

Submitter: Teresa Smergut
On Behalf Of: Self
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB4113

Greetings Chair Marsh, Vice-Chairs Breese Iverson and Andersen, and Committee members:

HB 4113 would allow a county to site up to 960 units of housing on up to 250 acres outside a UGB somewhere in the state, including on farm and forest land.

This bill contains several concerning elements.

First of all, there is no indication as to where this project would take place. What county, what part of the state ? Multiple counties and project sites ??

The development would be exempt from compliance with Oregon land use law, including all of the statewide land use planning Goals, and it provides for no public participation in the county siting/approval process. This is just wrong. Everyone should have to play by the same rules and regulations.

The county sprawl the bill would allow is likely to violate one or more of Goal 1 (Citizen Involvement), (would there be transparent plans and opportunity to comment and be heard ??} Goal 2 (Land Use Planning), Goal 3 (Agricultural Lands), Goal 4 (Forestlands), Goal 11 (Public Facilities and Services), and Goal 14 (Urbanization).

There are serious climate and wildfire safety issues related to creating a new development that could house over 2,000 people on rural lands outside of cities. There are also unresolved questions about city and county roles and obligations related to impacts to existing water, sewer, and transportation infrastructure and providing new services, access, and infrastructure.

It is clear we need housing...but we need affordable housing for working people. Would this type of development provide affordable housing, or just income for already well off investors ??

I've appreciated this opportunity to weigh in and I thank you for your consideration.

Sincerely, Teresa Smergut, Wallowa County - Oregon