

House Committee on Rules
State Capitol
Salem, OR 97301

June 7, 2023

Re: HB 3414

Dear Chair Fahey and Committee members:

Please reject the dash-17 amendments to HB 3414.

I have lived in Oregon for 43 years and formerly served on both the McMinnville and Newberg Urban Area Management Commissions. I know the value of urban growth boundaries and the threat to our future from misguided attempts to circumvent the normal expansion process.

It is my understanding that dash-17 amendments to HB 3414 will be introduced at tomorrow's hearing that would seriously undermine Urban Growth Boundary policy that has served Oregon so well for decades. Attempts to weaken UGB standards, even with a one-time exemption, are a disastrous policy for compact urban, development, the efficient use of urban land, our attempts to limit greenhouse gas emissions, and the wise use of tax dollars that have already invested in existing infrastructure within UGB's.

Housing affordability will not be solved by a misguided push to place new housing on the periphery of our towns and cities, where urban infrastructure and jobs do not yet exist and household transportation costs will eat up family budgets.

A vibrant economy is a vital our future, and thankfully, Oregon's land use program has both provides both housing opportunities within existing urban growth boundaries while also protecting our second largest industry- agriculture. That balance allows for periodic expansion to UGB's in a thoughtful, planned manner. Please don't upend that balance in an ill-conceived rush to push unwarranted expansion onto what will inevitably be some of our best agricultural land, while leap-frogging past the sites that already within UGB's.

The far better solution is to rezone the overabundance of land within existing UGB's that is currently zoned for low-density single-family detached houses so as to allow for a greater variety of more affordable housing types. This is where taxpayers have already invested in infrastructure and where growth should be directed. Every city in Oregon also has an overabundance of land devoted to parking cars that could be housing people, and one need look no further than Lloyd Center in Portland to see a prime example of redevelopment opportunities that abound throughout the state on now-vacant and under-utilized commercial space.

Please reject the dash-17 amendments.

Sincerely,

Sid Friedman
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