

Submitter: Beth Caster

On Behalf Of:

Committee: House Committee On Housing and Homelessness

Measure: HB4134

Testimony in support of HB 4134

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To: Chair Dexter and Vice-Chair Breese-Iverson,

My name is Beth Caster. I live and work in McMinnville Oregon. I have been a licensed REALTOR in Oregon since 2000. I currently hold the license status of Principal Broker. I remain involved with my city planning process as well as my state business association.

Thank you for this opportunity to voice my support.

As a REALTOR, I witness every single day the fact that our community is in a housing shortage crisis. I do not use the word crisis lightly. It is a stumbling block for companies to bring workers. These workers will often need to live in Salem or Beaverton areas and commute to their new job.

This applies across the board to not only properties for sale but also to rentals. This ongoing crisis contributes to driving the prices of rents and properties up, often out of reach for teachers, firefighters, medical personnel and tech workers.

In order for our community to continue to grow new jobs, the means to provide middle housing is imperative.

HB4134 provides a vehicle for an already approved subdivision to move forward with infrastructure needed for water development. The already approved subdivision does not encroach on any farm or timber land or require any reassignment of current city zoning.

The provision that 30 % of the units must be placed at the workforce affordability is critical. The incentive for developer and builders to create these critical units ensures that the creative solution of many types ( I.e. townhouses, cottage clusters, duplexes or triplexes) will meet not only the current needs but also those for the foreseeable future. It also provides the opportunity to create homes for sale for those with sufficient income.

This shovel-ready subdivision currently has 290 lots. The provision for a greater density with the above mentioned options may makes it a higher number of livable, affordable units in play.

The need for this legislation is urgent and critical to help our community of McMinnville resolve our housing crisis.

