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Chair Keny-Guyer, Members of the Committee  
House Human Services and Housing Committee  
900 Court St. NE. Room D  
Salem Oregon 97301

Testimony in support of HB-4001

Good afternoon, I am Hood River County Commissioner Maui Meyer. I'm addressing you today in support of HB-4001 as it relates to the repeal of the prohibition on inclusionary zoning.

As you may know my position in our home rule county isn't a full time position, so my "real job" is as a small business owner.

For the past 20 years or so, I've been a Realtor, developer and restaurateur in Hood River.

I currently co-own and manage Copperwest Properties, a Real Estate sales company, as well as co-own Celilo Restaurant. Since 2000, my partners and I, and those whom I work for and with, have built or rehabbed tens of thousands of square feet of residential and commercial property in and around Hood River.

I have been an ardent supporter of affordable or as we call it attainable housing, investing in, arguing for, and promoting access to housing for the workforce of Hood River County. It touches every part of my businesses. It is a daily struggle.

When I am unable to find housing for an engineer or a teacher, who cannot then move to the area, I feel first hand how we fail in our most basic task as legislators and community leaders; to be stewards of healthy, civically engaged economies that grow, and are fair to those involved.

The time of prohibiting inclusionary zoning has passed. When used at appropriate scale, (namely higher density, or multifamily) This can be an effective tool, and has been used successfully all over the country.

I ask that you pass HB-4001 to repeal the prohibition on inclusionary zoning, because in an economy like the one I live and work in, we have so few options to develop attainable housing, It seems incredible that the State would keep an effective tool like this out of reach.

Where inclusionary zoning doesn't work, it simply wont be used, and market forces can easily and efficiently make that argument for local governments.

In this manner, repealing this prohibition would be ideologically consistent with folks who prefer a market driven choice, yet still return an effective tool to local governments, for them to decide what to do with.

Simply put, there is no longer a need for the State to pre-empt what should be our own local decision.

Will it be used, or be useful in Hood River? That's unclear. But it is our right to make that decision for ourselves. We don't want it because we'll use it (but we probably will) we want it because we want the choice to consider it.

Thank you for your time.