



Senate Committee on Housing and Development

February 8, 2024

Testimony in support of **SB 1537**

Bill Van Vliet, Executive Director, NOAH

Chair Jama, members of the Committee, my name is Bill Van Vliet, Executive Director of NOAH, the Network for Oregon Affordable Housing. NOAH is a statewide non-profit lender for affordable housing projects, and I'd like to thank Gov. Kotek for her leadership developing the tools to boost total housing production included in SB 1537.

I have recently presented to this committee my support for the revolving loan fund component of the bill and remain enthusiastic about that new resource. Today I want to express my support for the entire bill.

Oregon's housing crisis has two major components-- a lack of affordability and a lack of supply. Oregon has made significant investments in regulated affordable housing, and much more remains to be done for that segment, but investments in regulated affordable housing alone will not solve the greater housing shortage.

To solve the crisis, we need to make building all homes easier, faster, and more affordable to the consumer. SB 1537 provides tools and resources to do these things. The bill addresses, in modest ways, many identified barriers to housing production. Each of those barriers has its own constituency, and I think this bill does a good job providing a balanced approach to those thorny issues.

We're past the point where we can count on one-off policy tweaks and one-off investments to solve the housing problem. This bill provides comprehensive, yet reasonable tools that when taken together can finally move the needle to on production.

Building more homes is the only way to solve the housing crisis. We need SB 1537. I urge your support.

Thank you.