



May 7, 2025

Re: Support for SB 5531

Co-Chairs Girod and Nosse, and Members of the Committee:

Habitat for Humanity Portland Region supports SB 5531. In particular, we can speak to Section 14, which will implement a housing infrastructure financing program. One of the biggest barriers to developing more housing is the high cost of infrastructure. This bill will help us reduce these barriers so we can achieve our ambitious housing development goals.

Habitat Portland Region has 165 homes in predevelopment or construction across the Metro Region. These are middle housing developments of 8-50 homes. The infrastructure costs associated with small, infill subdivisions are hefty and variable. Required infrastructure may include roads, sidewalks, lighting, sewer, stormwater, utilities, even a new traffic signal. Infrastructure investments often benefit the entire neighborhood. For example, we plan to pave an unimproved road to connect to the nearest thoroughfare as a component of a planned Habitat development in East Portland. It's very challenging for affordable developments to absorb these costs, while keeping our sales price affordable for households earning between 35-80% of Area Median Income.

There are many ready-to-build projects in development pipelines all across Oregon that would benefit significantly from access to the program SB 5531 would create.

Additionally, we share the concerns around affordable housing preservation that are addressed in Section 8. It's critical that the legislature invest in our existing affordable housing stock to prevent losses due to foreclosure, expiring affordability restrictions, and needed maintenance.

Thank you for your service,

A handwritten signature in black ink, appearing to read "Sarah Radcliffe".

Sarah Radcliffe
Director of Government Relations
Habitat for Humanity Portland Region