

February 6, 2024

Subject: Support for House Bill 4134 - Infrastructure Funding for Affordable Housing in McMinnville

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

I am writing on behalf of the McMinnville Economic Development Partnership to express our strong support for House Bill 4134, addressing the crucial issue of infrastructure funding for housing projects in communities with populations of 50,000 or less. This legislation focuses on overcoming challenges faced by ready-to-build developments hindered by high public infrastructure costs.

In McMinnville, a subdivision of 290 lots approved in 2007, presents a significant housing development opportunity. Unfortunately, the absence of water infrastructure impedes progress, requiring an estimated \$2,000,000 in improvements to Zone 2 of McMinnville's water system.

The developer commits to dedicating 30% of housing units to households at 130% or less of McMinnville's area median household income, aligning with House Bill 4134's objectives. By providing crucial stop-gap funding for infrastructure, the bill not only facilitates immediate housing production but also addresses the workforce housing shortage in Oregon.

The scarcity of affordable housing for essential service providers, including teachers, doctors, nurses, police, and fire personnel, is a significant concern. House Bill 4134 strategically leverages limited public investment to create housing units for Oregon's workforce. This is especially critical in rural areas like McMinnville, where the lack of affordable housing hampers workforce retention.

We believe House Bill 4134 is a strategic and impactful solution for communities with limited financial resources. Its immediate response to Oregon's housing needs fosters development while addressing the shortage of affordable housing for our workforce. We appreciate your dedication to these issues and urge your support for House Bill 4134, confident that its passage will contribute to the prosperity of McMinnville and other communities facing similar challenges.

Thank you for your time and consideration.

Sincerely,



Patty Herzog
Executive Director
McMinnville Economic Development Partnership