



Statement of OLAWA, the Oregon Land and Water Alliance against HB 3928

My name is Paul Lipscomb, and I live in the Cloverdale area outside of Sisters, Oregon. I am the Vice President of OLAWA, the Oregon Land and Water Alliance. The Oregon Land

and Water Alliance is a 501c3 organization, and its purpose is to educate the public to promote and protect the Rule of Law on all local issues relating to land and water use as well as fish and wildlife. I have been authorized to present this testimony in support of this bill on behalf of OLAWA, and its Board of Directors.

We must oppose HB 3928 because it would encourage new development outside of Oregon's urban growth boundaries despite all existing state and county land use laws. And, further, it would exempt those converted properties from all recaptures of deferred past property taxes as would otherwise be required as a matter of law. This double whammy would be very bad public policy on at least two counts.

First, public protection of rural farms and forest lands for future farming and forest use is vital for the survival of farming, ranching and forest uses in Oregon. Second, new housing starts should be authorized only within existing Urban Growth Boundaries where they can get access to urban services and jobs without long commutes. Third, the proposed exemption from all past accrued but deferred property taxes for special farm and forest uses would unnecessarily transfer public assets to private developers.

Please vote NO on HB 3928.

Thank you for your consideration of our views on this issue.

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