

To: Chair Marsh, Vice-Chair Andersen, Vice-Chair Breese-Iverson, and Members of the House Committee on Housing and Homelessness
From: Jeanne Roy, 13505 SE River Rd, Portland 97222
Date: February 10, 2025
Subject: HB 2400, HB 2422, and HB 2316

Thank you for the opportunity to comment on HB 2400, HB 2422, and HB 2316. I am writing to urge you to vote against these three bills.

As a life-long Oregonian I am proud of the land use process that we have created that protects farm and forest lands and prevents the type of sprawl that occurs in the neighboring states of Washington and Idaho.

These bills would contribute to fragmenting farm and forest lands, harming the owners' ability to run viable farming, ranching, or forestry operations.

- **HB 2400 authorizes every landowner in rural Oregon to site an additional house on their property.** This includes all property in exclusive farm use and forest zones, as well as the nearly one million acres of land outside UGBs zoned for rural residential use in Oregon. The bill states that the additional house must be for a family member. However, the family member can move out of the house any time after the application is approved, and the owner may then lease the house to anyone for 18 months. After that, the owner may sell the house to anyone. Oregon law already allows new homes for relatives of agricultural and forest land managers and additional new homes for unrelated farm workers. People who want or need an extra home for other purposes already have a variety of mechanisms to secure such a home, Oregon counties approve hundreds of new houses in exclusive farm use and forest conservation zones each year. Allowing even more homes threatens Oregon's farm and forestry industries that depend on large blocks of undeveloped land to operate.
- **HB 2422 authorizes counties to more than double the dwelling density on rural lands** where it is currently limited to one house per 2.5 acres, increasing it to one house per 1 acre without taking an exception to Goal 14 – as is required under existing law. This bill bypasses the benefits of requiring counties to plan for additional rural development through the current process which ensures that any increased densities will not have unintended negative consequences on Oregon's precious resources.
- **HB 2316 overrides all land use laws to allow single, detached homes on lands owned by public agencies,** like the Oregon Departments of Transportation, Fish and Wildfire, and Forestry outside urban growth boundaries. HB 2316 also requires the state to pay for all infrastructure, which would be expensive. We have thousands of vacant acres inside our UGBs, including publicly owned lands, that are suitable for housing but need an extension of a road or utilities. We should focus investments in these places.

