



CITY of REEDSPORT

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To: House Committee on Housing and Homelessness

From: City of Reedsport

RE: Support for HB 3031-1

Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, and Members of the Committee,

The City of Reedsport recently hired a consultant to complete a buildable land inventory and housing needs analysis. What this study revealed is that while Reedsport's population is slowly growing it is also shrinking at the same time. According to the last census approximately 12% of our homes are now 2nd homes lending to a lower percentage of occupancy. I suspect that that number is now higher due to the selling war that happened around October of 2022 when homes flew off the market as fast as they came on, often for cash sales. This has resulted in an extreme shortage of rental homes and also driven up the cost of homes. We recently hired a Community Development Director from Redmond. Their family of four are living in a RV in a local park due to the lack of homes available.

It also revealed that while it may appear that we have an inventory of buildable lands, the fact is that due to wetlands, steep slopes and liquefaction the added costs of the majority of our inventory make building either impossible or extremely expensive.

Another barrier is that infrastructure is expensive and that every product needs to be brought in to the region. Higher than normal estimates are submitted by out of area contractors because of the lack of local contractors experienced enough to complete a development of even moderate size.

There are strong arguments as to why this particular funding is vital to not only Reedsport but and the entire State. To combat housing issues is to combat homelessness. Thank you for your time.

Sincerely,

A handwritten signature in blue ink that reads "Deanna Schafer". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Deanna Schafer
City of Reedsport