

Submitter: Alana Kenagy

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure, Appointment or Topic: HB2138

My name is Alana Kenagy.

In lieu of my verbal testimony, here are even more words! Thank you for reading.

I am a lifelong resident of Benton county, on the edge of Albany. I have been following HB 2001 since before it passed. I also followed Albany's feedback, consulting and adoption process that went through every piece of code related to those adjustments. Then I was appointed as a member of Albany's Housing Affordability Task Force.

I am submitting testimony of "neutral" to highlight some nuances that I believe are useful to deal with the disagreement around, as well as the longevity of, efforts to bring our housing into more equilibrium.

As per the case of North Albany– I believe the original intent of HB 2001 was to support housing needs of Oregon residents. Yes, experimenting is warranted, and as the Governor has indicated, exploring all options... and/but we have a lot of experiments underway that will take years before we see how they pan out. Experimentation includes refinement along the way.

All around Albany, I do see a lot of new development. Some of this, particularly the infill around downtown is really exciting! But what I see most of is townhouses and 4plexes. Developers are hitting density hard (I believe the rational is more units =more profit per lot-size) which, unfortunately, in Albany does not include many duplexes. For example North Albany's transportation bottle neck, Duplexes have a much closer car impact to regular single family homes, than a quadrupled unit green fill.

I would support amendment the differentiates between the succinct nature of duplexes, and the exponential squeeze of townhouse in new subdivisions.

Duplexes are desired, with unique benefits I would like to see encouraged:

---Caring for aging parents while still being able to have your own life

---Living next to friends or family while having own personal space to navigate different life phases

---Simpler homeownership than larger multi-units

This is the most popular/desired type of housing, that I hear people of my generation say they want.

HB 2138's core policy of accessible homes & affordable homeownership matters, I support incentives for those and the very real impacts on health and sustainability. At root, most humans just want a place to belong, feel safe, and be able to support their

lives. HB 2698 - on Homeownership, is a step, though as written, I don't see many teeth.

Which leads me to my most important, point:

**Our housing crisis is not solely about "underproduction." Why we lack affordable housing also relates to asymmetrical wealth accumulation.

If decision makers, government and citizens don't get more comfortable talking about economic disparities in productive ways, we will never solve this crisis.

The reality is, if you already own a few properties, it is (exponentially) easier to keep buying more.

...or if you come from out of state with cash you want to sink into property to avoid capital gains tax, it is easy to outbid people who are just looking to buy one home, to live in and invest in being their long-term.

Rental companies, like Deurksen, are able to buy up homes, then rent them out (at rates that would be higher than the mortgage rate that occupants could get approved for), but the renters receive zero equity and very limited stability in return.

If we leave unaddressed, the ability of highly-asseted interests to keep accumulating properties, while regular working people will continue to be priced out of a life in this state gorgeous & desirable places to live.

While I don't expect this bill to address it this session, I will keep coming back to hold the torch and asking the questions. What percentage of our new middle housing do we want to be owned by rental agencies? How do we carve out the space for Oregon residents to buy a home, if they want to, when out-of-state money and the vacation rental industry will not disappear anytime soon?

In collaboration, and with care,

Alana S. Kenagy