

My apologies for not being able to attend the meeting/hearing in person. I have been out of state and out of country for several months and not returning until May 15. If you hold further meetings, or hearings, I will most definitely want to attend and testify in person.

I am submitting this written testimony to ask that the legislature approve a request made by Bay City for a grant to build a new sewer/lift station. The grant is key to utilizing a 20 acre property adjacent to Bay City to its highest and best use in building new affordable housing in Tillamook County.

My name is Brian Green and, for all intents and purposes, I'm the sole owner of property in Bay City that is in a prime position for development of affordable housing. I have been debating the best way to develop this property and there are two options:

1) Its current zoning allows for 2 acre home sites. This 20 acre site allows 10 homesites. Those homesites can be on septic, with no sewer required and a simple road sufficient to meet fire truck turnaround requirements and very simple water and electrical infrastructure are all that would be required. We would not have to have traffic impact studies or traffic light installations, or the expense of meeting many other regulations for more intensive residential development.

2) Alternatively, under recently passed rules the property can be annexed into Bay City, but only with affordable housing requirements that are difficult and expensive. It would require development of an ordinance amending the UGB and an ordinance to re-zone the property. The process further requires that the owner submit recordable documents guaranteeing that at least 30% of the housing units created will meet affordability requirements for the next 60 years. This process is onerous enough that I do not want to pursue it myself. However, highly qualified and experienced affordable housing developers are expressing serious interest and doing serious due diligence.

Bay City has determined that if the affordable housing option goes forward a new sewer/lift station will be necessary to serve the added demand on the

system. Bay City has submitted a grant request for state funding for this sewer/lift station, and, not surprisingly, the interested developers have indicated that obtaining that grant will largely determine the feasibility of them developing the property.

One more thing to note is that the developers have said the property will not end up 30% affordable housing and 70% McMansions. They don't want to build McMansions next to 4plexes or 3plexes or cottage clusters or even small single-family homes. Many of the market rate homes will be brand-new but modest to 2, 3, and 4 bedroom homes with 1200 to 1400 ft.<sup>2</sup>. In short, many of them will also be more affordable. The buyers have to qualify for mortgages just like anyone else. Meaning that they must have jobs. And then you truly will have workforce housing for working people.

All of this is to say that the legislatures approval of Bay City's grant request for a sewer/lift station would directly impact and lead to addressing the lack of affordable work force housing in Tillamook County. If you truly support addressing the housing crisis in Oregon I ask that you approve this grant request.

Thank you,

Brian Green

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