



April 4, 2025

Dear Co-Chair Lieber, Co-Chair Sanchez, and distinguished members of the Ways & Means Committee, COBA and its 811 members are pleased to write in support of House Bill 5006. In particular, I would like to share the need for funding for infrastructure to support the City of Bend in meeting the state's housing goals.

The City of Bend has proactively capitalized on opportunities provided by the Legislature, including SB 1537, HB 4079, and HB 3318, and approved more than 7,000 homes in Southeast Bend. Unfortunately, over 5,800 of these approved homes remain "land-locked" – construction is unable to proceed due to a lack of funding for water, sewer, and transportation infrastructure. 1,000 of these homes are deed-restricted affordable to our workforce, which makes this support all the more vital. This situation is unique in the state, and we have an opportunity to greatly advance the numbers needed to achieve Governor Kotek's housing goals, but the lack of funding for infrastructure is a major barrier that threatens to slow the progress of these neighborhoods for years, and potentially more than a decade.

We know that the innovative strategies put forward by the Legislature are the right ones – now we must bring these homes to fruition. These market rate and affordable homes are planned in the kinds of neighborhoods that the state and the City of Bend have so carefully worked to cultivate: complete communities with a variety of housing types, and walkable and bikeable streets with close proximity to parks, schools, and commercial amenities – all as part of strategies to create inclusive neighborhoods that help reduce vehicle miles traveled.

If we can build the housing that has already been approved in Southeast Bend, we will eliminate the City of Bend's existing housing deficit, support the city's workforce, and ensure deed-restricted housing for those earning 80 percent AMI or below, as well as dedicated housing for school district employees.

Developers and builders are ready to do their part to make these homes a reality – we are hopeful that in partnership with the state and the City of Bend, we can find solutions to get the infrastructure to make these communities a reality now – not decades from now.

Sincerely,

Morgan Greenwood
Vice-President, Government Affairs