



April 7, 2025

House Committee on Housing and Homelessness
Oregon State Legislature

Re: Testimony in Support of House Bill 3939 – Residential Infrastructure Grant Program

Dear Chair Marsh, Vice Chairs Andersen and Breese-Iverson, and Committee Members

As a Director of the Willamette Valley Wine Foundation (WVWF) and a resident near Carlton, Oregon, I am writing to express my support for House Bill 3393. Our Wine Foundation is dedicated to enhancing the homes, health and livelihood of workers in our agricultural communities. We are engaged with affordable workforce housing developments in the mid-Willamette Valley.

The family income of most vineyard and winery employees is less than 120% of the county median income. These families are “burdened” by housing costs, and there is a severe shortage of affordable homes. A comfortable home is essential for a family’s health and prosperity.

A recent Housing Needs Analysis by the Office of Economic Analysis indicates that the City of Carlton, and communities within ten miles, have a front-loaded “annual target need” of 585 affordable homes. Over the next 20-years an additional 3,000 homes will be needed in this area for families at 60% - 120% of Area Median Income.

The City of Carlton needs to invest in a two-part water loop system to serve future workforce housing, improve fire protection for the school, and enhance the long-term resiliency and reliability of the city’s water system. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike McNally".

Mike McNally
Willamette Valley Wine Foundation – Director
Fairsing Vineyard - Owner