



March 10, 2025

Chair Pham, Vice-Chair Anderson and Members of the Committee:

Thank you for your ongoing efforts to create affordable housing through new and in some cases historical ways of getting this done. SB 684 promotes one of those historical ideas that makes a lot of sense again. Developers in Oregon have not yet figured out how to provide mixed income communities, even though this is a common development option in most other places. The reality is we will not have the amount of subsidy it will take to alleviate the housing crisis, and we need to get creative to find ways to develop more affordably, more quickly. This concept has the potential to help close a gap in mixed income production in Oregon.

I applaud the changes in -1 that seek greater functionality and thank Chair Pham and her excellent staff for listening to the feedback provided by housing authorities and working to implement those changes. The success of this bill is likely to be driven by the amount of subsidy allocated, thus I would encourage this Committee to ensure adequate funding, and to continue to work through structural barriers that could lessen participation, such as statutory limitations on housing authorities' tax exemption and affordability ranges.

Thank you.

Sincerely,

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