



Community Development Partners

March 25, 2021

Chair Nathanson
Vice Chair Reschke
Vice Chair Pham
Members of the Committee

Re: House Bill 2584

Dear Chair, Vice Chairs and Members of the Committee,

My name is Jessica Woodruff, the Director of Development for Community Development Partners (CDP). CDP is a mission-driven social benefit corporation working to provide affordable housing solutions statewide. Recently CDP has completed affordable preservation projects in Portland, Salem, Albany, and Corvallis. CDP is also working on new construction affordable housing projects in Portland, St. Helens, Salem, Tigard, Oregon City, Gresham and La Grande.

I am writing to request your support of House Bill 2584 which will make technical changes to and increase the cap for the Oregon Affordable Housing Tax Credit.

Some recent examples of how the OAHTC has helped us meet state and local housing priorities:

- Alder House Apartments – The OAHTC is helping us preserve and renovate 131 units of existing affordable housing in downtown Portland. With funding from OHCS, including the OAHTC we are able to add permanent supportive housing units to not only preserve Alder House but ensure the most vulnerable in downtown Portland have a housing resource that meets their needs.
- Mamook Tokatee Apartments – Using the OAHTC we were able to begin construction on 55 units of new construction, family housing in partnership with Native American Youth and Family Center (NAYA) and the Siletz Tribe. The OAHTC specifically allowed us to add 30% AMI units on a project with no rental subsidy.
- Alberta Alive Apartments – Later this year we will begin construction on 52 units of new housing in NE Portland. With OAHTCs, Community Development Partners and Self Enhancement Inc. will create housing that serves families and homeless Veterans in the heart of Portland's historic black community.

The OAHTC is a critical tool to preserve and building affordable housing in our state, please support an increase to the cap on the Oregon Affordable Housing Tax Credit to \$35 million and making necessary technical updates by passing HB 2584. I appreciate the work you are doing for Oregon and thank you for your time and consideration

Sincerely,

Jessica Woodruff
Director of Development