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March 15, 2023

TO: Chair Dexter, Co-chairs Helfrich and Gamba, and Members of the Committee
Committee on Housing and Homelessness, Oregon State Legislature

RE: Opposition to HB 3442 (Mandating housing approval in 100-Year Floodplains):
Counter-productive loss of local control

I am a retired attorney who has been recently active in land use litigation to prevent housing construction on a local Hood River park. Our experience demonstrated that the best way to generate local resentment of needed affordable housing is to attempt to force construction onto locations not supported by local public preference.

This bill, like many that have moved through this Committee, perpetuates and accelerates a counter-productive trend increasingly evident in recent land use legislation: The state increasingly removes local control over important planning decisions that should be shaped by each individual community's awareness of its own needs.

Forcing lower-income construction onto floodplains a community otherwise deems unsafe is bound to raise local eyebrows -- and anger. It unfairly provides less protection from the impacts of catastrophic natural events for citizens of limited financial resources than is enjoyed by the community's more affluent residents.

One size does not fit all, and we do not all live in large urban centers with highly developed infrastructure. Each effort to pretend otherwise brings this legislative body closer to overstepping and generating significant pushback by citizens. This is unwise at the very time everyone's cooperation is needed to solve our share of a nation-wide housing crisis. Please step back.

Thank you for your continued efforts on behalf of all Oregonians and for your consideration of my comments.

With best regards,

Susan Garrett Crowley
Hood River

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