

Submitter: Deane Blair
On Behalf Of: myself
Committee: Senate Committee On Housing and Development
Measure: SB1051

I strongly support increasing affordable housing. This bill is not the way to do it.

Affordable housing is generally not the maximum profit option for land development. In addition, this type of housing by itself does not "solve" the problem. There needs to be a comprehensive plan followed to make sure all the elements that go into development are involved in the process. A scattershot approach (10 acres developed here with 2 acres affordable, 40 acres there with 8 acres affordable, 200 acres more with 40 acres affordable) will result in insufficient support structure to service the affordable housing.

Examples from just the area near me include:

Bull Mountain, largely developed with no parks or schools or commercial stores within walking distance or affordable housing.

My own community (a wonderful place to live) is a subdivision platted out of rural area in 1948. It has no public water, sewer, sidewalks, streetlights, public transportation within 2 miles or what would be considered affordable housing. It is also making it difficult to develop connective systems to develop around it.

This bill will also result in a major increase in the urban - rural boundaries and the inherent conflicts that are associated with the different needs of the two land uses.

Sometimes people's priority in development is to maximize profit.

Sometimes Cities (especially smaller ones) priority is to increase the tax base.

I believe that this bill will create more problems in the future than it will solve today.

Please do not undermine comprehensive planning. Continue to develop according to a well developed plan.

Thank-you