

From: s.coop
To: [HRCLUW Exhibits](mailto:HRCLUW.Exhibits)
Subject: Fw
Date: Monday, February 08, 2016 11:22:12 AM

In regard to this original testimony, I have noted the error in my statement as regard Newberg's recent zoning change for a particular property...I noted that I inadvertently stated this the amended zoning was for 'low' density....I should have stated that to be re zoned to accommodate 'high density' ...Please make note of my error...as this property now classified as HIGH DENSITY...
THANK YOU.....

From: hrcluw.exhibits@state.or.us
Sent: Monday, February 8, 2016 7:36 AM
To: s.coop

Thank you for your submission; it has been received and will be distributed electronically to the committee Members and included in the meeting record. If you plan on testifying in person there is no need to bring paper copies.

Best,

Shelley Raszka

Committee Services
Oregon State Legislature
503.986.1502
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[House Rural Communities, Land Use, and Water](#)
[Senate Environment and Natural Resources](#)

From: s coop [mailto:cscoop500@msn.com]
Sent: Sunday, February 07, 2016 7:30 PM
To: HRCLUW Exhibits <ExhibitsHRCLUW@leg.state.or.us>
Subject:

Representative...Brian Clem....
Committee on Rural Communities--Water Land Use..HB4079

I am writing to express my concerns on this issue....I am very concerned that the acceptance of this bill will not bring nor increase these two cities areas for affordable housing. In reality to further reach onto these lands...there will be immense costs for extension of city's utility services. This absolute...precludes

developers to attain sufficient profit margins for keeping costs at levels within and for affordable housing units. Obvious net results in obtaining more affordable housing areas/units under this projection is not responsible...will only result in a much larger percentage being developed into market rate housing.

The immense expense that will result for extending infrastructure onto raw land with the outfall to developers costs, and the resulting impact does not, in actuality, solve nor add 'affordable housing areas'. In the long term, the potential for 'more' affordable housing will be minimal. **if any at all**, at the great cost of more loss of depleted farm and forest land. This will definitely result in adding more land for private development...and does certainly does not create nor encourage affordable unit construction areas.

These two cities now show sufficient 20 year land supply for housing needs over all. Should either city show a deficit of affordable housing within their community...updates on applicable zoning within each should implemented and put into place to provide and meet the needs. There are existing areas within UGB of both cities to more than meet needs as required...rather than expanding their UGBs. Newberg has recently added a large acreage parcel within city area designated for low density housing...to increase percentage...there are more that can be added as well to meet needs and/or requirements...

To initiate and accept this action with the idea that it will provide more affordable housing areas is misleading, and will not be beneficial in any way to meet the needs for more affordable housing...in either cities.

I respectfully submit that this bill be declined and not put into action...

Shirley Cooper
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Newberg, Oregon 97132.