

Submitter: Miguel Hernandez

On Behalf Of:

Committee: Senate Committee On Labor and Business

Measure, Appointment or Topic: SB1566

My name is Miguel, and I work at the intersection of housing, nonprofit services, and small-scale real estate development here in Oregon.

From the ground level, prevailing wage requirements often make affordable and supportive housing projects far more expensive than they need to be. For smaller operators and nonprofits, those added costs can be the difference between a project moving forward or dying on the table altogether. The intent behind prevailing wage makes sense, but in practice, it limits how many housing units we can actually deliver with the limited public dollars available.

SB 1566 helps address that gap. By providing flexibility around prevailing wage for certain housing projects, this bill makes it more realistic for smaller, mission-driven groups to participate in solving the housing crisis—not just large developers with deep pockets and compliance teams.

If our goal is to build more housing, faster, and stretch public funds as far as possible, SB 1566 is a practical step in the right direction. I strongly support its passage.

Thank you for your time and consideration.