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To: House Committee on Housing; others

Re: I OPPOSE [HB 2160].

[HB 2160] is a "Tale of Two Cities" the legislature should never have experimented with in the first place.

Oregon, facing a problem in which rural residents in certain rural counties could no longer afford on their own, to find for rent or buy a house decided to conduct an "affordable housing" experiment as codified in [HB 4079 (2016)].

The experiment was simple enough; allow a small city (less than 25,000) and a larger city (population greater than 25,000) and if their respective UGBs were allowed to expand by fifty(50) acres the miracle of "affordable housing" would reveal itself.

Instead of waiting for a smaller size city (less than 25,000 population) they chose two larger cities (25,000 or more population) to carry out an affordable housing experiment that was doomed from the start. The two cities chosen are Bend [HB 4079 (2016)] and Redmond [HB 2336 (2019)] which are approximately 17 miles apart. (The 17 miles apart should tell you something as to the sincerity to conduct a scientific experiment to establish the miracle of "affordable housing.")

Also, the costs of living of both places are tied to retirees (with money) and the tourism industry.

Now enters Pendleton, a smaller city (less than 25,000 population).

I am acutely and sadly aware of the devastating flood and the ongoing aftermath of suffering that occurred in February 2020. My wife and I were flood victims once. I still remember the disaster as if were yesterday.

The bigger question is, who permitted the trailer park's location so close to the Umatilla River?

The Riverview Trailer Park has changed owners and many mobile homes have been hauled off.

Have the Army Corps of Engineers been activated to address flood prevention in Pendleton?

[HB 2160] wants the legislature to approve a fifty(50) acre expansion of Pendleton's UGB to restart the failed affordable housing experiment.

Sorry, the legislature made a series of bad decisions with their first stab at the miracle of "affordable housing." Allowing Pendleton and or any other city in Oregon to increase their UGB predicated on the arguments of a "bigger affordable housing experiment" is foolish and will yield the same results.

People can always find somewhere else they can afford to live with dignity and grace.

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

Respectfully submitted,

/s/ David S. Wall