

February 15, 2024

Ways and Means Joint Subcommittee On Capital Construction
900 Court Street NE
Salem OR 97301-4047

Dear Committee Members:

Subject: Lottery Backed bonds for the preservation of affordable housing

Northwest Housing Alternatives (NHA) urges you to support funding for the preservation of existing affordable housing across communities throughout Oregon.

NHA has a portfolio of 2,000 affordable rental housing properties in 17 counties throughout Oregon serving families, seniors, Veterans, and people with disabilities. Additionally, NHA has some 1,000 new units in production. NHA has previously acquired affordable properties from private owners when regulatory agreements expire and the properties are at risk of flipping to market rate rents and forcing people into homelessness.

Across Oregon, 1,400 units in 34 properties are awaiting preservation funding – projects that Oregon Housing and Community Services (OHCS) could not fund with current resources in 2023. Almost an additional 1,000 apartment homes will become at-risk of being flipped to market rents by the end of 2025 as regulatory restrictions expire.

Every year on average 32 mobile home parks that serve as naturally occurring affordable housing are put up for sale, threatening nearly 1,800 households annually with the loss of affordable and stable housing.

Please consider investing \$30 million this session to support the preservation efforts of community based nonprofit organizations like NHA. Preservation of existing publicly supported affordable housing and manufactured housing communities is a good and effective public policy that provides decades of additional affordable options in communities across the state. OHCS has been a responsible steward of dedicated preservation funds provided by the legislature preserving over 300 at-risk properties and manufactured housing communities since 2007.

I urge the Committee to support the \$30 million budget request for preservation funding.

Thank you for your consideration.

Sincerely,
Trell Anderson
Executive Director