



March 21, 2025
MN House of Representatives
Capital Investment Committee

Dear Committee Members:

I am writing in support of HF2542 which requests \$4,500,000 for public infrastructure for an affordable housing development in Bridgewater Township.

Bridgewater Township is creating a 96-unit affordable housing community on a 40-acre site with stand-alone infrastructure. The development will consist of 96 homes, 75% affordable workforce housing and 25% market rate. An on-site solar array will generate sufficient electricity to power the entire community. There will be an on-site modular wastewater treatment system together with a well and water treatment facility. The infrastructure is designed to meet the demands of a changing climate which will become wetter and warmer over the next several decades. The intent is to make the project replicable in rural areas where land is relatively inexpensive but connecting to municipal utilities may be not be practical.

The community is designed to be replicated in rural areas to take advantage of the low cost of land (\$40K per acre in Bridgewater versus \$300K per acre in Northfield). Having standalone utilities means there is no need to connect to city services which may lack the capacity to service such a development. Net zero energy use avoids strain on the energy grid.

The Township initiated this project in response to a need for affordable housing as companies consider locating in the Faribault and Northfield area. Recent market studies document a severe shortage of affordable housing. We have experienced development opportunities compromised by the lack of affordable workforce housing in the area. The Township's partners in this project include Rice County, Community Action Center of Northfield, Rice County Habitat for Humanity and Three Rivers Community Action.

Respectfully,

A handwritten signature in black ink that reads "Glen Castore". The signature is written over a horizontal line.

Glen Castore
Supervisor, Bridgewater Township