

Submitter: Carly Mangan

On Behalf Of:

Committee: House Committee On Rules

Measure: HB3414

I am writing today to express my strong opposition to the proposed dash-17 amendment to House Bill 3414, which aims to allow all cities in Oregon a one-time expansion of their urban growth boundaries (UGBs) while bypassing our land use laws. While I understand the need for affordable and diverse housing, this amendment fails to address a major barrier to achieving those goals and undermines our efforts to combat climate change and protect our communities.

One of the significant challenges we face in our communities is the lack of funding for infrastructure. Our cities already struggle with a backlog of needs for new and upgraded sewers, sidewalks, and other essential infrastructure. By allowing a one-time expansion of UGBs without addressing these infrastructure needs, we only exacerbate the problem. Investing in infrastructure is crucial for supporting new housing developments and ensuring the well-being of our communities.

Moreover, the dash-17 amendment allows local governments to continue avoiding the necessary action of rezoning land inside UGBs. We must acknowledge that 70 percent of all housing and residential lands are currently zoned for detached single-family housing, which is not only expensive but also consumes a significant amount of land. To create more affordable housing options and remove unnecessary barriers to development, it is imperative that we encourage rezoning and allow for a variety of housing types within our UGBs.

Additionally, we must recognize the underutilization of land within our UGBs. We have an abundance of parking spaces for cars while simultaneously lacking sufficient housing for our residents. It is essential that we make it easier to convert underused parking lots and strip malls into much-needed housing units. By doing so, we can maximize the potential of existing land and ensure that it is efficiently utilized for the benefit of our communities.

Finally, expanding outward and increasing the size of our urban footprint will have severe consequences for our environment and the well-being of our citizens. Climate change is a pressing issue, and paving over more lands, constructing additional roads, and encroaching into the wildland-urban interface will only exacerbate the problem. It is our responsibility to prioritize sustainable and climate-conscious development strategies that minimize our carbon footprint and reduce the risk of wildfires.

In conclusion, the dash-17 amendment to House Bill 3414 fails to address the core

issues impeding the creation of diverse and affordable housing within our UGBs. By disregarding the funding needs for infrastructure, perpetuating the dominance of detached single-family housing, and overlooking the potential of underutilized land, this amendment only serves to compound existing challenges. Moreover, expanding outward will have detrimental effects on our environment and increase the risks associated with climate change and wildfires. I urge you to reject this amendment and instead focus on comprehensive and sustainable solutions that prioritize the well-being of our communities.

Thank you for your attention to this matter.

Sincerely,
Carly Mangan