

**OUR COASTAL VILLAGE, INC.**

P.O. Box 108  
YACHATS, OR 97498-0108

March 17, 2025

Re SB 439 (436)

Chair Pham, Vice-Chair Anderson, Members of the Committee.

My name is Layne Morrill. I am the president of Our Coastal Village, Inc., a 501(c)(3) organization formed in 2009 to develop affordable housing on the central Oregon coast. I am also a semi-retired tax and business attorney.

We were pleased when the Legislature enacted the CARES program to facilitate the colocation of childcare facilities with affordable housing. The Legislatively commissioned study published in February 2022 identified the prevailing wage statutes as a significant obstacle to the colocation of these vital functions. Commercial construction using public funds is clearly subject to the prevailing wage laws, but affordable housing is clearly exempt. The problem is that BOLI has refused to exercise its discretion to separate the childcare structure as a "project" distinct from the affordable housing structures, notwithstanding the commercial use of educating children in one facility and the residential housing use in the other facility.

That position has no policy support. By law, affordable housing is exempt, and childcare is not exempt. But treating the affordable housing as non-exempt because of a co-located childcare facility is nothing more than a bureaucratic "gotcha."

SB 439 (436) wisely retains the prevailing wage for childcare facilities and the exemption for affordable housing. It prudently prevents BOLI from making exempt affordable housing subject to the prevailing wage by bureaucratic fiat due to the colocation of an early learning center.

We urge the Committee to advance this common sense and equitable legislation to fix a bureaucratically created barrier to the co-location of affordable housing and childcare.

Sincerely,

**OUR COASTAL VILLAGE, INC.**

By



K. Layne Morrill, President