

Submitter: Patrick Lynch  
On Behalf Of: HB3649  
Committee: House Committee On Housing and Homelessness  
Measure, Appointment or Topic: HB3649  
Chair Marsh and Vice-Chairs Andersen and Breese-Iverson,

My apology for not being able to testify remotely this afternoon. For some reason Teams refused to recognize my microphone.

I am Patrick Lynch, Assistant to the City manager and Director of Livability Services in Sutherlin. We are very much in favor of what HB 3649 could mean to rural Oregon. As a city of about 9000, we are probably the poster child for smaller cities and towns that desperately need additional housing, especially workforce housing, but lack the staffing and staff expertise to negotiate the path to success. We are very fortunate to have the assistance and guidance iSector has provided over the past months as well as a stellar group of citizens and business owners as we launch the first workforce housing community in our city history. iSector has helped to fill the missing expertise gap in helping to identify key resources and getting the right people in one room together to better understand the needs of the community.

The unusual combination of city management and staff willing to take the steps required to purchase land, employers desperate to secure local housing for current and future employees, and the timely and able assistance from iSector are making Oak Street Commons come to fruition. As RFP's for engineering go out, with the added boost of an infrastructure grant championed by Senator Brock-Smith and Rep. Osborne, our small city is on the way to creating a reproducible mixed use neighborhood. With current availability of housing affordable to our workforce statistically at zero, this will be an outstanding first step in bringing in new business and industry and building quality housing for current employers.

One of the most important elements that HB3649 has the distinct possibility of bringing to the table is accelerating housing production by eliminating the time intensive scramble required by understaffed municipalities to identify and bring on skilled team members. Every day wasted in the hunt for key players costs money better spent pounding nails and pouring foundations. If iSector and HAPO can fill this vital need for rural Oregon, it would be difficult to put a price on the value of this service to our cities, towns and citizens. We heartily endorse and support HB3649.