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February 5, 2024

House Committee on Housing and Homelessness

RE: Support for HB 4134

Dear Chair Dexter, Vice-Chair Breese-Iverson, Vice-Chair Gamba, and Committee Members:

I am writing to express my support for House Bill 4134.

This bill aims to address the housing shortage in rural Oregon communities by providing grants to cities for **shovel-ready infrastructure projects** that support the development of **workforce housing**.

Miller Springs in Burns, OR is one of the projects identified for funding in this bill. Miller Springs is **100% construction-ready**. We have finalized our construction drawings and design plans, which are engineered and prepared to go out for bid upon approval of this funding.

We have **raised \$3.65 million in funding** for this project (55% of the project cost). Upon approval of HB4134, we will be 100% funded.

Our schedule and engineer's cost estimate, which shows our anticipated construction dates and budget, is enclosed. **With your support for House Bill 4134, we can begin work this spring and complete our public improvements by the end of October.**

Miller Springs will create **161 new homes** for workers **at or below 130% AMI**.

The value of the new improvements is estimated to create **\$3,172,730 in new tax receipts** for the City of Burns over the next 20 years, in addition to the new jobs created from the construction of the public improvements.

Thank you for your support for HB 4134.

Respectfully submitted this 5th day of February 2024.

Darin Henry

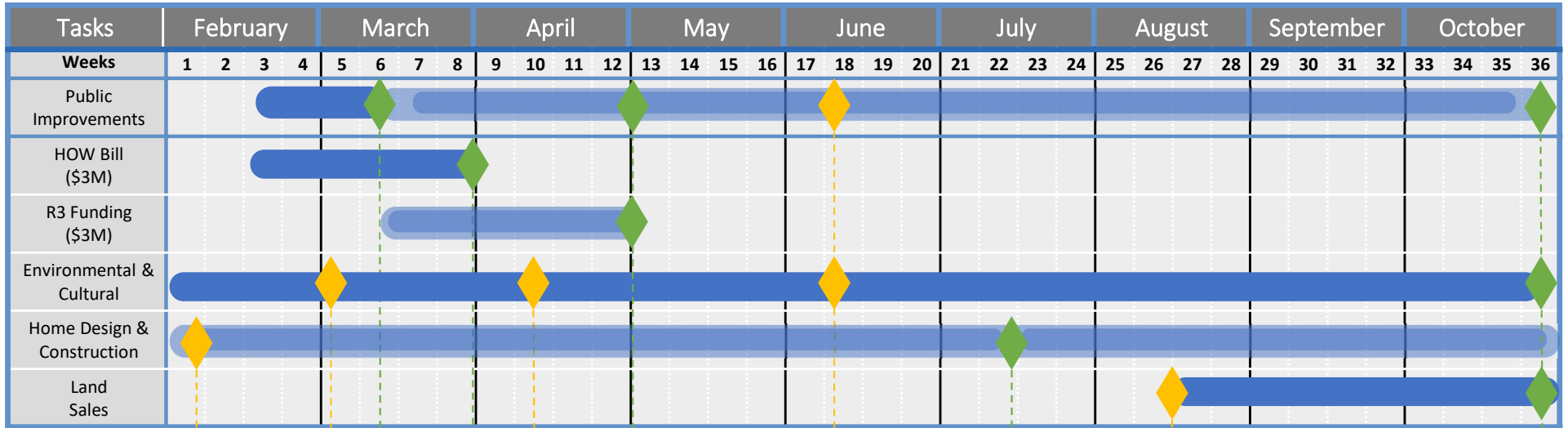
[Darin Henry \(Feb 5, 2024 15:36 PST\)](#)

