

Submitter: Emerson Levy

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure: HB2705

Chair Dexter, Vice Chair Gamba, Vice Chair Helfrich and Members of the Committee,

For the record my name is Emerson Levy, State Representative for House District 53, which comprises of Bend, South Redmond, Sisters, and Tumalo. I am here to testify in support of House Bill 2705.

This bill is a serious inroad to middle income and mixed housing in Oregon. Central Oregon has seen a dramatic rise in the cost of living. After the median home prices have settled post pandemic, the average home in Bend cost \$685,000, in Redmond is \$420,00 and in Sisters is \$555,000. In the city of Bend, a worker making 150 of Area Median Income ("AMI"), which is 120,000, would not be able to afford to buy a single-family home. In order to buy at the median home price, a Bend resident would need a yearly salary of \$150,000 and have approximately \$125,000 in a down payment in order to secure a mortgage.

Deschutes County has been fast moving in addressing our affordable and workforce housing crisis. For example, the City of Bend was the first small city to codify HB 2001, and most recently the first city that has sustained long term funding through the City for our Project Turnkey housing.

Families will start moving into the Stepping Stone Shelter this week, which was a broken down hotel, and now will have 28 rooms available for our community.

We need all types of housing from transitional, to affordable housing and workforce housing. Lynne McConnell from the City of Bend will outline the importance of this amendment. She has been instrumental in Bend's housing development and I am thankful for her leadership.

I urge your support of House Bill 2705.