

Submitter: Karon Johnson
On Behalf Of:
Committee: House Committee On Housing
Measure: HB4118
To: House Committee on Housing
Re: HB 4118

Dear Representatives,

I oppose HB 4118. It looks like a hasty, cobbled-together attempt to circumvent Oregon's land use laws, using the excuse of "workforce housing."

All one has to do is drive across this country to see the sprawl that is consuming farmland, wildlife habitat and clean water. Oregon's land use laws are working.

This bill is downright silly. Its authors seem to think a developer is going to build 100 acres of workforce housing, meaning housing that is affordable to households with incomes equal to the area median income as defined in ORS 456.270.

The median income for Bend is some \$76,000. If you use any of the mortgage calculators found online, you will see that with a 30 year mortgage, at 4.15% interest, \$300,000 is the most expensive home a family could buy.

Seriously? You think that any developer in Bend would build 100 acres of houses selling for \$300,000? Where is the economic analysis that would support this pipe dream?

The price of land is not the driving force in Bend. The average home price here is \$650,000 and it's not due to the cost of land. Labor and materials shortages are a huge factor, as is the fact that we have people from all over the country coming to Bend and paying cash.

Even if this bill could promote workforce housing, that housing would be deed-restricted. Many ski town in Colorado are imposing fees on short-term rentals and using that money to purchase or build workforce housing. Such an endeavor requires an entirely separate agency to create and monitor this sort of financial arrangement.

Sincerely, Karon Johnson
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