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March 4, 2021

House Committee on Housing
Oregon State Capitol
900 Court Street NE
Salem, OR 97301

RE: Testimony regarding House Bill 3072

Dear Chair Fahey and Members of the Committee:

The City of Sherwood is writing to express opposition to proposed HB 3072.

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.

This blanket requirement with no regard to the planning that had already taken place or yet to be done is exceptionally short-sighted. While Sherwood recognizes the need for additional workforce housing, we are concerned that this bill attempts to address that to the detriment of all else. Our specific concerns are outlined below:

Citizen Involvement

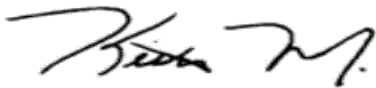
As written, House Bill 3072 would essentially circumvent the land use planning process by requiring action and land use decisions by cities without any citizen involvement whatsoever. Statewide Planning Goal One requires citizen involvement in the planning process. This bill would take away the ability for local residents to have any input into the planning that goes into their communities, which is completely contrary to the Statewide Planning Goals that help make our State so magnificent.

Planning (or lack thereof)

When cities evaluate zones and zone changes, we are required (by State law) to consider many factors, including transportation impacts, availability and capacity of infrastructure, surrounding uses, natural resources, etc. This bill would require that cities accept workforce housing to the exclusion of any other land uses. or the ability to consider the multitude of potentially competing issues and impacts. In addition, the bill would relegate this housing on the urban fringe which exacerbates transportation issues and may contribute to inequity related to housing and transportation affordability.

We appreciate the opportunity to provide comments and urge you to table this bill.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Mays". The signature is fluid and cursive, with the first name "Keith" and the last name "Mays" clearly distinguishable.

Keith Mays
Mayor