

The Wagner Group, Inc.
Eric Wagner, President
P.O. Box 98
Sheridan OR 97378

May 11, 2025

Oregon Legislative Assembly
900 Court St NE
Salem, OR 97301

Re: Testimony in Support of Senate Bill 5531

Dear Members of the Joint Committee On Ways and Means Subcommittee On Capital Construction,

This letter is in support of the City of Willamina's request regarding Senate Bill 5531 and the City's capital request of \$7.4 million for its Sewer Lift Station Improvements project.

I am a developer who has developed about 10 properties within the city limits in the past few years. I am also a member of the city's planning commission.

Willamina is one of the few places left where one can build affordable housing. When you leave Willamina and travel east by the time you get to McMinnville housing has gone up \$100,000. That makes it vital that Willamina continue to be a location for new affordable housing.

This sewer lift station project is a vital part of that. If the entire burden of this project is left to new development it will greatly slow or stop development in this city. If a solution to it is not found it could result in a building moratorium in an effort to not add any more load to the system.

Naturally a building moratorium would end new affordable housing as well as drive up the price of existing housing.

New affordable housing is a statewide goal of Governor Kotek.

I urge your support for the city's capital request to complete the Sewer Lift Station Improvements project.

Sincerely,

Eric Wagner
President
The Wagner Group, Inc.