

Submitter: Steven Iversen

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure: HB4134

To: House Committee on Housing; Chair Rep Maxine Dexter, Vice-Chair Vicki Breese-Iverson, Vice-Chair Mark Gamba

Re: House Bill 4134 Housing Oregon's Workforce

Chair Dexter and Vice-Chairs Breese-Iverson and Gamba,

I am a member of the Affordable Housing Committee in McMinnville, and am writing in support of House Bill 4134 as a means of expediting the building of affordable housing in cities like mine. We have made some progress in setting the stage for affordable housing construction here, such as zoning changes and a construction excise tax, but until now have not had anything significant begin in McMinnville except for one OHA-supported multi-family project. A big stumbling-block has been the lack of developer incentives, and HB 4134 is the perfect vehicle for making an immediate positive impact. We have a willing developer, standing by to set aside 30% of the lots in a 290-lot development for workforce housing for households making less than 130% of the AMI in our county, with the possibility that the number of lots might increase significantly. One big hurdle that remains to be overcome is the cost of supplying infrastructure, primarily water service, to this new area. As you can see, this meets the definition of a shovel-ready project in an ideal private/public partnership, and funding from HB 4134 would be a great way to subsidize infrastructure costs to allow the developer to proceed.

Thank you for your consideration, and I hope you agree that HB 4134 is a worthwhile investment in workforce housing.

Steve Iversen, McMinnville