



February 5, 2018

House Committee on Human Services and Housing
Oregon State Legislature
900 Court Street NE
Salem, OR 97301

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

REACH Community Development was Founded in 1982 by a group of friends and neighbors in response to the deteriorating neighborhood conditions in Southeast Portland, these neighbors understood the importance of home and community, and today we continue their work. Today, REACH Community Development has over 2,200 affordable apartment homes across Multnomah and Washington Counties and SW Washington. REACH provides much more than a safe, affordable place to live - we help our residents grow personally and professionally. Our mission is to create quality, affordable housing and opportunities for people and communities to thrive.

We are writing in support of House Bill 4007 which will expand funding for housing and homeless services through increasing the document recording fee. With most of our funding for new affordable housing coming from highly restricted sources, funds from the Document Recording Fee provide critical monies to fill the gap in federal sources; allowing us to build more affordable apartments, faster. Currently the fee is only \$20 and goes towards:

- 10% goes to emergency rent assistance;
- 14% goes to homeownership – (e.g. down payment assistance, education, and counseling)
- 76% goes to build more affordable apartment homes

(25% of all funds are also dedicated to serving Veterans)

REACH has been building and preserving affordable housing for over 35 years. In our experience, funds from the Document Recording Fee have been a critical tool used to create and preserve affordable housing throughout Oregon. These funds allow us to utilize all available Federal resources and better meet local need by giving us a way to provide rents at a lower income level.

Over the past 5 years, REACH has successfully used funds from the Document Recording Fee to build and preserve 318 apartments:

- 72Foster – 101 units (under construction)
- Orchards at Orenco III – 52 units (under construction)
- Orchards at Orenco II – 58 units
- Orchards at Orenco I – 57 units
- Bronaugh Apartments – 50 units

With the modest increase in the Document Recording Fee to \$75, through HB 4007, we will provide more opportunities for Oregonians to thrive. These additional resources for the development of affordable housing come at a critical time in our statewide affordable housing shortage. We are poised to increase production during the housing crisis with plans to break ground on over 800 new affordable apartment homes in the next few years. The additional funding provided by the increased Document Recording Fee will help make affordable living a reality for thousands more Oregonian families, seniors, and veterans.

Like you, we believe that everyone in our community deserves a safe and affordable place to call home. Our Vision is to build communities where all people live in quality, affordable, sustainable homes – empowered to achieve goals, and enjoying a strong sense of community.

Thank you for considering this important piece of legislation.

Sincerely,

REACH Board of Directors
(approved on 2/5/2018)