

Testimony of Robert Liberty
Oregon House Committee on Housing and Homelessness
House Bill 2139

February 10, 2025

Rural gentrification and development is making rural housing and land price unaffordable.

Deschutes County Exclusive Farm Use Zone



8,358 square foot home in Deschutes County built in 2008 to “replace” an affordable *manufactured home*. Sold for \$12 million.

Wallowa County Exclusive Farm Use Zone



235-acre property with a prior home sold for \$788,183 in 2006. In 2008 the original home was torn down and a 17,068 square foot “replacement home” was built on the property. The property was subsequently listed for sale for \$13.8 million.

Washington County Exclusive Farm Use Zone



1,960 square foot home on 50 acres. Sold for \$1 million in 2021. The home was demolished in 2022.



7,300 square foot “replacement” dwelling on what is now called a 50-acre “estate” and listed for \$5.3 million.

Washington County Forest Conservation Zone



Sold in 2007 for \$790,000



Listed at \$4.5 million

2,200 square foot home on 72 acres sold for \$790,000 in 2007

Replacement home built plus pool house, yurt dock, bocce ball arena and blimp hangar with full bar listed for \$4.5 million

Yamhill County Exclusive Farm Use Zone



Approved as a “farm dwelling.”

Yamhill County Exclusive Farm Use Zone



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“Farm dwelling” rented out as a **“home occupation”** of the **nonresident owner**. *“Welcome to Del Mar Villa, a 26,000+ sq ft luxury ‘Italian Chateau inspired’ Villa on 46 acres in the heart of Oregon Wine County Our Villa offers the perfect blend of gathering places and private spaces for groups!”*



“[The Foley Entertainment Group’s] luxury hospitality portfolio ... includes the Farmhouse Inn in Sonoma County, Hotel Les Mars in nearby Healdsburg, and the Hotel Californian in Santa Barbara, alongside other resorts, restaurants, and vineyards across the globe.”

Gregg Wallis, December 22, 2023, *Hotel Business*

Yamhill County Exclusive Farm Use Zone

Foley Entertainment Group

Nine-Suite Bed & Breakfast approved as
“Home Occupation” in a “Farm Operator Dwelling”



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The Grange Dundee Hills Wine Inn Opens In Oregon’s Willamette Valley

John Oseid Contributor

When not abroad, travel writer John Oseid can be found in NYC or LA.

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Grange Estate exterior. Image courtesy Carl Giavanti.

“Neighborhood of Hotels”

Grange Estate (a private residence of nine elevated farmhouse style rooms with soaking tubs) opened in July 2024, alongside the [Black Walnut Inn & Vineyard](#), which was acquired in 2022 (nine elegant traditional boutique rooms, many of the rooms have


Yamhill County Exclusive Farm Use Zone


OUR OREGON WINERY HOTEL

**Foley Entertainment Group
Black Walnut Inn & Vineyard**

**Luxury bed & breakfast approved as a “Home Occupation”
in a “Farm Operator” dwelling.**

Tillamook County Forest Zone

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Active

Price cut: \$200K (2/5)

\$1,800,000

VI Highway TI #101-4500, Manzanita, OR 97130

-- beds -- baths **360** Acres

Contact agent

See all 20 photos

“Zoned as Forest, it qualifies for a "large tract forest dwelling" per ordinances, making it ideal for those seeking tranquility and seclusion. **The county has already approved plans for a 5,000 square foot dwelling,**” \$1.8 million.

Rural Gentrification and Displacement

- Increases rural home prices/reduce affordability.
- Increases assessed value of rural homes and tax burdens on rural residents.
- Contributes to speculative land values, making land purchases and aggregation difficult for family farmers and ranchers.

Thank you for your public service.