



Board of County Commissioners

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Philip G. Henderson
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February 8, 2019

Representative Alissa Keny-Guyer, Chair
House Committee on Human Services and Housing
900 Court St. NE, H-272
Salem, OR 97301

Dear Chair Keny-Guyer:

The Deschutes County Board of Commissioners wishes to express support for House Bill 2336, which removes the population requirement for the affordable housing pilot program enacted by House Bill 4079 in 2016 if no qualifying nomination was received by the deadline for a city with a population of under 25,000.

House Bill 4079 was authorized by the State Legislature as a means to increase the land supply for and encourage development of affordable housing projects. Within Deschutes County, the need for affordable housing is great. In recent years, housing prices have increased more than 52% while wages have only grown by an average of 2% to 3% per year. To help meet this challenge, both the City of Bend and the City of Redmond submitted applications for suitable projects in the first year the pilot program was initiated. While the City of Bend's project was selected at that time, our hope is that passage of HB 2336 will give the City of Redmond's project another opportunity for consideration.

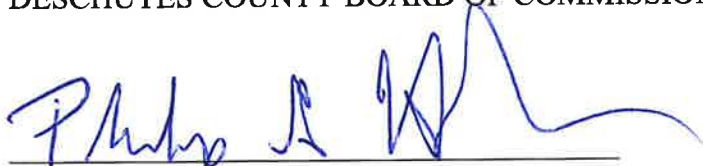
The cost of residential land in Redmond ranges from \$40,000 to \$100,000 per acre and the average sales price of a single family home in Redmond is currently approximately \$289,000. The average annual wage in Redmond is approximately \$40,000, significantly lower than the average median income of \$69,900 for a family of four, and the poverty level is approximately 30 percent. For many of these families, the cost of a home is simply out of reach.

The Skyline Village project, as conceived by the City of Redmond will go a long way toward addressing this problem by adding 450 new homes with half targeted for those with incomes of 80% of the Area Median Income (AMI) or less. Deschutes County is proud to be a strategic partner in this project and has committed to providing a 40-acre parcel on which to construct the homes, along with amenities that include parks and trails, recreation, civic spaces, public art, and commercial and business uses. The project represents a sound investment in the pilot program as it exceeds the established minimum objectives by providing both affordable and market rate housing in a mixed-income, mixed-use setting.

Thank you for considering Deschutes County's position on HB 2336. If you have any questions or would like additional information, please contact the County's Property Manager James Lewis by phone at 541-385-1414 or by email at James.Lewis@deschutes.org.

Sincerely,

DESCHUTES COUNTY BOARD OF COMMISSIONERS



Philip G. Henderson, Chair



Patti Adair, Vice Chair



Anthony DeBone, Commissioner

cc: Deschutes County Board of Commissioners
Members of the House Committee on Human Services and Housing
Sen. Cliff Bentz
Sen. Tim Knopp
Sen. Dennis Linthicum
Rep. Daniel Bonham
Rep. Cheri Helt
Rep. Mike McLane
Rep. Jack Zika