



7001 NE Columbia Blvd. Portland, OR 97218
503.290.8570 | www.verdenw.org

Rep. Alissa Keny-Guyer, Chair
House Interim Committee on Human Services and Housing
900 Court St. NE, H-272
Salem, Oregon 97301

Re: Small Homes Northwest – Affordable ADU Demonstration Project

Dear Chair Keny-Guyer and Committee Members:

Verde joins Hacienda, PCRI and ROSE CD in support of a request for your support of funding for the Small Homes Northwest (formerly EFASH) affordable small home (ADU) demonstration project because we see innovative models like this as adaptable and replicable tool to create more housing opportunities in single-family zones, in cities statewide.

Verde serves communities by building environmental wealth through Social Enterprise, Outreach and Advocacy. Our role in this collaborative is to ensure that the accessory dwelling units (ADU's) are feasible to construct, energy efficient, and that the community is engaged throughout the development of the model, providing feedback to guide our work.

Verde is a project collaborator with these organizations because we see an opportunity to create a new tool in the affordable housing toolbox that:

- Supports family stability - homeowners retain homes and build assets
- Advances goals of reducing the racial wealth gap by prioritizing modest income homeowners in people of color communities
- Supports Aging in Place and intergenerational living for our communities
- Creates new affordable rental housing in our community
- Generates economic opportunities through construction and entrepreneurship

Our role with the project is to provide initial funding for the development and feasibility analysis of the model, to advise on construction costs and DBE contractor engagement, to bring a climate and energy lens to the construction of the new homes, and to join efforts to advocate for an available permanent source of funding for the model, based on the demonstration.

We agree with the legislature that adding modest residential density in single-family zones helps address our housing crisis and is also smart climate policy. That is why we supported HB 2001 in 2019. But in order for these new housing opportunities to be available to low-income households, we need viable, replicable models for building affordable infill housing.

This demonstration project will help HB 2001 realize its true potential of creating not only more housing opportunities, but more equitable housing opportunities that will be affordable and



7001 NE Columbia Blvd. Portland, OR 97218
503.290.8570 | www.verdenw.org

accessible to households of color and low-income renters in communities we serve across the state.

By providing funding for the affordability subsidy and evaluation and reporting for the Small Homes Northwest demonstration project, we see that local and statewide funders and policy makers will be able to assess how we can use this tool to advance the housing access policy goals of HB 2001, and provide funding for the subsidy to make it a reality in our communities.

Thank you for your consideration and support of the Small Homes Northwest demonstration project.

Sincerely,

Tony DeFalco
Executive Director