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To: House Committee on Economic Recovery and Prosperity; others

Re: I OPPOSE [HB 2282]. Bend already expanded its' UGB in [HB 4079 (2016)].

It has been a scant five(5) years since the Legislature dabbled in an experiment to create "Affordable Housing." The experiment is codified in **[HB 4079 (2016)]**.

[HB 2282] is one of the most dangerous pieces of legislation so far in the 2021 Regular Session.

How does one successfully pull-off an "end run" of Oregon's once tough Land Use Laws?

Simple...create a "Master Plan" as seen below.

https://www.oregon.gov/dsl/Land/Documents/Appendix%20C%20stevensrd_final_plan.pdf

The Department of State Lands sold the "Steven's Road Tract" for a measly \$22 million dollars to a developer. The "deal" requires Bend to expand its' UGB to pull in EFU zoned acreage into city limits so the developer can make profits in excess of; several hundreds of millions of dollars.

There is a lot of shady business going on in Oregon under the guise of "Affordable Housing."

Annexing EFU zoned land for economic development is how Oregon's farmlands are disappearing.

Once the priceless, irreplaceable farmlands are gone-they will never return.

Oregon's stable and renewable Resource Economy is being systematically destroyed.

The Resource Economy is: Agriculture, Timber products, Fisheries and Mining.

There are many "juicy" details in this land transaction.

[HB 2282] should not be authorized to go forward.

But, it will.

[HB 2282] is required, in part, to consummate a lousy \$22 million dollar land deal.

/s/ David S. Wall

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