

Housing Development Center (HDC) supports the passage of HB 2584, which will make technical changes to, and increase the cap for the Oregon Affordable Housing Tax Credits. HDC is a nonprofit, mission-driven consulting group based in Portland. Since 1993, HDC has worked with affordable housing providers in communities across Oregon to develop and preserve 7,000+ affordable homes serving low-income families and individuals. The homes we help to develop serve working families, seniors, veterans, people experiencing serious mental illness, culturally specific communities, and other populations whose housing needs are not met by the market.

Oregon Affordable Housing Tax Credits (OAHTCs) provide an important source of funding to develop and preserve critically needed affordable housing communities such as Orchards of 82nd. A partnership of ROSE Community Development and Asian Pacific American Network of Oregon (APANO), Orchards of 82nd provides 48 units of permanently affordable transit-accessible rental housing in outer Southeast Portland's Jade District. Its ground floor hosts offices and a community gathering space operated by APANO, a statewide grassroots organization that unites Asians and Pacific Islanders to achieve social justice. A community-driven development that mitigates displacement of low-income residents from a rapidly gentrifying neighborhood, Orchards of 82nd was made possible by many partners and funding sources, including crucial OAHTCs.

Orchards of 82nd is just one example among multiple HDC-assisted affordable housing development projects recently completed and underway that use OAHTCs as a critical funding source. HDC encourages the Oregon legislature to increase the cap on the Oregon Affordable Housing Tax Credit to \$35 million and to pass HB 2584. Thank you for your time and consideration.

Joni Hartmann, Executive Director, Housing Development Center