

Submitter: Sarah Deumling

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB1578

To: the Senate Committee on Housing and Development

Please do not move SB 1578 forward. Why is there a wish or need to ignore the land use laws which were intended to prevent our towns and cities from sprawling over our life giving farmland? Having lived in Oregon almost all my life - childhood on a family farm in Molalla and for the last 40 years managing a working family forest in the Eola Hills west of Salem - I have seen our once vibrant small rural towns of the 50s and 60s hollowed out, mere skeletons of their former selves, giving way to sprawling malls and parking lots spilling across what once was productive farmland. And to what end? Why is this an improvement? Why do we want more of this? The towns I am familiar with ALL have plenty of space within UGBs for more dwellings of various kinds. Let's encourage creative rebuilding and re-energizing of the old town centers, commercial enterprises downstairs, apartments/condos upstairs, plenty of small ADUs on the larger residential lots, new green spaces, as many new dwellings as possible within walking distance of town center amenities. Lots of cozy, close in, community oriented SMALL homes. People move to places like Molalla and Dallas (and so many others) for less expensive housing. We can do it!

And as far as 2500 sq. ft. ADUs on EFU land - NO! Add a room or two onto the existing house for your aging parents - we did. There is a great need for small, affordable houses these days, not more McMansions. Those who want a McMansion have the resources to figure it out for themselves. Climate Change and its consequences are by far the greatest threat to the future livability of Oregon. Oregon has mandated emissions targets which will absolutely require VMTs (vehicle miles traveled) to be dramatically reduced. The more residences built in the countryside the more driving (VMTs) will be necessary to get to the goods and services, jobs, entertainment, etc. that folks want.

Please think through the long term consequences of SB 1578. I can't imagine anyone but builders, developers or real estate folks (short term profit) who would support this bill. I implore you to stop it in its tracks.

Siincerely,
Sarah Deumling