

Chair Hass and members of the Finance and Revenue Committee

I comment today as a resident of a community that desperately needs a better bill than any version of the one before you today.

I live in Bethany, where virtually all homes are 15 years old or newer, large, and selling for \$600k to \$830k, that's market-rate housing, I suppose, but only for a small portion of Oregon's population. Bethany's farmland grows housing now.

The only people in the Bethany workforce that can afford buying these homes are the doctors, dentists and physical therapists with offices in Bethany Village, the owner of the Bethany Road House, and perhaps some nurses and teachers who have high-income earning partners.

Most of the Bethany workforce takes care of others' homes and yards – they are the mowers and blowers, housecleaners, window and roof cleaners, those who pick up and deliver dry cleaning, etc. Others work in retail, care for seniors in a senior facility, exercise facilities, or day care and afterschool programs, teach in K-8 schools, build homes, or are community college students --- most of these members of the workforce are low income, though some earn moderate incomes.

Though a hundred or more new homes are likely under construction in Bethany today, no new multifamily buildings have been built in the last decade. Consequently, this bill will not address the affordable housing problem for my neighborhood. The vast majority of workers will still need to live miles away, and in low income rather than mixed income neighborhoods.

Economically segregated neighborhoods are destructive for schools. Research makes clear that schools work best when the population served includes no more than 30% low income students.

Clearly a bill that pushes an affordable goal of 10% or 20% of units, in multifamily buildings only, doesn't adequately address the percentage of the population needing affordable housing in my neighborhood or any other in the state. This bill will not change the reality for 97% of the workforce in Bethany or other new single-family, high priced, market-rate neighborhoods like it. This bill can hardly be considered a first step.

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