



dream development

developing real estate promoting equity & affordability matters

April 2, 2023

Co-Chairs Girod and Holvey

Joint Committee on Ways and Means Subcommittee on Capitol Construction

900 Court Street NE

Salem, OR 97301

RE: Support Bond Investment in Affordable Housing (HB 5005)

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

Dream Development LLC urges your support for HB 5005, which would provide critical bonding resources for housing investments during the 2023-25 biennium. Programs HB 5005 would fund are critical to increase affordable housing development in support of Governor Kotek's ambitious housing production goals. These investments will help address our state's shortage of 140,000 homes, of which half need to be affordable, as called for in the Oregon Housing Needs Analysis.

Dream Development is a mission-driven capacity building affordable housing developer in Oregon. Our pipeline of projects are community development projects which utilize local nonprofits and public entities as the projects long-term owners and operators. Our pipeline regularly utilizes sources as contemplated in HB 5005 as critical to our production of multifamily affordable housing and permanent supportive housing. In conjunction with our nonprofit and public partners, Dream Development has 40 units in application status that will utilize LIFT with 4% LIHTC and PAB's serving urban Oregon. In pre-production we have an additional 35 units that would utilize these sources in rural Oregon.

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. The LIFT programs have leveraged federal and private investments contributing to the production of 6,045 affordable rental homes and 473 homeownership opportunities for families in rural Oregon and communities of color. The Permanent Supportive Housing (PSH) program has created over 600 deeply affordable homes for people experiencing chronic homelessness connecting them with wrap around services.



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HB 5005 allocates \$450 million in Private Activity Bonds (PAB) from federal resources to Oregon Housing and Community Services. Dream Development utilizes PABs to leverage tax-exempt private capital through the federal 4% Low Income Housing Tax Credit program. 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.

The Oregon Housing Needs Analysis details how our state is facing a current shortage of 140,000 homes and more than half of those homes must be affordable. These investments support Governor Kotek's ambitious housing production goals and are vital components of the OHCS 2023 Legislative Agenda.

Dream Development LLC urges the subcommittee's support for HB 5005. It is critical that we act now to keep our states housing production supply moving forward.

Thank you for your service to our state.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Stephen McMurtrey', with a long horizontal flourish extending to the right.

Stephen McMurtrey

Dream Development LLC