

St. Paul's United Methodist Church

11631 SE Linwood Ave. Milwaukie, OR 97222-2754

Email: Office@stpaulsumc.us

Office Phone: 503-654-1705 www.stpaulsumc.us

March 20, 2023



Chair Dexter, Co-Vice Chair Gamba, Co-Vice Chair Helfrich, and Members of the Committee,

Thank you for your ongoing commitment to providing Oregonians with housing solutions. As an Oregon native and Pastor of St. Paul's United Methodist Church in Milwaukie, I am dedicated to working with other community partners to advance affordable housing opportunities in Oregon, and particularly in Clackamas County, where I live and work.

I am writing to you today to advocate for the full funding and passage of HB 3482 to provide resources for non-profits, faith communities, tribal communities, housing authorities, and local governments in the process of developing affordable housing on their property.

Oregon is currently facing a housing crisis, driven by the fact that there are not enough housing units for Oregonians — especially those who are low income. Oregon is currently short 110,000 homes to meet current demand and will need to produce almost 500,000 more to keep up with the rising population over the next two decades. According to the National Low Income Housing Coalition, a worker making minimum wage in Oregon would need to work 82 hours per week to afford a 2-bedroom rental home at fair market rent. Over 230,000 of renter households in Oregon earn less than 50% of the average median income.

Motivated community partners: non-profits, faith communities, tribal communities, housing authorities, and local governments stand ready to assist the state with this crisis through building affordable housing on their developable land. However, significant obstacles stand in their way. High preconstruction project development costs and lack of internal knowledge about housing development, are very difficult to overcome alone. HB 3482 would help to overcome these barriers and open the way for hundreds or perhaps even thousands of new affordable housing units in Oregon.

HB 3482 provides resources in two crucial areas for these groups — pre-development support and technical assistance. First, this bill will provide financial support for pre-development costs involved in developing affordable housing. This funding can cover a range of things from land surveys to community engagement efforts to build internal and external support for new affordable housing developments. On their own, these costs can often total over \$100,000 and prevent projects from getting off the ground. Giving organizations access to pre-development dollars will help to ensure that projects are able to get started without costs being a barrier.

Second, HB 3482 will provide a resource to assist with project management with expertise to guide communities through the development process for affordable housing development, including grants and other sources of project funding, and construction management. These resources will play a crucial role in helping non-profit community organizations, during project development.

St. Paul's United Methodist Church in Milwaukie, holds readily buildable land and has already begun exploring opportunities to construct affordable housing at our site. Resources provided through HB 3482, would provide essential support to jump start the development process.

I hope you will join me in supporting more access to affordable housing and give HB 3482 an "aye" vote.

Thank you for your time and thoughtful consideration,

Gratefully Yours, *Marshall*

Rev. Marshall Wattman-Turner, Pastor