

Hello,

I live and work in Astoria, Oregon, a working town on the Columbia River where she meets the Pacific Ocean. We're a town of just under 10,000 people, founded earlier than any other white settlement on the west coast. We're charming, and we're up against steep odds.

The difficulty of finding/creating housing that costs what our working class population can afford is drastically harder when outside populations with Seattle/Portland/SF size wallets buy up available stock for their friends to vacation in.

We serve our tourists and invite them to fill our outstanding hotels all year long. However, we cannot sacrifice the neighborhoods that house our workers, we cannot allow whole homes to be removed from inventory to service a population that only needs a hotel.

Clatsop County is currently engaged with Angelo Planning Group to undertake a broad housing study of the county, as the cost and availability of housing has been of great concern in our towns as we are finally recovering from several economic busts beginning in the 70's. The study states that there are enough structures to house our residents at reasonable rates EXCEPTING the fact that they are not on the market to be dwellings, but hotel rooms in our residential neighborhoods.

Passing this bill would quickly gentrify any remaining housing stock, allowing a run on the market as there will be no measures in place to protect these housing assets. We already face pressures from homeless populations that other towns our size typically don't face. More houses allowed to rent for \$100+ a night, means fewer houses, means people with jobs get kicked out by landlords that want higher yields.

Should those folks with jobs and without housing live in their cars? Be homeless? Quit their jobs and move to where? With what reserve funds? If their landlords don't kick them out, they'll sell the property outright to an Air BNBer, as prices will jump in what's already been period of rapid value growth. Folks now own homes that owe twice as much in property taxes than they did ten years ago, getting bought out will sound good. The only people buying-in will be people outside of our economy - there is no ex-urb to send our workers to for a reasonable commute. Maintaining affordability means maintaining our economy.

Please don't tie our hands when we're looking for solutions to manage the cost and availability for housing. As we grow and diversify our economies, we must have reasonable stock and cost of well-maintained workforce housing to recruit workers and grow a balanced economy and keep our towns a wonderful place to live and raise families.

Very sincerely,
Sarah Lu Heath

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