

Chairman Marsh, Vice0chairman Andersen, members of the committee.

Thank you for the opportunity to submit my testimony regarding HB3921. I urge you to **oppose** HB3921.

My name is Roberta Anderson and I have lived in the Charter Oaks area for 30 years. The reasons I oppose HB3921 include:

1. The DLCD agrees with the residents of the neighborhood that there are more logical areas to develop. Yet despite this opinion, the City is trying to usurp the authority of the DLCD, by overriding the normal UGB process.
2. The housing developments proposed, do not meet the housing needs of our community. According to the most recent Housing Needs Analysis, there is plenty of land available for low density housing. The greatest need is for medium to high density housing, which won't be accomplished in this neighborhood.
3. There isn't sufficient infrastructure to support the additional housing. Currently, there is only one narrow road into the neighborhood and it is already dangerous for pedestrians and cyclists. The City has indicated that it will not support any improvements, until the developments are mostly built out. Additionally, there will be significant impact to the neighborhood elementary school, which has been over capacity for years.

There is a process in place for Cities to meet the housing needs. What is being proposed, will bypass the knowledgeable work and expertise of the DLCD. The judgement of the DLCD should not be discarded by HB3921.