



Thursday, February 16, 2023

Sheila Stiley, Board chair – NW Coastal Housing

Kymberly Horner, Vice-chair - Portland Community Reinvestment Inc.

Rachael Duke, Secretary - Community Partners for Affordable Housing

Kristy Rodriguez, Treasurer - Housing Authority of Malheur & Harney Counties

Trell Anderson – Northwest Housing Alternatives

David Brandt - Housing Works

Wakan Alferes - Homes for Good

Rita Grady – Polk CDC

Maria Elena Guerra - Farmworker Housing Development Corp

Nkenge Harmon Johnson – Urban League of Portland

Brad Ketch – Rockwood CDC & Community Dev. Corp. of Oregon

Erica Mills – NeighborWorks Umpqua

Shannon Vilhauer – Habitat for Humanity Oregon

Representative Maxine Dexter
Chair, House Housing and Homelessness Committee
900 Court St NE, H-283
Salem, OR 97301

Chair Dexter, Co-Vice Chair Gamba, Co-Vice Chair Helfrich, and Members of the Committee:

Housing Oregon supports HB 2889 with the -1 amendments, implementing recommendations from the [Oregon Housing Needs Analysis report](#).

We appreciate the thoughtful consideration of incorporating accountability measures into HB 2889 with the -1 amendment. While we have not had time to thoroughly review the entire updated text, we support the intent to work collaboratively with and hold city governments accountable to rules addressing production goals, ensuring housing that is affordable, and equitably distributed in each city.

Defining affordability in Section 3 is key. There should be emphasis on holding cities accountable to ensure housing production for those households earning 60% Median Family Income or less. Financing the production of households under 30% MFI is the most challenging income level to serve but must be addressed by as many cities as possible.

We also want to call attention to the challenges our member organizations face securing financing and finding construction contractors for projects in rural Oregon. Increasing production in smaller rural cities will require expansion of funding resources, construction trades workforce development, and support for MWESB contractors targeted to rural Oregon. Smaller rural-based nonprofit housing developers struggle to compete against large scale urban development projects that receive preferable consideration under current financing structures.

We wonder if Section 9, outlining a “legislative intent” for principles for the Department of Land Conservation and Development, should not

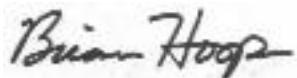
also apply to Oregon Housing and Community Services to ensure that agency is equally doing everything possible to ensure we are able to increase affordable housing production for households earning 60% MFI and lower in rural cities. If not Section 9, perhaps this is addressed in another Section.

What's important is the overall policy changes proposed in HB 2889 are a great start. We must not underestimate the need for change to meet the affordable housing and homelessness challenges faced by all of us across Oregon. HB 2889 will move us in the right direction towards healthy and collaborative dialogue between State agencies, local jurisdictions and community stakeholders. Every city must carry their fair share responsibility to address our collective housing crisis. Maintaining the status quo is not acceptable.

Housing Oregon is a membership-based statewide association of over 80 affordable housing community development corporations (CDCs) and ally organizations committed to serving and supporting low-income Oregonians across the housing needs spectrum – from homeless to homeowner. Our members are ready to partner with OHCS and DLCD to help guide the State and cities across Oregon to ensure housing production so that every Oregonian has the opportunity for an affordable housing choice in every community.

Thank you very much for your consideration of our comments, and for your service to our state. You can reach me at 503-475-6056 or brian@housingoregon.org.

Sincerely,

A handwritten signature in black ink that reads "Brian Hoop". The signature is fluid and cursive, with "Brian" on top and "Hoop" below it, slightly overlapping.

Brian Hoop
Executive Director
Housing Oregon