

Submitter: Brad Dennis

On Behalf Of:

Committee: House Committee On Agriculture, Land Use, Natural Resources, and Water

Measure, Appointment or Topic: HB3103

I'd like to point out the relationship this bill has to HB 2138, which would increase the construction of middle housing units in Oregon. That bill had a hearing today. Matthew Tschabold, the Director of Housing and Homelessness Initiative for Governor Kotek, gave a presentation in which he stated.

1. Oregon has a current housing deficit of 100,000 units
2. Oregon needs to build an additional 400,000 units to meet the demand for the next 20 years.
3. Median sales prices of homes are increasing at 7.1x the rate of median wages.
4. Affordable home ownership opportunities are needed to increase home ownership.

One of the drivers of "Unaffordable" housing is the supply and demand for lumber. When the State does not get the full amount of sustainable timber cut, supply drops and prices increase. Another reason that the supply of lumber is going to be reduced in the near future is due to the L.A. fires that destroyed over 11,000 homes. If it takes 15,000 board feet of lumber to eliminate the 100,000 unit deficit in Oregon, it is going to take more than 1 billion board feet of lumber. We need to max out the sustainable harvest of timber in Oregon each year in order to provide affordable housing.