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March 27, 2025

**To: Joint Committee on Ways and means – Subcommittee on Transportation and Economic Development**

**Re: Testimony in support of HB 5011**

Dear Co-Chairs Woods and Gomberg and members of the Committee,

Northwest Housing Alternatives (NHA) is a 40-year-old nonprofit, mission-oriented, community-based housing organization with a portfolio of 2,600 affordable homes. On behalf of the families, seniors, veterans, and people living with disabilities who live in NHA's housing, we support the budget proposal in HB 5011 to produce and preserve affordable housing and associated services for Oregonians.

HB 5011 funds critical housing development programs, including Permanent Supportive Housing, Local innovation and Fast Track (LIFT), and Preservation. NHA relies on these programs to complement the competitive Federal Low Income Housing Tax Credits in the development of new and renovating existing affordable housing. We particularly urge you to approve **\$285M in bonds for affordable rental housing preservation** and \$25M for manufactured home park preservation; preservation is a growing need in our portfolio and for our peers across Oregon, and time is of the essence to address critical physical and operational needs.

HB 5011 also includes funding for new programs and interventions that will support residents in affordable housing. We urge your support of the following budget requests:

- **\$3M for culturally responsive property management (POP 530)**
- **\$7.3M for property management & asset management support (SB 51-2)**

As a longtime owner and resident services provider, NHA knows that providing responsive and consistent resident services and management dramatically increases residents' housing success; and properties perform best when residents thrive in their housing. These budget proposals are interventions that will improve housing outcomes for residents and owners of regulated affordable housing.

Sincerely,

A handwritten signature in black ink that reads "Trell Anderson".

Trell Anderson  
Executive Director