

April 5, 2017

Dear Chair Keny-Guyer and members of the Human Services and Housing Committee:

I write on behalf of Oregon Opportunity Network (Oregon ON) in opposition to HB 2377. While understand that amendments may be coming, in its current form we do not support this bill.

Our members are expert developers and operators of affordable multifamily rental and single-family ownership housing in all parts of the state. We appreciate the good intentions of this bill, given the need to develop tools for missing middle housing, particularly in rural communities with lower area median incomes. We also appreciate the bill's local option that would allow communities to create programs to meet their unique needs. This bill is attempting to expand that toolkit, and with amendments, could become a workable addition to the tools communities can use to meet their housing needs.

However, we are concerned that the bill's income calculation method is complex and should be simplified to bring it into alignment with other affordable housing programs that are targeted to different income levels. We are also concerned that there is not a framework for associating an eligible sales price for units offered for sale. These and other technical concerns with the bill as drafted lead to our opposition, despite our appreciation for the bill's good intentions.

Thank you very much for considering our testimony.

Sincerely,



Jerome Brooks
Executive Director

Oregon ON member organizations

Statewide

CASA of Oregon
Cascadia Behavioral
Healthcare
Catholic Charities
Enterprise Community
Partners
Habitat for Humanity of
Oregon
Housing Development
Center
NOAH (Network for
Oregon Affordable
Housing)
Northwest Housing
Alternatives
Rural Community
Assistance Corporation

Central & Eastern Oregon

Columbia Cascade
Housing
Community Connection
of NE Oregon
Housing Works
NeighborImpact
UGMW Nonprofit
Development
Corporation

Coastal

Northwest Coastal
Housing
Community Action
Team, Inc.

Southern Oregon

ACCESS
Housing Authority of
Jackson County
NeighborWorks Umpqua

Willamette Valley

Catholic Community
Services Foundation
Community Home
Builders
Cornerstone Community
Housing
Farmworker Housing
Development
Corporation
Housing and Community
Services of Lane County
(HACSA)
Integrated Supports for
Living, Inc.
NEDCO
Polk CDC
St Vincent de Paul of
Lane County

Willamette
Neighborhood Housing
Services

Portland Metro

Bienestar
BRIDGE Housing
Central City Concern
Community Housing
Fund
CPAH
Habitat for Humanity
Portland/Metro East
Hacienda CDC
Home Forward
Housing Authority of
Clackamas County
Housing Authority of
Washington County
Human Solutions, Inc.
Innovative Housing, Inc.
NAYA Family Center
PCRI
Portland Housing Center
Proud Ground
REACH Community
Development
ROSE Community
Development
Sabin CDC

...Plus over 100 businesses, government agencies, community organizations and individuals across Oregon who support our mission.