

From: [Tony Holt](#)
To: [HRCLUW Exhibits](#)
Subject: URGENT HB 4079
Date: Sunday, February 07, 2016 2:53:08 PM

Chair Clem and Members of the House Committee on Rural Communities, Water & Land Use:

Re HB 4079

My name is Tony Holt and I live in Wilsonville. Providing sufficient affordable housing is a very worthy goal. I know, because I have a disabled and divorced daughter with 3 children who can't work or drive. She lives in affordable housing within 2 blocks of a Safeway shopping center. The latter phrase is key to her survival--she can just manage to walk with her cane and backpack to buy her groceries and other needs without being constantly dependent on others. Please keep that in mind as we discuss this matter.

But more importantly, every time someone in the Legislature tries to chip away at Oregon's land use laws, however good their intentions, we need to sit up, take notice and say 'Is this really going to solve the problem we are faced with?' And yet again, the answer is a resounding 'no'. Expanding the UGB and giving developers scarce agricultural land to build on is not going to bring forth affordable housing---housing that has to be available at below market rates. It is not going to happen. And, going back to my daughter's situation, even if affordable housing, by some miracle, was to be built beyond the current UGB, the Winco supermarkets, the pediatric clinics, the DHS offices and the hospitals are not there and will not be there. Look at the southern edge of the current UGB in the south Metro area that I'm familiar with. You can go along the boundary for miles and miles and not see any of these facilities. And bus service is usually not available either, to get across the boundary and into the nearest town. The same applies to cities outside the Metro area with their own UGBs.

So what is the solution? It is to recognize that there is plenty of land within the UGB that could be used for affordable housing. The problem is that the incentives to build housing for sale or rent at below market rates are just not there. The solution to the problem is to create the right incentives. It is not to chip away at Oregon's land use laws and gobble up farmland for an experiment that we know will not work. Who wants to live 'in the middle of nowhere' when you have no transportation and no facilities.

While recognizing the good intentions of this bill, please consider how impractical it is, even for an experimental project, and vote 'no'.

Thank You

Tony Holt
Wilsonville