Darin Henry
Manager/Owner, Miller Springs

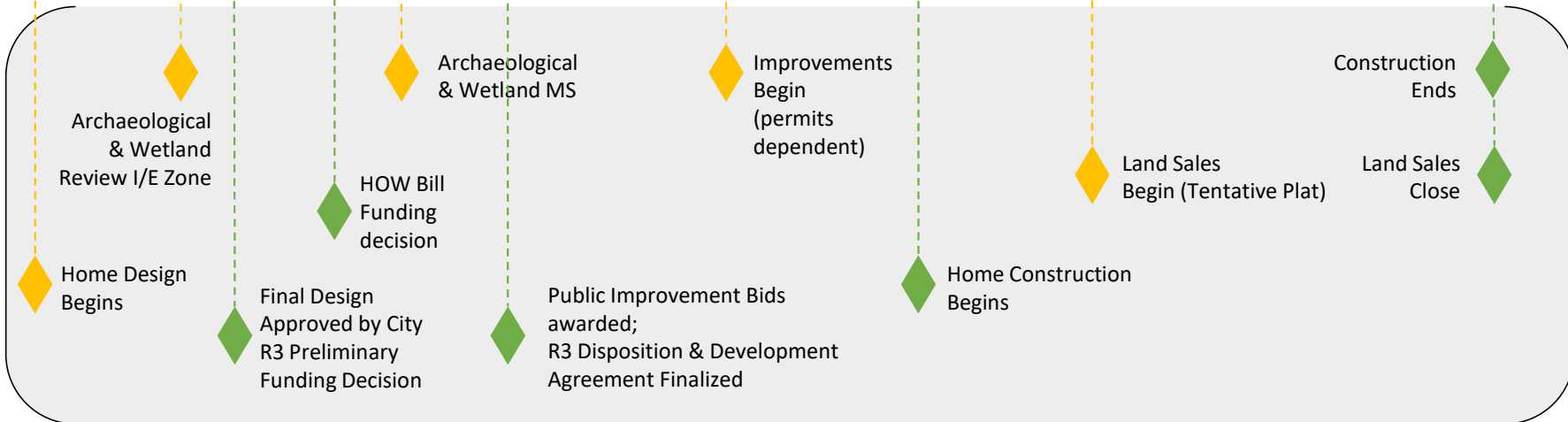
Enclosure(s)

Miller Springs – Plan of Action & Milestones

Phase 1A/B – Final Design & Construction



Phase 1 Milestones



Property Details	
Number of Units	161
Number of Lots	31
Gross SF	1,089,000
Average Unit Size	0
Net Acres	25.00
Units Per Acre	6.44
Street Address	Miller Springs
City/State/Zip	Burns, Oregon

Sources (Construction Financing)		
HOW Grant	\$3,000,000	45%
R3 Grant	\$3,220,000	48%
Owner's Contribution	\$438,469	7%
New Debt or Land Sales (TBD)	\$0	0%
Total	\$6,658,469	100%

Cost Details (Pre-Incentives)	
Total Project Costs	\$6,658,469
Total Project Costs/Acre	\$266,339
Total Project Cost/SF	\$6.11

Uses (Construction Costs)	Phase 1A	Phase 1B
General & Planning (Site Design)	\$376,361	\$148,116
Streets	\$1,379,135	\$1,646,884
Water	\$784,600	\$0
Sanitary Sewer	\$529,005	\$0
Misc. Utilities	\$218,700	\$0
Construction Contingency	\$328,780	\$179,500
Prelim. Engineering & Const. Oversight	\$328,780	\$179,500
Misc. Reports	\$115,073	\$62,825
TOPO, ROW, Staking	\$164,390	\$89,750
Legal & Administration	\$82,195	\$44,875
Total	\$4,307,019	\$2,351,450

Post-Construction Assessed Value	
Change in Assessed Value	\$1,705,498
Assessed Value Per Lot	\$55,016

URA Rebate Rate	
Rebate Percentage	7.0%

Change Property Ratio	
CPR Applied to Construction Cost	0.550

Urban Renewal Contribution	
TIF Rebate Per Lot	\$3,851
Infrastructure Rebate	\$119,385
Total URA Contribution	\$119,385

R3 Contribution	
Contribution Per Unit	\$20,000
Total R3 Contribution	\$3,220,000

Total Public Contribution	
Total Contribution Per Unit	\$20,742
Total Contribution	\$3,339,385

Pre-Investment Property Tax Receipts	
County General Fund	\$94
City of Burns	\$97
Parks and Rec	\$9
Health District	\$40
Harney ESD	\$19
School District 3	\$102
Total (All Government)	\$361

Post-Investment Property Tax Receipts	
County General Fund	\$14,282
City of Burns	\$14,718
Parks and Rec	\$1,314
Health District	\$6,128
Harney ESD	\$2,846
School District 3	\$15,439
Total (All Government)	\$54,728

