

WILSONVILLE
AREA CHAMBER OF COMMERCE

April 7, 2025

Wilsonville Area Chamber of Commerce Testimony in Support of HB 3939-1 to Advance State Infrastructure Funding that Serves New Residential Workforce Housing Development in the Frog Pond UGB Expansion Areas of Wilsonville

Chair Marsh, Vice-Chairs Anderson and Breese-Iverson, and Members of the Committee:

I am testifying on behalf of the Wilsonville Area Chamber of Commerce in strong support of HB 3939 and the -1 amendment. This bill provides strategic funding to advance key municipal infrastructure projects that facilitate new housing production around Oregon.

In particular, the Chamber of Commerce supports the City of Wilsonville's capital funding request for the Stafford Road Improvement Project in HB 3939-1 that is crucial for the development of 1,500 to 1,600 new residential units in the Frog Pond East and South UGB expansion areas. The requested \$3.5 million of State funds represents 47% of the estimated project cost of \$7.4 million total, and leverages \$3.9 million of City funds.

State support for residential housing infrastructure is the best way for the State to advance the goal of increasing housing production. Just adding more regulations on housing really does nothing to actually construct more housing. This is especially true for new Urban Growth Boundary (UGB) "greenfield" expansion areas that have no supporting infrastructure. Converting the current Clackamas County rural Stafford Road to an urban arterial and installing the key infrastructure is an expensive proposition. With limited local funding options, State support for this project would greatly accelerate the ability of Westhills Development Corporation to build more affordable housing units.

The Wilsonville Area Chamber of Commerce is the primary business association representing employers and the 20,000+ employees in Wilsonville. We hear from our members that a shortage of workforce housing is increasing housing-related costs for their employees and customers. HB 3939-1 provides key State support for infrastructure that serves new residential housing development that can increase the housing supply and thereby reduce housing costs.

We appreciate your consideration of our testimony and urge a 'do pass' vote on HB 3939-1 with a referral to Joint Committee On Ways and Means. Thank you.

Sincerely,



Kevin Ferrasci O'Malley, CEO