

Members of the Committee,

I strongly oppose HB 2001 in both its present form and its possible amended form. Fundamentally this legislation is predicated on a false notion: that relieving the housing cost stress on the lower end of the income spectrum is best accomplished by building more expensive luxury housing while demolishing "naturally occurring affordable housing" in the process. The notion depends on the so-called "trickle down" theory that suggests that with more high-end capacity housing costs will be driven down at the low end. This fails to recognize three realities we face in Oregon: 1) The increased availability of high-end housing draws more high-end earners to our most popular places (where builders can make the most money) to enjoy our famous Oregon lifestyle, 2) The increased property values driven up by increased zoning allowances will make currently affordable single family residences and established plexes even more expensive, and 3) Real estate economists have demonstrated that the time for any new construction to drift downward in cost to be affordable (by folks at or below the median income level) due to age is in excess of 30 years.

The ONLY way to relieve pressure on Oregonians most at risk for displacement and houselessness due to rising rents is to build more affordable housing NOW. HB 2001 does NOTHING to accomplish this, and effectively makes the situation even worse than it already is.

I challenge the Committee to stop listening to the deep pocketed developers and focus on real solutions to our housing affordability crisis.

All best,
Jim Heuer

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