



March 31, 2023

Representatives Fred Girod and Paul Holvey
Co-Chairs, Joint Committee On Ways and Means, Subcommittee On Capital Construction
900 Court St NE
Salem, OR 97301

Re: Support for HB 5005

Dear Co-Chairs Girod and Holvey and Members of the Committee:

I write on behalf of Home Forward in strong support of House Bill 5005. If adopted, this bill would provide critical bonding investments for the development of affordable housing in the 2023-25 biennium. These investments are necessary to meet Governor Kotek's housing production target and to address our housing shortage as identified by the Oregon Housing Needs Analysis.

Home Forward is a Public Housing Authority (PHA) and the largest provider of affordable housing in the state of Oregon. We serve more than 15,500 Multnomah County low-income households by providing affordable housing, administering rent assistance, and providing supportive services. Our mission is to assure that the people of our community are sheltered. We own and manage over 6,500 homes throughout Multnomah County. We also provide households with services which range from youth support to health and wellness. Meanwhile, we fund rent assistance for thousands of households residing in private unregulated housing that we do not directly oversee. We administer emergency rent assistance programs that benefit landlords and tenants alike, including Short Term Rent Assistance, the Landlord Compensation Fund, and the Landlord Guarantee Fund.

HB 5005 directs \$906 million in General Obligation Bonds for investment to the Local Innovation and Fast Track (LIFT) Rental Housing and Homeownership programs and the Permanent Supportive Housing Program, both of which have been important funding sources for Home Forward.

Home Forward would like to elevate the need for the Permanent Supportive Housing Program as we celebrate the grand opening of the Hattie Redmond Apartments in partnership with Urban League on April 4th. The Hattie Redmond will provide 60 brand new permanent supportive housing studio units in North Portland to individuals who have experienced homelessness. In order to provide culturally responsive services to the Black community that is disproportionately represented in our homeless community, the Hattie Redmond will provide space for Urban League staff to provide critical wrap around services. Permanent supportive housing is a proven model for housing the most vulnerable members of our communities, people who are experiencing chronic homelessness, who do not have access to stable housing by combining deeply affordable housing with wrap around services. This model increases housing stability and retention while it reduces costs across to systems such as health care, criminal justice, and emergency services.

In addition, HB 5005 allocates \$450 million in Private Activity Bonds (PAB) from federal resources to Oregon Housing and Community Services. This increased allocation of PABs to leverage tax-exempt private capital through the federal 4% Low Income Housing Tax Credit program will make meaningful

inroads in increasing the production of affordable housing in the next biennium. PAB investments make the LIFT program more successful and support local housing bond investments, bringing in more federal resources for both the production of new units and the preservation of existing affordable housing stock.

Home Forward urges the subcommittee's support for HB 5005. Thank you for the opportunity to testify. Please contact Christina Dirks, Director of Policy and Planning at (503) 348-1196 or christina.dirks@homeforward.org regarding these comments.

Sincerely,

A handwritten signature in black ink, appearing to be 'C. Dirks', enclosed in a thin black rectangular border.

Christina Dirks
Director of Policy and Planning
Home Forward