

**From:** [Alison McIntosh](#)  
**To:** [Sen Hass](#); [Sen Boquist](#); [Sen Bentz](#); [Sen Riley](#); [Sen Taylor](#)  
**Cc:** [LRO](#)  
**Subject:** Follow up data on housing, SB 595  
**Date:** Wednesday, March 20, 2019 3:38:38 PM  
**Attachments:** [image001.png](#)

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Dear Chair Hass, Vice Chair Bentz, and members of the Committee:

Yesterday, I testified on behalf of the Oregon Housing Alliance to express our support for SB 595, which allows local communities to dedicate resources to affordable housing.

As you know, the Oregon Housing Alliance is a coalition of ninety organizations from all parts of the state. We believe that all Oregonians need a safe, stable, and affordable place to call home.

During the hearing, there were questions related to the need for more affordable homes in our communities. Oregon Housing and Community Services recently completed their statewide housing plan, and they produced profiles of each county in our state, which includes a measure of the number of affordable and available units that are needed.

The data can be found here: <https://www.oregon.gov/ohcs/pages/oshp.aspx>.

I did want to provide some context, in addition to the data. The measure of the number of units that are affordable and available compares census data – it identifies the number of people at several income levels – extremely low income (0-30 % of the county area median income), very low income (30-50% of the county area median income), and low income (50-80% of the area median income). The data then compares those numbers with data on the number of units which are available at rents that would be appropriate for people with those incomes.

As you will see from the data, we simply don't have enough homes that are both affordable and available for people with low incomes in communities across our state. I would note, that in addition to increasing the supply of affordable housing, other strategies may also work to meet this need, including temporary or ongoing rent assistance, programs which may help people with low incomes access homeownership, and other strategies.

I would also note that there are range of resources and tools to build more affordable housing – there are state and federal tax credits (Low Income Housing Tax Credit and the Oregon Affordable Housing Tax Credit), funds from the document recording fee, loans, rental assistance vouchers, local option property tax exemptions, construction excise taxes, among others.

Yesterday, during the hearing on SB 595, one of the points raised by Commissioner Baertlein was the need for more locally controlled funds to help incentivize or spur the development of housing locally.

Thank you very much for your time. I would of course be happy to send additional information.

Sincerely,  
Alison McIntosh  
On Behalf of the Oregon Housing Alliance

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