

**DICK ANDERSON**  
**STATE SENATOR**  
**DISTRICT 5**



## **OREGON STATE SENATE**

### **Testimony in Support of SB 632**

Good morning Mr. Chair and members of the committee, once again for the record my name is Senator Dick Anderson and I represent District 5.

There is a common theme amongst these two bills we are hearing today, Senate bill 534 and Senate bill 632. And the theme is referenced repeatedly in the recent Oregon Housing Needs Analysis. The analysis says Oregon needs new approaches, we need innovation, and we need to get money flowing for all housing types. I believe innovation is one of the backbones to getting us out of our housing supply crises and I don't think we discuss it enough.

There are not many incentives for creative developers and builders to try new types of housing. It is often risky. Instead, they are encouraged by banks, insurance companies and by our subsidy programs to do what they have always done. This bills goal would be to intentionally partner with those willing to try new housing that can serve as a proof of concept that can then be used as a template for other builders to enter a new technology space. It would pilot scalable models in unique locations and unique project types, and then provide the results on how they do this work and make that information broadly available.

This is a mission-oriented project. It would create a financing model for modular developments that can be replicated. Most of the funding would return to the state as the projects financing is finalized. It would be structured as a loan at terms of 5-7 years for a revolving fund.

I will leave questions on some of the technical details for the testimony that follows, and would note that we have some amendments pending, but just wanted to emphasize with this testimony the thinking behind some of these partnerships. As we continue to think bigger about housing this session we need to be thinking about scale, and about what kinds of new technologies and financing can be replicated in other parts of the state.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Dick Anderson".

**Senator Dick Anderson**  
Senate District 5  
Lincoln County, parts of Benton,  
Lane, Douglas, and Coos Counties