

Submitter: Keith Tymchuk

On Behalf Of:

Committee: Joint Committee On Ways and Means Subcommittee On
Capital Construction

Measure, Appointment or SB5531
Topic:

Co-Chairs Senator Girod and Representative Nosse and members of the sub-committee,

My name is Keith Tymchuk. I was a 6-term Mayor in Reedsport, Oregon and a 30-year member of the Port of Umpqua Board of Directors. I am currently (since it's inception) the Convener for the South Coast Regional Solutions Advisory Team and a Director for Central Lincoln PUD. I know a bit about coastal development needs.

I am also the coastal liasson for Oregon iSector. Oregon iSector (in conjunction with R3 Strategies) is focused on providing rural communities with technical assistance for housing production. I have been working closely with the developers of an exciting housing project in Florence. This project would be unique as the City of Florence and Lane Community College are partnering to develop a 10-acre parcel of land that they own jointly. Their goal of a "Living and Learning Community" that addresses the local need for affordable workforce housing AND on-site education related opportunities is exciting and reachable. However, the target property is currently undeveloped and land-locked. Current estimates are that infrastructure buildout could cost \$6.9 Million. Such investment would bring a potential 250 workforce housing homesites on to the market. With full funding, housing could be built within two years.

Accordingly, I am writing in support of SB 5531. The passage of this bill will enable the construction of workforce housing (WFH) projects such as the City of Florence/Lane Community College joint effort. This project is intended to providing housing for healthcare workers, educators, and other essential area workers. The housing situation on the Oregon Coasts is such that this project would find willing moderate income buyers who work up to 30 miles away. It is a wonderful project badly needed. It may also serve as a template for how other communities canparner with colleges in the housing development that both badly need.

The \$5.5 million in grant funding needed to complete this innovative would be state dollars incredibly well spent.

Please consider supporting this bill and the vital community WFH project in Florence.

Sincerely,

Keith Tymchuk
Oregon iSector