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Joint Ways and Means Subcommittee on Capital Construction  
Attention: Co-Chair Girod, Co-Chair Holvey, and Members of the Committee.

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

I am writing, on behalf of Housing Works, the regional public housing authority serving the Central Oregon Counties of Crook, Deschutes and Jefferson, to support **HB 5005**, and the Housing Alliance request for \$200 million in General Obligation, Article XI-Q bonds to build affordable homes across Oregon. Our agency administers over 1,200 federal Housing Choice Vouchers and owns and operates over 1,000 units of affordable housing units in the three Central Oregon Counties. Central Oregon is the fastest growing region in the State and we are its largest provider of affordable housing. Almost all of our residents and voucher holders earn incomes less than half of the area median and a substantial proportion less than a third of the area median.

Developers of affordable housing in Oregon have used the Local Innovation and Fast Track (LIFT) loan program supported by Article XI-Q Bonds to fund over 2,000 new units of affordable housing over the past three years. Last year, utilizing LIFT funds, Housing Works has been able to develop, 48 units affordable housing in the City of Sisters and 42 units in the City of La Pine. Those units now house over 200 very low income people in small rural towns in Central Oregon. In addition, we are in the process of developing 23 units of new affordable housing in the City of Madras and an additional 67 units in the City of Redmond. Our developments help mitigate the housing crisis in Central Oregon by housing the most vulnerable Oregonians.

The LIFT program is one of only two major sources of affordable housing finance provided by the State. Without that State support, our ability to provide the housing that enables the poorest residence of region to thrive would be drastically curtailed. Housing Works has developments totaling over one hundred units in the Cities of Prineville and Redmond that we would seek to finance in 2020 if the LIFT program is funded. Without this program, it is unlikely that these needed units can be built.

I thank the Committee for your consideration of this needed legislation and for your service to the residents of the State of Oregon.

Yours truly,

David Brandt  
Executive Director