

Date: June 7, 2023

To: House Committee on Rules

From: Jacqueline Danos, Yachats Oregon

Re: Dash-17 amendment to HB 3414

Only today did I hear about the Dash-17 amendment to HB 3414. One of the reasons we chose Oregon to move to in 2017 from California were the strong land use laws in Oregon. Our desire to live somewhere that honors its history, lands, and people through careful consideration of how it develops led us here.

Since moving to Oregon, I have been closely working with my community on housing issues and through that work have seen first-hand that increasing density within our UGB is the best solution to the shortage we are experiencing. Expanding outwards will only increase traffic, create more unaffordable single-family housing, force families to live farther from work and school increasing their overall costs due to the mandatory requirement of owning and maintaining at least one car.

Other factors are as follows:

- The dash-17 amendment to HB 3414 continues to ignore a major barrier to more diverse and affordable housing inside UGBs: lack of funding for infrastructure. Our communities already have a backlog of needs for new and upgraded sewers, sidewalks, and more. We have collectively failed to invest in needed infrastructure. Adding more land only exacerbates this challenge.
- The dash-17 amendment allows local governments to once again avoid rezoning land inside UGBs – the politically more difficult, but necessary, action – to allow more housing and to remove unnecessary local barriers to development. With 70 percent of all housing and all residential lands zoned for detached single-family housing – the most expensive and land-consuming type of housing – we can and must build better inside our UGBs, by allowing even more housing types and more affordable housing.
- We have underused land inside our UGBs that should be converted to housing. For example, currently, we have more parking spaces for cars than we have housing for people, yet we have vast areas of underused parking lots and strip malls. We must make it easy to convert those to housing.
- Making it easier to expand outward makes it harder to address climate change and to reduce fire risk. Paving over more lands, adding more roads, and expanding into the wildland-urban interface will only increase these problems.

Respectfully submitted,

Jacqueline Danos, Yachats