

**Gregory H Macpherson
29626 Church Drive SW
Albany, Oregon 97321**

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Sent Via Electronic Mail

Representative Julie Fahey
Representative Vikki Breese-Iverson
Representative Jason Kropf
Representative Ron Nosse
Representative Anna Scharf
Representative Andrea Valderrama
Representative Kim Wallan

Re: Testimony in Opposition to HB 3414 with -17 Amendments

Chair Fahey and Members of the Committee:

The following testimony is provided for the public hearing on House Bill 3414 set for the Committee's hearing tomorrow. My testimony and opposition are directed at the -17 amendments to the bill which would permit cities to add lands to their urban growth boundaries without following the process based on need for additional lands.

Following several terms in the Oregon House of Representatives I served from 2009 to 2017 on the Land Conservation and Development Commission, including as Chair for the last three of those years. I am now settled on the farm in Linn County that has been in my family for four generations.

Oregon's land use laws have a well-designed system for the orderly addition of lands to urban growth boundaries based on a demonstration of need. A decade ago when I served on LCDC we adopted a set of rules to streamline the process of UGB expansions where need is demonstrated. Criticism of the process comes from those who cannot demonstrate need.

The -17 amendments to HB 3414 would abandon the need requirement for UGB expansions. Furthermore, they ignore the 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 -17 amendments allow 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.

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. If HB 3414 is enacted with the -17 amendments cities will be encouraged to rely on UGB expansions to accommodate additional housing. Because the expansion lands are, by definition, at the edge of the city they are further from transportation infrastructure and services needed by the residents. Thus, this bill would actually thwart the efforts to address Oregon's shortage of affordable housing.

Therefore, I urge the Committee not to adopt the -17 amendments to HB 3414.

Sincerely,



Gregory H. Macpherson

cc: Oregon Legislative Information System (OLIS) testimony portal