

March 29, 2025

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

Thank you for the opportunity to comment on HB 3928. I urge you to vote against this bill.

I am an Oregonian who opposes HB 3928. Living in California from 1983 until I moved to Oregon in 2017, I saw what happens when development, and developers, are allowed to expand outside of established communities into agricultural lands, and pristine wildlands. Think of once beautiful Orange Counties orchards. The incredible desert landscapes. And of course the overbuilt fire prone coast. People are moving out of California because of bad development practices which have caused some of the worst traffic and air quality in the country. In the 1970s the people of Oregon saw how bad that form of development was and moved to protect its agricultural, timber and coastal lands from this kind of sprawl.

HB 3928's focus on developing single, detached homes on lands outside UGBs places housing farther from the things people need, and does not provide the type of affordable, connected housing needed to accommodate Oregon's housing demand. It also introduces residential development in the middle of large blocks of land designated for agricultural and forest production, which 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. The mere opportunity for additional residential development drives up land prices beyond what farmers, ranchers, and forest land managers can afford.

Yes, Oregon needs housing. The housing it needs is not single-family homes built outside of UGB boundaries but rather a mix of different housing types for varying economic abilities to rent and buy. Oregon needs housing close to where jobs are located, where family services such as schools and medical care are located, and where people can get around and do the things they need to do without a car and without adding millions of dollars of infrastructure costs to service them.

Oregon has avoided becoming California for fifty years. Support Oregon to continue to be the beautiful intelligently built and economically productive state it has been.

A vote against this bill is an opportunity to keep monied development interests out of the precious agricultural and forestry lands that sustain Oregon and rural families. I encourage you to vote no on HB 3928.

Thank you for considering my comments and allowing this opportunity for public input.

Respectfully Submitted,

Jacqueline Danos
Yachats, Oregon