



*Rachael Duke, Board
Chair - Community
Partners for
Affordable Housing*

*Kymerly Horner -
Vice-chair - Portland
Community
Reinvestment Inc.*

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

*Shannon Vilhauer -
Secretary - Habitat
for Humanity of
Oregon*

*Trell Anderson - NW
Housing Alternatives*

*Jessica Blakley -
Salem Housing
Authority*

*David Brandt -
Housing Works*

*Rita Grady - Polk
CDC*

*Maria Elena Guerra -
Farmworker Housing
Development Corp*

*Nkenge Harmon
Johnson - Urban
League of Portland*

*Erica Mills -
NeighborWorks
Umpqua*

*Hai Nguyen - East
County Housing
(CDC of Oregon)*

*Sheila Stiley - NW
Coastal Housing*

January 31st, 2024

On behalf of Housing Oregon, a coalition representing over 90 organizations committed to affordable housing and community development across Oregon, I write to express our strong support for the Municipal Development Protection Fund (LC 241).

Our members include a diverse array of entities actively engaged in building, financing, and supporting affordable housing initiatives. Our members, comprising community development corporations, financial institutions, and supportive service providers, work tirelessly to support Oregon's diverse communities, including farmworkers, veterans, and culturally specific groups.

The significance of LC241 cannot be overstated in our shared mission to develop affordable housing. System Development Charges (SDCs) represent a substantial portion of housing development costs, disproportionately impacting smaller and lower-cost units. By changing the timing of SDC payments to six months after occupancy, this bill offers a practical solution to reduce financial strain on nonprofit developers, allowing them to save considerably on interest payments.

The proposed shift in SDC payment timing, backed by the Municipal Development Protection Fund and the Oregon Housing and Community Services (OHCS) guarantee, is a strategic move to mitigate risks for local governments. It is a thoughtful approach to balancing municipal interests with the dire need for affordable housing development.

The housing crisis disproportionately affects Black, Indigenous, and People of Color, who are more likely to be renters. Reducing barriers like SDCs can facilitate the production of more affordable housing, a critical step towards addressing these disparities. This bill presents

an opportunity to support housing development in areas with high rents and low vacancies, benefiting communities across Oregon.

In conclusion, Housing Oregon firmly supports LC 241, recognizing its potential to make a significant difference in the lives of Oregonians and the landscape of affordable housing development. We urge lawmakers to consider the profound positive impacts this bill could have and to support its passage.

Thank you for your attention to this vital issue.

Sincerely,

A handwritten signature in blue ink that reads "Rachael Duke". The signature is written in a cursive, flowing style.

Rachael Duke
Board Chair
Housing Oregon