

Submitter: Deb Flagan
On Behalf Of: Hayden Homes
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB2316
3/26/2025

Chair Marsh, Vice-Chairs Andersen and Breese-Iverson, and members of the committee. For the record my name is Deborah Flagan, Vice President of Hayden Homes.

I am testifying in support of HB 2316 allowing state lands to be utilized for housing development aimed at first time homebuyers with a minimum of a 30 year deed restriction to support our moderate income wage earners at 120% AMI and below.

I was honored to serve on Governor Kotek's Housing Production Advisory Council and chaired the land availability committee. Utilizing State Lands for housing production was our initial recommendation from the committee. Unlocking available land in our state is key to getting much needed housing built due to the constraints of the urban growth boundaries and the constraints of flood plains, wetlands and infrastructure. State own land represents over 56% of the land in our state.

Last week, DAS launched an online tool that allows state owned and leased land to be searched through a mapping tool. This is the initial step in being able to compile and identify state lands for public view. With some needed improvements including if infrastructure services are available to the site, the designated service provider for the infrastructure, zoning, locations of flood plain areas and wetlands, etc will make this an applicable tool for developers.

Coupling this tool with HB2316 as the programmatic outline of how these lands would be made available to the public and the process to purchase or lease these lands is critical to having developers understand and utilize this tool. HB2316 is a good step forward to outline the housing types, number of unit densities and the deed restricted range of eligible median wage earners affordability to purchase a home. A strong suggestion would be to have the Housing Accountability and Production Office (HAPO) be responsible for working in partnership with DAS to effectively determine and administer the programmatic process. Utilizing HAPO's engagement with housing developers (affordable and private) and jurisdictions to develop a site that is user friendly and is inclusive of all the pertinent data needed to create a financial performa will be key to getting developers to utilize the system.

Oregon is in a housing crisis and HB2316 creates the outline of how the utilization of State lands can create availability for housing to get built with long term affordability

to support the middle income wage earners that desperately need housing in our communities. I ask for your support in passing HB2316.

Thank you.