



Coos-Curry/North Bend City  
Housing Authority

Linn Benton Housing Authority

Home Forward (Multnomah County)

Homes for Good (Lane County)

Housing Authority of Clackamas County

Housing Authority of Douglas County

Housing Authority of Jackson County

Housing Authority of Lincoln County

Housing Authority of Malheur County

Housing Authority of the County of  
Umatilla

Housing Authority of Washington County

Housing Authority of Yamhill County

Housing Works (Central Oregon)

Josephine Housing & Community  
Development Council

Klamath County Housing Authority

Linn Benton Housing Authority

Marion County Housing Authority

Mid-Columbia Housing Authority

Northeast Oregon Housing Authority

Northwest Oregon Housing Authority

Salem Housing Authority

Vancouver Housing Authority

West Valley Housing Authority

11 APRIL 2019

Sent via e-mail to ([jwmcc.exhibits@oregonlegislature.gov](mailto:jwmcc.exhibits@oregonlegislature.gov))

RE: Support for HB 5005

Co-Chair Girod, Co-Chair Holvey, and members of the Joint Ways and Means Subcommittee on Capital Construction,

I'm Joel Madsen, Executive Director of the Mid-Columbia Housing Authority. As President of the Housing Authorities of Oregon (HAO) I have the pleasure of representing the association today to voice our support for HB 5005 and the Housing Alliance's request for \$200 million in General Obligation, Article XI-Q bonds to build affordable housing across Oregon.

HAO's 22 public housing authority (PHA) members promote and administer affordable housing solutions throughout the state. Collectively we are the largest affordable housing providers in Oregon and receive federal funds directly from the US Department of Housing and Urban Development to distribute Housing Choice Vouchers. In addition, some PHAs, such as the one I lead in the Gorge build, own and operate affordable housing for seniors, people with disabilities and people with the lowest incomes in our communities. Our members operate in every county in the state, and across Oregon, provide rental assistance vouchers for nearly 34,000 households.

Affordable housing is important for all members of our communities across Oregon. We need additional resources to develop new, affordable homes for rent and for sale. I'd like to share with you what living in affordable housing has meant to one of our residents.

Elizabeth has lived at one of our affordable housing communities in Hood River for just over a year. She's a graduate of Hood River Highschool, has four kids and works full-time at a shop in town. She tells us how her life has been changed by finding safe and secure housing that she can afford and speaks up in support of future affordable housing developments that may provide the same opportunity she has had to other families.



HAO advocates for policies and resources that create safe, stable housing options for all Oregonians [haoregon.org](http://haoregon.org)



Elizabeth previously lived in a manufactured housing park where her kids had no safe place to play outside, only in a busy street, so they stayed inside most of the time which to her own admittance is not ideal for anyone. Her rent would go up unannounced from time to time and she was always anxious about running out of money or having to move suddenly. She had lived in several different places before moving into Hood River Crossing and was frustrated with not being able to provide her kids a stable environment to grow up.

Now that Elizabeth and her kiddos live in an affordable home, she can afford enough food and other essentials that her family needs. The environment at Hood River Crossing is one she and her kids enjoy. Her kids have friends there and can play outside, safely. She feels hopeful about her family's future. She wants her kids to do well in school and go to college. Her stable home means they can continue in the same school and the teacher will get to know and care about them.

Our organization and my peers across the state believe that everyone deserves a safe, stable and affordable place to call home. When adequately resourced, our industry, particularly public housing authorities, have a successful track record and will continue to produce results by creating housing opportunities to individuals, families and communities.

Since 2015, my PHA colleagues have been awarded LIFT funds:

- In **2019**: 60 units in Tillamook, 58 units in Klamath, 90 in Jefferson and Deschutes.
- In **2018**: 35 units in Salem.
- In **2016**: 90 homes split between Sisters and LaPine

...and these are only projects developed by PHAs. Across Oregon there are also non-profit and private housing developers utilizing the LIFT program to build affordable rental housing and homes for purchase to help address our housing needs.

Since 2015, the Legislature has committed \$120 million in general obligation bonds to the LIFT program which has funded over 2,000 affordable homes to date. These affordable homes are being built across Oregon - Newport to Ontario, Klamath Falls to Astoria, Roseburg, Hermiston, Eugene, Bend, Redmond, and Sisters - and many places in between. In the most recent funding cycle for this program, requests for funding exceeded the amount of resources available by nearly three times.

Oregon Housing and Community Services Department (OHCS) is well equipped to continue facilitating such an important state investment in



housing through their established application and funding process as well as their compliance of the program. OHCS ensures projects are feasible, smart and successful.

Having a safe, stable and affordable place to call home means more than just having a roof over your head. Just like for Elizabeth and her family, a stable home means children are better able to achieve success in school and it allows for healthy habits to take root more easily.

I encourage you to support HB 5005 and the Housing Alliance's request for \$200 million in General Obligation, Article XI-Q bonds to build affordable housing across Oregon. Thank you for your attention to this critically important investment and for your service to communities across the state.

Respectfully,

A handwritten signature in blue ink, appearing to read "Joel Madsen", is written over a light blue horizontal line.

Joel Madsen

Executive Director

Mid-Columbia Housing Authority