

Submitter: Mike Mitchell
On Behalf Of:
Committee: Senate Committee On Energy and Environment
Measure: SB630
Senator Janeen Sollman, Chair
Senator Lynn Findley, Vice Chair
Senate Energy & Environment Committee

Oregon is in a housing crisis. A recent State report showed that Oregon needs to create over 550,000 new housing units over the next 20 years. Oregon City has not escaped the severe housing shortage and is looking for creative ways to meet the challenges of providing affordable and middle-income housing. One such creative solution is the mixed-use Abernethy Green project on the former Rossman landfill which is in the urban growth boundary. It is a shovel ready project, has all the local land use approvals and will provide over 500 multi – family housing units, half of which will be priced within the affordable threshold of 80% medium family income for Clackamas County. Public support is necessary to help pay for the environmental clean up of 14 years of taking in 60% of the Portland Metro region's solid waste. In the 40 years since the site was closed, many developers have been deterred by the cost of Brownfield clean up. There would be an estimated shortfall of more than \$45million in added environmental costs for any developer. If the potential for housing at Abernethy Green is to be realized, it requires a public private partnership. A majority of this mixed-use development that is actually above the former landfill will be parking, parks, roadways and open spaces and housing units will not sit directly above the landfill. Housing units will sit stories above the landfill and DEQ has already determined there is not enough methane gas emitted from the landfill to require capture. The developer has agreed to put \$1.04 million into a trust, to fund DEQ's rigid monitoring of the gas and groundwater.

The Abernethy Green project is expected to create more than 3,000 construction jobs and 1,000 full and part time jobs when fully operational. Roads and infrastructure will be improved and paid for by the developer in the \$27 million estimated system development charges. Oregon needs to face the challenges of the housing crisis by thinking of creative solutions within the Urban Growth Boundary and on land that is less desirable. Oregon City stands ready to work with the State and asks for your support of SB 630. We stand ready to lead the way.

Sincerely,

Mike Mitchell
Oregon City Commissioner