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February 8, 2021

To: House Committee on Housing; others

**Re: I OPPOSE [HB 2708]...with extreme prejudice!**

[HB 2708] is the result of metastasized untreated cancer from [HB 4079 (2016)] and [HB 2336 (2019)].

The legislature screwed up with Bend and Redmond. [HB 2160] is trying to do the same with Pendleton.

Now, it is every city in the State of Oregon wants to follow suit and be able to expand UGBs up to fifty(50) acres.

[HB 2708] will initiate the wholesale destruction of Oregon's Resource Economies to provide housing for people who cannot afford to live here without dramatic government subsidies.

In case you have forgotten, Oregon's Resource Economies (Agriculture, Timber products, Fisheries and Mining) are renewable and sustainable.

The High Technology and Service Economies are interconnected and are not renewable and or sustainable. This sector only has a finite number of good paying jobs. The rest of the workforce are compelled into unhealthy and unstable competition for employment for low wages and housing they cannot afford.

It is incredibly stupid to subsidize housing and in the process destroy farm lands and the rest of the Resource Economies in the process. Where are people going to get food to eat and money to buy it with?

And if that were not bad enough, but to lockup the land for fifty(50) years by statute, to provide housing for people who cannot afford to live here. I have seen this done before and I don't want to live around these slums.

I lived in the Santa Clara County, California for a little over thirty years. Santa Clara County used to be called, "The Valley of the Hearts Delight." I grew several Apricot and Santa Rosa plum trees and tended my Bees.

Santa Clara County was once an agricultural paradise, the entire county was festooned with fruit orchards. It had the best growing environment anywhere on the earth with plenty of groundwater and abundant wildlife.

Over the years, you guessed it; development greed, the High Technology and Service Economies transformed an agricultural paradise into a festering sewer called "Silicon Valley." The ground water has been depleted to such a level; subsidence's have become as commonplace as salt-water intrusion, from the once pristine South Bay invades aquifers. Sure, they built a few "Affordable Housing" slums with their fifty(50) year time requirement. And Homelessness, the Bay area invented the social disorder. The influx of tens of thousands of people and the price of real estate has forced thousands, like me, to flee to yes, Oregon and other jurisdictions.

Go ahead, destroy Oregon.

**Once farm land is gone...it cannot; nor will it ever be, replaced.**

You have been warned.

*Respectfully submitted,*

/s/ David S. Wall