



HOUSING ALLIANCE

May 12, 2017

Joint Ways & Means Subcommittee on Capital Construction
Oregon Legislature
900 Court Street NE
Salem, OR 97301

Re: Testimony on SB 5505

Dear Co-Chair Girod, Co-Chair Holvey, and members of the Subcommittee:

I am writing to you today on behalf of the Oregon Housing Alliance to express our support for the authorization of \$100 million bonds of Article XI-Q General Obligation bonds for the Local Innovation and Fast Track (LIFT) affordable housing program through SB 5505.

The Housing Alliance is a coalition of more than 80 organizations from all parts of the state. Our members have come together with the knowledge that housing opportunity is the base on which all of our success is built – individual success as students, parents, workers, and community members as well as the success of our communities. We represent a diverse set of voices from residents to local jurisdictions to non-profit housing developers and organizations working to meet basic needs in every corner of our state.

Every Oregonian should be able to access opportunity, which starts with having a safe, stable, and affordable place to call home. In rural and urban counties across the state, far too many of our neighbors and community members are struggling to make ends meet and afford decent homes.

Our state must respond to our housing crisis by making serious investments in housing opportunity. Affordable housing is a key piece of our community infrastructure, and we can do more as a state to provide needed and affordable housing. We encourage the Subcommittee to issue \$100 million in general obligation bonds for the LIFT program, including \$20 million specifically dedicated for homeownership, so we can substantially increase the number of affordable housing units created in our state.

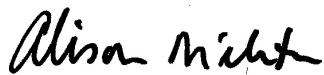
The Local Innovation and Fast Track (LIFT) affordable housing program is one of the most exciting and powerful tools that our state has to create more units that are affordable to people who struggle to afford housing. The LIFT program supports the development of affordable housing, with an emphasis on families and historically underserved communities, including rural communities and communities of color. LIFT is also designed to advance efficiency and innovation in affordable housing development.

In 2015, the Legislature established the LIFT program, allocating \$40 million. During this first round of funding in 2016, Oregon Housing and Community Services funded twelve projects that included 965 total units across eleven communities in Oregon. We are thrilled to see these projects in the pipeline and to see this critical tool to build more housing for people with low incomes come to fruition.

There is a substantial need for both rental and homeownership units throughout Oregon. With LIFT, we can provide more stable, affordable housing for families with low incomes, and we can bring the benefits of homeownership to families who are being priced out of the market. A commitment to both affordable rentals and homeownership opportunities is a critical part of the solution to our state's affordable housing crisis.

Every affordable home created through the LIFT program will offer a better future for the families and individuals who live there. We strongly encourage you to support this request for \$100 million in LIFT bonds. Thank you for your consideration of these bonds, and for your service to our state.

Sincerely,

A handwritten signature in black ink that reads "Alison McIntosh". The signature is written in a cursive, flowing style.

Alison McIntosh
On behalf of the Oregon Housing Alliance

Housing Alliance Members

*1000 Friends
211info
A Community Together (Lane County)
Aging in the Gorge
Benton County Health Department
Benton Habitat for Humanity
Bienestar
Bradley Angle
CASA of Oregon
Central City Concern
Church Women United of Lane County
City of Beaverton
City of Eugene
City of Hillsboro
City of Portland
City of Tigard
Clackamas County
Coalition of Community Health Clinics
Coalition of Housing Advocates
Common Ground OR-WA
Community Action Partnership of Oregon
Community Alliance of Tenants
Community Energy Project
Community Housing Fund
Community Partners for Affordable Housing
Community Vision
Cornerstone Community Housing
Ecumenical Ministries of Oregon
Enterprise Community Partners
Evolve Property Management
Fair Housing Council of Oregon
Farmworker Housing Development Corp.
FOOD for Lane County
Habitat for Humanity of Lincoln County
Habitat for Humanity of Oregon
Habitat for Humanity Portland/Metro East
Hacienda CDC
Housing Authority of Clackamas County
Housing Development Center
Human Solutions
Immigrant & Refugee Community Organization
Impact Northwest*

*JOIN
Lane County Health and Human Services
League of Women Voters of Oregon
Lincoln County
Mainstream Housing, Inc.
Metro
Momentum Alliance
NAYA Family Center
Neighborhood Economic Development Corp.
Neighborhood Partnerships
NeighborImpact
NeighborWorks Umpqua
Network for Oregon Affordable Housing
Nightingale Public Advocacy Project
Northwest Housing Alternatives
Northwest Pilot Project
Oregon AFSCME Council 75
Oregon Center for Christian Voices
Oregon Center for Public Policy
Oregon Coalition on Housing & Homelessness
Oregon Council on Developmental Disabilities
Oregon Food Bank
Oregon Housing Authorities
Oregon Opportunity Network
Partners for a Hunger-Free Oregon
Portland Community Reinvestment Initiatives
Portland Homeless Family Solutions
Portland Tenants United
Proud Ground
Raphael House
REACH CDC
St. Vincent de Paul of Lane County, Inc.
ShelterCare
Sisters Habitat for Humanity
Sponsors, Inc.
SquareOne Villages
Street Roots
Transition Projects
Urban League of Portland
Washington County
Welcome Home Coalition
Willamette Neighborhood Housing Services*