



Thursday, February 16, 2023

*Sheila Stiley, Board
chair – NW Coastal
Housing*

*Kymerly Horner,
Vice-chair - Portland
Community
Reinvestment Inc.*

*Rachael Duke,
Secretary -
Community Partners
for Affordable
Housing*

*Kristy Rodriguez,
Treasurer - Housing
Authority of Malheur
& Harney Counties*

*Trell Anderson –
Northwest Housing
Alternatives*

*David Brandt -
Housing Works*

*Wakan Alferes -
Homes for Good*

*Rita Grady – Polk
CDC*

*Maria Elena Guerra -
Farmworker Housing
Development Corp*

*Nkenge Harmon
Johnson – Urban
League of Portland*

*Brad Ketch –
Rockwood CDC &
Community Dev.
Corp. of Oregon*

*Erica Mills –
NeighborWorks
Umpqua*

*Shannon Vilhauer –
Habitat for Humanity
Oregon*

Representative Maxine Dexter
Chair, House Housing and Homelessness Committee
900 Court St NE, H-283
Salem, OR 97301

Chair Dexter, Co-Vice Chair Gamba, Co-Vice Chair Helfrich, and
Members of the Committee:

Housing Oregon supports HB 2889 with the -1 amendments,
implementing recommendations from the [Oregon Housing Needs
Analysis report](#).

We appreciate the thoughtful consideration of incorporating
accountability measures into HB 2889 with the -1 amendment. While
we have not had time to thoroughly review the entire updated text, we
support the intent to work collaboratively with and hold city
governments accountable to rules addressing production goals, ensuring
housing that is affordable, and equitably distributed in each city.

Defining affordability in Section 3 is key. There should be emphasis on
holding cities accountable to ensure housing production for those
households earning 60% Median Family Income or less. Financing the
production of households under 30% MFI is the most challenging
income level to serve but must be addressed by as many cities as
possible.

We also want to call attention to the challenges our member
organizations face securing financing and finding construction
contractors for projects in rural Oregon. Increasing production in
smaller rural cities will require expansion of funding resources,
construction trades workforce development, and support for MWESB
contractors targeted to rural Oregon. Smaller rural-based nonprofit
housing developers struggle to compete against large scale urban
development projects that receive preferable consideration under
current financing structures.

We wonder if Section 9, outlining a “legislative intent” for principles
for the Department of Land Conservation and Development, should not

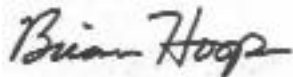
also apply to Oregon Housing and Community Services to ensure that agency is equally doing everything possible to ensure we are able to increase affordable housing production for households earning 60% MFI and lower in rural cities. If not Section 9, perhaps this is addressed in another Section.

What's important is the overall policy changes proposed in HB 2889 are a great start. We must not underestimate the need for change to meet the affordable housing and homelessness challenges faced by all of us across Oregon. HB 2889 will move us in the right direction towards healthy and collaborative dialogue between State agencies, local jurisdictions and community stakeholders. Every city must carry their fair share responsibility to address our collective housing crisis. Maintaining the status quo is not acceptable.

Housing Oregon is a membership-based statewide association of over 80 affordable housing community development corporations (CDCs) and ally organizations committed to serving and supporting low-income Oregonians across the housing needs spectrum – from homeless to homeowner. Our members are ready to partner with OHCS and DLCD to help guide the State and cities across Oregon to ensure housing production so that every Oregonian has the opportunity for an affordable housing choice in every community.

Thank you very much for your consideration of our comments, and for your service to our state. You can reach me at 503-475-6056 or brian@housingoregon.org.

Sincerely,

A handwritten signature in black ink that reads "Brian Hoop". The signature is written in a cursive, slightly slanted style.

Brian Hoop
Executive Director
Housing Oregon