

February 5, 2024

TO: Interim House Committee on Housing and Homelessness

RE: HB 4134 :Housing Oregon's Workforce

**Please support HB 4134!**

Dear Chair Representative Dexter, Vice-Chairs Representative Breese-Iverson and Representative Gamba and members of the committee,

As a founding member and past board chair of the McMinnville Economic Development Partnership and as the current Chair of the McMinnville Urban Renewal Advisory Committee and as a business owner, I can't stress enough the importance of available workforce housing.

HB4134 is a valuable if not critical resource for McMinnville to leverage limited public investment funds desperately needed to provide workforce housing. Being direct allocation, HB4134 will get results much quicker than through a traditional grant process. This is critical for shoring up desperately needed workforce housing projects sitting idle due to lack of infrastructure resources.

As an example of the immediate impact HB4134 can have, McMinnville has a 290-lot subdivision, approved in 2007, but sitting idle due to lack of required infrastructure improvements to the water system. In exchange for the public grant to cover stop-gap funding for the infrastructure, the developer has agreed to set aside 30% of the planned units to households making 130% or less of McMinnville's area median household income. This 130% level is crucial when compared to other legislative proposals of 120% because it allows many sectors like teachers, nurses, police and firefighters to qualify vs being left out. This and many other Public-Private partnerships exist today and will benefit immediately from the successful outcome of HB4134 to support the housing need facing Oregon.

I urge your support HB4134!



Kelly McDonald

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