



March 22, 2013

Testimony in Support of HB 2890
Human Services and Housing Committee

Chair Tomei, Vice-Chair Gomberg, Vice-Chair Olsen, and Members of the Committee:

As a developer and general contractor building communities of homes in Portland, OR, I urge you to pass HB 2890 to repeal the prohibition on inclusive housing and restore local control to municipalities.

Through my company, Orange Splot LLC, we attempt to incorporate affordable homes within our new home communities to provide housing options for the diverse range of households who live in our market area.

In an environment of scarce public subsidies for affordable housing, jurisdictions should not be restricted by state government on their toolbox of options to provide a balanced mix of housing choices for their residents.

HB 2890 would allow jurisdictions that so choose to adopt inclusionary zoning. This tool has been used successfully elsewhere in the US, to provide a balanced mix of housing, without public subsidy, while maintaining a level playing field in which private developers can do their work.

As a developer, it would not be a problem at all to incorporate a few affordable homes into each community. In fact, I think this would tend to make these communities more stable and desirable long term, since homes within them would be affordable to a broader and more diverse segment of the housing market.

Should you have any questions, please feel free to email or call me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eli Spevak', written in a cursive style.

Eli Spevak
Owner
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