

Submitter: Teresa Smith
On Behalf Of: Yamhill Community Development Corp
Committee: House Committee On Housing and Homelessness
Measure: HB4134

As President of Yamhill Community Development Corp, DBA Community Home Builders I strongly encourage that House Bill 4134 continue as planned. I have been involved in affordable housing affecting over 260 households, many that would not own a home today if not for our program, for over 30 years. It has become more and more difficult to continue the affordability that we pass on to our clients. Land is getting harder to find at an affordable price and infrastructure and material is getting more costly. In our Amity project we plan to build 35 homes for low to very low families. These families work in everyday jobs that support our community while building their home over a 10-11 month period. As a condition of our development approval we were thrown a curve requiring us to improve approximately a three block off site road leading up to our project to the cost of \$200K plus. This extra cost greatly impacts our ability to make the homes affordable. The funds included in HB 4134 will help us complete the improvements without impacting funds allocated to carrying out the development and construction of workforce housing for those that would normally not have the luxury of homeownership. My hope that HB 4134 continue as outlined that will help us continue to build affordable workforce housing.

Teresa Smith
President
Yamhill Community Development Corp
dba Community Home Builders