

This is a one size fits all bill and Oregon's cities are not one size fits all. In addition, SDC's are not the main reason developers are reluctant to build affordable housing. The main reasons are land costs and the increasing construction costs. Developers are reluctant to build affordable housing when they can build a \$500,000 home on the same lot. Our SDC's are low and help to offset the increased load on our water system. Passing this bill would affect Portland or Eugene much differently than it would affect a town of 850. The proposed bill is unrealistic in its' one size fits all approach and does not address the real reasons behind the lack of affordable housing in different cities.

Thank you for your time.