

David S. Wall  
[P.O. Box 756 Newberg, Oregon 97132]; [Cell: (408)-287-6838]; [davidswallinyamhillco@gmail.com]

**Via Electronic Mail**

February 10, 2020

**To:** House Committee on Human Services and Housing; [and many others].

**Re: OPPOSITION to: [HB 4084], [HB 4090] and [HB 4095]**

[HB 4084] is an abomination and serves to fund "Government Subsidized Housing" at taxpayer expense. Also, [HB 4084] will serve to raise "Municipal Service Fees" on everyone in the affected community.

Before you even think of passing [HB 4090] to expand Pendleton's UGB, you had better resolve the "flooding issue" tormenting our citizens who are suffering greatly. Some citizens are being airlifted out by helicopters.

Oregon already has "Affordable Housing." If you can "Afford" to buy a house then you can buy one. The term "Affordable Housing" is being substituted for "Governmental Subsidized Housing" via statutory means.

Developers are not going to lower the price points for their housing projects unless several concessions are made. Such "concessions may include; reducing or elimination of System Development Charges as shown in [HB 4084], Zoning changes to permit; squeezing in more housing units per acre, narrow roads, no garages.

***Expanding the Urban Growth Boundary of a city will not "lower" the cost of housing all it will do is chew-up irreplaceable farm land and create untenable urban sprawl.***

If an Oregon city must provide "Housing" the housing project must be vertical accommodating a higher population density, provide adequate parking and stay within the established UGB.

**Oregon cities can only "grow" so much and when the growth limit is met-No more development.** People must leave and go elsewhere. There is "No" entitlement to have government provide housing via statutory means.

The High Technology / Service Industry entices thousands of people to migrate to Oregon looking to satiate their fortunes but when they get here, they find out there are only a finite number of "good-paying jobs." This gives rise to housing shortages, high-rents and significant pressures on cities to expand their Urban Growth Boundaries which in turn, is reeking havoc with the case loads at the Land Use Board of Appeals (LUBA).

To relieve the pressures Oregon cities are facing, Oregon's rural areas have been targeted to absorb the expansion of population growth, high housing costs and unemployment.

In the Regular Session 2019 of the Oregon Legislature there were many bills opening up the "rural farm areas" for a myriad of ill-conceived reasons; Housing, Economic Development, Mass gatherings, Agritourism UGB Expansion and etcetera, *all of which contain demonstrable threats to the reduction of irreplaceable farm lands and material interferences with farm operations.* This expansion also increases Oregon's "Carbon-Footprint" which illustrates the hypocrisy of the proposed [SB 1530]: "Cap and Trade" legislation.

***Irreplaceable farm lands must not be sacrificed to achieve development of any expansionary whims.***

**VOTE "NO" ON: [HB 4084], [HB 4090] and [HB 4095]!**

***Respectfully submitted,***

*/s/ David S. Wall*