



Monday, May 1, 2023

*Sheila Stiley, Board
chair – NW Coastal
Housing*

*Kymberly Horner,
Vice-chair - Portland
Community
Reinvestment Inc.*

*Rachael Duke,
Secretary -
Community Partners
for Affordable
Housing*

*Kristy Rodriguez,
Treasurer - Housing
Authority of Malheur
& Harney Counties*

*Trell Anderson –
Northwest Housing
Alternatives*

*David Brandt -
Housing Works*

*Wakan Alferes -
Homes for Good*

*Rita Grady – Polk
CDC*

*Maria Elena Guerra -
Farmworker Housing
Development Corp*

*Nkenge Harmon
Johnson – Urban
League of Portland*

*Brad Ketch –
Rockwood CDC &
Community Dev.
Corp. of Oregon*

*Erica Mills –
NeighborWorks*

Representative Nancy Nathanson
Chair, House Revenue Committee
900 Court St NE
Salem, OR 97301

RE: Support for SB 225

Dear Honorable Chair Nathanson, Vice-Chairs Reschke and Walters
and members of the Committee:

Housing Oregon strongly supports Senate Bill 225, which will ensure
coordination of affordable housing resources and a clear financing
process in the state of Oregon.

Housing Oregon is a membership-based statewide association of over
80 affordable housing community development corporations (CDCs)
committed to serving and supporting low-income Oregonians across the
housing needs spectrum – from homeless to homeowner. Our members
invest their time, energy, and limited funds into pre-development work
to make affordable housing projects happen. Our members need SB 225
to increase certainty and contain construction costs to make these
projects pencil out.

Private Activity Bonds (PABs) are a critical tool in supporting
affordable housing development across the state. However, the current
lack of coordination in the selection of affordable rental housing
projects for PAB resources creates uncertainty in the number of
projects that can be completed. This uncertainty can lead to increased
costs due to the blackout period that begins at the new biennium, which
can result in cost increases due to tax credit pricing among other market
factors.

Senate Bill 225 will address these issues by ensuring that PAB
resources for affordable housing are allocated exclusively through the
Oregon Housing and Community Services (OHCS), allowing OHCS to
suballocate PABs to Public Housing Authorities (PHAs) who will still
issue the bonds. Additionally, the bill will allow OHCS to move

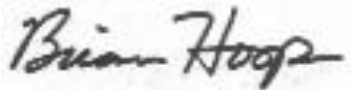
P.O. Box 8427, Portland, OR 97207

forward with financial closings for affordable housing developments during the blackout period, preventing costs increases. This component necessitates an emergency clause on this bill to avoid cost increases this July.

Housing Oregon strongly supports Senate Bill 225, and we also support the -1 amendment. This bill is a critical step towards ensuring that the state's affordable housing resources are being used effectively and efficiently. By coordinating the allocation of PAB resources and allowing OHCS to move forward with financial closings during the blackout period, this bill will help prevent cost increases and support the development of thousands of affordable homes statewide.

In conclusion, we strongly urge this committee to support SB 225, it is vital for fairness and justice in our communities. Thank you very much for your consideration of our comments, and for your service to our state.

Sincerely,

A handwritten signature in black ink that reads "Brian Hoop". The signature is written in a cursive, slightly slanted style.

Brian Hoop
Executive Director
Housing Oregon