

McMinnville Economic Vitality Leadership Council

McMinnville, OR 97128

February 5, 2024

House Interim Committee on Housing and Homelessness

RE: HB 4134, Housing Oregon's Workforce (HOW) Bill

Dear Chair Representative Dexter, Vice Chairs Representative Breese-Iverson and Representative Gamba, and Members of the Committee,

The McMinnville Economic Vitality Leadership Council is submitting this letter of support for HB 4134.

The McMinnville Economic Vitality Leadership Council is comprised of representatives from all of our economic development organizations (McMinnville Chamber of Commerce, McMinnville Economic Development Partnership, Visit McMinnville, McMinnville Downtown Association, City of McMinnville, McMinnville School District, Willamette Valey Medical Hospital, etc.) working together on economic development issues in our community. We identified workforce housing supply as one of our top three priorities for 2023 and 2024.

Our businesses are struggling to recruit, hire, and retain employees across the spectrum due to the lack of available workforce housing. Housing supply has become a critical issue that is impacting our community and our ability to deliver critical services.

HB 4134 will fund the infrastructure needed to develop 290 lots in McMinnville. Each lot is zoned to allow missing middle housing, up to four housing units per lot. The subdivision was originally approved in 2007 but has not moved forward due to the cost of water infrastructure. \$2,000,000 is the stop gap funding needed to move this housing project forward. If funded, the developer has agreed to dedicate 30% of the housing units to households earning 130% of area median income or less. This will be critical for our community in terms of providing much needed workforce housing. We urge you to support HB 4134.

Yours Sincerely,

Carson Benner,
Chair of the McMinnville Economic Vitality Leadership Council.

