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On Behalf Of: wallowa county
Committee: Joint Committee On Ways and Means
Measure: SB5506

CO chairs Steiner and Sanchez thank you for bringing The ways and means road show to Eastern Oregon and the chance testify today.

Most people in Oregon know we are having a housing and homeless crisis. But what most people don't know is that 7 rural counties have been given the designation Recreation counties by the US department of Housing and Urban development. These counties are suffering a lack of work force housing due to their tourism and recreation base economies.

This designation in the results of analyzing employment rates, tourism based earning and the percentage of vacant homes (the definition of vacant home isn't what you would expected it is homes not occupied full time vacation rental and second home would be examples) . In these communities the average wages for hospitality job is the lowest in the state. Most of the people that work in the in the industry are rent burdened.

The work force housing shortage is exasperated by the conversion of what were formally work force homes to vacation rentals and second home. Another side effect of this is that the rental market has dried up and the average sales price of a home has increased in Wallowa county to \$430,000 an 18% increase compared to our neighbor Union county with an average sales price of \$302,000 and a decrease in value of -3.3%. In talking with commissioner around the state most of them agree we need more residential land to help satisfy the needs for affordable housing Oregon has ignored goal ten of our land use plan. DLCD recently did a survey of Enterprise and said you have adequate potential for additional housing try using in fill. With an average listing of 5 properties per month it is evident that we don't have an abundance of lots or homes for sale or a large number of people willing to sell, after all it the most beautiful county in the state why would anyone want to sell. The lack of housing carries over to the health care industry, schools. USFS, local industry, state forestry and others. The lack of the ability to recruit due to a lack of housing is stretching the counties' ability to provide emergency services and impeding the work we are doing in the economic development sector. But we have a plan with the passage of house bill hb3317 the county could fund a community land trust that would provide lots for your moderate-income workforce, provide training and designate an additional 50 acres of residential land in the county.

To your credit and the governors, you have made some great strides in solving homelessness and housing problems in this session. Too often the bills the really help urban Oregon don't fit rural Oregon. The passage of hb 3317 would put local rural people in control of their housing or economic development projects. . When Bobby levy and I worked on the bill we had the intent of the bill being a pilot project in an attempt to share what was learned with the other six recreation counties our LC

left those word out and left in that we were to report back to the legislature in the future.

REP Ed Deihl said I like the idea of a county taking on this work not all areas have the same needs.

Senator Dick Anderson when asked about hb2001 said it might not solve all the problems

I am hoping that additional bills will be allowed to make their way to the (Senate) floor and receive your support.”

Rep Kurt Boice said this bill is what Curry County needs to solve its work force housing problem

Gov Tina KOTECK said we need to make some bold moves to solve our housing crisis. Passing hb3317 would be a bold move by this committee.

Thank you for your time and your dedication to the state of Oregon