Residential Phase 1A/B	Lots	Avg. Lot Price	Est. Land Sales	Dwelling Units
Small Entry	14	\$42,300	\$592,200	14
Cottage Cluster	14	\$108,222	\$1,515,106	55
Apartment	2	\$496,800	\$993,600	92
Total	30	\$103,364	\$3,100,906	161

Total Commercial	Lots	Avg. Lot Price	Est. Land Sales	Dwelling Units
Business Park	1	\$1,391,302	\$1,391,302	0
Total	1	\$1,391,302	\$1,391,302	0

Change in Tax Receipts	
URA Tax Multiple	151.44x

Excess Urban Renewal (20 Year)	
TIF to Urban Renewal Agency	\$708,842
Year One Tax Receipts	\$30,301
URA Breakeven Year	4

Return Metrics (Post-Incentives)	
Net Revenue (Apartments Only)	\$555,131
Equity Multiple (Apartments Only)	1.27x

Engineer's Estimate Rough Cost
Phase 1a Miller Springs Subdivision
01/04/2024

Description of Improvements: Phase 1a of Miller Springs Subdivisions. This includes earthwork and grading, conduit for utilities, sanitary sewer, water, storm main lines, and rocking the roads.

Description	QUAN.	UNIT	UNIT PRICE	TOTAL PRICE
General				
Mobilization (7.5%)	1	LS	\$ 211,360.50	\$ 211,360.50
Temp Traffic Control	1	LS	\$ 15,000.00	\$ 15,000.00
Erosion, Sediment & Pollution Control	1	LS	\$ 100,000.00	\$ 100,000.00
Clearing/Striping	1	LS	\$ 50,000.00	\$ 50,000.00
Street Grading and Base Rock				
Miller Springs Parkway				
Grading- Cut/Fill	3500	CY	\$ 40.00	\$ 140,000.00
1.5"-0" Base Rock	2100	Ton	\$ 50.00	\$ 105,000.00
8" Storm Line	110	LF	\$ 85.00	\$ 9,350.00
12" Storm Line	600	LF	\$ 85.00	\$ 51,000.00
Storm Manhole	2	EA	\$ 4,500.00	\$ 9,000.00
36" Culvert	90	LF	\$ 200.00	\$ 18,000.00
'B' Street				
Grading- Cut/Fill	3500	CY	\$ 40.00	\$ 140,000.00
1.5"-0" Base Rock	1650	Ton	\$ 50.00	\$ 82,500.00
8" Storm Line	140	LF	\$ 85.00	\$ 11,900.00
12" Storm Line	910	LF	\$ 85.00	\$ 77,350.00
Storm Manhole	6	EA	\$ 4,500.00	\$ 27,000.00
Alley				
Grading- Cut/Fill	350	CY	\$ 40.00	\$ 14,000.00
1.5"-0" Base Rock	950	Ton	\$ 50.00	\$ 47,500.00
8" Storm Line	350	LF	\$ 85.00	\$ 29,750.00
12" Storm Line	640	LF	\$ 85.00	\$ 54,400.00
Storm Manhole	4	EA	\$ 4,500.00	\$ 18,000.00
'A' Street				
Grading- Cut/Fill	3000	CY	\$ 40.00	\$ 120,000.00
1.5"-0" Base Rock	1700	Ton	\$ 50.00	\$ 85,000.00
8" Storm Line	181	LF	\$ 85.00	\$ 15,385.00
12" Storm Line	1050	LF	\$ 85.00	\$ 89,250.00
Storm Manhole	7	EA	\$ 4,500.00	\$ 31,500.00
Washington Street				
Grading- Cut/Fill	2200	CY	\$ 40.00	\$ 88,000.00
1.5"-0" Base Rock	1400	Ton	\$ 50.00	\$ 70,000.00
8" Storm Line	250	LF	\$ 85.00	\$ 21,250.00
36" Culvert	120	LF	\$ 200.00	\$ 24,000.00
Street Subtotal				\$ 1,379,135.00
Water				
Miller Springs Parkway				
8" C-900	1765	LF	\$ 105.00	\$ 185,325.00
6" D.I.	60	LF	\$ 115.00	\$ 6,900.00
8" Bend	2	EA.	\$ 1,500.00	\$ 3,000.00
8" Tee	2	EA.	\$ 1,500.00	\$ 3,000.00
8" Gate Valves	5	EA.	\$ 2,500.00	\$ 12,500.00
Temp Dead End	2	EA.	\$ 1,500.00	\$ 3,000.00
'B' Street				
8" C-900	1700	LF	\$ 105.00	\$ 178,500.00
6" D.I.	60	LF	\$ 115.00	\$ 6,900.00
8" Bend	2	EA.	\$ 1,500.00	\$ 3,000.00
8" Cross	2	EA.	\$ 1,500.00	\$ 3,000.00
8" x 6" Tees	4	EA.	\$ 1,500.00	\$ 6,000.00
8" Gate Valves	5	EA.	\$ 2,500.00	\$ 12,500.00
6" Gate Valves	4	EA.	\$ 2,250.00	\$ 9,000.00
Fire Hydrant	4	EA.	\$ 5,500.00	\$ 22,000.00
Temp Dead End	2	EA.	\$ 1,500.00	\$ 3,000.00
1" Meter and Service	14	EA.	\$ 750.00	\$ 10,500.00

