We need housing density within the current limits of our cities, close to work, shops and healthcare, and with less contribution to climate pollution.

Please vote for an amendment to eliminate alterations to present UGBs. Such an amendment will facilitate passage of a major bill to address the housing deficit, while preserving a key part of our heritage.

Sincerely,

Thor Hinckley