

David S. Wall
P.O. Box 756 Newberg, Oregon 97132; [(408)-287-6878]

February 4, 2021

To: House Committee on Housing; others

Re: I Oppose [HB 2778] ...[HB 2655]...[HB 2705]...Strike one, Strike two, Strike three...you're out!

Unfortunately, it is getting harder to say kind words to legislators that create legislation, if entered into law, will destroy rural Oregon for all time.

[HB 2778]: How did you arrive at a house built before 1974 is "Historic?" Why not 1975 or 1976-our Nation's Bicentennial Birthday? This accursed piece of legislation will open up thousands of these properties for renters and or vacationers.

The "New Home" will take up more precious, irreplaceable farm land.

Any "House" requires periodic maintenance. A "Historic House" is subject to a myriad of regulations as to repair and functionality. "Historic Houses" are very costly to maintain with reference to the "Historic" permitting requirements and ancillary costs.

[HB 2778] increases the population of rural areas. This increase in population utilizes more water which will ignite Water-Rights litigation. This accursed Bill will interfere with established farm practices and rural infrastructure is not capable to accept increased traffic. Let us not forget "wildfires" are inherently created by human error. Natural occurring wildlife will be threatened by an increased rural population.

*****[HB 2655]:** This will dramatically increase the population of rural Oregon and transform Rural Oregon into the San Francisco Bay Area del Norté. The same aforementioned problems; water use, wildfires, interfering with established farm practices, et cetera. Every facet of what makes Oregon a wondrous outdoor state will be destroyed by allowing development of rural lands for residential housing. And it will be destroyed forever.

*****[HB 2705]:** is a fail-safe variation of [HB 2778]. Both are abhorrently unacceptable and deserve unceremonious and ignominious rejections. The same problems will occur. If you can't afford to live here, move. Many people and Companies in San Francisco and Northern California are moving to affordability.

*Oregon's Land Use Laws were created to protect and defend Rural Oregon and more importantly; Oregon's Resource Economies (Timber products, Mining, Agriculture and Fisheries) during the invasion of people seeking their fortunes via the "High Technology Gold Rush." The "Gold Rush" only created a few good paying jobs but, created in its' wake, the "Services Economy" which also attracted more people than good paying jobs.

*Only the "Resource Economies" are sustainable. The "High Technology and Service Economies are NOT sustainable and are vulnerable to the global marketplace. ***People now think they are entitled to live here.***

Oregon's legislature continued to allow unabated expansion of cities without regard for housing. Combined with the seditious "Sanctuary State" insurrection, illegal aliens were enticed to move to Oregon.

Oregon's "Rural Life-Boat" is full and is danger of being "swamped."

Oregon's Legislature should create "New Towns" in the entire Eastern half of Oregon *not* involving Exclusively Zoned Agricultural (EFU) Land.

Respectfully submitted,
/s/ David S. Wall