

## Chair Gelser and Members of the Committee on Human Services & Early Childhood

### Re Senate Bill 1575

Attempting to increase the supply of Affordable Housing is a very noble cause. Using the guise of affordable housing to combine with the Home Builders' Association, to amend Oregon's land use laws so that swaths of prime farmland can be developed into luxurious developments for two car families, with the hope that developers will perhaps subsidize small amounts of affordable housing as well, is hypocritical and disingenuous.

Those who are clamoring to get into affordable housing include the unemployed, the disabled and those on the lower rungs of the economic ladder. These people are desperate to find apartments with reasonable rent but, if you stick them in areas outside the current UGB, where do they find services, such as cheap transportation, lower cost bulk food suppliers such as Winco, doctors and child welfare clinics, DHS offices and hospitals? They're not there! And who is going to pay for the heavy cost of the new infrastructure—sewer and water—in these remote areas? Why those who live in the new housing of course!

This bill is a 'wolf in sheep's clothing'. Senator Edwards is the sponsor. He was the sponsor of SB 716 in the 2015 legislative session— another attack on our land use laws. The bill would have given each Metro county one large-lot Industrial Reserve of up to 500 acres outside, but adjacent to, the UGB. Washington and Multnomah counties reportedly were not interested in it. In fact it was recognized as being about developing the Maletis' brothers' Langdon Farms holdings in Clackamas County. Fortunately it was narrowly defeated in committee.

The only intelligent, thoughtful, realistic and economic way of providing affordable housing is within the current and future UGB where infrastructure and all the key services and facilities, required of affordable housing applicants, are already available. That is where they can not only save on rent but also be protected from having to pay more for their basic needs and the transportation—usually taxis---to get to those needs, were they to be placed in rural areas.

Please reject this bill, for all the reasons mentioned above, and concentrate your efforts on increasing the amount of affordable housing within the current UGB. That is where all the necessary services and facilities are readily available. That is what would really assist those less fortunate than all of us.

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CC Senator Peter Courtney