



PORTLAND HOUSING CENTER

DATE: April 30, 2019

RE: HB 3432 Support Letter

Dear Chair Holvey and members of the House Rules Committee:

My name is Peg Malloy and I am the Executive Director of the Portland Housing Center, a private non-profit organization started in 1991. When we started in 1991, our work focused on Portland neighborhoods and residents long denied access to banks' mortgage loans because of redlining. We did that by helping homebuyers, who previously were shut out of the mortgage market to become credit-ready and access affordable financing to purchase homes. We initially focused on increasing African American homeownership, as the discrimination they faced was particularly egregious.

That's still our mission—building communities through increasing homeownership—and we're very successful at it. We've helped about 9,000 Portland-area families buy their first homes, create wealth, and have a safe and affordable home for their family.

We've done this work during radically different economic conditions, from times of neighborhood abandonment through periods of neighborhood gentrification. We've done it in strong economies, and weak; when the housing market was robust, and when it lagged. Now we are trying to in this high cost housing market.

When we considered the options for first time home buyers, we noted that first time home buyers had lost the option of purchasing condos. In 2017, no new condos were developed in Portland. We reached out to ECONorthwest to study this phenomenon and find out what is happening in other high cost markets like Seattle and Denver, how condos could be safely developed to avoid defects and again be an option for affordable homeownership for first time home buyers. Their work and my resolve led to the legislation HB 3432.

My vision is this legislation will lead to small affordable condo developments in neighborhoods, so families can share in the benefits of homeownership and the opportunity of living in a neighborhood near schools and parks instead of purchasing their first home on the edges of the city far from amenities and creating a long work commute.

I ask that you support HB 3432.