

I OPPOSE [SB 406]...The Goofy Grandma's Socialistic / Marxist destruction of Tillamook County.

<https://olis.oregonlegislature.gov/liz/2023R1/Downloads/MeasureDocument/SB406/Introduced>

The saddest result of using the term "Affordable Housing" is the fact the "Housing" is only "Affordable" if you have the money to 'Purchase' and or 'Rent' the home.

"Affordable Housing" has been around since the cave man days when one cave man (buyer) gave another cave man (owner) the asking price for the owner's cave.

"Affordable Housing" has been and remains to this day, a cruel "Political Gimmick."

Developers play housing shortage hysterias always to their advantages. One way to become successful is to persuade politicians to relax residential zoning to permit "Higher Densities."

The "Higher Densities" do nothing to promote "Affordable Housing." Duplexes and Apartments built in single-family zoned neighborhoods will; lower adjacent property values, traffic increases, noise, the blight of on street parking arising from cost-reductions of not providing on-site parking; litter encrusted street gutters and increases in crime.

Cities, usually waive infrastructure costs. Sewer, potable water and access to power; the existing ratepayers "pay for the aforementioned infrastructure." Existing ratepayers continue to subsidize the increase in population density through increases in "Fees." The houses are usually built with shoddy materials to keep down costs.

The "Apartments, duplexes et cetera will "rent" at "market rates" so is the aforementioned, "Affordable Housing?" Yes, if one can "afford to pay the rent."

With all of the aforementioned, the "High Density Houses" will still cost more than most people can afford. The purchase price is between [\$400,000.00-\$600,000.00, Interest rate as of (03.21.23) is 6.7% (and climbing). The price of land is increasing.] The economy is slowing down and credit is tightening. The Federal Reserve System (FED) interest rate hikes are starting to effect the economy. Will a Recession begin late in Q4 (2023) or early Q1 (2024)? The Housing Industry is in a cyclical decline. And will not recover until Inflation is brought under control. There is "No" speeding-up the process. The Chairman of the Fed's recent remarks about the economy, "There will be some pain (to bring down inflation)."

Do you begin to understand the "Political Gimmick?"

The propagation of the illusory promise of home ownership with the picket fence out front?

The ruse to the taxpayer gets worse. There are "rent subsidies, tax credits and bond issuances" materially affects state revenues. Let us not forget the "systemic racism" which follows. Identification and separation of people by race and economic status (not equal treatment under the law) to qualify for first-time homebuyer taxpayer subsidized loans and additional benefits utilized by Politicians to "Buy Votes."

Now review and try, just try to explain what is asked of you below:

****What is the Total Debt of the Housing and Community Services Department as of [Monday, (03.20.23)]?**

*****Explain: [SB 5511 (2023), Section 5: [\$155,800,792.00] appropriated from the GENERAL FUND to pay just the Debt Service for bond related activities of the financial obligations of the Housing and Community Services Department.] Produce the history of bond acquisition and interest rates.**

<https://olis.oregonlegislature.gov/liz/2023R1/Downloads/MeasureDocument/SB5511/Introduced>

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Mr. Oregon Concurs and says, "The Housing and Community Services Department should be shuttered."

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