

From: [Jackie Keogh](#)
To: [Sen Frederick](#)
Cc: [Sen Courtney](#); [Sen Burdick](#); [Sen Golden](#); [Sen Manning](#); [Rep Kotek](#); [Rep Gomberg](#); [Sen Hansell](#); [Rep Prusak](#); [Rep Evans](#); [Rep Leif](#); [Rep Post](#); [JWMTR Exhibits](#)
Subject: Affordable housing provider supporting HB 2001A, opposing -22 amendments
Date: Wednesday, June 12, 2019 4:17:07 PM
Attachments: [HB2001.pdf](#)

Senators Frederick and Courtney -

Proud Ground is writing to oppose the counterproductive -22 amendment to Speaker Kotek's very important House Bill 2001A. Utilizing the Community Land Trust model of permanent affordability, Proud Ground expands homeownership opportunities for low- and moderate-income families so they can live or remain in the community of their choice. Proud Ground serves as a leading strategic partner to improve affordability region-wide, with a focus on areas affected by displacement.

Senator Taylor's proposal may seem to advance the mission of affordable housing agencies like Proud Ground and its many partners, but as affordable housing professionals, we will tell you that it does not. Instead, it would eliminate most of the benefits of the bill, especially in high-amenity neighborhoods with good access to schools, parks and jobs, while also throwing up significant obstacles to affordable-housing developers. Proud Ground believes in a balance, where the government acts in defense and support of vulnerable Oregonians. However, allowing middle housing only for the small minority of low-income households who receive public subsidies would not be an effective way to do this. Non-profit housing developers face the challenges of time constraints, cost, and uncertainty of the market. All of these loom larger with every regulatory hoop necessary to navigate the system, in turn increasing costs of developing affordable housing.

Just as importantly, Oregon's housing need is far too great for us in the non-profit development sector to solve alone. Even with increased public funding, non-profits could not solve the housing affordability problem alone. The overwhelming majority of Oregonians, even low-income Oregonians, are housed by the private sector. Non-profit developers, like Proud Ground, need the private sector to continue housing middle class and working class households so that every dollar of subsidy can go to those in most in need. HB 2001A, as recommended and carefully vetted by Speaker Kotek and others, allows middle housing for middle-income Oregonians. It also gives affordable housing developers more tools to serve lower-income Oregonians more efficiently. For example, under HB 2001, cities retain great leverage to incentivize below-market housing, including the allowance of size bonuses for below-market homes. Like HB 2001, that reform has drawn strong support from the affordable housing community.

We respectfully ask that you not weaken this bill by advancing the 22 amendments. Thank you for your consideration of our input on this important bill.

A pdf copy of this letter is attached.

Sincerely,
Proud Ground Leadership

--



Jackie G. Keogh
(she/her/hers)

Deputy Director, [Proud Ground](#)
jackie@proudground.org | 503.493.0293 Ext. 19
5288 N Interstate Ave | Portland, OR 97217



June 12, 2019

RE: Affordable housing provider supporting HB 2001A, opposing -22 amendments

Senators Frederick and Courtney -

As both the Executive Director of Proud Ground and a long-time affordable housing advocate, I'm writing to oppose the counterproductive -22 amendment to Speaker Kotek's very important House Bill 2001A. Utilizing the Community Land Trust model of permanent affordability, Proud Ground expands homeownership opportunities for low- and moderate-income families so they can live or remain in the community of their choice. Proud Ground serves as a leading strategic partner to improve affordability region-wide, with a focus on areas affected by displacement.

Senator Taylor's proposal may seem to advance the mission of affordable housing agencies like Proud Ground and its many partners, but as affordable housing professionals, we will tell you that it does not. Instead, it would eliminate most of the benefits of the bill, especially in high-amenity neighborhoods with good access to schools, parks and jobs, while also throwing up significant obstacles to affordable-housing developers. Proud Ground believes in a balance, where the government acts in defense and support of vulnerable Oregonians. However, allowing middle housing only for the small minority of low-income households who receive public subsidies would not be an effective way to do this. Non-profit housing developers face the challenges of time constraints, cost, and uncertainty of the market. All of these loom larger with every regulatory hoop necessary to navigate the system, in turn increasing costs of developing affordable housing.

Just as importantly, Oregon's housing need is far too great for us in the non-profit development sector to solve alone. Even with increased public funding, non-profits could not solve the housing affordability problem alone. The overwhelming majority of Oregonians, even low-income Oregonians, are housed by the private sector. Non-profit developers, like Proud Ground, need the private sector to continue housing middle class and working class households so that every dollar of subsidy can go to those in most in need. HB 2001A, as recommended and carefully vetted by Speaker Kotek and others, allows middle housing for middle-income Oregonians. It also gives affordable housing developers more tools to serve lower-income Oregonians more efficiently. For example, under HB 2001, cities retain great leverage to incentivize below-market housing, including the allowance of size bonuses for below-market homes. Like HB 2001, that reform has drawn strong support from the affordable housing community.

We respectfully ask that you not weaken this bill by advancing the 22 amendments. Thank you for your consideration of our input on this important bill.

Sincerely,

Diane Linn, Executive Director, Proud Ground

Dreams Start Here.

5288 N INTERSTATE AVE., PORTLAND, OREGON 97217, 503.493.0293, www.proudground.org