

**Testimony of Rick Harris**  
**PA-T3-2021-00003**  
**September 14, 2021**

**Oregon’s Land Use Goal 10: Housing begins with:**

“An adequate housing supply is a fundamental building block of a healthy community. Likewise, provision of housing for a community is one of the primary elements in a comprehensive plan for cities in Oregon.”

According to State Economists, State Legislators, housing consumers and real estate professionals, Oregon has an acute housing shortage—we are 200,000 homes under the projected need statewide.

According to Southern Oregon Multiple Listing Service, Ashland has less than 35% of its historic inventory of available homes for purchase in all price ranges, and even less in more moderate (for Ashland) price ranges.

Real Estate represents over 22.2% of Oregon’s GDP in 2020, it provides good paying jobs, and each new home represents an added economic benefit of \$132,000.

The immediate need for Ashland to provide increased housing inventory, together with the added economic benefits to the community, as anticipated in Oregon Land Use Planning Goal 10, are major reasons why this development should be approved.

**Sources:**

Southern Oregon Multiple Listing Service  
Bureau of Economic Analysis  
U.S. Census  
National Association of Home Builders  
Macroeconomic Advisors  
National Association of REALTORS®