



February 16th, 2024

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

Re: Affordable housing preservation in HB 5201

Dear Co-Chair Girod, Co-Chair Holvey and Members of the Subcommittee:

I am writing to you as the Executive Director at Community Partners for Affordable Housing (CPAH), a community housing development organization working in Washington and Multnomah Counties. We develop and operate affordable housing, support our residents with services, and provide homeless services for Washington County.

CPAH calls on you to allocate lottery-backed bond revenue to preserve Oregon's existing affordable housing. Nearly 5,000 units of regulated affordable housing will lose their affordability restrictions in the next 5 years alone, placing nearly 5,000 low-income households across the state at risk of being priced out and losing their homes.

Even more urgently, 1,400 units of affordable housing at 24 properties are waiting for preservation funding after their applications to OHCS were unsuccessful in 2022, and affordability restrictions will expire for 923 homes between now and the end of 2025.

Housing preservation resources are also used to protect the residents of manufactured housing parks. An average of 32 parks are put up for sale every year, threatening the housing of nearly 1,800 low-income households annually. During the 2021-23 biennium, 69 manufactured housing parks with a total of 3,665 homes were put up for sale. Due to scarce funding, only seven of those parks were preserved as affordable housing.

In all, OHCS estimates the cost of preserving existing affordable housing at \$200 million per biennium, yet in 2023 the Legislature allocated only \$50 million. While far short of the need, **an investment of \$30 million in 2024 will support the long-term preservation of some 400 affordable homes** – which means protecting the long-term stability and well-being of 400 low-income households.

At an average cost of \$72,000 per unit, preservation is a cost-effective and morally urgent investment that prevents the displacement of low-income Oregonians – while also securing affordable homes for future residents. Please take advantage of this opportunity to make significant progress in addressing this crisis with a \$30 million investment in 2024.

CPAH does not discriminate against any person on the basis of age, race, color, religion, sex, sexual orientation or gender identity, disability (physical, mental or developmental), familial or marital status, or national origin, in admission or access to, or treatment of, residents, employees or volunteers in any of its projects or programs.





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Thank you for your time and your dedication to serving all Oregonians.

Sincerely,

A handwritten signature in blue ink that reads 'Rachael Duke'. The signature is fluid and cursive, with the first name 'Rachael' and the last name 'Duke' clearly legible.

Rachael Duke
Executive Director
CPAH

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