

**From:** [Laurel Hines](#)  
**To:** [HRCLUW Exhibits](#)  
**Subject:** HB4079  
**Date:** Sunday, February 07, 2016 8:45:00 PM

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Dear Honorable Committee Members,

HB 4079 has good intent but is a bill that will not accomplish the intent of affordable housing and puts at risk valuable farm and forest land, and sets a dangerous precedent that would not use the normal wise planning for UGB expansions which we have relied upon to prevent sprawl.

This bill would expand into farm and forest land with no real guarantee that urban services of water, sewer, electricity would be available, and if they were to be developed with any new housing, would likely raise the cost of the housing beyond the affordable level, as such expansion of services would be a significant expense. Infrastructure development on raw land has a high cost.

Additionally, affordable housing is best kept inside existing urban areas, where access to shopping, doctors, jobs, etc can be accessed inexpensively with the least travel, ideally on bus lines, not on the outer edges of a city. Affordable housing should target all moderate and lower income workers, which would include elderly people, young people, single parents, etc, who do not have much money for travel, and may not be able to afford a car, may not be able to drive, or need to be close to adequate child care options.

Goal 10 of our land use system already requires a 20 year land supply for all housing needs. That means that if the city has an affordable housing need, they need to re-zone for higher densities within the city in some areas and have not yet done so. Re-zoning would allow less expensive development in areas already served by adequate infrastructure, reducing the cost of new housing options, and allowing them to be more affordable.

It is highly unlikely that this project/ plan in HB 4079 would result in anything but a failed attempt to develop affordable housing, and in the process would put our land use system at risk, and invite sprawl, and would only be a distraction from more effective and meaningful actions toward reasonable and truly affordable housing for those that need it.

Sincerely,

Laurel Hines