

I OPPOSE [HB 2466]...as written. Equity is not Equality.

[**HB 2466**] is yet another perk for some Housing "non-profits" who retain the "controlling interest in the real properties"...and are "Landlords" imposing a convoluted "**Rent**" structure upon Tenants.

What does this housing model create? A well managed Housing "non-profit" can slowly gobble up real properties at lower real estate prices, attain lower interest rates, build discriminatory low income houses for targeted classes of people to **Rent**. The houses are for **Rent** and not for sale to tenants. What a sweet gig for the owners and managing Directors of the Housing non-profits.

****The taxpayers lose revenues from property taxes and from the tax-credits given to the banks.**

Review the "**Limited equity cooperative**" referenced and incorporated into [**HB 2466**]'s Text, [Page (1), at (13-29)] and [Page (2), at (19-38)], [Page (3), at (9-46)]. Actually, you better read the entire "Text."

****Equity is not Equality.** If the State of Oregon, accepts the aforementioned business model, referenced and incorporated into [**HB 2466**], Oregon then intentionally incorporates, "**Systemic Racism**" into government Housing statutes. Taxpayer money is being used all over the place. Better treat everyone, "equally." Refer to the 14th Amendment of the Constitution of the United States of America for clarification and guidance.

[**HB 2466**] intentionally fails to treat all people "equally" and is a bad Housing methodology in general.

****Oregon needs to make more "Cities"** using state owned land located in cheaper areas of Oregon and not in expensive, established cities like Portland and surrounding jurisdictions. Build affordable and or low-income housing in these areas. Services will relocate out of economic interests. Business will also appear as the new cities attract more residents leaving large over-populated cities.

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Mr. Oregon Concurs...