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Date: March 2, 2021

To: The Honorable Julie Fahey, Chair
House Committee On Housing

From: Multnomah County Department of Community Services
Land Use Planning Division

RE: HB 3072 (2021 Regular Session)

Thank you for the opportunity to provide testimony on HB 3072, which requires local governments to expand its urban growth boundary in support of workforce housing.

HB 3072 requires a local government to amend its urban growth boundary upon a petition from a landowner to include land if it is designated as an urban reserve and any combination of a local government, a district, an authority, the owner or a private developer has committed to providing the land with all necessary urban services (as defined in ORS 195.065). The bill further requires the local government to amend its comprehensive plan or land use regulations to allow the land to be used for workforce housing or both workforce housing and workforce commercial.

Multnomah County opposes this bill for the following reasons:

1. **The UGB is functioning as intended.** The Urban Growth Boundary exists in order to accommodate all housing types and needs including affordable workforce housing. UGB expansions are currently allowed upon demonstrating through a housing needs analysis that the expansion is needed in order to accommodate future growth.
2. **Land supply is not the problem.** HB 2001 (2019 Regular Session) effectively ended single family zoning across all medium and large cities in Oregon. The new requirement to allow ADUs, duplexes, triplexes, 4-plexes and cottage clusters in areas previously zoned for single family residences is anticipated to significantly increase the housing supply within the existing UGB.
3. **HB 3072 preempts local planning.** The bill would require workforce housing to be concentrated in specific areas on the urban fringe relatively far from jobs and services. Even though the bill does allow for the possible addition of supportive commercial zoning it does not allow for the kind of planning that would spread workforce housing throughout the region. Further, HB 3072 ignores Goal 1, Citizen involvement – that is community members would have little say in the planning for UGB expansions.
4. **HB 3072 may result in unintended consequences.** Requiring workforce housing within UGB expansions may prevent the use of those same lands for other land uses such as enterprise zones.

5. **Unclear implementation authority.** The bill requires a local government to amend its comprehensive plan or land use regulations to allow the land to be used for workforce housing or both workforce housing and workforce commercial. However, the bill does not specify which local government would be required to provide urban services upon expansion of the UGB. Because there is no requirement for annexation to a city prior to development of workforce housing, a county could find itself in a position of applying county planning rules to an area that is programmed for future annexation – meaning these areas could develop without much city input. In the case of Multnomah County, we do not provide urban services because all urban land in the County is already under city planning authority.

While Multnomah County supports the need to increase the supply of affordable housing, we do not believe HB 3072 is the right approach. Thank you for this opportunity to provide these comments.