

Submitter: Robert Bailey
On Behalf Of: self
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB3928

HB 3928 seeks to address our housing crisis by allowing counties to skirt Oregon land use laws and zone for housing outside of existing urban growth boundaries. I worry that this will foster speculation in agricultural land prices beyond the reach of new farmers. In addition, while this might appear an easy solution, housing on farmland is quite expensive and the cost of bringing infrastructure to it adds to the cost of the housing. For example, bringing infrastructure to "South Hillsboro" (previous farmland) the added expense exceeded \$70,000 per unit, taking this housing beyond "affordability" for many. Building housing protruding into agricultural lands creates conflicts: spraying of herbicides and pesticides; dust and noise during harvesting; conflicts with the movement of farm machinery; the importation of noxious weeds into seed crops that demand high purity for market; the potential disconnection of drainage and field tiling; diminishing the agricultural infrastructure in particular areas. Concrete adjacent to agricultural lands brings damage to farm machinery. Urban lighting prematurely ripens adjacent crops creating a loss to farmers. I support housing development within existing urban growth boundaries. I support Oregon land use laws and processes and the civic benefits of Goal One, citizen involvement. Legislative land use removes the planning process and input from localities.