

House Bill 4134: Housing Oregon's Workforce

Chief Sponsors

Representatives Elmer & Gomberg

Regular Sponsors

- Representatives Boice, Conrad, Cramer, Gamba, Hartman, Neron, Owens, Smith G
- Senators Boquist, Knopp, Meek, Patterson, and Smith DB



The Problem

- Housing shortage: Oregon ranks 47th nationally for housing production
- Lack of infrastructure dollars (rural cities)
- Housing affordability limit excludes large portion of Oregon's workforce



The Solution: Housing Oregon's Workforce



SITE-SPECIFIC INFRASTRUCTURE DOLLARS
FOR SHOVEL-READY PROJECTS



PROJECTS ARE A DIRECT CORRELATION TO
HOUSING PRODUCTION

Shovel-Ready Model



Small and rural

City is under 50,000 residents



Efficiency of land use considered

Development is within current UGB, with some degree of permitting complete



Shovel ready

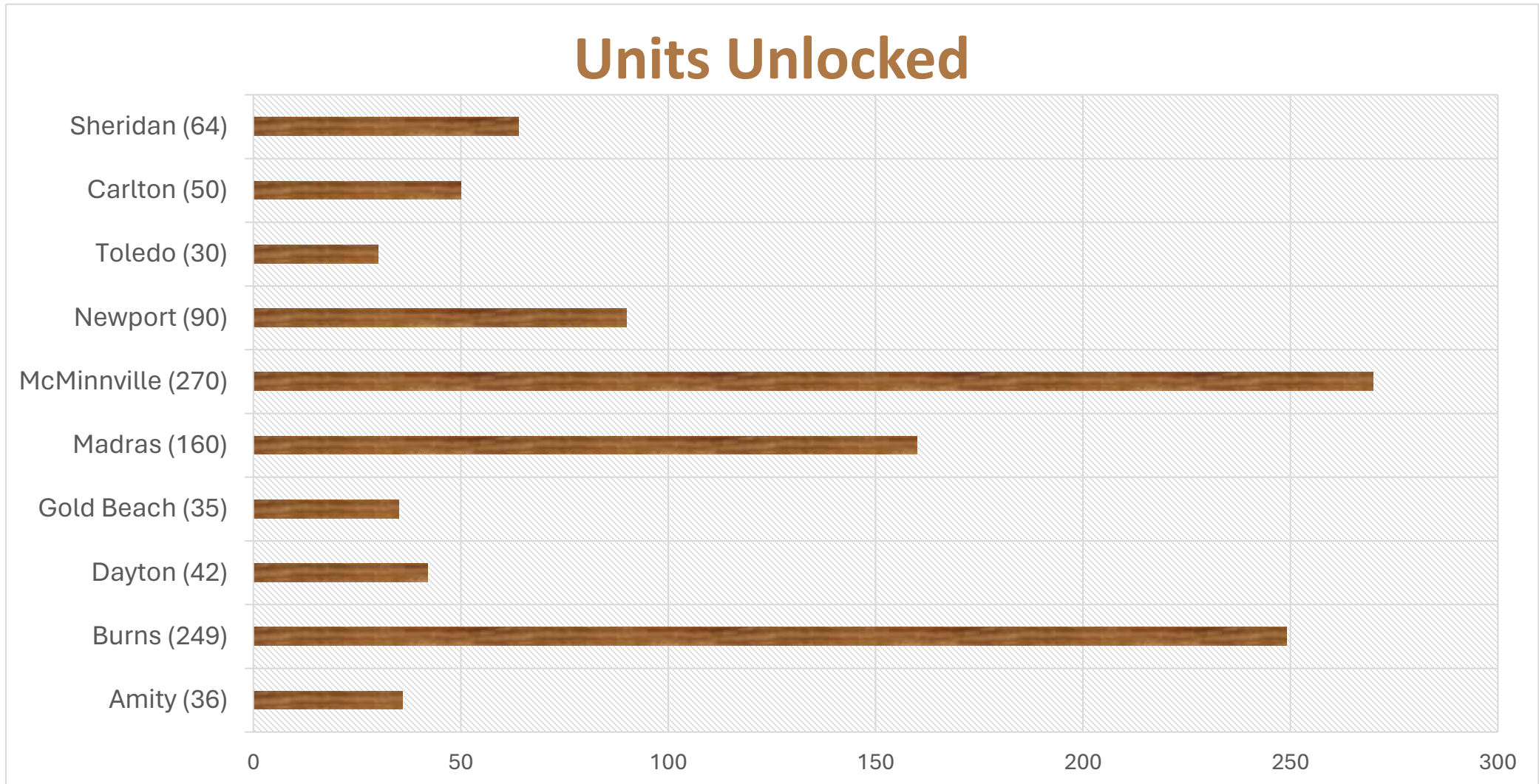
Project can be completed within 24 months, housing can be completed within 60 months



Public-private partnership

Local developers can make 30% of the housing at 130% AMI > pencils

Projected New Housing Unit Availability



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Projected Costs + Benefits



1,026 units of new housing



\$24,879,000 total one-time investment in diverse needs



**\$24,248.53 of infrastructure
per door**

Street improvements

Sewer system expansion

Utility lines



HOW this model differs

- City staffing in small cities is limited, programming can be a challenge for them to compete with
- **Direct allocations** to meet this urgent need, with no extra program to be set up
- **Affordability** is targeted at our teachers, firefighters, and nurses
- This is a **public-private partnership**, investing state dollars efficiently and effectively for the good of our communities

**The policy itself:
guaranteed affordability
combined with direct
funding**

-1 Amendment

- Changes totals to **\$24,250,000 + 1,076 units**. Or \$22,537 per door.
- Removes the City of Dayton (\$3,729,000 + 42 units)
- Adds the City of Dallas (\$750,000 + 45 units)
- Adds the City of Cave Junction (\$2,350,000 + 47 units)

Questions?

