



April 11, 2019

Senator Fred Girod and Representative Paul Holvey, Co-Chairs
Joint Subcommittee on Capital Construction
Oregon State Capitol
900 Court St. NE, HR E
Salem, OR 97301

RE: Support for Affordable Housing Investments

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

Supporting the full spectrum of housing needs is a consistent priority for the Hillsboro City Council. For years, staff have been executing a housing strategy that supports the development of a broad range of housing options – including a focused strategy around regulated affordable housing – which requires the most time and attention and benefits tremendously from strong partnership at the state level.

Over the last few years, the City has taken a number of budgetary and policy actions to support regulated affordable housing. We have set aside General Funds for direct investments in affordable housing. Most recently, the City contributed \$300,000 to help close the financial gap in the Willow Creek Crossing Apartments, a project in partnership with the Washington County Housing Authority. When complete, it will provide an additional 120 units of housing affordable to residents making 60 percent of Area Median Income (AMI) or less. We have also taken policy actions including adopting the non-profit affordable housing tax exemption program and reducing parking requirements for regulated affordable housing. We are well underway in preparing to help implement the recently passed Metro Affordable Housing Bond. These efforts and the tireless work of our public, private and nonprofit affordable housing development partners has positioned our community with the second most regulated units in the region. We still have work to do to ensure our most vulnerable residents have affordable housing options in our community, and that effort is greatly enhanced with well-funded programs like LIFT and investments in supportive housing services.

The Willow Creek Crossing project mentioned above is a good example. In order to pencil, that project required a variety of financing tools and investments. LIFT was an important piece of the final financing structure helping make this important project a reality in our community. Supportive services are becoming increasingly important as we prepare to implement the Metro Affordable Housing Bond, which requires a significant portion of total units produced to be deeply affordable. State investment in supportive services will help ensure residents in those deeply affordable units have the services they need to be successful and stable in housing.

Supporting investments in affordable housing is a legislative priority for the City of Hillsboro. It is connected to our local City Council priority to support housing development with a special focus on regulated affordable housing. We are proud of the progress we have made, but we

wouldn't be as far along as we are without the strong legislative investments of recent years. We encourage this committee to continue prioritizing critical programs like LIFT and investing in supportive housing services.

Sincerely,

A handwritten signature in black ink, appearing to read "Andy Smith". The signature is written in a cursive style with a large initial "A".

Andy Smith
Government Relations Manager