

22 June, 2021

Senate Committee on Rules
Oregon State Capitol
900 Court Street NE
Salem, OR 97301
Re: HB 3318

I have several concerns which I urge you to consider when debating HB 3318, proposing to expand the city of Bend's UGB with the addition of the eastern half of the Stevens Road tract.

My first concern is that this is a misguided attempt to subvert state land use requirements, designed to promote wise and sustainable growth. These laws were crafted to contain sprawl and protect natural resources. I ask you, when and where do we stop the outward push of development? How much is too much? I don't believe that continued outward expansion is the solution to sustainable growth. Bend needs to find solutions within the framework of state land use laws, not sacrifice open space for a quick fix that cannot be undone.

No one can argue that Bend is experiencing an acute housing shortage, especially for low and middle income families, but I would point out that there are currently at least two large developments in the planning and/or construction stages. Is there affordable housing planned for these developments? Or is market price driving construction? While this bill is continually featured as an affordable housing plan, only 20 acres are set aside for affordable housing. 20 acres out of 260? 7.6%. This cannot fairly be called an affordable housing plan. Yes, we need more affordable housing but subverting carefully crafted land use regulation is not the solution.

I am also curious whether this bill includes the transfer of a development opportunity to the owner of the Metolius resort site, as it did in previous iterations. I see no reference to this but wonder if it is tucked in the fine print and I have not found it yet.

I encourage you to think deeply before supporting this end run around Oregon's land use laws. This is not the solution to Bend's housing problems.

Regards,

Julie Naslund
Bend, OR