



Testimony in Support of SB5531

Capital Construction Funding for Ironwood Estates/Iron Ridge Subdivision

Submitted by Nick Green, Managing Director, Regional Rural Revitalization (R3) Strategies Consortium

Honorable Chair and Members of the Committee,

My name is Nick Green, and I serve as Managing Director of the Regional Rural Revitalization (R3) Strategies Consortium. I am writing to express R3's strong support for the capital funding request for the Ironwood Estates and Iron Ridge Subdivision project in John Day, Oregon.

R3 was established as a regional partnership among rural cities to address the chronic housing and infrastructure challenges facing our communities. Our mission is to catalyze economic recovery and revitalization by pooling resources, facilitating public-private partnerships, and providing technical and financial support for critical projects throughout rural Oregon.

R3's Direct Investment and Commitment

For the Ironwood Estates/Iron Ridge Subdivision, R3 is committing \$20,000 per dwelling unit to directly support new home construction. This significant investment demonstrates our belief in the project's potential to address the acute housing shortage and stimulate economic growth in John Day following the closure of Malheur Lumber.

Technical Assistance and Project Readiness

Beyond financial support, R3 is providing hands-on technical assistance for this project. Our team is working closely with the developer and local partners to ensure efficient home design, land use planning, and construction oversight. These services are critical to overcoming the unique barriers rural communities face and will help ensure that vertical construction of new homes begins as quickly as possible.

Regional and Community Impact

The Ironwood Estates/Iron Ridge Subdivision is precisely the type of project R3 was created to support:

- It addresses the urgent need for workforce and family housing in a community facing economic transition.
- It leverages state, local, and private investment to maximize impact and ensure long-term sustainability.
- It will provide lasting infrastructure improvements – water, sewer, streets, and stormwater – that benefit not only the new homes but also the broader community.

Alignment with State Priorities

This project aligns with the objectives of SB5531 and other legislative efforts to support rural housing production, economic development, and infrastructure modernization. By investing in John Day, we are helping to reverse patterns of population decline, support local businesses, and create new opportunities for families to thrive.

On behalf of the R3 Consortium, I respectfully urge your support for this funding request. With your partnership, we can deliver real, measurable progress for John Day and set a replicable model for rural revitalization across Oregon.

Thank you for your consideration.

Respectfully,

A handwritten signature in blue ink, appearing to read "Nick Green", with a stylized flourish at the end.

Nick Green

Managing Director

Regional Rural Revitalization (R3) Strategies Consortium