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January 31, 2018

House Committee on Human Services and Housing
Oregon State Legislature
900 Court Street NE
Salem, OR 97301
Via email: hhs.exhibits@oregonlegislature.gov

RE: HB 4007

Chair Keny Guyer, Vice-Chair Olson, Vice-Chair Sanchez,
and Members of the Committee:

Northwest Housing Alternatives is a non-profit affordable housing provider. We have origins in Clackamas County and now work statewide. Residents in our 1,900 units have annual household incomes that average \$15,000, 30% have a disability and 25% have experienced homelessness. Our below market rents mean that our residents save more than \$7.5 million each year compared to market rents (an average of \$400 per month per household). That means that they have money for food, medicine, transportation, day care and other critical household needs.

We are proud of these accomplishments but the need for affordable housing continues to be overwhelming. Our apartment communities had a vacancy rate of only 1.4% in 2017 and most properties have multi-year waiting lists. We desperately need more resources to create more affordable housing. We urge the Committee and full Legislature to support HB 4007 which will increase the Document Recording Fee and provide much needed resources to build more housing across Oregon.

The Document Recording Fee funds provided critical resources for our recently completed Pomeroy Place Apartments in Aloha. This 20 unit property is targeted to veterans and 10 of the initial households are veteran families who have transitioned from homelessness. We also recently received a funding commitment from OHCS for a second veteran's project of 24 units in Oregon City. These smaller properties are designed to create communities of shared experience for veterans who may need support to thrive. These properties are too small to effectively use the Low Income Housing Tax Credits and rely heavily on the Document Recording Fee. These properties each needed \$2.4 to \$3.1 million in Document Recording Fee

combined with local public resources and private loans. With more Document Recording Fees we can replicate this project model across the State especially in smaller communities where a 20-25 unit project will best fit in the community.

NHA has secured development sites in Hermiston, Florence, Ontario, Lincoln City, Oregon City and Portland. We are ready to build more housing but we are waiting for available financing. With an increase in the Document Recording Fee, we can bring these projects to fruition quickly.

We urge the Committee and Legislature to support an increase in the Document Recording Fee to \$75 because everyone needs a place to call home.

Thank you for your consideration and support.

Sincerely,

A handwritten signature in black ink, appearing to read "Martha McLennan". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Martha McLennan
Executive Director