



April 12, 2019

Joint Ways and Means Subcommittee on Capital Construction  
900 Court St., NE  
Salem, OR 97301

Dear Co-Chair Girod, Co-Chair Holvey, and Members of the Committee,

**Oregon Smart Growth (OSG) supports the Housing Alliance's request for \$200 million in General Obligation, Article XI-Q bonds to build affordable homes across Oregon through HB 5005.** OSG is a coalition of developers, investors and allied professions committed to the feasible development of walkable, livable communities that are environmentally, socially and economically sustainable.

It's critical that the legislature pursue a comprehensive approach to address the housing needed across our state this session. This comprehensive approach must include increased housing supply, reduced development barriers, broader assistance to local jurisdictions, and more funding for deeply affordable housing and support services that the private sector simply cannot build.

HB 5005 and the LIFT program provides that deeply affordable housing that the private market cannot build. In partnership with local efforts, such as the Metro Housing Bond and Measure 102 (which OSG supported and voters approved last November), Oregon can help ensure that there is a safe, stable, and affordable place for every community member to call home.

The 2018 *Up for Growth Housing Underproduction in Oregon* report found that the state underproduced housing by 155,000 units between 2000-2015. The lack of housing production in a growing state like Oregon means that more and more renters are cost-burdened, spending over 30% of their incomes on housing, as of 2016. In fact, in all but one Oregon county, 25% of households are cost-burdened.

Across Oregon, non-profit organizations and public housing authorities have a proven track record of building safe, stable, and affordable homes for rent and homeownership. Since 2015, the Legislature has committed \$120 million in general obligation bonds to the LIFT program, resulting in more than 2,000 affordable homes funded. These homes are being built across Oregon in communities from Newport to Ontario, Klamath Falls to Astoria, Roseburg, Hermiston, Eugene, Bend, Redmond, and Sisters...and everywhere in between.

With the \$200 million requested in HB 5005, more deeply affordable homes can be built across Oregon.

Oregon Smart Growth urges your support for the request for \$200 million to develop new affordable homes across Oregon (80% to affordable rental homes, 20% to affordable homes for purchase.)

Thank you for your commitment to addressing the housing Oregon desperately needs.

Sincerely,

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