



March 25, 2021

House Committee on Revenue

Oregon State Legislature
900 Court Street NE
Salem, OR 97301

Dear Chair Nathanson, Vice-Chair Reschke, Vice-Chair Pham, Members of the Committee:

I write to you today on behalf of Hacienda Community Development Corporation in support of HB 2584, which will make technical changes to, and increase the cap for, the Oregon Affordable Housing Tax Credit.

Hacienda CDC is a Latino Community Development Corporation that strengthens families by providing affordable housing, homeownership support, economic advancement, and educational opportunities. We formed in 1986 in response to the poor housing conditions Latino families were experiencing in the Cully neighborhood of NE Portland.

Affordable housing is the centerpiece of our work. We have 381 affordable housing units in North and Northeast Portland and Mollala, with new units in development or construction in Portland, Gresham, Beaverton, Aloha, and Oregon City. We work collaboratively with our public and private partners to transform the lives of the many low-income individuals and families in Oregon.

Many of our affordable housing units were developed with OAHTC. For example, Los Jardines de las Paz, our 43-home affordable community in Northeast Portland, benefited tremendously from participation in the OAHTC program. By lowering our perm loan interest rate from 8.17% to only 4.17% for 20 years, we are able to pass through over \$50,000 per year to our tenants, reducing rents to a level we would not otherwise be able to provide. We have multiple projects currently in the pipeline that would benefit from the much deeper level of affordability that OAHTC helps us provide.

HB 2584 increases the Oregon Affordable Housing Tax Credit to \$35 million, providing critical resources to increase the supply of affordable housing by building new units and preserving existing ones. We urge you to support HB 2584. Thank you very much for your time and your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Kellogg".

Kevin Kellogg
Director, Real Estate Development
Hacienda CDC