

Measure Argument for County Voters' Pamphlet

Important! Read all instructions before completing this form. Use this form when filing a 'Measure Argument for County Voters' Pamphlet' with your County Elections office. Please note that each county produces a separate County Voters' Pamphlet. If the jurisdiction or district is located in more than one county a separate 'Measure Argument for Voters' Pamphlet' form must be filed and the fee paid or certified petition provided to each county where the argument is to be printed.

Filing Information

Election: Primary 20____ General 2018 Special _____

Original Statement Amended Statement Measure # 26 - 199

Argument in Favor Argument in Opposition Order # A-1

"This information furnished by" (as it should appear in the Voters' Pamphlet):

Cascade Policy Institute

Argument paid for or petition provided by:

Cascade Policy Institute E-Mail: john@cascadepolicy.org
 Name of person or organization paying or submitting petition for argument

Phone: Cell: _____ Work: (503) 242-0900 Home: _____

Contact information for authorized changes:

John A. Charles, Jr. E-Mail: john@cascadepolicy.org
 Name of person authorized to make changes to Argument

Phone: Cell: _____ Work: (503) 242-0900 Home: _____

Filer checklist for Measure Argument for County Voters' Pamphlet (VP).

- Typewritten & signed Measure Argument form and Argument for County VP.
- Fee or certified petition (Petition ID # _____) provided.
- (If applicable) Endorsement Statement #: _____
- Word Count (325 MAX).

RECEIVED
 18 SEP 10 AM 10:10
 TIM SCOTT
 DIRECTOR OF ELECTIONS

By signing this document, I (we) hereby state I (we) am (are) responsible for the content of this argument. ORS 251.415

Organization name person(s) is(are) authorized to represent, if applicable: Cascade Policy Institute

John A. Charles, Jr. **Signature redacted** 09/07/18
 Printed name of person furnishing argument _____ Date _____

Printed name of person furnishing argument _____ Signature of person furnishing argument _____ Date _____

Printed name of person furnishing argument _____ Signature of person furnishing argument _____ Date _____

Note: If this argument is not being filed by a registered Oregon Political Committee, you may be required to register as a political committee with the Secretary of State. Refer to the Campaign Finance Manual for further details.

For Office Use only:

County: Mult

Cash-receipt #: 24083

Check #: 1279
 Amount \$ 400.00

Required Info? Yes No

Signed? Yes No

Endorsements? Yes # _____ No

Intake Staff initials: MW

Word count (325 max): _____

Providing digital copy? Yes No

Received digital copy? Yes No

Review Staff initials: _____

Metro's Bond Measure Will Make Housing More Expensive

Measure 26-199 may be well intentioned, but it won't work.

Advocates claim that borrowing \$652.8 million will relieve the housing crisis. In fact, it will **raise the price of all housing** because property taxes will go up to pay off the bond debt. Metro claims that this will only cost the average homeowner about \$5.00/month, but that's misleading. No one knows when bonds will be sold or what the interest rates will be. Therefore, the cost per homeowner could be much higher.

Regardless, the total cost of repaying the loans, plus interest, likely will exceed \$1 billion in new property taxes.

Also, there is **no cap** on how much the government may spend on each housing unit, therefore voters cannot know what they are buying. Many recent public housing projects have cost more than \$250,000 per unit. If that trend continues, the measure might only pay for about 2,480 new units.

Private sector homebuilders produce over 10,000 new units each year; adding 99 more annually through this bond measure will be meaningless.

Measure 26-199 also allows Metro and local governments to keep 5% of bond proceeds for "administrative costs." This means \$32.64 million will be lost to the bureaucracy.

Since 1970, regional population has grown by 78%, while the supply of buildable land allowed by Metro has only grown by 10%. Lack of land supply is the central problem, and this measure does nothing to address it.

In addition, Metro has imposed a "construction excise tax" on new housing since 2006. This tax should be repealed. **We cannot make housing more affordable by taxing it.**

VOTE NO on Measure 26-199, so that we can focus on other solutions that will actually work.

John A. Charles, Jr.
President & CEO
Cascade Policy Institute
Portland, OR

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Filing Information

Election: Primary 20____ General 20 18 Special _____

Original Statement Amended Statement Measure # 26-199

Argument in Favor Argument in Opposition Order # A-2

"This information furnished by" (as it should appear in the Voters' Pamphlet):

Argument paid for or petition provided by:

Taxpayers Association of Oregon E-Mail: OregonWatchdog@GMAIL.COM
Name of person or organization paying or submitting petition for argument

Phone: Cell: _____ Work: 503-603-9009 Home: _____

Contact information for authorized changes:

Jason Williams E-Mail: OregonWatchdog@GMAIL.COM
Name of person authorized to make changes to Argument

Phone: Cell: _____ Work: 503-603-9009 Home: _____

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- (If applicable) Endorsement Statement #: _____.
- Word Count (325 MAX).

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THE SECRET
DIRECTOR OF ELECTIONS

By signing this document, I (we) hereby state I (we) am (are) responsible for the content of this argument. ORS 251.415

Organization name person(s) is (are) authorized to represent, if applicable: _____

<u>Jason Williams</u>	Signature redacted	<u>9/10/18</u>
Printed name of person furnishing argument	Signature of person furnishing argument	Date
_____	_____	_____
Printed name of person furnishing argument	Signature of person furnishing argument	Date
_____	_____	_____
Printed name of person furnishing argument	Signature of person furnishing argument	Date
_____	_____	_____

Note: If this argument is not being filed by a registered Oregon Political Committee, you may be required to register as a political committee with the Secretary of State. Refer to the Campaign Finance Manual for further details.

