

Submitter: Sarah Munk
On Behalf Of: McMinnville Area Habitat for Humanity
Committee: House Committee On Housing and Homelessness
Measure, Appointment or Topic: HB3090

2/19/2025

House Committee on Housing and Homelessness
Oregon State Capitol
900 Court St NE
Salem, OR 97301

Re: Support for HB 3090

Dear Chair Marsh, Vice-Chair Breese-Iverson, Vice-Chair Andersen and Members of the Committee:

McMinnville Area Habitat for Humanity urges your support of HB 3090, which provides funding for a new round of the Homeownership Development Incubator Program (HDIP).

As you are undoubtedly aware, Yamhill County is facing a significant shortage of affordable housing. Over 25% of our rental community spends more than 50% of their monthly take-home income on housing. Additionally, many of the more affordable apartments and rental properties currently exist in old buildings and homes that have not been well-maintained and lack the energy efficiency of their newer counterparts. The City of McMinnville urgently needs diverse housing options for its residents. With the great need for housing in the growing/urbanizing McMinnville area, we are trying to surpass our typical rate of 1-2 homes built per year, to meet that need while struggling to keep up with rising costs for land, permit, infrastructure, materials... you name it. The Governor's recommended budget includes \$16.9 million for HDIP. These resources are critically needed by McMinnville Area Habitat for Humanity and our affordable homeownership development colleagues to expand our state's supply of entry-level homes.

A record shortage of starter homes is driving up home prices and pushing the dream of homeownership out of reach for thousands of hard-working, modest-income families across Oregon. The chief driver of sustained high prices is the record low supply of homes for sale, caused by years of underbuilding. Affordable starter homes—essential for long-term stability and wealth building—are particularly scarce.

The flexible nature of HDIP, administered by the Homeownership Division of Oregon Housing and Community Services, supports the following key goals:

- Expedite entry-level homeownership production by covering pre-development costs,

including plans and permits.

- Support construction of homes affordable to middle income households, earning 80 to 120 percent AMI.
- Stimulate entry-level homeownership production in rural Oregon.
- Expand culturally responsive homeownership opportunities.

McMinnville Area Habitat for Humanity is calling on legislative leaders to provide critically needed funding for HDIP, to scale up the construction of attainable starter homes in every Oregon community that needs them. As our state works to increase housing supply at a variety of income levels, HB 3090 provides critically needed general fund resources to meaningfully support these shared goals.

Thank you for your consideration and service,

Sarah Munk, McMinnville Area Habitat for Humanity