

# HACIENDA

COMMUNITY DEVELOPMENT CORP.

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

February 1, 2018

Re: HB 4007

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

At Hacienda CDC we are on the front lines of Portland's affordable housing crisis. Over our 25 year history we have built and maintained 381 units of affordable housing in metro Portland, providing stable housing for over 1500 individuals, half of whom are children. Our units have been fully occupied for several years, and we get calls each day with more families desperate for a stable home. As a provider of first-time homebuyer counseling, we also see the struggles facing low- and moderate-income families who hope to become homeowners. The affordability crisis is hurting both renters and owners, leaving families on the brink and denying access to safety and stability.

We believe that stable, affordable housing is a critical foundation that families need to thrive. If families are constantly worried about losing the roof over their heads, how can they focus living their best lives? In order for Oregon to be its best, we need to ensure that all families can find a stable home. That's why I'm asking you to support HB 4007, which will increase the document recording fee for real estate documents. The current \$20 fee supports emergency rent assistance, down payment assistance for homebuyers, and building more affordable homes. Increasing this fee to \$75 will allow us to more than triple the investment we make in these critical services.

With an equivalent increase in our resources, Hacienda would be ready to assist nearly 100 families into becoming first-time home owners, and we would be ready to begin construction of 150 new units of affordable housing at the former Sugar Shack strip club site in NE Portland. We know many of our partner organizations also have exciting housing projects ready to be implemented; we just need the resources to make them happen. I can think of few better uses of our tax dollars than helping hundreds of Oregonians obtain and keep an affordable home.

I urge you to join us in supporting this important legislation to help more Oregon families live stable, healthy, and fulfilling lives. HB 4007 is a step towards making that vision a reality.

Thank you for your time,



Ernesto Fonseca, CEO  
Hacienda CDC