

Chair Jama and members of the committee,

I support most parts of SB1537. I work several hours a week as a board member and volunteer with Family Promise of Tualatin Valley family shelter and see how the lack of affordable housing affects so many people we serve. However, as many others have said there are some serious concerns about parts of the bill. They include:

Transportation: With an expansion of the UGB poor and middle class people will end up living in affordable homes on the outskirts of existing transit systems. I have worked with low income and houseless populations and hear their stories of trying to get to work when they don't own a reliable car. As I look at the urban reserves that might be developed, I see little available public transportation. An example of this is:

Someone living in the I-5 East Washington Co Urban growth reserve and relying on public transportation:

Getting to work at Intel: Walk 1.2 miles, take 2 buses (2 hours, 4 minutes)

Getting to the airport: Walk .9 miles, take 3 buses (2 hours, 46 minutes)

Getting to downtown Portland: Walk .9 miles, take 2 buses (1 hour, 30 minutes)

Many of these reserves have similar transit unavailability. For a number of the areas, Google maps said it could locate no public transit options. Often, even in established neighborhoods, we lack good public transit. The requirement of (page 62, line 10 of the -4 amendment) "sufficient connectivity" is inadequate.

Spending 3 to 4 hours a day getting to and from work or other obligations has an extreme impact on family life and life satisfaction. When additional requirements are presented, such as getting a child to a child care provider on the way to work, the challenge becomes defeating for the very people we are most concerned about serving.

Creating a future problem while trying to solve a current problem -
We are facing a crisis of affordable apartments funded with LIHTC tax credits reverting to market rate housing after 30 years has elapsed. The creation of

another such delayed return to market rate (page 23, line 30) invites the same problem in 30 years from now. I urge you to find other ways to incentivize moderate and low income housing that doesn't mortgage our future.

Amendments to resolve those concerns - and elimination of the UGB expansion - would create a bill that all of us could stand for with pride. I appreciate all of the hard work that has gone into this and look forward to living in a state where houselessness is rare.

Thank you for your attention and your service,

Carol Greenough, Ph.D.