



SMALL HOMES NORTHWEST
HB 3335 - Affordable ADU Community Pilot Programs

March 25, 2021

House Committee on Housing
Oregon Legislature
900 Court Street NE
Salem, OR 97301

Dear Chair Fahey, Vice Chairs Campos and Morgan, and Committee Members:

I am Carolina Castañeda del Río, COO of Hacienda Community Development Corporation.

Thank you for the opportunity to speak about the Small Homes Northwest (SHNW) demonstration project. We appreciated the committee's support in 2020 for HB 4015 and want to thank Representative Meek for sponsoring HB 3335, which brings this innovative program back to the legislature for funding, and to co-sponsors Representatives Bynum, Leif, Pham, Ruiz, and Salinas, and Senators Frederick and Jama.

Community partners including Bend/Redmond Habitat for Humanity and DevNW have joined our efforts in advocating for this pilot project as a tool to create new affordable rental housing AND to provide stability and asset-building for modest-income homeowners. In our service areas, we prioritize serving Black, Latinx, Indigenous, immigrant, and other low income households, who are most at risk of displacement.

We received enthusiastic support and funding from Meyer Memorial Trust to refine and pilot the model. Many community partners, and the Housing Alliance, have provided letters to support HB 3335 pilot project funding.

Small Homes NW achieves a number of goals:

- Creates new affordable rental housing
- Supports family and neighborhood stability
- Reduces the racial wealth gap for people of color by building equity in their homes,
- Supports Aging in Place and intergenerational living
- Generates economic opportunities through contracting with minority construction companies

Demonstrating an affordable ADU model will give community organizations throughout Oregon a new tool to achieve the goals set forth in HB 2001 and 2003: adding modest residential density in single-family neighborhoods to help address our housing crisis. It is smart climate policy and provides options that are more equitable, affordable, and accessible to households of color and low-income renters statewide.

A good example is Courtney Freeman, a hospital health educator and mom who lives in Portland just east of Northeast 82nd Avenue.

Ms. Freeman says "I really worked hard on my way to being a homeowner, I understand how it can be to go through the struggle. You don't have it and you don't have resources to get it. ... I



have walked that walk and know what it's like to struggle and here I am, a homeowner." "Meanwhile, we see the homelessness right before our eyes every day. I've got this huge backyard, and here could be someone else that's coming from either a similar situation or a not so similar situation. But we both can relate to the struggle. I looked at this as: here's two people who can meet each other halfway and help each other."

Funding from the Legislature will allow us to demonstrate the model by building up to 10 affordable ADU's, both in the metro area and across the state. This is a key innovation that meets the growing need for affordable housing.

Thank you for allowing us the time to present this project and ask for your support for HB 3335 to secure one-time funding of \$1,000,000 to complete the demonstration project and create the opportunity for replication in communities across the state.

Sincerely,



Carolina Castañeda del Río
COO, Hacienda CDC