

- The dash-17 amendment to HB 3414 continues to ignore a major barrier to more diverse and affordable housing inside UGBs: lack of funding for infrastructure. Our communities already have a backlog of needs for new and upgraded sewers, sidewalks, and more. We have collectively failed to invest in needed infrastructure. Adding more land only exacerbates this challenge.
- The dash-17 amendment allows local governments to once again avoid rezoning land inside UGBs – the politically more difficult, but necessary, action – to allow more housing and to remove unnecessary local barriers to development. With 70 percent of all housing and all residential lands zoned for detached single-family housing – the most expensive and land-consuming type of housing – we can and must build better inside our UGBs, by allowing even more housing types and more affordable housing.
- This is the wrong step to take there are so many issues that need to be addressed prior to even thinking about making a change to Land Use Laws in Oregon - please focus on the true issues – Drug laws that have proven a failure and led to more addiction , and Mental Health needs ( also tied to the Drug use now allowed) Without taking positive steps to correct the situation , it is documented that Affordable housing simply turns into drug dens and forces out families . Dash 17 is politically motivated to draw attention away from the real issues, please do not allow the distraction.
- 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.

The County and State Agencies need to be made more efficient to drive down the direct costs they are burdening into house values. For Example In Newberg a building permit for an approx. 1400 sq ft home is approx. \$45,000. That is outrageous and directly impacts the cost of housing. Lazer focus on these costs from your agencies and drive efficiency and effectiveness

- Making it easier to expand outward makes it harder to address climate change and to reduce fire risk. Paving over more lands, adding more roads, and expanding into the wildland-urban interface will only increase these problems
- As the song says “you paved paradise and put up a parking lot” Oregon residents DO NOT WANT the Land Use rules played around with in any manner. This is a sneaky, last-minute attempt to avoid public input and let we the people use our voice, you should be ashamed that Dash 17 exists

Economic impact on all current homeowners – you will devalue current homeowners' properties with dash 17 , with one outcome being folks losing their homes to foreclosure as you have removed their equity, older folks will not be able to retire etc. This is unacceptable from our elected leaders,

The UGB and the Land use rules are fundamental to Oregon's livability and clean – green image. To seek to undermine these is simply unacceptable, consider where we are all ready with the greater Idaho movement, Oregon citizens that live in rural areas feel disenfranchised by the Politicians and here you go again ignoring rural areas and trying to allow a land grab of rural areas where people have made a choice to live

The UGB system works and there is plenty of land within the UGB's and existing buildings that can be used( and or purpose changed )

Please vote this down and use your time to deal with the real issues facing our state that affect your citizens and not politically motivated sneaky changes that are not needed or wanted. Bait and switch to avoid accountability on Drugs, Mental Health and Public Safety ( Crime )

Thank you

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