

Chair Jama and Members of the Senate Committee on Housing and Development

Regarding SB 1051-2

Please vote against this bill, which would have the effect of disrupting Oregon's land use law in a manner that, most likely, will serve private real estate interests and do little to address the complex problem of housing shortages in Oregon's cities.

This bill is contrary to HB2001, already passed by the House, that would make this bill or any like it unnecessary. It would undercut the already functioning process for expanding urban growth boundaries when the need for such expansion can be shown.

The bill states that it is a necessary response to Oregon's housing shortages. However, of a proposed UGB expansion only 20% would be affordable housing. What would the remaining 80% of the UGB land become? The city involved would have little opportunity to plan for an extension of services or other measures that would tie the expansion into existing development.

Proposed UGB expansions stimulated by this bill, especially in places with less than 3,500 population) are likely to be driven by self-interested, individual landowners and investors who see a chance for a shortcut to windfall profits. Let us not return to the lack of planning and disregard of the public interest that made Oregon's land use law a necessity three decades ago.

Respectfully,

Wesley Ward, Portland