



May 8, 2025

Co-Chairs Senator Fred Girod and Representative Rob Nosse  
Joint Committee On Ways and Means Subcommittee On Capital Construction

RE: City of Florence Support for SB 5531

Dear Co-Chairs Senator Girod and Representative Nosse and esteemed members of the subcommittee,

The City of Florence is working with Lane Community College (LCC) to create a Living Learning Planned Unit Development (PUD) on land jointly owned by these two entities. This 10-acre parcel of land is zoned high-density residential, and the hope is that this development can address the local need for adequate and affordable workforce housing – while offering on-site education-related opportunities that meet the needs of the community and LCC.

The challenge to developing this property is access. It is currently undeveloped and landlocked behind the LCC Florence Center. Estimated costs to build out the public street and utility infrastructure, including electricity with Central Lincoln People's Utility District, is \$6.9 million. With this public funding, the property could support 250 units of much-needed workforce housing for our professionals making 80 to 130% of AMI. This includes local educators, medical providers, child care workers, and our business community.

The Florence City Council prioritizes housing efforts and initiatives in our upcoming 2025-2027 Work Plan. This project is a significant work plan item that will address several council goals and bring relief to the desperate need in our community for workforce housing.

The project is currently in the design phase, with the City seeking infrastructure funding to pay for streets, water, wastewater, stormwater, and electrical to bring these public utilities to the property. Lane Community College and the City will then conduct a selection process for a private development partner(s) to build out the 250 units of workforce housing. With full funding for the public infrastructure, we expect the housing could be built within two years after the receipt of public infrastructure dollars.

The City of Florence and other local partners plan to bring a 20% match to this Living Learning Planned Unit Development, contributing a total of \$1.38 million to the project. We request \$5.52 million to help us build out the infrastructure for this important workforce housing project.

**Administration**  
541.997.3437

**City Council**  
541.997.3437

**Community  
Development**  
541.997.8237

**Events Center**  
541.997.1994

**Municipal Court**  
541.997.3123

**Public Safety**  
541.997.3515

**Public Works**  
541.997.4106

250 Highway 101  
Florence, OR 97439  
<https://ci.florence.or.us/>

This Living Learning Planned Unit Development will be one more way we are addressing the needs of our workforce in terms of housing, early learning, and community spaces. In Florence, we have been hard at work tackling our housing needs. Over the next 20 years, the City will need 1,664 new dwellings to meet housing demand. Oregon as a whole needs to build 36,000 homes per year to meet the state's current need. Continued investment is critical to ensure that attainable housing is available to all Oregonians.

Thank you for the opportunity to submit testimony about our housing needs and this Living Learning project. The Florence City Council and City Staff support efforts related to bringing more workforce housing to our City, and feel it is essential for our growth and prosperity. We are appreciative that Senate Bill 5531 supports continued and expanded economic opportunities and quality communities throughout Oregon.

Sincerely,



Erin Reynolds  
Florence City Manager



Rob Ward  
Florence Mayor



Robert Carp  
Florence Council President



Jo Beaudreau  
Florence Council Vice President



Sally Wantz  
Florence City Councilor



Mike Webb  
Florence City Councilor