

Submitter: Sarah Deumling  
On Behalf Of:  
Committee: House Committee On Housing and Homelessness  
Measure, Appointment or Topic: HB3928  
Chair and Committee Members  
House Committee on Housing and Homelessness

My name is Sarah Deumling and I live in rural Polk County on 1300 acres of family forest in the Eola Hills (from which we aim to make a living), mostly surrounded by working farmland and other forest parcels but increasingly surrounded by large lot new (usually large) single family dwellings, not involved in any significant way in with agriculture or forestry.

I purchased a 35 acre nearby forest parcel in 2003 for \$108,000 (no house or permission for a house). I had it appraised in Sept of 2024 at \$590,000 (still no house or permission for one). I submit this as an example of the increase in land value in recent years. This is not primarily due to an increase in potential ag or forest income but to ever more suburban residential sprawl in spite of our land use laws. As you may have assumed I think HB 3928 is a very bad and unnecessary bill. Our neighborhood, approximately a 4 mile radius, has nearly twice as many single family dwelling as it did in 1987 when we arrived here. In my opinion there are already many too many ways to build rural residential homes on large parcels of EFU and forest land.

We badly need walkable neighborhoods and affordable homes in our urban areas, close to work and amenities but that is not what this bill will provide. Our cities and towns will be better places to live when they have farmland, forests and open spaces nearby rather than ever more sprawl.

Sincerely,  
Sarah Deumling