

Submitter: Nellie McAdams
On Behalf Of:
Committee: House Committee On Rules
Measure: HB3414

Dear Chair Fahey and members of the Committee,

I write to you today in strong opposition to the dash-17 amendment of HB 3414 and urge you to vote no, or to remove the provisions that allow for Goal 14 exceptions. Affordable housing is a pressing need, but what we lack isn't surface area. We lack investments inside cities, close to transportation and jobs that low-income Oregonians need, to make our urban areas more affordable and livable. Building on land outside UGBs is more costly for the state, cities, and homeowners - infrastructure must be provided from scratch, and edges of cities are usually built with large single-family detached dwellings which are the most expensive for families to buy.

We do not need more land to meet our affordable housing goals. We need to invest in infrastructure in the communities that already exist. Not to do so not only fails our communities in providing affordable housing, but it destroys the lands that feed us and increases GHG emissions by increasing vehicle miles traveled.

We have underused land inside our UGBs that should be converted to housing. For example, currently, we have more parking spaces for cars than we have housing for people, yet we have vast areas of underused parking lots and strip malls. We must make it easy to convert those to housing.

Goal 14 requires no statement of need. It subverts Goal 14 for the sake of homebuilders who wish to increase their bottom line - not for Oregonians who need affordable housing. We have just passed HB 2001, which creates a planful process for instituting housing production strategies and working to ensure that a city's housing mix includes sufficient affordable housing. Please do not create a free for all that subverts this new process for the sake of enriching developers.

Please vote no on dash-17 HB 3414.

Thank you for your service,
Nellie McAdams