



February 5, 2024

Honorable Chair Dexter, Vice-Chair Breese-Iverson, Vice-Chair Gamba, and committee members,

On behalf of the City of McMinnville, the collective members of the City Council and Mayor urge you to move HB 4134 Housing Oregon's Workforce (HOW) forward intact with the policy attached to the funding.

HB 4134 HOW is effective; it will create 1024 new housing units in cities across our state in just a few years. Your one-time stopgap infrastructure funding will not only remove the barrier to housing production, with the policy intact, it will demand that dirt is turned on this shovel ready land immediately and that 30% of the units are available for our workforce.

In McMinnville, it will result in 290 tax lots having homes built. This land has been entitled for development since 2007 – that's 17 years ago! The property hasn't developed because of the associated water infrastructure costs. In McMinnville, developers are building into the luxury market or the subsidized market; we need market rate workforce housing!

Housing Oregon's Workforce direct allocation from DAS to the Cities allows us to build the needed infrastructure immediately.

HOW demands 30% of units are dedicated to 130% of local AMI

With your previous passage of HB 2001 you gave cities the allowance to build inventory aimed at the housing crises, but you didn't give us the tools to do it, HB 4134 is a tool!

You want to build housing, this is HOW you do it!

Adam Garvin, Council President  
Sal Peralta, Councilor  
Chris Chenoweth, Councilor

Kellie Menke, Councilor  
Zack Geary, Councilor  
Jessica Payne, Councilor

Respectfully,

Remy Drabkin, Mayor  
On behalf of City of McMinnville City Council