

Ag for Oregon

Jan 10, 2025

To: House Committee on Housing and Homelessness

Re: HB2400

From: Mike McCarthy, Ag for Oregon

Dear Chair Marsh, Vice Chair Andersen, Vice Chair Breese-Iverson and members of the committee.

Thank you for the opportunity to comment on HB2400 on behalf of my farm and Ag for Oregon.

I am a first generation farmer in Hood River County. HB2400 will negatively affect farming in our county and counties across the state. The allowance of one additional dwelling on every farm property in Oregon in many cases will essentially destroy the parcel for commercial farming.

This happens by two ways:

First, half of the farms in Oregon are smaller than 20 acres. On these farms, the addition of one house, with garage, septic drain field, driveway, yard, and parking area will reduce the remaining land to a size that is uneconomical and inefficient to farm. Larger fields are more energy efficient with fewer GHG emissions per pound of product.

Second, farms with more houses cost more, making it harder for new farmers to get started. A second home on a parcel can easily double the price of a farm. But there are methods to get a house if needed for the farm.

There are currently 1000's of small parcels with homes in the farm zone, many of which are turning over rapidly as farmers age out.

Keep farms affordable and farmable by limiting more homes in farm zone.

This type of scattered growth will create a need for new infrastructure and services. These costs will burden counties and citizens because new costs in Oregon always exceed tax revenue received.

Please oppose this bill.

Thank you for your consideration.