

Submitter: Bianca Marcello

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2400

Thank you for the opportunity to comment. I am writing to oppose HB 2400. HB 2400 would fragment Oregon's agricultural and forest lands by allowing an additional house on every rural property. It is written in a way to encourage short-term resale, with no safeguards for protecting these valuable lands that feed our communities. These bills disregard existing laws, especially our land use laws that encourage smart growth and the protection of agricultural and forest lands that Oregonians rely on for food, fiber, and jobs.

HB2400 is unnecessary. People who want or need an extra home on their rural property already have a variety of mechanisms to secure such a home, including seven different ways on farm land and 6 ways on forest lands. Plus, Oregon law already allows new homes for relatives of agricultural and forest land managers, and additional new homes for unrelated farmworkers.

More importantly, HB2400 is harmful to agricultural and forest land. Locating more housing in and around farm and forest areas increases conflicts with common farming and forestry practices, increases traffic on farm roads, creates additional demand on limited water resources, and can increase wildfire risk. There is risk to current farmers, ranchers, and forest land managers as well--as the mere opportunity for additional residential development drives up prices beyond what they can afford.

Thank you for time and consideration in this matter.