



Statement of the Oregon Land And Water Alliance on SB 1051

My name is Paul Lipscomb, and I live in the Cloverdale area outside of Sisters, OR. I am the Vice President of OLAWA, the Oregon Land And Water Alliance. The Oregon Land And Water Alliance is a 501c3 organization, and its purpose is to educate the public to promote and protect the Rule of Law on all local issues relating to land and water use as well as fish and wildlife. I have been authorized to present this testimony in opposition to this bill on behalf of OLAWA.

With the pending -2 "gut and stuff" amendments to Senate Bill 1051, a seemingly ever-growing coalition of developers and realtors is seeking to breach Oregon's Urban Growth Boundaries (UGBs) under the guise of promoting affordable housing. The premise proposed is that simply designating for immediate development lands currently outside of an existing urban growth boundary would enable developers to acquire such properties at a lower cost, which might then enable them to price residential and commercial developments at a lower cost than competing properties within the UGBs.

This premise is demonstrably faulty.

The economic forces of supply and demand would inevitably cause the value of any lands made suddenly available for commercial and residential development to immediately jump up to the value of the existing supply of similarly developable lands within the UGB.

Nothing would be gained by this naïve experiment in market manipulation. But, instead, the existing public benefits of Oregon's land use laws would be impaired without any offsetting benefits to anyone other than a small group of landowners, developers and realtors.

There is no doubt that much more affordable workforce housing is needed within Oregon's cities. We certainly support focusing our collective efforts on producing more affordable housing that is conveniently located near our workplaces, and near our stores, parks, schools, and churches as well. And by working together, we can accomplish this while still protecting our agricultural, forestry and other natural resources, as provided for by Oregon's carefully constructed land use system.

Please vote "No" on SB 1051. And thank you for your consideration of our concerns.

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