

Submitter: Dennis Tylka
On Behalf Of: Poor seniors
Committee: Senate Committee On Housing and Development
Measure: SB1537

I oppose SB1537 for the following reasons:

It's impossible to reduce the price of housing by encouraging the construction of new homes in the suburbs because each house has a fix cost. If you stimulate home construction you will also increase the fixed cost by creating more demand. The price of lumber is already high if you increase demand you'll dive the price up for lumber and other commodities up there by increasing the price for new home.

The Legislature needs to focus on increasing the availability affordable housing that already exists by discouraging hedge funds and individuals from speculating in housing driving the the demand and prices up. Some suggestions would be changing the way property taxes are assess by increasing property taxes for dwelling units that are not occupied full time, year round. Another would be regulating where and how many Short Term Rentals should be allowed as STR's reduce the affordable housing available to rent or own by families.

In the last 4 years housing prices have increase by over 40% due to speculation in real estate proving you can't reduce the price of housing by building more houses.

Thank You
Dennis Tylka