

Submitter: Kathryn Jernstedt  
On Behalf Of: Friends of Yamhill County  
Committee: House Committee On Rules  
Measure: HB3414

The proposed amendment to HB 3414 is yet another repetition of the trope that land use planning is the root of our housing crisis, and more land is the solution. Friends of Yamhill County urge you to reject the amendment.

Through the years and this session extensive testimony and demographic data show that the need is NOT for 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.

Some of the land already in the UGB is not developed for lack of services. 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. Proximity to public facilities and services is a valuable feature for many.

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.

Thank you for your attention.  
Kathryn Jernstedt  
President  
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