2" Service	7	EA.	\$ 800.00	\$ 5,600.00
'A' Street				
8" C-900	1830	LF	\$ 105.00	\$ 192,150.00
6" D.I.	45	LF	\$ 115.00	\$ 5,175.00
8" Bend	2	EA.	\$ 1,500.00	\$ 3,000.00
8" Cross	1	EA.	\$ 1,500.00	\$ 1,500.00
8" x 6" Tees	2	EA.	\$ 1,500.00	\$ 3,000.00
8" x 4" Tees	4	EA.	\$ 500.00	\$ 2,000.00
8" Gate Valves	5	EA.	\$ 2,500.00	\$ 12,500.00
6" Gate Valves	3	EA.	\$ 2,250.00	\$ 6,750.00
Fire Hydrant	3	EA.	\$ 5,500.00	\$ 16,500.00
Temp Dead End	2	EA.	\$ 1,500.00	\$ 3,000.00
2" Service	7	EA.	\$ 1,500.00	\$ 10,500.00
4" Gate Valve	4	EA.	\$ 2,000.00	\$ 8,000.00
4" Water Service	2	EA.	\$ 2,500.00	\$ 5,000.00
4" Fire Line Service	2	EA.	\$ 2,500.00	\$ 5,000.00
Washington Street				
8" C-900	260	LF	\$ 105.00	\$ 27,300.00
8" Bend	1	EA.	\$ 1,500.00	\$ 1,500.00
8" Tee	1	EA.	\$ 1,500.00	\$ 1,500.00
8" Gate Valves	2	EA.	\$ 2,500.00	\$ 5,000.00
Temp Dead End	1	EA.	\$ 1,500.00	\$ 1,500.00
Water Subtotal				\$ 784,600.00
Sanitary Sewer				
Line 'A'				
8" 3034 PVC	1150	LF	\$ 85.00	\$ 97,750.00
48" Manhole	5	EA	\$ 7,000.00	\$ 35,000.00
6" Sewer Service	170	EA	\$ 65.00	\$ 11,050.00
4" Sewer Service	560	EA	\$ 60.00	\$ 33,600.00
Line 'D'				
8" 3034 PVC	1345	LF	\$ 85.00	\$ 114,325.00
48" Manhole	3	EA	\$ 7,000.00	\$ 21,000.00
Line 'E'				
8" 3034 PVC	1760	LF	\$ 85.00	\$ 149,600.00
48" Manhole	7	EA	\$ 7,000.00	\$ 49,000.00
6" Sewer Service	272	EA	\$ 65.00	\$ 17,680.00
Sanitary Sewer Subtotal				\$ 529,005.00
Misc. Utilities (Power, Irrigation, Fiber-optics, Etc)				
Misc. Utilities (Power, Irrigation, Fiber-optics, etc) in Common Trench				
Utility Vaults	15	EA	\$ 3,000.00	\$ 45,000.00
Fiber Vaults	8	EA	\$ 1,500.00	\$ 12,000.00
3" Conduit	7700	LF	\$ 12.00	\$ 92,400.00
2" Conduit	7700	LF	\$ 9.00	\$ 69,300.00
Misc Utilities Subtotal				\$ 218,700.00
Construction Total				\$ 3,287,800.50

