

ROBERT LIBERTY
3431A SE Tibbetts Street
Portland, Oregon 97202

RE: - House Bill 3414 -17 Amendment

June 8, 2023

Chair and Committee Members,

The proposed -17 amendment will do nothing to increase housing affordability or supply.

Homebuilders sell their spec homes for the highest price they can get, regardless of the cost of the land. Even if the land is free, they will sell it to get maximum profit.

A few minutes of online research will show that Urban Growth Boundary expansion areas are where expensive housing is built.

Urban areas already have thousands of acres of undeveloped lands, because Oregon law requires cities to assure a long-term supply of buildable land needed for housing. This process has been established for decades.

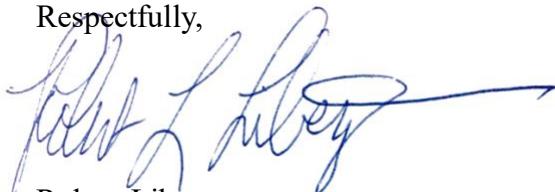
If any additional land is needed, there is a large amount of surplus land zoned for office and commercial uses which is now sitting empty due to remote working and online retail. These lands are already served with roads, water and sewers. Their redevelopment would enhance communities and save taxpayers the money they would need to provide to serve UGB expansion areas.

In the last two legislative sessions, nationally unprecedented reforms to residential zoning have been passed by the Legislature, which are now beginning to take effect, increasing the variety and volume of housing available in our urban areas, especially lower cost types of housing.

The purpose of this bill is to give windfall profits to land speculators, the very people who Tom McCall rallied Oregonians 50 years ago to bring under “rational control” through Senate Bill 100.

I urge you to proudly vote “no” on the proposed amendment, to help keep Oregon lovable, livable and affordable.

Respectfully,



Robert Liberty