

Dear Chair Pham, Vice-Chair Anderson, and Members of the Committee,

Thank you for the opportunity to comment on SB 684. My name is Helena Birecki. I moved from Tillamook County to Portland in September, and am a Pilates teacher who believes in, studies, and advocates for climate action and justice.

I write today to **Support the -2 amendment** to SB 684, though I wish it specifically addressed housing needs below 60% of median income in addition to housing needs below 80% of median income. Please see the chart below which is a screenshot from the Oregon DLCD Housing Needs Analysis which shows that **all of the housing units which will or are likely to require public support are in the under 80% AMI range.**

I oppose the -1 amendment which refers to affordability as up to 120% of the median income. Housing affordable to a person who makes 120% or 110% or even 105% of area median income is by definition unaffordable to more than half of the population of that area.

120% of area median income is what the market builds by itself. Please don't subsidize it.

Please DO support housing that Oregon's Department of Land Conservation and Development identified as requiring public support. Pass the HB 684 with the -2 amendment.

Thank you for your leadership,
Helena Birecki

Median Family Income	New units for each of the following..			Total Units	% of Units
	Projected Need	Underproduction	Housing for the Homeless		
120%	201,656	7,725	-	209,381	36%
80-120%	82,796	18,326	-	101,121	17%
50-80%	70,013	30,574	875	101,462	17%
30-50%	44,400	26,119	2,334	72,852	12%
0-30%	44,701	28,076	25,965	98,742	17%
Oregon	443,566	110,819	29,174	583,559	100%
% of Units	76%	19%	5%	100%	

29% of units will require public support
An additional 17% is likely to require public support

Oregon DLCD Regional Housing Needs Analysis, pg 12¹ shows that all of the units that will or are likely to require public support are in the low income– under 80% AMI– range.

¹ https://www.oregon.gov/lcd/UP/Documents/20211028_RHNA_WorkGroup_Mtg1.pdf#page=12