



April 8, 2021

Joint Ways and Means Subcommittee on Capital Construction
Oregon State Legislature
900 Court Street NE
Salem, OR 97301

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

I write to you today on behalf of Chrisman Development, Inc. in support of SB 5505, and the inclusion of \$250 million for affordable housing and \$50 million for permanent supportive housing in Article XI-Q General Obligation bonds.

Chrisman Development, Inc. has been an affordable housing developers since 1992. Our main mission and development focus has been the acquisition and rehabilitation of USDA Rural Development or Section 8 projects that are in need of significant rehabilitation and the preservation of the project-based rental assistance. We have acquired and rehabilitated 70+ projects representing 2,103 units. Even though our focus has been preservation, in the 1990's we did develop several small projects in Northeast Oregon. Even though the preservation of existing affordable housing units is important so that we don't exacerbate the need for new units. The development of new affordable housing units is needed all over the state

Prior to the COVID pandemic, Oregon was already experiencing a housing crisis, and too many of our neighbors and community members were experiencing housing instability. In the 2019-20 school year, over 21,000 kids experienced homelessness at some point during the year, with their families. Due to COVID and the early closure of schools, we know this is likely an undercount.

Since 2015, the Legislature has committed millions in general obligation bonds to the LIFT program, and over 3,600 affordable homes have been or are being built. These homes are being built in communities across Oregon – Newport to Ontario, Klamath Falls to Astoria, Roseburg, Hermiston, Eugene, Bend, Redmond, and Sisters, and everywhere in between. With additional resources, we can support more of this work and build projects across Oregon to provide safe and stable places to call home for members of our communities.

Recently, we have submitted (for the second time) an application for a 60-unit family LIFT project in Hermiston. The funding process is highly competitive, and not all projects received funding when they apply. This reflects the built up demand/need for more affordable housing. The LIFT resources are valuable for rural new construction development, especially in areas where the local government just doesn't have the resources to assist with the financing of these developments.

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A safe and stable place to call home is a basic human need. We urge your support for the inclusion of \$250 million for affordable housing and \$50 million for permanent supportive housing in Article XI-Q General Obligation bonds in SB 5505.

Thank you for your time and for your service to the State of Oregon.

Sincerely,



Shelly Cullin
Director of Development
Chrisman Development, Inc.