

Submitter: Chris Ogren
On Behalf Of: Housing for All
Committee: House Committee On Housing and Homelessness
Measure: HB2761

3/7/2023

House Committee on Housing and Homelessness

Re: Support for HB 2761 – Financing for Affordable Housing

Dear Chair Dexter, Vice-Chair Gamba and Helfrich, and members of the Committee,

Housing for All is a consortium of regional stakeholders invested in addressing the full spectrum of Central Oregon's housing needs. Our membership is comprised of representatives from local governments, private industry, non-profit, service providers, and housing/homelessness advocates. We recognize that the need for housing in the region has reached crisis proportions.

Housing for All is supportive of HB 2761 and its subsequent amendments to ORS 456.620. Through member recommendation, Housing for All recently became aware of the bills efforts to expand the Housing and Community Services Department ability to allow financing of certain affordable residential units within mixed-income or mixed-use housing developments, subject to limits established by Oregon Housing Stability Council.

Housing for All believes there is definitive need within the Central Oregon community, especially within rural contexts, for expanded access to affordable housing. In the present development climate, providing some number of affordable homes in a larger market-rate housing development provides much-needed homes for lower income Oregonians, which addresses housing for a broader spectrum of housing needs.

HB 2761 will retain the Council's authority to establish limits on mixed-income development and directs OHCS to conduct rulemaking to outline cost segregation between affordable and market rate units. We believe that through the enhanced flexibility for OHCS to reach a broader scope of developments, without fiscal impact, will aid in addressing Central Oregon's housing needs and serve a comprehensive spectrum of individuals seeking affordable housing. OHCS programs are designed to target specific populations pending the funding source--including Oregonians of color, veterans, those returning to housing from chronic homelessness, and more.

In the end, Central Oregon needs housing assistance at every level, and we applaud the State for its commitment to bringing real and measured policy and legislative

changes for OHCS programs to continue to support the Central Oregonian agencies and entities addressing the diversity of housing needs facing our region.

Sincerely,

Dwane Krumme, Habitat for Humanity – La Pine/Sunriver

Mandee Seeley, ROC member

Amy Warren, HIVE Development LLC

Kathryn Olney, Bend YIMBY

DeeDee Johnson, Habitat for Humanity – Bend/Redmond

Beth Jacobi, Saving Grace Central Oregon