

February 13, 2024

Senator Fred Girod, Co-Chair
Representative Paul Holvey, Co-Chair
Joint Committee on Ways & Means Subcommittee on Capital Construction
900 Court Street NE, Salem OR 97301



Dear Co-Chairs Girod and Holvey and Members of the Committee:

The Community Resource Trust (CRT) Board of Directors is in full support of the Greater Woodburn Opportunity Center and the request for \$7 million to support this project.

If CRT is not familiar to you, some of their projects may ring a bell, for instance the Career Technical Education Center (CTEC) and the Cornerstone apartments on Portland Road. In both examples, CRT was either the co-developer and General Manager (Cornerstone) or fiscal agent and landlord as in the case of CTEC.

The goal of the proposed Greater Woodburn Opportunity Center (GWOC) is to address the critical need in our state for affordable housing, and to ensure continued success for those who will access the services and programs at the Center. Recognizing the fact that goals are easier to define than achieving those goals, we are confident that the approaches that the GWOC will pursue will work because they will:

- Provide no less than 50 units of low-income housing.
- Provide resources onsite such as early childhood education, senior center activities, emergency assistance, and rental relief.
- Lay the groundwork for a future phase of low-income home ownership.
- Create a truly collaborative resource hub following the Integrated Services Delivery Model.
- Facilitate opportunities for growth and empowerment for families and individuals.
- Bring much-needed amenities to the Woodburn area, such as a community gathering space that will bring together multi-generational families and community members.

All this would not be possible without the involvement, the collaboration, and the financial support of many partners. Examples of our non-profit organizations who are stepping up are Family Building Blocks, CAPACES, Catholic Community Services, Community Action, United Way, CASA of Marion Co and Mano a Mano Family Center. The City of Woodburn is also supporting the GWOC.

The State stepping up with financial support is huge. I acknowledge that you have some very tough decisions to make in how you allocate limited resources, but you really will check all the boxes by supporting this bill. You will demonstrate that we have a path forward for affordable housing; that we have resources to help families who want to better their circumstances and that you value a public private partnership to address these issues. Fulfillment of this request by the State would yield 150% Return on Investment, leveraging over \$3 million committed by GWOC LLC and millions more in: private investments through New Markets Tax Credits; federal funding; and philanthropic resources in the community.

The Greater Woodburn Opportunity Center will empower people's lives, bring people together, and increase our nonprofit community's presence in the northern region of Marion County. The Community Resource Trust Board of Directors wholeheartedly recommends that the State of Oregon invest in this innovative and truly transformative project.

Respectfully,

Charles A. Swank

Charles A. Swank (Feb 15, 2024 20:10 PST)

Charles A. Swank, Board Chair

On behalf of the Community Resource Trust Board of Directors






CRT Letter of Support GWOC 2024

Final Audit Report

2024-02-16

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