

Submitter: Ian McGrady-Beach
On Behalf Of:
Committee: Joint Committee On Ways and Means
Measure, Appointment or Topic: HB5006
Ways and Means Roadshow
Saturday, March 22, 10-12 pm

TESTIMONY – Ian McGrady-Beach

Good Morning, my name is Ian McGrady-Beach and I am the Vice President of Land Acquisitions and Development for LGI Homes here in the Portland market. I'm here today to talk specifically about the importance of continuing to invest in the infrastructure that serves all types of housing.

I am far from a policy expert, but I am extremely excited about Senate Bill 1537, and the \$500 Million dollars that have been unlocked to help build core infrastructure like water, sewer, and transportation, to support growing areas of development.

Multifamily housing is critical in helping shelter our local residents in the short term, but long-term, many of those renters have aspirations of realizing the still American dream of home ownership. Ownership changes lives and adds stability and financial freedom in challenging times.

Because of Oregon's regional topography, environmental constraints, and urban growth boundaries, we need to continue building towards areas not currently served by necessary infrastructure. As Gresham City Councilor Gladfelter and Oregon City Mayor McGriff mentioned, Oregon has an incredible potential to add thousands of housing units. Some could be added in urban areas, like Civic Center, but additional housing could be added in areas such as Pleasant Valley and other unincorporated areas in suburban districts.

The combination of inflation in development and homebuilding costs, increased financing rates, as well as tight local budgets, have made it extremely difficult to bring more homes online in a financially feasible way. And that's before taking on the additional financial burden of extending off-site services for miles. With state funding assistance, critical development investments can be made, and previously underserved areas can flourish.

In closing, I want to again thank you for your attention on this matter of critical importance, and to ask that you please be mindful of the need for infrastructure assistance at the local level to help solve this problem.