



February 1, 2016

House Human Services and Housing Committee
900 Court St. NE, Hearing Room D
Salem, OR 97301

Dear Chair Keny-Guyer and Members of the Committee:

My name is Dike Dame and I'm President and Co-owner of Williams/Dame & Associates, Inc. I'm writing in support of the inclusionary housing portion of HB 4001. My comments are limited to that topic.

I'm also a member of the Portland Housing Advisory Committee, and one of three members on its Executive Committee. Over the last year in Portland, we have been able to improve and expand existing resources and regulatory tools to move the needle on affordable housing. But that is not enough, and it's why I'm supporting the inclusionary housing piece of HB 4001, which would allow cities to work with the development community to create reasonable inclusionary housing policies.

I've been working in real estate development for 40 years. My company is based in Portland, but I have experience living and working in other parts of Oregon and in other west coast markets.

One of the pressures in the current market is that most of the units being built are in the luxury rental market. The average market rate for new rental housing is close to \$2,000 per month. These apartments are inaccessible to the majority of Portlanders looking for housing. The inclusionary housing component of HB 4001 balances the need for both affordable and market rate housing.

There are a number of reasons why I like the inclusionary housing piece of this bill. Housing markets vary widely from city to city. A "one size fits all" law fails to account for the realities of the housing market. This legislation is flexible and allows Portland and cities across the state to develop inclusionary housing programs tailored to the needs of the market and the affordable housing goals of the city. A well-crafted local policy, developed with private sector input, will not stifle development of multi-family market rate units or place an unfair burden on the developer.

Most importantly, developers have an obligation to be a part of the solution. Voluntary incentive programs can only go so far to produce affordable housing. Portland has been successful implementing voluntary inclusionary zoning in areas like the Pearl District and getting to over 30% affordability in some cases. But urban renewal areas that assist in funding these projects only account for 15% of the City and there needs to be a citywide policy.

The inclusionary housing portion of HB 4001 will result in the production of more affordable units in desirable locations – close to where people work and where their children go to school – not concentrating affordable housing on the outskirts of cities. This alone will not solve the housing crisis. But it's a good tool for cities to create more affordable units in the years to come.

Sincerely,

WILLIAMS/DAME & ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read 'T.B. Dame', written in a cursive style.

T.B. Dame, President

TBD/sg