Construction Contingency (10%)	\$ 328,780.05
Prelim Engr, Design Engr, Bid Assistance, & Construction Oversight (10%)	\$ 328,780.05
Misc. Reports (Geo-tech, Environmental, Etc) (3.5%)	\$ 115,073.02
Topography Survey, ROW Survey, Construction Staking (5%)	\$ 164,390.03
Legal & Administration (2.5%)	\$ 82,195.01

Project Estimate Total	4,307,018.655
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**Engineer's Estimate Rough Cost
Phase 1B - Miller Springs Subdivision**

01/04/2024

Description of Improvements: Final construction items to finish roads and storm drainage for Phase 1 of Miller Springs. These Items include 3/4"-0" Paving, Curb, Sidewalk (Along identified Driveways and Open Space) and the remaining storm drainage system.

Description	QUAN.	UNIT	UNIT PRICE	TOTAL PRICE
General				
Mobilization (7.5%)	1	LS	\$ 118,116.30	\$ 118,116.30
Temp Traffic Control	1	LS	\$ 10,000.00	\$ 10,000.00
Erosion, Sediment & Pollution Control	1	LS	\$ 20,000.00	\$ 20,000.00
Streets Paving and Sidewalk				
Miller Springs Parkway				
HMAC	700	Ton	\$ 150.00	\$ 105,000.00
Sawcut	100	LF	\$ 6.00	\$ 600.00
3/4"-0" Base Rock / Shoulder Rock	900	Ton	\$ 55.00	\$ 49,500.00
Standard Curb	3543	LF	\$ 38.00	\$ 134,634.00
4" Sidewalk	7350	LF	\$ 11.00	\$ 80,850.00
Trail HMAC	260	LF	\$ 150.00	\$ 39,000.00
Ditch Inlet	2	EA	\$ 4,500.00	\$ 9,000.00
Catch Basin	4	EA	\$ 9,000.00	\$ 36,000.00
'B' Street				
HMAC	955	Ton	\$ 150.00	\$ 143,250.00
3/4"-0" Base Rock / Shoulder Rock	900	Ton	\$ 55.00	\$ 49,500.00
Standard Curb	1300	LF	\$ 38.00	\$ 49,400.00
4" Sidewalk	7350	LF	\$ 11.00	\$ 80,850.00
Catch Basin	8	EA	\$ 9,000.00	\$ 72,000.00
Alley				
HMAC	485	CY	\$ 150.00	\$ 72,750.00
3/4"-0" Base Rock	500	Ton	\$ 38.00	\$ 19,000.00
Catch Basin	4	EA	\$ 9,000.00	\$ 36,000.00
'A' Street				
HMAC	985	Ton	\$ 150.00	\$ 147,750.00
3/4"-0" Base Rock / Shoulder Rock	850	Ton	\$ 55.00	\$ 46,750.00
Standard Curb	2850	LF	\$ 38.00	\$ 108,300.00
Catch Basin	8	EA	\$ 9,000.00	\$ 72,000.00
Washington Street				
HMAC	595	Ton	\$ 150.00	\$ 89,250.00
3/4"-0" Base Rock / Shoulder Rock	700	Ton	\$ 55.00	\$ 38,500.00
Standard Curb	2500	LF	\$ 38.00	\$ 95,000.00
Catch Basin	8	EA	\$ 9,000.00	\$ 72,000.00
Street Subtotal				\$ 1,646,884.00
Construction Total				\$ 1,795,000.30

Construction Contingency (10%)	\$ 179,500.03
Prelim Engr, Design Engr, Bid Assistance, & Construction Oversight (10%)	\$ 179,500.03
Misc. Reports (Geo-tech, Environmental, Etc) (3.5%)	\$ 62,825.01
Topography Survey, ROW Survey, Construction Staking (5%)	\$ 89,750.02
Legal & Administration (2.5%)	\$ 44,875.01

Project Estimate Total	\$ 2,351,450.39
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Letter of Support - HB4134 - Miller Springs

Final Audit Report

2024-02-05

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