

February 11, 2025

Rep. Pam Marsh
House Committee on Housing and Homelessness State Capitol
Salem, OR 97301

Re: HB 2400, HB 2422, HB 2316

Dear Chair Marsh, Vice-Chair Andersen, Vice-Chair Breese-Iverson, and members of the House Committee on Housing and Homelessness,

My daughter and I are 3rd and 4th generation farmers in Western Washington County. We are opposed to these bills that will have severe negative permanent effects on the working lands and natural resources across our state. Although allowing additional dwellings is a well-intended idea through these bills, the agriculture, forest and natural resource lands are the wrong place for siting this legislation.

Additional homes should only be permitted on lots within urban growth boundaries, in the city where there is infrastructure of utilities, transportation, etc. This would be the most economical and most responsible in protecting finite natural resources.

Additional homes in the country will increase traffic on farm roads, put more demand on limited water resources and increase conflicts with farming practices. Oregonians hope for a future of fewer forest fires and maintaining carbon sequestering land mass. Growth to address housing must be done in an intentional way that does not bypass land use laws or public input.

As is, HB 2400, HB 2422 and HB 2316 will only benefit the builders, speculators and realtors. These bills will drastically drive up the prices of farmland and result in further detriment to the ag industry. The rural communities will be unrecognizable.

Any tax lot that can build a new house and potentially sell it in the future is worth \$500,000 to \$1 million more. Speculators will target demographics (such as elders) and take advantage of this legislation for personal gain verses the intent of helping others. Young or beginning farmers cannot afford to buy land when these bills double the price of the land (and there is no farmland available to rent).

I am writing to urge you to vote against these bills.

Please prioritize solutions that will increase the supply of AFFORDABLE housing while PROTECTING our rural communities, the ag industry and natural resources.

Larry Duyck