



February 10, 2026

Chair Taylor, Vice-Chair Hayden, and Members of the Committee:

On behalf of the City of Central Point, thank you for the opportunity to submit testimony in support of SB 1566.

Central Point is a growing city in Southern Oregon with a population just under 20,000. Like many small and mid-sized communities across the state, we are actively working to address Oregon's housing crisis, particularly the need for affordable housing, while navigating constrained local resources and a complex regulatory framework. Despite these challenges, Central Point continues to pursue housing solutions that meet the needs of our residents and families.

SB 1566 would meaningfully support these efforts by providing clarity and flexibility in how prevailing wage requirements apply to affordable housing. The bill does not weaken worker protections; instead, it draws clearer lines around when prevailing wage should apply and when it should not, ensuring projects are not unintentionally swept into requirements that can delay or derail housing development altogether.

We are disappointed to see the removal of the prevailing wage location-based trigger that previously applied different thresholds across the state. As written, SB 1566 had the opportunity to acknowledge the importance of maintaining reasonable thresholds that recognize the realities facing smaller jurisdictions. For communities outside the state's largest metropolitan counties, flexibility around lower-dollar projects is critical to ensuring that smaller, locally driven developments can move forward without sacrificing project quality or fair labor standards.

Regardless, SB 1566, with the -4, still helps address several structural barriers that cities like Central Point regularly encounter when trying to facilitate affordable housing:

- **It exempts certain loans and financing arrangements between public and private partners**, ensuring that commonly used financing tools do not unintentionally trigger prevailing wage requirements across an entire project.
- **It removes barriers tied to prior site use**, making it easier to redevelop former commercial or industrial properties into much-needed housing.
- **It maintains income eligibility requirements**, ensuring that these exemptions apply only to true affordable housing serving households at or below established area median income thresholds.

Taken together, these provisions strike a responsible balance. SB 1566 -4 maintains strong worker protections while giving local governments and housing partners the clarity they



need to deliver affordable housing efficiently and responsibly. For cities like Central Point, this flexibility is not about avoiding standards; it is about making projects feasible in the first place.

For these reasons, the City of Central Point respectfully urges your support for SB 1566 -4.

Sincerely,

Chris Clayton
City Manager, City of Central Point