

**From:** [Kim Hedding](#)  
**To:** [LRO](#)  
**Subject:** House Bill 4010  
**Date:** Thursday, February 6, 2020 2:36:39 PM

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Dear Chair Nathanson and Members of the House,

I am writing in opposition to House Bill 4010. As a Real Estate Broker in the State of Oregon I can assure you now is not the time to remove Opportunity Zones. Opportunity Zones are a very important economic development tool. We need every tool in our tool chest in this current environment where we have a severe lack of housing, affordable housing and a homeless problem throughout much of our State. Opportunity Zones are a very important economic development tool to help maximize multifamily housing projects.

Opportunity Zones allow projects to actually get built as they help investors make projects pencil out where otherwise these same investors would likely take their money and projects to another State that have opportunity zones in place and leave our State with no new housing developed. I for one have personally seen how these zones are helping our State in a positive way.

I encourage you to put more time into studying how the opportunity zones have helped our State so far and also look ahead to our future with an increased tax base and creation of the missing middle (read affordable) in the housing market.

Sincerely,

Kim Hedding  
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Principal Broker/Owner  
***Celebrating 27 Years in the Business***  
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Licensed real estate broker in the State of Oregon