

From: [Peter Gladhart](#)
To: [HRCLUW Exhibits](#)
Cc: mkm@friends.org; [Sid Friedman](#)
Subject: Opposition to HB 4079
Date: Sunday, February 07, 2016 10:30:14 PM

Dear Representative Clem,

I write to oppose HB 4079. This bill should not pass out of your committee. Another wolf in sheep's clothing from the expensive homebuilders league.

If enacted HB 4079 would destroy the safeguards that currently protect valuable farm land in proximity to urban growth boundaries, and it would eliminate current important constraints and regulations regarding UGB expansion.

Further, this bill is unlikely to provide any "affordable housing". Easy to develop, large tracts of farmland adjacent to existing UGBs, are, by definition, sufficiently far from core urban employment and services, including public transportation and grocery stores that living in the resulting homes would not be affordable for citizens who qualify for affordable housing. Once the full infrastructure costs are added to the land then developers with a large tract of farm land in their pocket may profit, but the housing will not be affordable, and it will be many years in coming..

Farmland adjacent to urban area is another item they are not making any more of.

Cities in need of affordable housing should first rezone available land within the UGB and then if necessary expand their UGB through the existing public hearing and appeal process.

Thank you for your consideration.

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