For Office Use only:

County: Multnomah Required Info? Yes No

Cash-receipt #: 24091 Signed? Yes No

Check #: _____ Endorsements? Yes # _____ No

Amount \$ 400 Intake Staff Initials: HB Word count (325 max): 304

Providing digital copy? Yes No

Received digital copy? Yes No

Review Staff initials: _____

8 reasons to oppose 26-199
By Taxpayer Association Oregon

- 1. Oregonians already live in the top 10 highest tax states in the nation.**
- 2. Raising property taxes (on the nation's top 10 highest tax state) will make everyone's homes MORE unaffordable, not less.**
- 3. Did you know, Metro is one of the ONLY regional governments in the entire nation?** It is a \$660 million bureaucracy that doesn't exist in other states. The Oregonian Editorial Board said of Measure 26-199, "Metro's involvement means adding a new layer of bureaucracy." (6-10-18).
- 4. New slush fund could spend on anything but affordable housing.** Buried in the text of the measure, Metro hints that some of the money, "without limitation" would be spent on "grocery, coffee shop, ... and other commercial, office and retail uses."
- 5. Sky-high Price Tag.** Metro estimates it will cost \$225,000 per apartment unit which is nearly DOUBLE what many private developers say is needed to build simple affordable apartment units.
- 6. Metro has no experience building affordable housing.** You'll be writing them a \$652 million blank check.
- 7. Metro's long history of financial mismanagement.** The Oregonian stated, "A 2016 audit exposed serious defects in how the agency manages its planning and spending on capital projects...the audit concluded that managers moved capital projects along without adequate planning or approved budgets. They overspent without going through channels for approval, misreported expenditures" (6-24-18).
- 8. Oregonians are already paying a billion more in new taxes in the last two years.** Oregon lawmakers recently passed a \$1.3 billion small business tax (2018), 10-cent gas tax increase (2017), newly created payroll income tax (2017), car tax (2017) and over 560 fee increases (2017).

Taxpayer Association of Oregon
Urges No on 26-199

-- Follow our popular Oregon tax and political news website at OregonWatchdog.com --
updated daily for 17 years.

Words: 304

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Election: Primary 20____ General 20¹⁸ Special _____

Original Statement Amended Statement Measure # 26 - 199

Argument in Favor Argument in Opposition Order # A-3

"This information furnished by" (as it should appear in the Voters' Pamphlet):

Affordable Housing for Who?

Argument paid for or petition provided by:

Affordable Housing for Who? _____ E-Mail: andy@duyckmachine.com

Name of person or organization paying or submitting petition for argument

Phone: Cell: _____ Work: (503) 685-9400 Home: _____

Contact information for authorized changes:

Andy Duyck _____ E-Mail: andy@duyckmachine.com

Name of person authorized to make changes to Argument

Phone: Cell: _____ Work: (503) 685-9400 Home: _____

Filer checklist for Measure Argument for County Voters' Pamphlet (VP).

- Typewritten & signed Measure Argument form and Argument for County VP.
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- (If applicable) Endorsement Statement #: _____.
- Word Count (325 MAX).

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 TIM SCOTT
 DIRECTOR OF ELECTIONS

By signing this document, I (we) hereby state I (we) am (are) responsible for the content of this argument. ORS 251.415

Organization name person(s) is(are) authorized to represent, if applicable: Affordable Housing for Who?

Andy Duyck	Signature redacted	09/10/18
Printed name of person furnishing argument	Signature of person furnishing argument	Date
_____	_____	_____
Printed name of person furnishing argument	Signature of person furnishing argument	Date
_____	_____	_____
Printed name of person furnishing argument	Signature of person furnishing argument	Date
_____	_____	_____

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For Office Use only:

County: MULT

Cash-receipt #: _____

Check #: 133
Amount \$ 400

Required info? Yes No

Signed? Yes No

Endorsements? Yes # _____ No

Intake Staff initials: _____

Word count (325 max): 324

Providing digital copy? Yes No

Received digital copy? Yes No

Review Staff initials: TC

Measure 26-199 is the wrong solution to a very real problem!

Like many Oregonians, we are concerned about the exponentially growing costs of housing in the Portland area. Buyers and renters alike are struggling every day to find housing that both fits the needs of their family and is manageable for their household budget. Our government ought to step forward and lend a helping hand to those most in need. However, **Measure 26-199 is the wrong solution**, and may even worsen our housing problems.

Measure 26-199 asks voters to increase their property taxes by \$652.8 million to allow Metro, our regional government tasked with overseeing land management, to step into the business of housing. With these funds, Metro says it will build new homes and renovate existing homes, but has done very little planning for its specific use of these funds. In fact, Metro's own documents say the money can be repurposed for "childcare services, healthcare services, greenspace, grocery, coffee shop, onsite utility and building facilities, and other commercial, office and retail uses."

The need for more and affordable units is undeniable. The problem with this proposal is not that our leaders are focusing on the wrong problem, it is that they have the wrong solution. **It simply does not make any sense to raise taxes on housing to make housing more affordable.** Whether you are a renter or a homeowner, you will see your housing costs increase while receiving no additional service in exchange.

Rather than increasing our property taxes by \$652.8 million, Metro should spend time addressing the barriers to affordable housing, such as increasing the supply of land for new homes, leveraging public resources to incentivize the development of affordable units and developing housing policies that prioritize affordability. All of these ideas fit in Metro's existing mission without any new taxes.

Affordable Housing for WHO? is a group of elected officials, businesses and community members concerned about the Metro housing bond.