



April 4, 2025

TO: HOUSE COMMITTEE ON HOUSING AND HOMELESSNESS
FROM: DAVID GLENNIE 
RE: PUBLIC TESTIMONY IN SUPPORT OF HOUSE BILL 3939

Chair Marsh, Vice-Chair Andersen, Vice-Chair Breese-Iverson, and Members of the House Committee on Housing and Homelessness:

Thank you for the opportunity to provide testimony in support of House Bill 3939. My name is Dave Glennie, and I am the President of Telos Development Company, the developer of the Palmer Estates Subdivision in Harney County. I am here today to express my support for this critical legislation, which will provide essential infrastructure funding to support housing development in rural communities like Burns and Hines.

The Palmer Estates project represents a transformative opportunity for Harney County. The subdivision is planned to include 106 lots offering a mix of single-family homes, duplexes, and multi-family housing units. Our vision is to create a diverse and affordable housing community that meets the needs of local residents while attracting new families and workforce households to the area. The project also includes significant open space features, such as an 8-acre wetland preserve and a 2.2-acre linear park along the perimeter of the site.

The 60-acre site is well-located and includes property in both Hines and Burns. It abuts a commercial shopping center, is located on the major throughfare, and is within walking distance to the local high school. It is the only flat, developable and serviceable site in the community, and will also be adjacent to the Quail Court Apartments, a LIHTC project our company also developed and opened in 2000.

While we have made considerable progress in planning this development, including securing the preliminary plat approval and preparing for phased construction, we face a critical barrier: infrastructure funding. The Palmer Estates site requires significant horizontal improvements—such as water, sewer, streets, and utilities—to make it viable for residential development. Without these improvements, the project cannot move forward in a manner that keeps this housing affordable.

House Bill 3939 allocates \$3 million for Palmer Estates for housing benefiting both Burns and Hines. This funding is essential to unlock the potential of this subdivision and ensure that we can deliver much-needed housing to our community. This investment will enable us to build homes that are affordable for middle-income households earning up to 130% of the area median income (AMI).

Palmer Estates aligns closely with Oregon's broader goals of addressing housing shortages, particularly in rural areas where housing supply has stagnated for decades. By providing affordable housing options at prices significantly lower than those found in Central Oregon or along the I-5 corridor, we can attract new residents while supporting local economic growth and expanding the tax base.

HB 3939 is not just an investment in infrastructure; it is an investment in people and rural communities. For Burns and Hines, it means creating housing opportunities that are not currently available, will strengthen our workforce, support our schools and businesses, and enhance the quality of life for current and future residents.

I urge you to pass HB 3939 and help us take this critical step toward addressing Oregon's housing crisis. Thank you for your time and consideration. I am happy to answer any questions you may have about Palmer Estates or our broader efforts in Harney County.